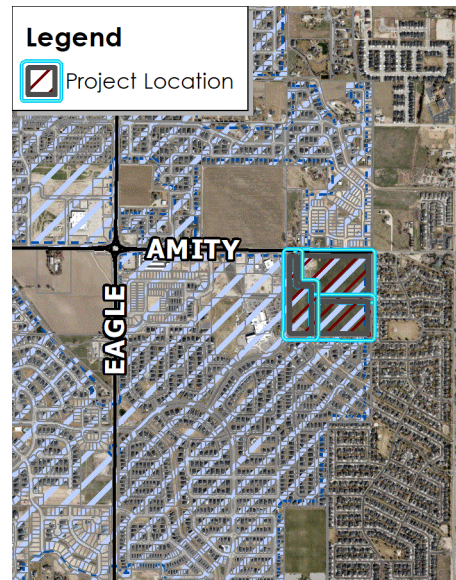


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/2/2023
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: Centerville No. 2
FP-2023-0022
LOCATION: Southeast corner of S. Hillsdale and E. Amity, in the NW ¼ of the NE ¼ of Section 33, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 47 single-family residential building lots and 8 common lots on 12.30 acres of land in the R-8 and R-15 zoning districts for Centerville Subdivision No. 2.

II. APPLICANT INFORMATION

A. Applicant:

Kent Brown, Kent Brown Planning Services – 3161 W. Springwood Drive, Meridian, ID 83642

B. Owner:

Corey Barton, Endurance Holdings, LLC – 1977 E. Overland Road, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

