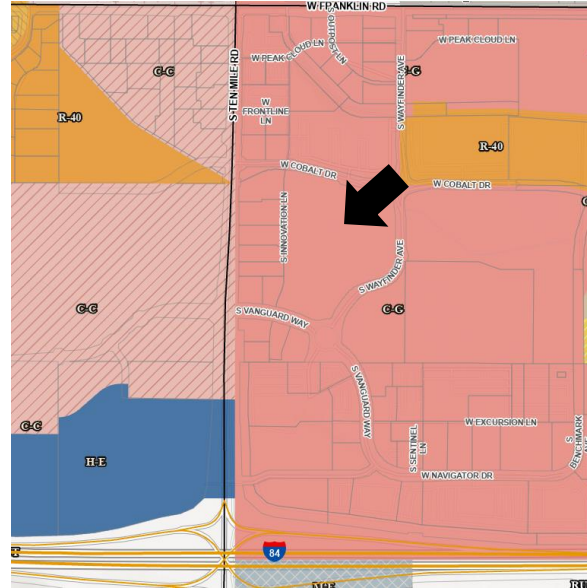


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 11/14/2023
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2023-0018
TM Center No. 2

PROPERTY LOCATION:
East of S. Ten Mile Rd. at the northwest corner of S. Vanguard Way and S. Wayfinder Ave., in the NW ¼ of Section 14, T.3N., R.1W. (Parcel #S1214233700)



I. PROJECT DESCRIPTION

Final plat consisting of three (3) building lots on 4.22 acres of land in the C-G zoning district for TM Center Subdivision No. 2.

Note: The proposed final plat is actually the sixth phase of the TM Center Subdivision preliminary plat (H-2020-0074). [TM Creek No. 5 (1st phase FP-2021-0027); TM Crossing No. 5 (2nd phase FP-2021-0045); TM Frontline (3rd phase FP-2021-0047); TM Center Sub. 1 (4th phase FP-2022-0009); and TM Center East No. 1 (5th phase FP-2022-0009.)

II. APPLICANT INFORMATION

A. Applicant

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Robert Phillips, DWT Investments, LLC – 2929 W. Navigator Dr., Ste. 400, 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-2020-0074) as required by UDC 11-6B-3C.2. The proposed final plat depicts fewer buildable lots than shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary as required by UDC 11-6B-3C.

