

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: March 21, 2022

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: H-2022-0073 – Meridian OZ
Apartments – MDA, CUP

LOCATION: 1475 E. Franklin Rd., in the NE 1/4 of
Section 18, T.3N., R.1E. (Parcel
#S1118110051)

I. PROJECT DESCRIPTION

The Applicant has submitted an application for a modification to the existing Development Agreement (Inst. #[99121334](#) AZ-99-005 Cobblestone Village) to remove the subject property from the agreement and enter into a new agreement for the proposed multi-family development; and a Conditional use permit for a multi-family development consisting of 60 dwelling units on 2.39 acres of land in the R-40 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

| Description | Details | Page |
|---|--|------|
| Acreage | 2.39 acres | |
| Future Land Use Designation | Mixed Use – Community (MU-C) | |
| Existing Land Use | Vacant/undeveloped land | |
| Proposed Land Use(s) | Multi-family development | |
| Current Zoning | R-40 (High Density Residential) | |
| Proposed Zoning | NA | |
| Lots (# and type; bldg/common) | NA | |
| Phasing plan (# of phases) | 1 | |
| Number of Residential Units (type of units) | 60 multi-family units [(30) 1-bedroom units; and (30) 2-bedroom units] | |

| | |
|---|---|
| Density (gross & net) | 25.08 units/acre (gross) |
| Open Space (acres, total [%] / buffer / qualified) | 0.25 acre |
| Amenities | Covered bicycle storage, a community garden and walking path. |
| Physical Features (waterways, hazards, flood plain, hillside) | The Cook Lateral runs along S. Locust Grove Rd. on this site. |
| Neighborhood meeting date; # of attendees: | 7/25/2022 |
| History (previous approvals) | AZ-99-005 (Development Agreement (Inst. # 99121334 ; Ord. 848 – Cobblestone Village); CUP-99-005 Cobblestone Village (expired); ROS #13695 (not approved by the City) |

B. Community Metrics

| Description | Details |
|--|---|
| Ada County Highway District | |
| • Staff report (yes/no) | Yes |
| • Requires ACHD Commission Action (yes/no) | No |
| Traffic Impact Study (yes/no) | No |
| Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed) | Access is proposed via S. Locust Grove Rd., an arterial street, at the eastern boundary of the site; no access is proposed via E. Franklin Rd., an arterial street, at the northern boundary of the site. |
| Traffic Level of Service | Franklin Rd. & Locust Grove Rd. – Better than “E” (acceptable level of service is “E”) |
| Stub Street/Interconnectivity/ Cross Access | Driveway stubs for cross-access and interconnectivity with adjacent properties are not proposed. |
| Existing Road Network | There are no existing internal roadways within the site. Franklin Rd. runs along the northern boundary of the site and Locust Grove Rd. runs along the eastern boundary of the site. |
| Existing Arterial Sidewalks / Buffers | There are no existing buffers on this site. |
| Proposed Road Improvements | Franklin and Locust Grove Roads are fully improved; therefore, no additional right-of-way dedication or street improvements are required. |
| Fire Service | No comments were submitted. |
| Police Service | |
| • Distance to Police Station | 0.6 mile |
| • Police Response Time | 2:58 minutes (expected); 3:44 minutes (average) – Response time goal for emergencies is within 3-5 minutes. |
| • Calls for Service | 7,200 within a mile of the proposed development (RD – M741) – between 7/1/20 and 6/3/22) |

| Description | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------|--|--|--|--|--|---------------------|------|-----|----|-----|----|------------------------|------|------|-----|------|-----|----------------------|------|------|------|------|-----|---------------------------------|--|--|--|--|--|--------------------------------|-----|-----|-----|-----|--|----------------------------|-----|-----|-----|-----|--|
| <ul style="list-style-type: none">• % of calls for service split by priority | <table><tr><td>% of P3 CFS</td><td>0.9%</td></tr><tr><td>% of P2 CFS</td><td>75.3%</td></tr><tr><td>% of P1 CFS</td><td>22.5%</td></tr><tr><td>% of P0 CFS</td><td>1.3%</td></tr></table> <p>Response Time and Calls for Service (CFS) by Priority - Most frequent priority call types:</p> <ul style="list-style-type: none">• Priority 3 calls most frequently involved Injury Crashes, followed by Unknown Problem, and Domestic Dispute.• Priority 2 calls had a majority involvement consisting of Traffic Stops, followed by calls for Code Enforcement, and Welfare Checks.• Priority 1 calls most frequently involved Illegal Parking, Citizen Assist, and Follow Up calls. | % of P3 CFS | 0.9% | % of P2 CFS | 75.3% | % of P1 CFS | 22.5% | % of P0 CFS | 1.3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of P3 CFS | 0.9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of P2 CFS | 75.3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of P1 CFS | 22.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of P0 CFS | 1.3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• Accessibility | Police access is required into each building’s entry point using a multi-technology keypad if the buildings have climate-controlled access. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• Specialty/resource needs | The PD can service this development if approved as they already serve this geographic area. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• Crimes | 761 (RD – M741 – between 7/1/20 and 6/30/22) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• Crashes | 232 (RD – M741 – between 7/1/20 and 6/30/22) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• Other | MPD can service this area if approved. For more info, see: https://weblink.meridiancity.org/WebLink/PDF10/0817d448-60a3-4e76-99dc-5243e49fabe8/280047 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| West Ada School District | <table><tr><td></td><td><u>Enrollment</u></td><td><u>Capacity</u></td><td><u>Approved lots per attendance area</u></td><td><u>Approved MF units per attendance area</u></td><td><u>Projected Students from Approved Dev.</u></td></tr><tr><td>Meridian Elementary</td><td>454</td><td>650</td><td>47</td><td>454</td><td>44</td></tr><tr><td>Meridian Middle School</td><td>1078</td><td>1000</td><td>656</td><td>2947</td><td>164</td></tr><tr><td>Meridian High School</td><td>1781</td><td>2075</td><td>3560</td><td>3613</td><td>750</td></tr><tr><td colspan="6"><u>School of Choice Options</u></td></tr><tr><td>Chief Joseph Elementary – Arts</td><td>524</td><td>700</td><td>N/A</td><td>N/A</td><td></td></tr><tr><td>Spalding Elementary - STEM</td><td>678</td><td>750</td><td>N/A</td><td>N/A</td><td></td></tr></table> | | <u>Enrollment</u> | <u>Capacity</u> | <u>Approved lots per attendance area</u> | <u>Approved MF units per attendance area</u> | <u>Projected Students from Approved Dev.</u> | Meridian Elementary | 454 | 650 | 47 | 454 | 44 | Meridian Middle School | 1078 | 1000 | 656 | 2947 | 164 | Meridian High School | 1781 | 2075 | 3560 | 3613 | 750 | <u>School of Choice Options</u> | | | | | | Chief Joseph Elementary – Arts | 524 | 700 | N/A | N/A | | Spalding Elementary - STEM | 678 | 750 | N/A | N/A | |
| | <u>Enrollment</u> | <u>Capacity</u> | <u>Approved lots per attendance area</u> | <u>Approved MF units per attendance area</u> | <u>Projected Students from Approved Dev.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meridian Elementary | 454 | 650 | 47 | 454 | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meridian Middle School | 1078 | 1000 | 656 | 2947 | 164 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meridian High School | 1781 | 2075 | 3560 | 3613 | 750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>School of Choice Options</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chief Joseph Elementary – Arts | 524 | 700 | N/A | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Spalding Elementary - STEM | 678 | 750 | N/A | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Estimated # of school aged children from this development | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