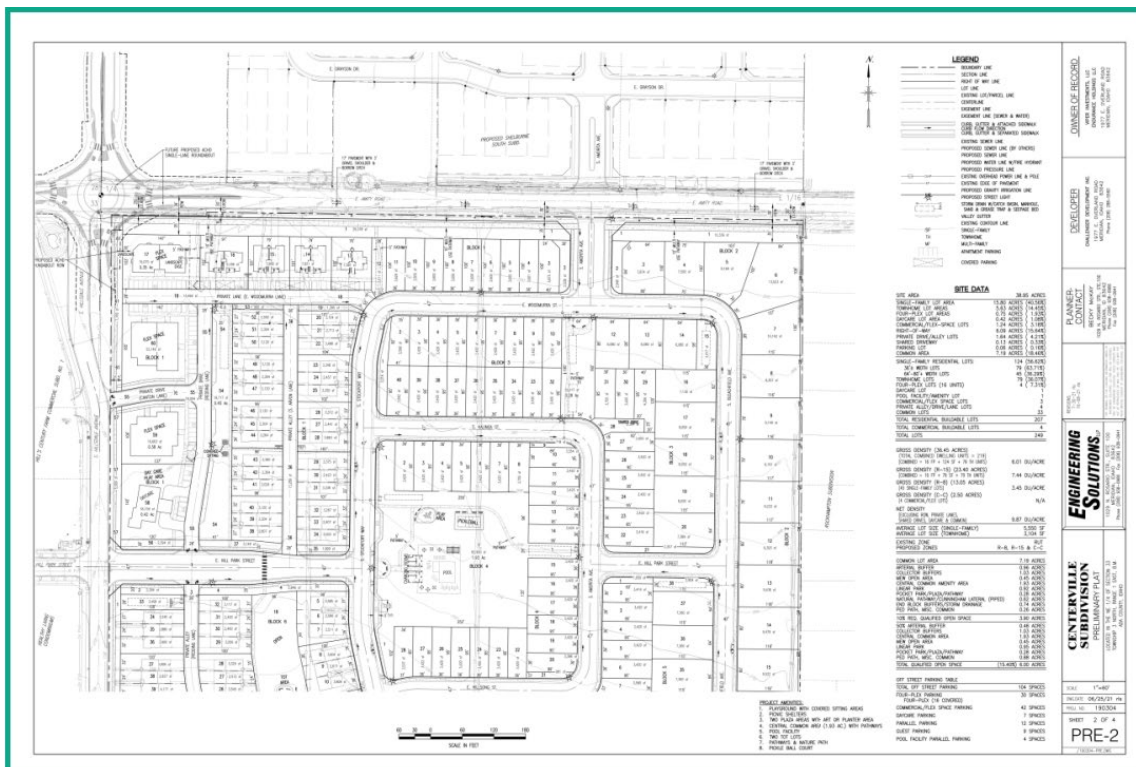
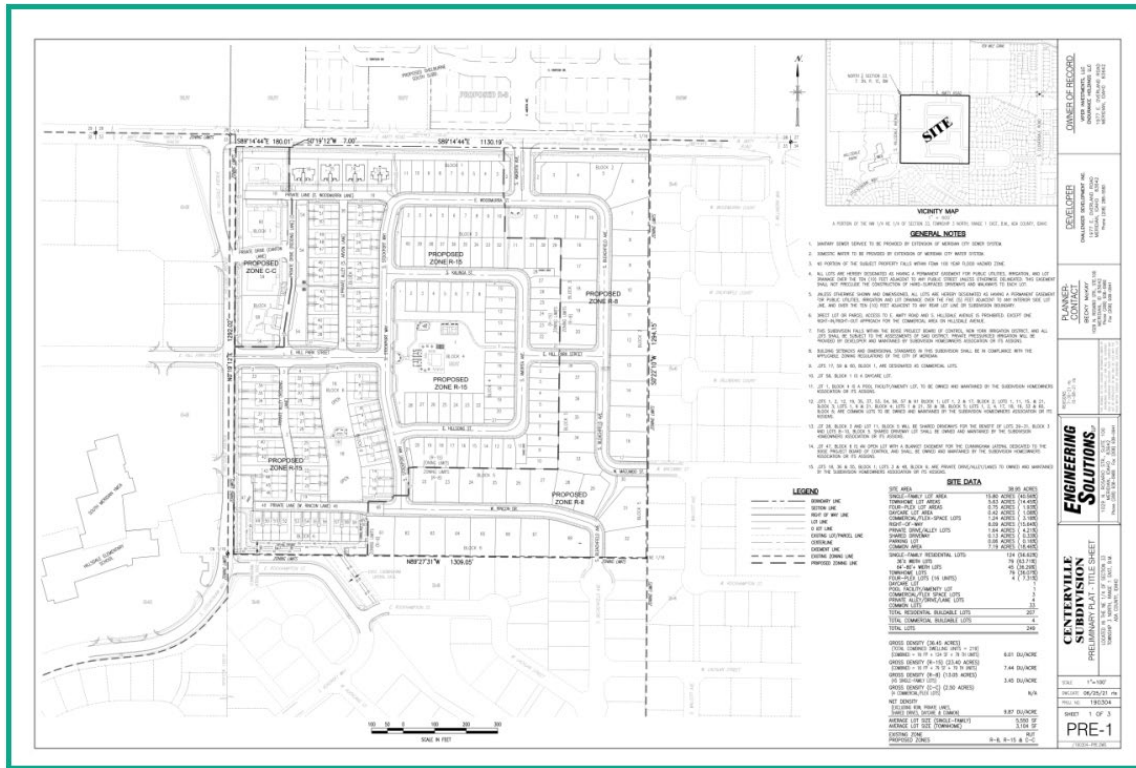
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2021-0046) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots (47) and common open space (8 common lots) depicted on the proposed final plat as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