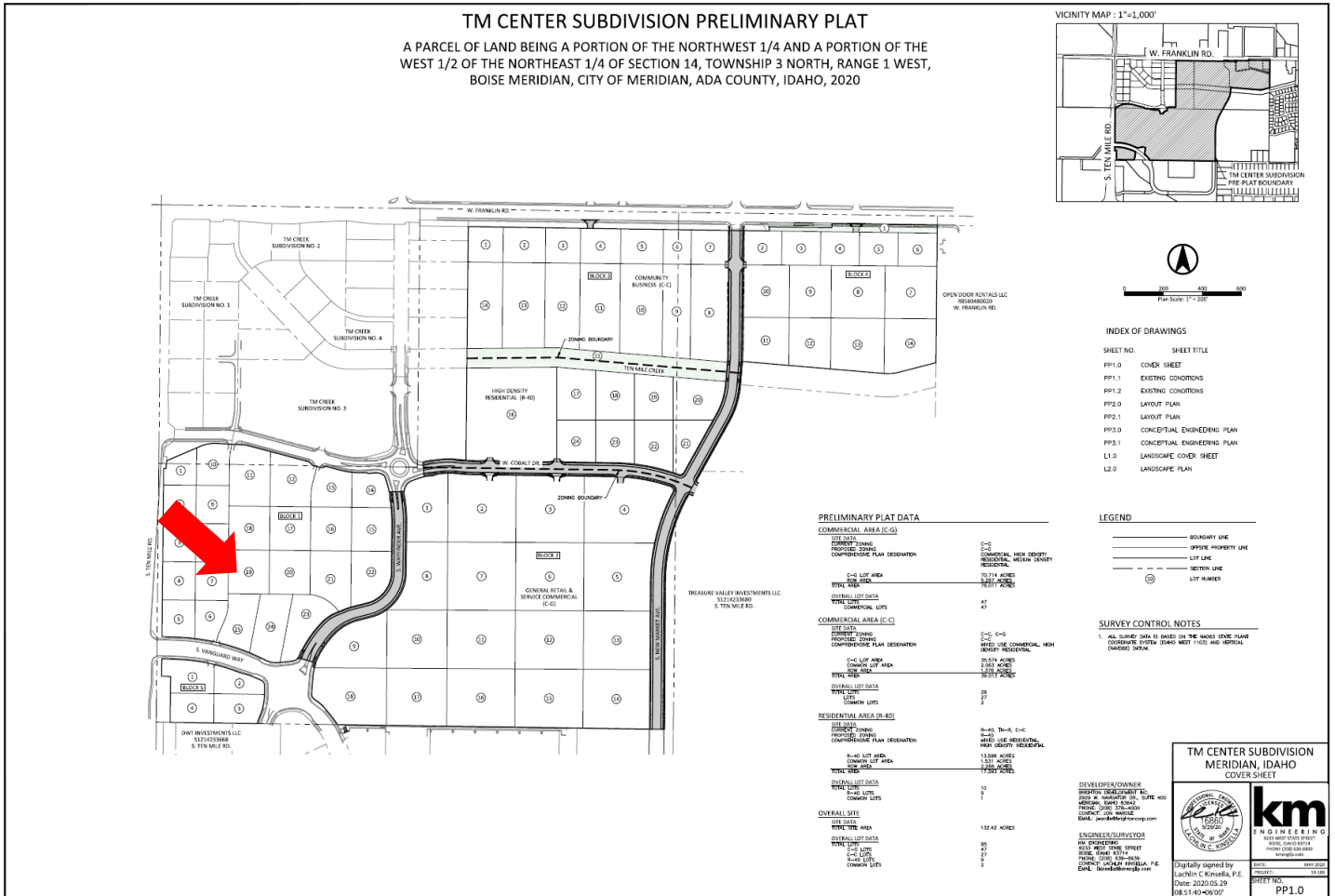
IV. DECISION

A. Staff:

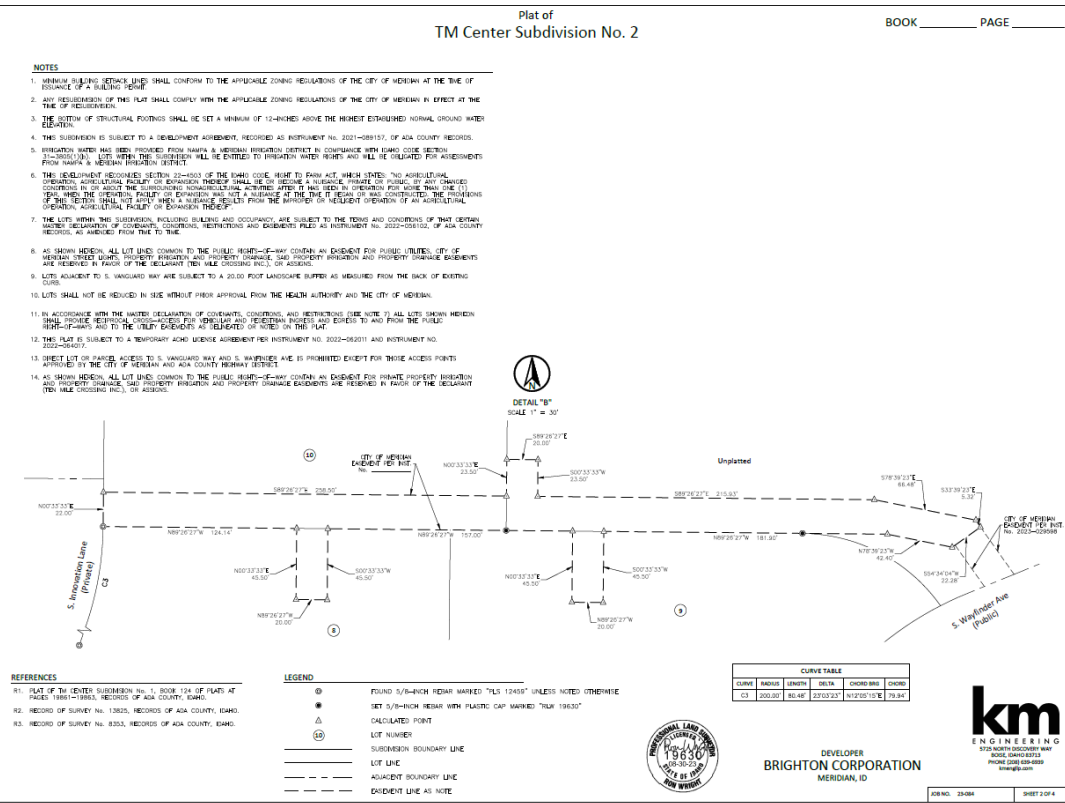
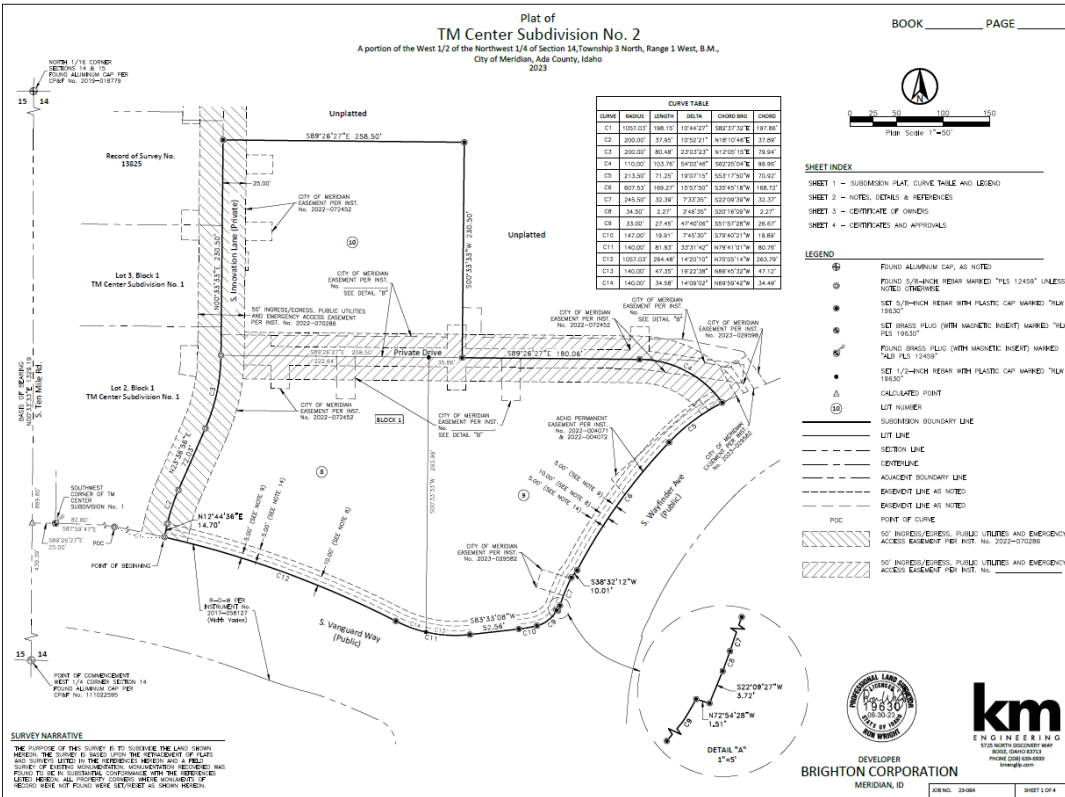
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

V. EXHIBITS

A. Preliminary Plat (dated: May 29, 2020)



B. Final Plat (dated: 8/30/23)



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 [TM Center H-2020-0074, DA Inst. #[2021-089157](#)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat, *or* apply for a time extension, in accord with UDC 11-6B-7.
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 prepared by KM Engineering, stamped on 8/30/23 by Ron Wright, included in Exhibit B shall be revised as follows:
 - a. Include the recorded instrument number of the City of Meridian easement depicted on Lots 8, 9 and 10, Block 1 (detail B).
 - b. In the Legend, include the recorded instrument number of the 50' ingress/egress, public utilities and emergency access easement.
 - c. Note #9: Include S. Wayfinder Ave. as it's also a collector street and subject to a 20-foot wide street buffer. Include a note stating the buffers will be maintained by the property owner or business owner's association, as applicable.
5. The landscape plan prepared by KM Engineering, dated 6/17/22 included in Exhibit C, is approved as submitted.
6. Provide an update to the City from Valley Regional Transit (VRT) on the public transit needs in this area as outlined in provision #5.1(6) in the Development Agreement.
7. The subject property shall be subdivided prior to issuance of any Certificates of Occupancy for the site per requirement of the Development Agreement.
8. 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=309659&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309705&dbid=0&repo=MeridianCity>

D. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309950&dbid=0&repo=MeridianCity>