C. Project Maps

Future Land Use Map

Aerial Map

Zoning Map

Planned Development Map

III. APPLICANT INFORMATION

A. Applicant:

Jorre Delgado, Realm Venture Group – 1109 W. Main St., Ste. 700, Boise, ID 83702

B. Owner:

Meridian Oz, LLC – 1109 W. Main St., Ste. 700, Boise, ID 83702

- C. Agent/Representative:
Same as Applicant

IV. NOTICING

| | Planning & Zoning Posting Date | City Council Posting Date |
|---|-----------------------------------|------------------------------|
| Newspaper Notification | 11/30/2022 | 3/5/2023 |
| Radius notification mailed to properties within 300 feet | 11/13/2022 | 3/3/2023 |
| Public hearing notice sign posted on site | 12/4/2022 | 3/10/2023 |
| Nextdoor posting | 11/28/2022 | 3/7/2023 |

V. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPPLAN](https://www.meridiancity.org/compplan)):

Land Use:

This property is designated Mixed Use – Community (MU-C) on the Future Land Use Map (FLUM).

The purpose of the MU-C designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas tend to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted in Figure 3C. The density range desired in MU-C designated areas is 6 to 15 units per acre.

The subject property, along with the property at the northeast corner of the site now owned by ACHD, was annexed ([AZ-99-005](#)) in 1999 with an R-40 zoning district and entitled to develop with a 96-unit apartment complex/multi-family development. A conditional use permit ([CUP-99-005](#)) was approved for the development but later expired because the use wasn't commenced. The Comprehensive Plan in effect at the time of annexation designated this property as Mixed/Planned Use Development. The R-40 zoning district allowed densities up to 40 units per acre at that time. Although the CUP expired, the property is still entitled with zoning and allowed to develop consistent with the standards for the R-40 zoning district.

The proposed multi-family development consists of 60 units on 2.39 acres of land at a gross density of 25 units per acre.

Transportation:

There are no collector streets planned across this site per the Master Street Map (MSM). The MSM designates the segment of Franklin Rd. abutting this site as a planned commercial arterial street; and the segment of Locust Grove Rd. abutting this site as a residential arterial. Both streets are fully improved and no additional right-of-way dedication or street improvements are required with this application.

Access is proposed via S. Locust Grove Rd., a minor arterial street, at the site's east boundary; no access is proposed via E. Franklin Rd., a principal arterial street. ACHD is requiring access to be taken from Locust Grove due to its lesser classification; direct access via Franklin is prohibited. The site is located in close proximity to the Franklin/Locust Grove intersection, a major arterial intersection. This site is located within one (1) mile of Valley Regional Transit's Route 30 Pine.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/compplan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed multi-family apartments will contribute to the variety of housing types in the City.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer services are available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.” (2.01.01H)

The proposed multi-family development is located adjacent to two arterial streets and in proximity to employment centers along Eagle Road. This site is located within one (1) mile of Valley Regional Transit’s Route 30 Pine.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

A mix of residential housing types consisting of apartments and single-family dwellings (low- and medium-density) exist within a half mile of this site.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed multi-family apartments should be compatible with existing single-family homes to the south and industrial uses to the west. A dense landscape buffer exists along the west boundary of this site, which will buffer the proposed residential uses from the industrial uses.

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will connect to City water and sewer systems; services are required to be provided to and through this development in accord with current City plans.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

This is an undeveloped property in the City. Development of this property will maximize public services.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks is required to be provided with development as proposed.

- “Slow the outward progression of the City’s limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.” (4.05.03B)

Development of the subject vacant land, currently in the City limits, is encouraged over parcels on the fringe of the City. The development of this property will result in better provision of City services.

VI. STAFF ANALYSIS

A. DEVELOPMENT AGREEMENT MODIFICATION (MDA)

A modification to the existing Development Agreement (DA) (Inst. #[99121334](#) AZ-99-005 Cobblestone Village) is proposed to remove the subject property from the agreement and enter into a new agreement for the proposed development.

The existing conceptual development plan included in the DA is for a 96-unit apartment complex/multi-family development on 6.16 acres of land at a gross density of approximately 15 units/acre. The proposed plan is for a 60-unit apartment complex/multi-family development on 2.39 acres of land at a gross density of 25 units/acre. The development area has reduced in size due to ACHD purchasing the property at the Franklin/Locust Grove intersection for a drainage facility and right-of-way dedication for abutting roadway improvements.

Staff has reviewed the existing DA provisions in Section VIII.A and recommends the provisions pertaining to outside lighting, perimeter fencing and drainage be carried over to the new agreement. New provisions are recommended requiring future development to be generally consistent with the development plans proposed with this application and vehicular & pedestrian connectivity to be provided to the property to the south for future interconnectivity (see Section IX.A).

As discussed above in Section V, Staff believes the proposed plan provides housing for nearby employment uses and contributes to the mix of uses desired in the MU-C designation.

B. CONDITIONAL USE PERMIT (CUP)

Conditional use permit for a multi-family development consisting of consisting of 60 dwelling units in five (5) 12-plex structures on 2.39 acres of land in the R-40 zoning district. A mix of 1-bedroom (30) and 2-bedroom (30) units are proposed.

There is an existing single-family home and accessory structure on this site that are proposed to be removed with redevelopment of the site.

Access: Access is proposed via S. Locust Grove Rd.; no access is proposed or allowed via E. Franklin Rd. **The existing curb cut on Franklin Rd. should be removed with development. Because this property and the property to the south is designated Mixed Use – Community (MU-C) and no local street access exists to this site or the adjacent property, Staff recommends a cross-access/ingress-egress easement and driveway with a pedestrian walkway is provided to the property to the south for future interconnectivity in accord with UDC 11-3A-3A.2.**

Sidewalks (UDC [11-3A-17](#)): There are existing attached sidewalks along E. Franklin Rd. and S. Locust Grove Rd. Typically, detached sidewalks are required along arterial streets; however, because these sidewalks are still in good condition, Staff does not recommend they are removed and reconstructed as detached sidewalks.

Minimum 5-foot wide sidewalks are required around buildings. The row of parking on the east side of Building 3, the east and west sides of Building 4, and the west side of Building 5 do not have a sidewalk in front of the parking areas, just landscaping. The plans should be revised to include a minimum 5-foot wide sidewalk in these locations in accord with UDC 11-3A-17A.

Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)): Conceptual building elevations and perspectives were submitted for the proposed 3-story structures as shown in Section VIII.E. Building materials consist of fiber cement panels between windows, stucco and synthetic wood cladding in neutral

colors. **Final design of all structures is required to comply with the design standards in the Architectural Standards Manual.**

Specific Use Standards (UDC 11-4-3):

The proposed use is subject to the following standards: *(Staff's analysis/comments in italic text)*

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

“B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or [title 10](#) of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *A 10-foot wide building setback is proposed for Buildings 1, 2, 4, and 5. **Buildings 1 and 2 may provide a 10-foot setback since it's a side setback due to the orientation of the building; however, Buildings 4 and 5 should be revised to reflect a 12-foot wide rear setback as set forth in UDC Table 11-2A-8.***
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *The site plan depicts a trash enclosure on the north end of the property that screens the dumpster from Franklin Rd. and a trash enclosure at the southwest corner of the site, which isn't visible from the street. **To increase visibility within the parking area and of the common area along Franklin Rd., Staff and the Police Dept. recommends the trash enclosure is relocated along the east boundary and the enclosure incorporates a recycling receptacle.***
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other access ways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section [11-5B-5](#) of this title. *The Applicant's narrative states each unit will have their own 80 square foot deck. **Floor plans should be submitted with the Certificate of Zoning Compliance application that demonstrate compliance with this standard.***
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site.*
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *The Applicant shall comply with this requirement.*
6. The parking shall meet the requirements set forth in [chapter 3](#), "Regulations Applying to All Districts", of this title. *The proposed parking meets and exceeds UDC standards per the analysis below.*

Based on (30) 1-bedroom units and (30) 2-bedroom units, a minimum of 111 off-street parking spaces are required, including 6 spaces for guest parking, with 60 of those in a covered carport or garage. Accessible parking is required in accord with ADA standards.

A total of 114 spaces are proposed, with 61 of those being covered, which exceeds the minimum standard by 3 spaces.

Based on 114 vehicle parking spaces, a minimum of 5 bicycle parking spaces shall be provided in accord with the standards listed in UDC [11-3C-5C](#). A total of 10 covered bicycle spaces are proposed at the north end of the site. **Staff recommends a bicycle rack is provided for each building.**

7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

The site plan depicts these items.

- C. Common Open Space Design Requirements (UDC [11-4-3-27C](#)): The total baseline land area of all qualified common open space shall equal or exceed ten (10) percent of the gross land area for multi-family developments of five (5) acres or more. Because the site is less than 5 acres in size at 2.39 acres, the baseline requirement does not apply.

In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided that meets the standards listed in UDC 11-4-3-27C.2, as follows:

- a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. *(15) of the units contain 500 square feet (s.f.) of living area; therefore, a total of 2,250 square feet (s.f.) (or 0.05-acre) of common open space is required.*
- b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. *(45) of the units contain between 500 and 1,200 s.f. of living area; therefore, a total of 11,250 s.f. (or 0.26-acre) of common open space is required.*
- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. *None of the units are over 1,200 s.f. of living area.*

Per this standard, a total of 13,500 s.f. (or 0.31-acre) of common open space is required. A total of ~~13,500~~ 14,416 square feet (or ~~0.31~~ 0.33-acre, 13.6%) of common open space is proposed that includes one 5,000+ s.f. area, a ~~4,159~~ 4,572 s.f. area, ~~and~~ linear open space and enhanced street buffers along Franklin & Locust Grove Roads landscaped with dry stream beds with boulders and a planter bed as depicted on the revised open space exhibit in Section VIII.D, which meets and exceeds the minimum standards. The qualified open space is short of the minimum standard by 2,710 s.f. If an enhanced buffer is provided along Franklin and Locust Grove Roads that complies with the standards listed in UDC [11-4-3-27C.8](#), 50% of these buffers can count toward qualified open space. Additionally, there is a 5-foot wide strip on the south side of the buffer along Franklin that doesn't appear to be included in the open space calc's—this area can count 100% toward qualified open space. With these areas, the total open space would be 14,092 s.f. (or 0.32-acre), which complies with the minimum standards. The Applicant should either revise the open space exhibit and landscape plan to include these areas and enhanced buffer elements or reduce the number of units in order to reduce the amount of open space required prior to the Council hearing.

2. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). *The common open space areas depicted on the open space exhibit in Section VIII.D meet this requirement.*
 3. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *This project is proposed to develop in one phase.*
 4. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009) ***Some of the common open space is located adjacent to Franklin & Locust Grove Roads, both arterial streets. Therefore, Staff recommends a berm or constructed barrier is constructed as required.***
- D. Site Development Amenities: All multi-family developments shall provide for quality of life, open space, and recreation amenities to meet the particular needs of the residents as noted in UDC 11-4-3-27D. The number of amenities shall depend on the size of the multi-family development based on the number of units.

For multi-family developments between 20 and 75 units, three (3) amenities shall be provided with at least one (1) from each category.

The following amenities are proposed from each of the following categories: 1) Quality of Life – enclosed bike storage; 2) Open Space – a community garden; and 3) Recreation: pathway and children's playground. *The proposed amenities meet the minimum standard. If a pedestrian pathway is proposed, it's required to be a minimum of 5-feet wide and have 5-foot wide landscape strips on each side of the pathway as set forth in UDC [11-3B-12C](#). If it's not feasible to comply with these standards, the pathway should be removed.*

- E. Landscaping Requirements: Development shall meet the minimum landscaping requirements in accord with chapter 3, "Regulations Applying to All Districts", of this title. Additionally, all street facing elevations shall have landscaping along their foundation that complies with the standards listed in UDC [11-4-3-27E.2](#). ***The landscape plan submitted with the Certificate of Zoning Compliance application should depict landscaping along the street facing elevation adjacent to S. Locust Grove Rd. in accord with these standards.***

Landscaping is required to be provided along all pathways per the standards listed in UDC [11-3B-12C](#). A 5-foot wide pathway with 5-feet of landscaping on each side of the pathway is required; the landscape plan should be revised accordingly.

A minimum 25-foot wide street buffer is required along E. Franklin Rd. and S. Locust Grove Rd., landscaped per the standards listed in UDC [11-3B-7C](#). Shrubs are required to be included along with trees and vegetative groundcover; the tree class should be included for the heritage birch.

The perimeter buffer is required to be landscaped per the standards listed in UDC 11-3B-8C.1. A minimum of one (1) Class II or III tree is required every 35 linear feet along with shrubs and vegetative groundcover – the landscape plan should be revised to include shrubs and calculations that demonstrate compliance with the standard.

Mitigation is required for all existing trees 4-inch caliper or greater that are removed from the site as set forth in UDC [11-3B-10C.5](#). Include mitigation information on the landscape plan.

- F. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other

development features.” *The Applicant shall comply with this requirement; a copy of such shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy within the development.*

VII. DECISION

A. Staff:

Staff recommends approval of the proposed modification to the existing Development Agreement and Conditional Use Permit with the provisions in Section IX.