IV. DECISION

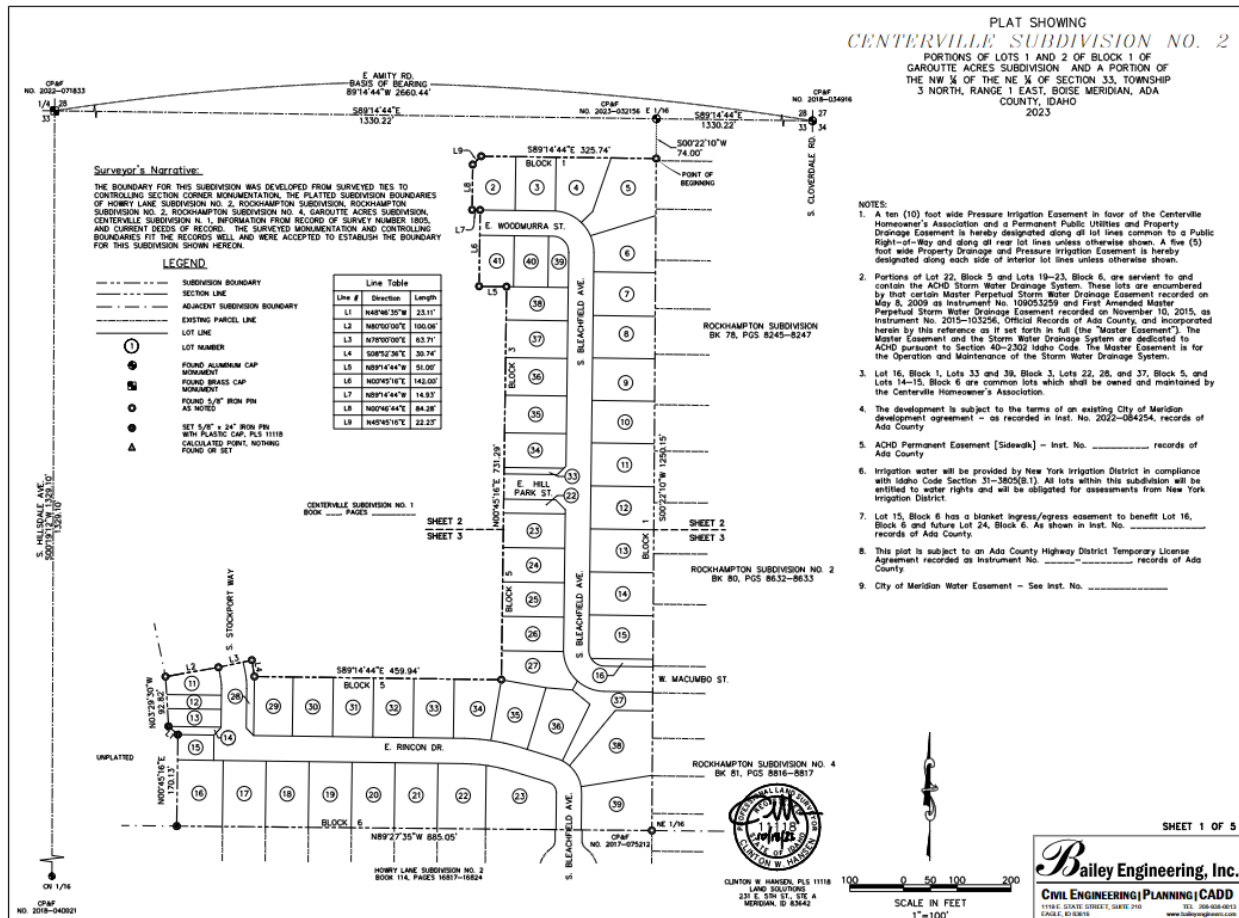
A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

A. Preliminary Plat (date 6/25/21)



B. Final Plat (date: 10/18/2023)



Notes:

1. REFER TO EACH INDIVIDUAL SHEET S-1-12 FOR COMPLETE LANDSCAPE PLANTING.
2. REFER TO SHEET L-1 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHEET L-4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

OVERALL PLAN

Scale 1" = 50'

North Arrow

Sheet Number 1 of 5 Sheets

Job Number 2034

Drawn Checked J.M. C.C.B.

Scale AS SHOWN

Sheet Title

OVERALL PLAN

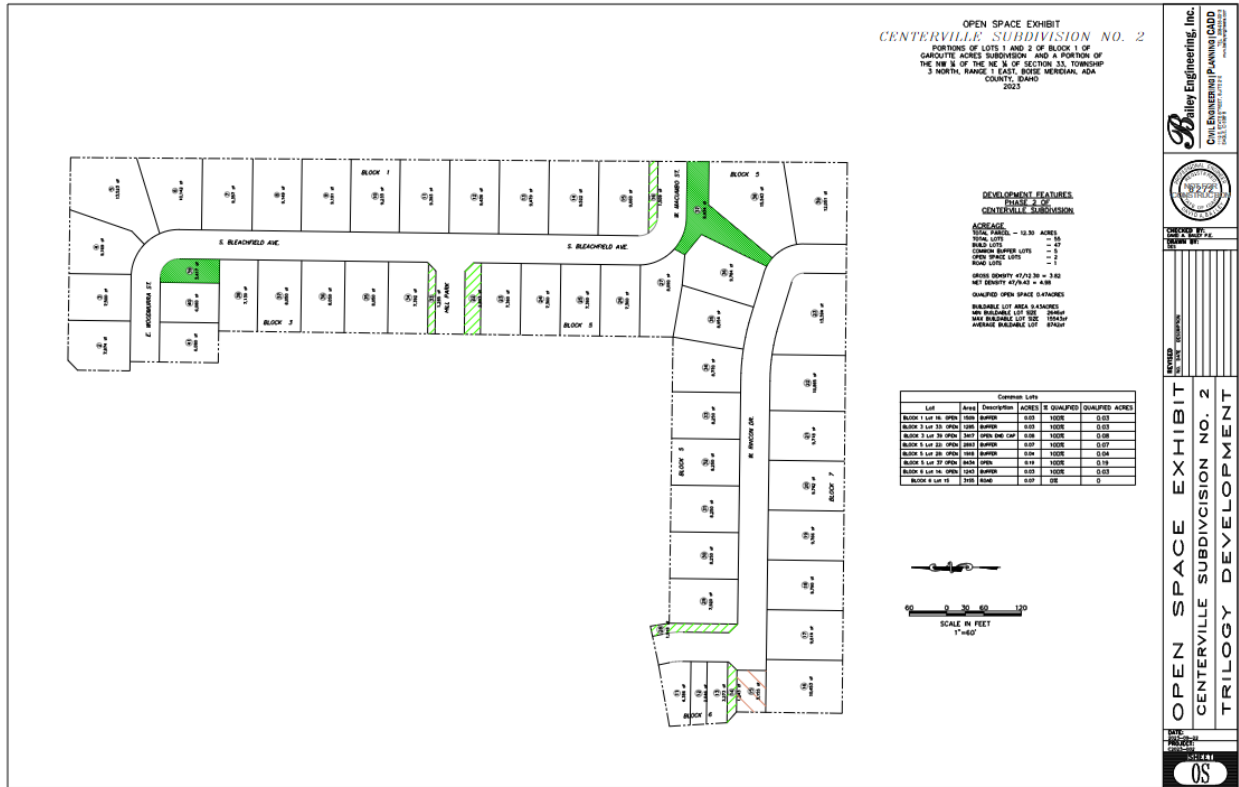
Sheet Number

L0

1 of 5 Sheets



D. Open Space Exhibit



E. Conceptual Elevations



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2022-0046 (DA Inst. #2022-084254), FP-2023-0009].
2. **The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of approval of the preliminary plat (by August 9, 2024); or a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Clinton W. Hansen Bailey Engineering, Inc., shall be revised as follows:
 - a. Note #5: Include the recorded instrument number of the ACHD permanent easement for the sidewalk.
 - b. Revise Note #7 to read: "Lot 15, Block 6 is for a private street for the benefit of Lot 16, Block 6."
 - c. Note #8: Include the recorded instrument number of the ACHD temporary license agreement.
 - d. Note #9: Include the recorded instrument number of the City of Meridian Utility easement.
 - e. Add #10: Include the recorded instrument number of the existing City of Meridian Development Agreement.

An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan shown in Section V.C, dated 10/18/23 prepared by Jensen Belts Associates, PLLC, shall be revised as follows:
 - a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC [11-3B-10C.5](#). The Applicant shall coordinate with the City Arborist (Kyle Yorita kyorita@meridiancity.org) to determine mitigation requirements *prior* to removal of existing trees from the site.
6. **The private street located on Lot 15, Block 6 was approved with the preliminary plat, and a tentative approval was granted for the private street application (A-2021-0222). The Applicant shall provide the following documentation in accordance with UDC 11-3F-3 prior to City Engineer's signature on the final plat for the private drive.**

Upon tentative approval of the application by the director subject to any applicable conditions of approval and the regulations of chapter 5, "administration", of this title, the applicant or owner shall have one (1) year to complete the following tasks.

1. **Obtain approval from the Ada County Street Name Committee for a private street name(s);**
2. **Contact the transportation authority (ACHD) to install an approved street name sign that complies with the regulations of the Ada County uniform street name ordinance;**
3. **Create a perpetual ingress/egress easement or a single platted lot for the private**

- street to all properties served by such private street; and
4. The applicant or owner shall provide documentation of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof.
 5. Upon completion of the items noted above, the director shall issue a letter stating that the private street has been approved. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.
 7. The elevations/facades of 2-story structures that face E. Amity Road, an entryway corridor, and S. Hillsdale Avenue Street, a collector street, shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
 8. No building permits shall be submitted until the final plat for the associated phase is recorded.
 9. The Applicant shall pipe and reroute the Cunningham Lateral segment present on this property and comply with the standards in UDC 11-3A-6.
 10. The Applicant shall comply with all ACHD conditions of approval.
 11. The Applicant shall obtain Administrative Design Review approval for the townhomes with submittal of the final plat or prior to issuance of a building permit.
 12. The Applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, at 887-1620 for more information.
 13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314839&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=315090&dbid=0&repo=MeridianCity>