B. The Meridian Planning & Zoning Commission heard these items on December 15, 2022, January 19 and February 16, 2023. At the public hearing on February 16th, the Commission moved to recommend approval of the subject CUP request to City Council.

1. Summary of Commission public hearing:

- a. In favor: Jorre Delgado
- b. In opposition: See written testimony below
- c. Commenting: Ann Witherell and Lynzey Uechi
- d. Written testimony: Travis Perrin (representing Intermountain Wood Products) – in opposition to the project.
- e. Staff presenting application: Bill Parsons
- f. Other Staff commenting on application: Kurt Starman

2. Key issue(s) of public testimony:

- a. Intermountain Wood Products that exists 3 parcels to the south has safety concerns due to the proximity of the proposed access via Locust Grove to the Locust Grove/Franklin Rd. intersection and conflicts between the residential traffic from the proposed development & their tractor trailers and trucks that come and go from their distribution center multiple times per day; and concerns with safety and trespassing from future residents on their property.
- b. Relocating the trash enclosure from the southwest corner of the development.
- c. Privacy fencing along the southern boundary.
- d. Public safety concerns with this development surrounding an ACHD drainage facility.
- e. Limited access from Locust Grove Road.

3. Key issue(s) of discussion by Commission:

- a. Cross access with the County properties to the south.
- b. Density differences between the current Comprehensive Plan of 6 to 15 dwelling units to the acre and the recorded DA which allows up to 40 dwelling units to the acre.
- c. Fencing along the perimeter of the entire development.

4. Commission change(s) to Staff recommendation:

- a. Commission modified DA provision #1a. to encourage Council to determine if the proposed density was appropriate for this property.
- b. Commission modified DA provision # 1d. to have the applicant explore other fencing options along the west boundary and the ACHD drainage facility to mitigate impacts from the industrial uses and the existing barbed-wire fence around the ACHD property.
- c. Commission modified condition #8n. to relocate the trash enclosure in the SWC to a more appropriate location as determined by Republic Services.

5. Outstanding issue(s) for City Council:

- a. None

VIII. EXHIBITS

A. Previous Development Plan Approved with AZ-99-005 & CUP-99-005 and Existing Provisions

COBBLESTONE VILLAGE

SITE: 6.15 ACRES

ZONING: MULTI-FAMILY
R-40

BUILDING: 96 APARTMENTS

PARKING: 192 SPACES
4 HANDICAP ACCESSIBLE

OWNER: STAMAS CORPORATION
ONE SCARVA GATE PLAZA SUITE 3500
BOZEMAN, IDAHO 83725
(208) 783-5200

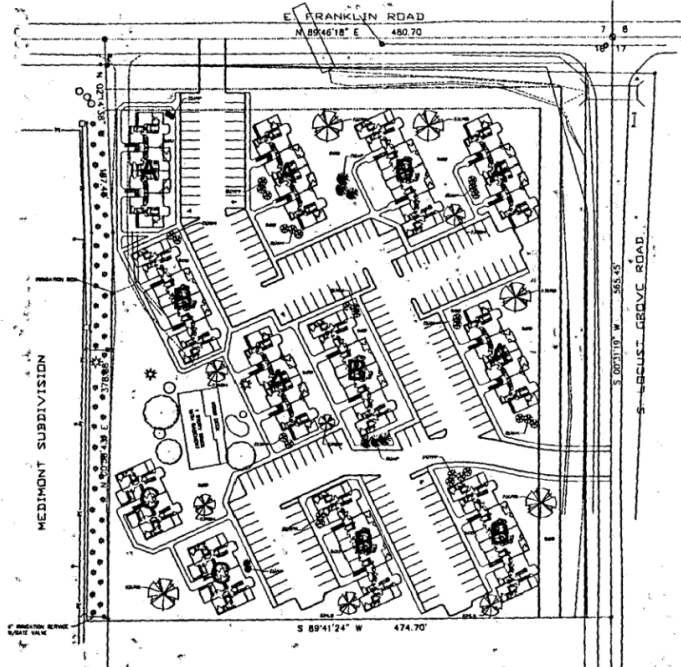
ARCHITECT: TAMURA & ASSOCIATES
105 N. MAIN ST.
BOZEMAN, IDAHO 83722
(208) 842-2222
(208) 526-8441 FAX
TAMURA@TAMURA.COM
CONTACT: DOUG TAMURA

PLANT SCHEDULE

| KEY | NAME | PLANTING SIZE |
|-------|-------------------------------|--------------------------|
| TREES | | |
| HL | HONEY LOCUST SHRUB | 2 1/2" B&B (2' HIGH MAX) |
| HL | NORWAY SPRUCE | 2" B&B (2' HIGH MAX) |
| DB | CH... BIRCH BRUSH | 12" - 14" HIGH |
| SP | TRAILER CLOVER FLOWERING PLUM | 2" B&B (2' HIGH MAX) |
| DB | SHAMBA WATTLE | 2" B&B (2' HIGH MAX) |
| SP | ALGERIAN PINE | 2" - 4" HIGH |
| HL | RED BLANCK WATTLE | 2" B&B (2' HIGH MAX) |
| HL | RED WATTLE | 2" B&B (2' HIGH MAX) |
| AS | ASPEN | |
| SP | SCOTCH PINE | |
| HW | WEeping WILLOW | |
| FC | FLOWERING CURB WATTLE | |

PROPERTY AREA

| | |
|-------------------------------------|------------------------|
| TOTAL AREA | 248,138 SQ. FT. |
| BUILD AREA | 40,000 SQ. FT. |
| PAVED AREA | 80,000 SQ. FT. |
| LANDSCAPED AREA (SPRINKLED AREA) | 140,000 SQ. FT. = 100% |



1 SITE PLAN
SCALE: 1" = 80'-0"

Tamura & Associates
ARCHITECTS
105 N. MAIN ST.
BOZEMAN, IDAHO 83722
(208) 842-2222
(208) 526-8441 FAX
TAMURA@TAMURA.COM
CONTACT: DOUG TAMURA

COBBLESTONE VILLAGE
FRANKLIN & LOCUS GROVE
MERIDIAN, IDAHO

REVISIONS

CHECKED BY
PROJECT
FILE NO.
DATE
SHEET

A10

4. USES PERMITTED BY THIS AGREEMENT:

- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed under "City"'s Zoning Ordinance _____ codified at Section 11-2-408 B.6. Meridian City Code which are herein specified as follows:

(R-40) High Density Residential District: The purpose of the (R-40) District is to permit the establishment of high density residential uses at a density not exceeding forty (40) dwelling units per acre. Connection to the Municipal Water and Sewer Systems of the City of Meridian is required.

- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **DEVELOPMENT IN CONDITIONAL USE:** "Developer" has submitted to "City" an application for conditional use permit, and shall be required to obtain the "City"'s approval thereof, in accordance to the City's Zoning & Development Ordinance criteria, therein, provided, prior to, and as

a condition of, the commencement of construction of any buildings or improvements on the "Property" that require a conditional use permit.

6. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

6.1 "Developer" shall develop the "Property" in accordance with the following special conditions:

6.1.1. The legal description shall be prepared by a Registered Land Surveyor, Licensed by the State of Idaho, and shall conform to all the provisions of the City of Meridian Resolution No. 158. The legal description for annexation must place this parcel contiguous to the Corporate City Limits per Ordinance No. 686. (See the legal description attached as Exhibit "A" and incorporated here as if set forth in full.)

6.2 Developer shall enter into a Development Agreement, that provides in the event the conditions therein are not met by the Developer that the property shall be subject to de-annexation, with the City of Meridian which provides for the following conditions of development to-wit:

6.2.1 Any existing irrigation/drainage ditches crossing the property to be included in this project, shall be tiled per City Ordinance 11-9-605.M. The ditches to be piped should be shown on the site plans. Plans will need to be approved by the appropriate irrigation/drainage district, or lateral users association, with written confirmation of said approval submitted to the Public Works Department. No variances have been requested for tiling of any ditches crossing this project.

6.2.2 Any existing domestic wells and/or septic systems within this project will have to be removed from their domestic services per City Ordinance Section 5-7-517. Wells may be used for non-domestic purposes such as landscape irrigation.

6.2.3 Off-street parking shall be provided in accordance with Section 11-2-414 of the City of Meridian Zoning and

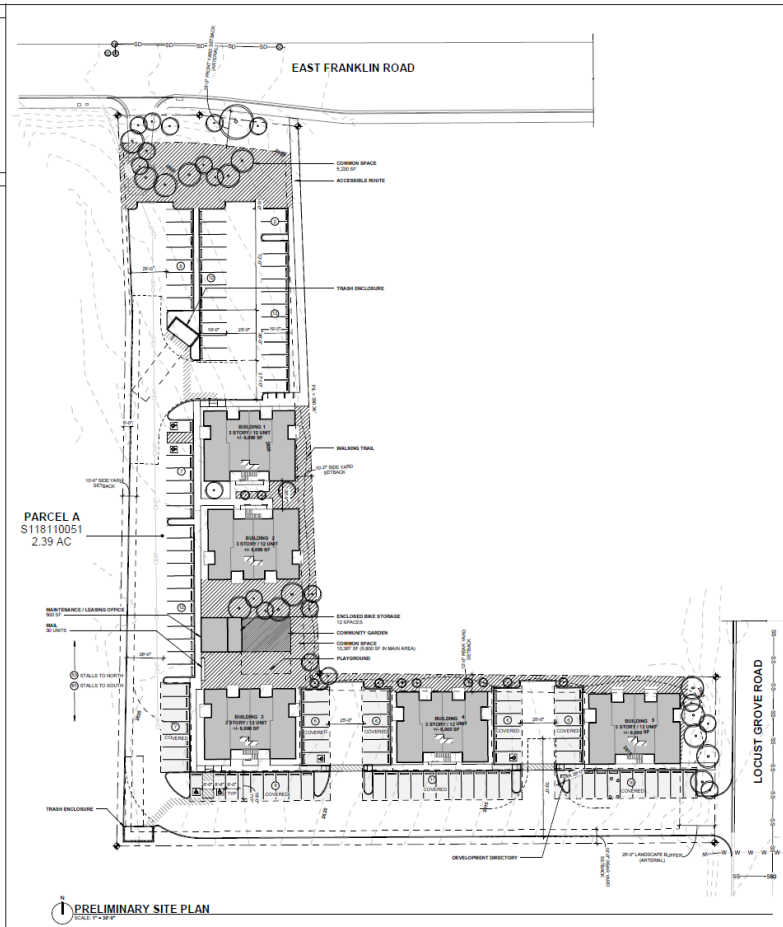
Development Ordinance and/or as detailed in site-specific requirements.

- 6.2.4 Paving and striping shall be in accordance with the standards set forth in Sections 11-2-414.D.4 and 11-2-414.D.5. of the City of Meridian Zoning and Development Ordinance and in accordance with Americans with Disabilities Act (ADA) requirements.
- 6.2.5 A drainage plan designed by a State of Idaho licensed architect or engineer is required and shall be submitted to the City Engineer for all off-street parking areas. All site drainage shall be contained and disposed of on-site.
- 6.2.6 Outside lighting shall be designed and placed so as not to direct illumination on any nearby residential areas and in accordance with City Ordinance Section 11-2-414.D.3.
- 6.2.7 All signage shall be in accordance with the standards set forth in Section 11-2-415 of the City of Meridian Zoning and Development Ordinance. No temporary signage, flags, banners or flashing signs will be permitted.
- 6.2.8 Provide five-foot-wide sidewalks in accordance with City Ordinance Section 11-9-606.B.
- 6.2.9 All construction shall conform to the requirements of the Americans with Disabilities Act.
- 6.2.10 Provide revised site plan detailing all existing and proposed utilities for review by the Meridian Public Works Department. Designer is to coordinate sizing and routing of sanitary sewer and water within the development with the Public Works Department.
- 6.2.11 Provide Public Works Department with information on anticipated fire flow and domestic water requirements for the proposed site. Flow and pressure from the existing mains should be monitored with the Meridian Water Department to determine whether adequate fire protection exists.
- 6.2.12 Applicant shall be required to enter into an Assessment Agreement with the City of Meridian. In addition to these assessments, "Late Comers" fees may also be charged against this parcel to help reimburse the parties responsible for installing mains to their current points.

- 6.2.13 A total of 57 three-inch caliper trees are required for the project. Due to the issues of entryway corridors and buffering of adjacent properties, trees in addition to the required three-inch caliper trees should be provided. Landscape buffers on Locust Grove Road and Franklin road need to show detailed vegetation and tree plantings. Sodding only of these areas is not acceptable. Provide detailed landscape plan for review and approval.
- 6.2.14 Particular attention will need to be paid to lighting plans to ensure adjacent residential properties and the traveling public is not impacted by glare, as determined by the City of Meridian.
- 6.2.15 Signage shall be limited to one low-profile monument type sign near the intersection of Franklin Road and Locust Grove Road. Detailed signage plans will be subject to design review.
- 6.2.16 Construct five-foot-wide sidewalks along the entire frontages of Franklin Road and Locust Grove Road.
- 6.2.17 Revise site plan to show screened trash enclosures. Coordinate locations and construction requirements with Meridian Sanitary Service, Inc., and provide a letter of approval from their office prior to applying for building permits.
- 6.2.18 Provide handicapped accessible parking spaces in accordance with the Americans with Disabilities Act. All building and parking lot construction needs to meet the requirements of the Americans with Disabilities Act.
- 6.2.19 The parking areas shown do not meet minimum Ordinance requirements of a 9' x 9' stall with a minimum 25' driveway aisle. The parking dimensions shown could be acceptable given consideration for bumper overhang; however, the
- 6.2.20 Drainage swales should not be within the landscape setbacks along Franklin and Locust Grove, as they do not provide buffering.
- 6.2.21 Provide a landscaped setback of 35 feet beyond required right-of-way along Franklin Road.
- 6.2.22 No City water will be allowed for landscape irrigation.

- 6.2.23 Six-foot-high, permanent perimeter fencing and buffering shall be provided adjacent to the existing residential use.
- 6.2.25 Five Mile Creek is designated as multiple use pathway in the Meridian Comprehensive Plan. Fish, wildlife and vegetation species and habitat should be protected and maintained, provided it is in the best interests of the City of Meridian. Consideration should be made for the land uses in these areas to minimize the risk of pollution and to preserve the natural beauty of Five Mile Creek.
- 6.2.26 Due to the topography of the site, the parcel currently accepts drainage water from the residential properties to the south. This drainage will need to be accommodated for in the development of the property.

B. Proposed Site Plan (dated: 2/7/2023)

[illegible][illegible]

LANDSCAPE PLAN

PROPERTY 100517.55

OPEN SPACE 14,410 13.60%

REQUIRED OPEN SPACE 13,500

OPEN SPACE EXHIBIT

| Category | Area (sq ft) | Area (sq ft) |
|-------------------------------|--------------|--------------|
| Property | 100517.55 | |
| Open Space | 14,410 | 13.60% |
| Required Open Space | 13,500 | |
| Courtyard | 1817 | |
| Central Area | 5494 | |
| Open Lawn | 4572 | |
| Franklin Buffer | 1140 | 2298 |
| Locust Grove Buffer (smaller) | 81.5 | 123 |
| Locust Grove Buffer (larger) | 883 | 1766 |
| 5' Strip along Franklin | 640 | |

Parcel A S118110051 2.39 AC

1475 E FRANKLIN

LOCUST GROVE ROAD

SCALE: 1" = 20'

LANDSCAPE PLAN

100517.55

14,410 13.60%

13,500

1817

5494

4572

1140 2298

81.5 123

883 1766

640

E. Conceptual Building Elevations & Floor Plan



A SCHEMATIC ELEVATIONS

KEYED NOTES

- 1 PREFIN MTL PARAPET FLASHING
- 2 FIBER CEMENT PANEL BETWEEN WINDOW (BLACK)
- 3 VINYL EXT WINDOWS & DOORS (BLACK EXT)
- 4 VINYL SLIDING GLASS DOOR
- 5 CONCRETE BALCONY W/ STEEL GUARDRAIL

EXTERIOR MATERIALS

- 6 STUCCO (WHITE)
- 7 ALT. PAINTED FIBER CEMENT PANELS

- 8 GROUND LEVEL PATIO W/ CONC WALL
- 9 FROSTED GLAZING AT ENTRY
- 10 STEEL GUARDRAIL
- 11 COMP ENTRY DOOR W/ FROSTED GLAZING
- 12 CONC RETAINING WALL W/ BUILDING NUMBER
- 13 WOOD FRAMED STAIR W/ CONC LANDINGS
- 14 SYNTHETIC WOOD CLADDING (NEWTechWOOD "EUROPEAN")



HELLO@TREKARCH.COM

122 S MONROE #204, SPOKANE, WA

509.315.4830

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A SCHEMATIC VIGNETTES & MATERIALS

STREET PERSPECTIVE



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B SCHEMATIC ELEVATIONS

KEYED NOTES

- 1 PREFIN MTL PARAPET FLASHING
- 2 FIBER CEMENT PANEL BETWEEN WINDOW (BLACK)
- 3 VINYL EXT WINDOWS & DOORS (BLACK EXT)
- 4 CONC BALCONY W/ 2x2 SLAT GUARDRAIL
- 5 GROUND LEVEL PATIO W/ CONC WALL & 2x2 SLAT GUARDRAIL
- 6 STOREFRONT WALL W/ FROSTED GLASS
- 7 2x2 SLAT GUARDRAIL
- 8 COMP ENTRY DOOR W/ FROSTED GLASS
- 9 CONC RETAINING WALL W/ BUILDING NUMBER
- 10 WOOD FRAMED STAIR W/ CONC LANDINGS

EXTERIOR MATERIALS

- 1 BOX RIB PANEL (MATTE WHITE)
- 2 STK FIR CLADDING (STAINED)



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B SCHEMATIC VIGNETTES & MATERIALS

STREET PERSPECTIVE



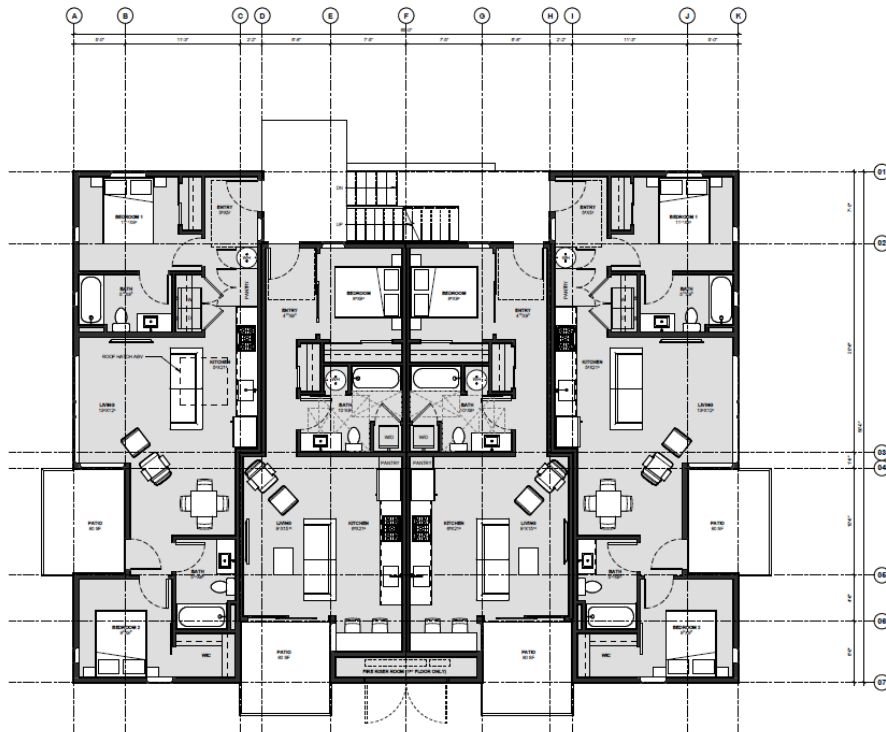
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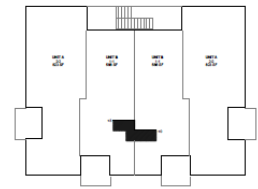
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TYPICAL FLOOR PLAN (LEVEL 1-3)

SCALE: 1/8" = 1'-0" 2,863 SF/FLOOR



UNIT BREAKDOWN



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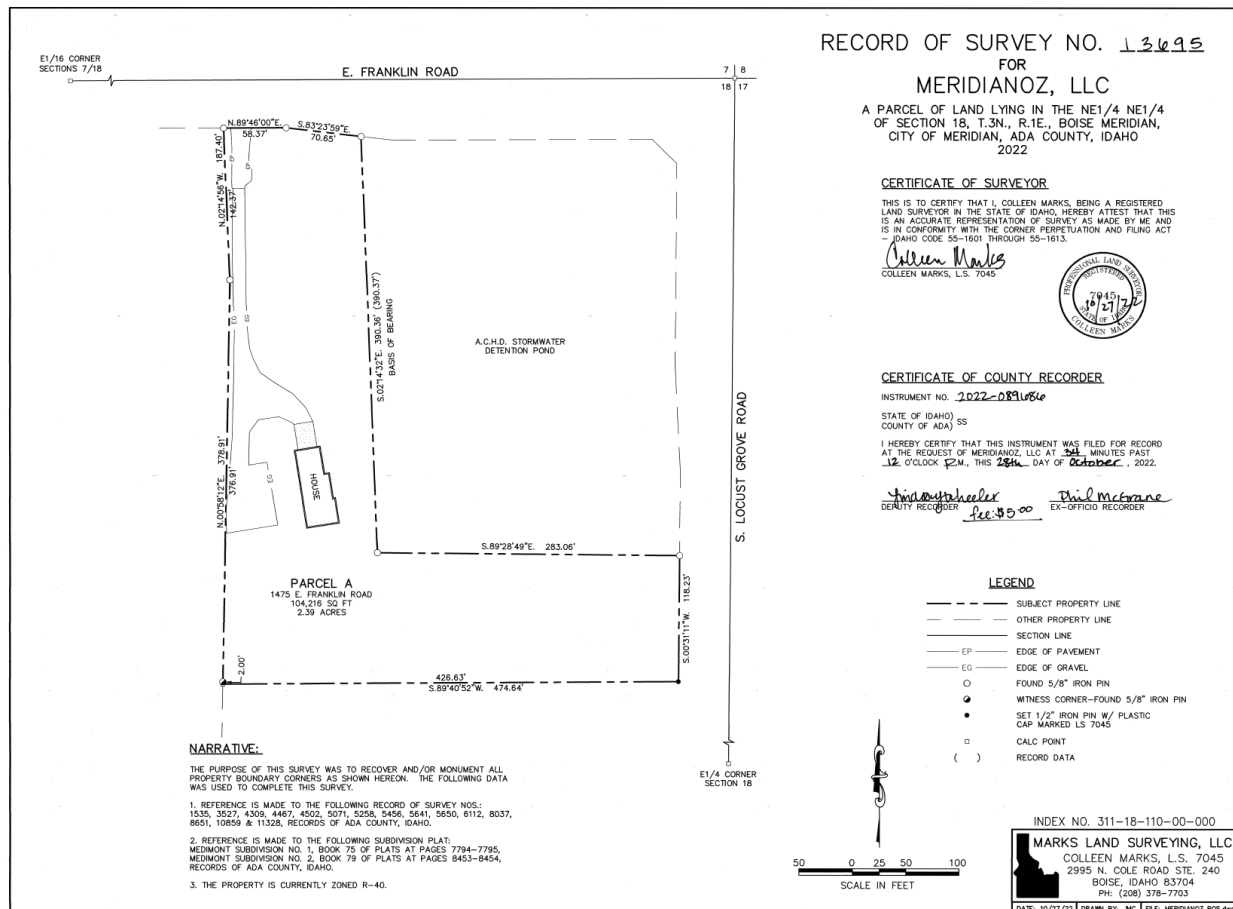
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F. Legal Description & ROS for Property Subject to Amended Development Agreement (Parcel A)

A parcel located in the Northeast Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the Northeasterly corner of said Northeast Quarter of the Northeast Quarter from which a 5/8 inch diameter iron pin marking the Southeasterly corner of said Northeast Quarter of the Northeast Quarter bears South 0°31'11" West a distance of 1329.58 feet; thence South 0°31'11" West along the Easterly boundary of said Northeast Quarter of the Northeast Quarter a distance of 565.45 feet to a point; thence leaving said Easterly boundary South 89°40'52" West a distance of 48.01 feet to a 5/8 inch diameter iron pin and the POINT OF BEGINNING; thence continuing South 89°40'52" West a distance of 426.63 feet to a 5/8 inch diameter iron pin on the Easterly boundary of Medimont Subdivision No. 1 as shown in Book 75 of Plats at Page 7794 in the office of the Recorder, Ada County, Idaho; thence North 0°58'12" East along said Easterly boundary a distance of 378.91 feet to a 5/8 inch diameter iron pin marking an angle point in said Easterly boundary; thence continuing along said Easterly boundary North 2°14'56" West a distance of 142.37 feet to a 5/8 inch diameter iron pin; thence leaving said Easterly boundary North 89°46'00" East a distance of 58.37 feet to a 5/8 inch diameter iron pin; thence South 83°23'59" East a distance of 70.65 feet to a 5/8 inch diameter iron pin; thence South 2°14'32" East a distance of 390.37 feet to a 5/8 inch diameter iron pin; thence South 89°28'49" East a distance of 283.06 feet to a 5/8 inch diameter iron pin; thence South 0°31'11" West a distance of 118.23 feet to the REAL POINT OF BEGINNING.



IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Development Agreement Modification:

1. The subject property shall no longer be subject to the terms of the Development Agreement (DA) (Inst. #[99121334](#) AZ-99-005) for Cobblestone Village and shall instead be subject to a new agreement. The new DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting approval of the amendment. The specific provisions for the new DA are as follows:
 - a. Development of this site shall be generally consistent with the site plan, landscape plan, common open space exhibit and building elevations included in Section VIII and the conditions of approval included in Section IX, unless Council determines less density is more appropriate for this site.
 - b. A cross-access/ingress-egress easement and driveway with a pedestrian walkway shall be provided to the property to the south for future interconnectivity in accord with UDC [11-3A-3A.2](#).

Provisions carried over from the existing DA:

- c. Outside lighting shall be designed and placed so as not to direct illumination on the adjacent single-family residential property to the south in accord with the standards listed in UDC [11-3A-11C.3](#).
- d. Six-foot tall closed vision perimeter fencing shall be provided adjacent to the existing single-family residential use to the south for buffering. Other fencing options should be explored along the west boundary and existing ACHD drainage facility (if allowed) to buffer the residential development from the industrial uses to the west and improve public safety along the ACHD property. When that property redevelops in the future, the section of the fence where the driveway is proposed shall be removed to allow interconnectivity between properties as desired in the Mixed-use designation; the entire fence may be removed at that time if desired to promote integration of uses in the mixed-use area.
- e. Due to the topography of the site, the subject property accepts drainage water from the residential properties to the south. This drainage will need to be accommodated for in the development of the property.

Conditional Use Permit:

2. The multi-family development shall have an ongoing obligation to comply with the specific use standards for multi-family developments listed in UDC [11-4-3-27](#).
3. Floor plans should be submitted with the Certificate of Zoning Compliance application that demonstrate compliance with the private open space standard of 80 square feet for each unit, per UDC [11-4-3-27B.3](#).
4. The multi-family development shall record a legally binding document that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC 11-4-3-27F. **A recorded copy of said document shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for the development.**
5. Provide a recycling receptacle in the trash enclosures.
6. Comply with building code requirements for separation between structures within the development.

7. All structures shall comply with the design standards listed in the Architectural Standards Manual.
8. The site and/or landscape plan submitted with the Certificate of Zoning Compliance shall be revised as follows:
 - a. All transformer and utility vaults and other service areas shall be located in an area not visible from a public street, or shall be fully screened from view from a public street in accord with UDC [11-4-3-27B.2](#).
 - b. Depict landscaping along the foundation of the east side of Building 5 that faces S. Locust Grove Rd. as set forth in UDC [11-4-3-27E.2](#).
 - c. Depict a bicycle rack near the entrance of each multi-family building that complies with the standards listed in UDC [11-3C-5C](#).
 - d. Depict a berm or constructed barrier at least four (4) feet in height along E. Franklin Rd. & S. Locust Grove Rd. with breaks in the berm or barrier to allow for pedestrian access as set forth in UDC [11-4-3-27C.7](#).
 - e. Depict a minimum 5-foot wide pathway with 5-foot wide strips of landscaping containing trees, shrubs and vegetative groundcover on each side of the pathway, per the standards listed in UDC [11-3B-12C](#). Include calculations to demonstrate compliance in the Landscape Requirements table. If there is not sufficient area to comply with these standards, the pathway should be removed.
 - f. Provide a minimum of 13,500 14,732 square feet (or ~~0.31~~ 0.34-acre) of common open space that complies with the standards listed in UDC [11-4-3-27C](#) and is consistent with the qualified open space exhibit in Section VIII.D, including the provision of enhanced landscaping (i.e. dry stream bed with boulders and a planter bed along Franklin & Locust Grove Roads). ~~The qualified open space is short of the minimum standard by 2,710 s.f. The Applicant plans to provide an enhanced buffer along Franklin and Locust Grove Roads that complies with the standards listed in UDC [11-4-3-27C.8](#); 50% of these buffers can count toward qualified open space. Additionally, there is a 5 foot wide strip on the south side of the buffer along Franklin that doesn't appear to be included in the open space calc's—this area can count 100% toward qualified open space. With these areas, the total open space would be 14,092 s.f. (or 0.32-acre), which complies with the minimum standards. The Applicant should either revise the open space exhibit and landscape plan prior to the Commission hearing to include these areas and enhanced buffer elements or reduce the number of units in order to reduce the amount of open space required.~~
 - g. Depict trees and shrubs along with vegetative groundcover within minimum 5-foot wide perimeter buffers adjacent to parking or other vehicular use areas in accord with the standards listed in UDC [11-3B-8C.1](#). Include calculations to demonstrate compliance in the Landscape Requirements table. ~~The buffers along the west and south boundary appear to be under the required width and do not contain landscaping.~~
 - h. Depict shrubs along with the proposed trees and vegetative groundcover in the 25-foot wide street buffers along E. Franklin Rd. and S. Locust Grove Rd., per the standards listed in UDC [11-3B-7C](#). The tree class should also be included for the heritage birch.
 - i. Mitigation is required for all existing trees 4-inch caliper or greater that are removed from the site as set forth in UDC [11-3B-10C.5](#). Include mitigation information on the plan.
 - j. The existing curb cut via Franklin Rd. shall be removed from the plan and curbing extended across the driveway and street buffer landscaping installed.
 - k. Include a detail for the enclosed bike storage and community garden amenities.

- l. Depict a cross-access/ingress-egress easement and driveway with a pedestrian walkway to the property to the south for future interconnectivity in accord with UDC [11-3A-3A.2](#).
- m. Depict minimum 5-foot wide sidewalks around the building adjacent to the rows of parking on the east side of Building 3, the east and west sides of Building 4, and the west side of Building 5 in accord with UDC [11-3A-17A](#).
- n. To increase visibility within the parking area and of the common area along Franklin Rd., relocate the trash enclosure to the east boundary of the site and the trash enclosure in the southwest corner shall be relocated away from the existing residence to minimize odor and noise pollution to this property owner. Relocation of these enclosures are subject to Republic Services approval.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Ensure no sewer services cross infiltration trenches.
- 1.2 Any changes in direction of the sewer main must be made at a manhole.
- 1.3 Sewer service lines must be installed 90 degrees to the main or connected at manhole.
- 1.4 All manholes must have a 14 foot paved or gravel access path per City standards.
- 1.5 Water main must loop through site and connect to both Franklin Rd and Locust Grove Rd
- 1.6 There shall be no permanent structures within public utility easement including, but not limited to trees, bushes, carports, fences, infiltration trenches, light poles, trash receptacles, overhead power, etc.
- 1.7 A new streetlight on Franklin Rd and a new streetlight on Locust Grove are required.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be

- responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
 - 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
 - 2.7 Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
 - 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9-4-8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 - 2.9 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
 - 2.10 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
 - 2.11 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
 - 2.12 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 - 2.13 Developer shall coordinate mailbox locations with the Meridian Post Office.
 - 2.14 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
 - 2.15 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
 - 2.16 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
 - 2.17 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
 - 2.18 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.

- 2.19 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.20 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT

No comments were submitted.

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/PDF10/0817d448-60a3-4e76-99dc-5243e49fabe8/280047>

E. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=282183&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=280818&dbid=0&repo=MeridianCity>

G. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=283371&dbid=0&repo=MeridianCity>

H. COMMUNITY DEVELOPMENT – SCHOOL IMPACT TABLE

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=286688&dbid=0&repo=MeridianCity&cr=1>

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=281852&dbid=0&repo=MeridianCity>

J. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=282866&dbid=0&repo=MeridianCity>

X. FINDINGS

A. Conditional Use Permit (UDC 11-5B-6E)

The Commission shall base its determination on the Conditional Use Permit requests upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Commission finds that the subject property is large enough to accommodate the proposed use and dimensional and development regulations of the R-40 zoning district (see Analysis, Section V for more information).

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.

The Commission finds that the proposed use is generally consistent with the future land use map designation of MU-C and is allowed as a conditional use in UDC Table 11-2A-2 in the R-40 zoning district.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Commission finds the proposed design of the development, construction, operation and maintenance should be compatible with the mix of other uses planned for and existing in this area and with the intended character of the area and that such uses will not adversely change the character of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Commission finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Commission finds that essential public services are available to this property and that the use will be adequately served by these facilities. Comments were received from WASD, included in Section IX.G above, that state how area schools will likely be impacted by this development.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Commission finds the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Commission finds the proposed residential use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Commission finds the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feather of importance.