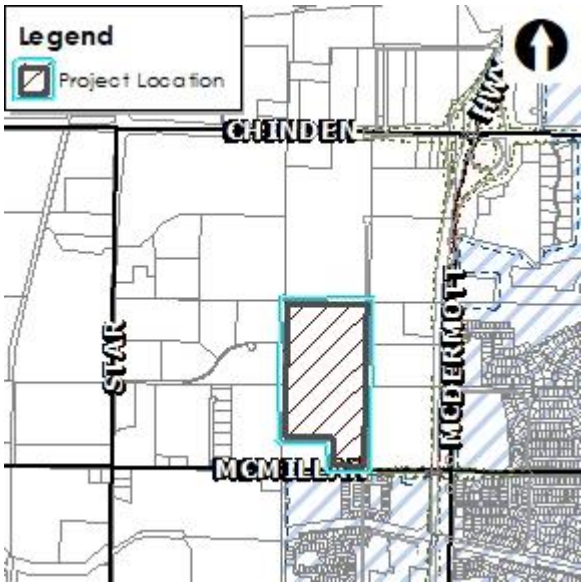
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	5/18/2023
TO:	Planning & Zoning Commission
FROM:	Sonya Allen, Associate Planner 208-884-5533
SUBJECT:	Cole Valley Christian School – AZ, CUP *H-2023-0011*
LOCATION:	7080 W. McMillan Rd., in the NE ¼ of Section 29, Township 4N., Range 1W. (Parcel #S0429427800)



I. PROJECT DESCRIPTION

Annexation and Zoning (AZ) of 71.28 acres of land with an R-15 (Medium High-Density Residential) zoning district; and Conditional Use Permit (CUP) for a private education institution for pre-kindergarten through 12th grade on 48.48 acres of land in the R-15 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

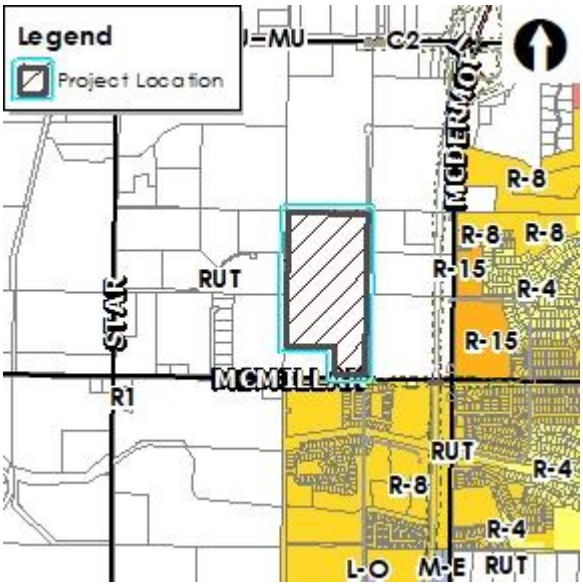
Description	Details
Acreage	71.28-acres
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12th grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium High-Density Residential)
Phasing Plan	2 phases
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	2/16/23
History (previous approvals)	ROS #2713 (1993). A property boundary adjustment has been tentatively approved by Ada County but has not yet received final approval.

B. Project Area Maps

Future Land Use Map

Aerial Map

Zoning Map



Planned Development Map

Note: The configuration of the property shown above does not reflect the property boundary adjustment in process with Ada County; the resulting boundary is consistent with the annexation exhibit map shown in Section VIII.A below.

III. APPLICANT INFORMATION

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Notice Dates	City Council Notice Dates
Newspaper Notification	5/3/2023	
Radius notification mailed to properties within 300 feet	4/28/2023	
Site Posting Date	5/18/2023	
Next Door posting	4/28/2023	

V. COMPREHENSIVE PLAN ANALYSIS

Land Use: This property is designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the *(Comprehensive Plan)*. This designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre. There is also a school designation on this property, which indicates a school should be developed in this general area.

The proposed use of the property as a private education institution is consistent with the school designation depicted on the FLUM. Although dwelling units are typically desired in the MDR designation, the UDC (*Table 11-2A-2*) does allow school uses with approval of a conditional use permit.

Transportation: The Master Street Map (MSM) depicts a north/south residential collector street along the west boundary of this site. The Applicant has negotiated a land swap with the property owner at the southwest corner of this site to obtain the property necessary to complete the extension of Owyhee Storm Ave. to the school property.

A local street (Ersatz Place Road) is proposed along the east boundary of the site that extends off-site from McMillan Rd. to the north that will provide access to the properties fronting on future SH-16. A Traffic Impact Study (TIS) was submitted to ITD and ACHD for review of this project.

Design: This property is located within a four-square mile area governed by the *Fields Sub-Area Plan* located at the northwest corner of the Area of City Impact boundary. This area is bounded by Ustick Rd. on the south, Can-Ada Rd. on the west, Chinden Blvd./US Highway 20/26 on the north, and McDermott Rd./SH-16 on the east.

The Fields area is primarily designated for future residential development, with a mixed-use community center at the southeast corner of Star and McMillan Roads, and multiple school and park sites. Interchange and regional mixed-use designations are incorporated along both Ustick Road and Chinden Boulevard, generally from the SH-16 extension to Star Road. The southwest corner of the Subarea has been reserved for expanded industrial and non-residential mixed-use area within the southwest quadrant, and is aligned with the existing Intermountain Gas Facility, currently located on Can-Ada Road.

In accord with the Fields Sub-Area Plan, the general character, design and identity of this area should have a cohesive theme that is "modern rural," which applies to housing, amenities, streetscape/open space, and retail/commercial. Because the proposed school does not front on W. McMillan Rd. and is not oriented toward N. Owyhee Storm Ave. and because it's not residential or retail/commercial, Staff does not recommend the building is required to have a modern rural design theme. **However, some of the other thematic design elements that contribute to the desired character of the area should be adhered to such as lighting, fencing (e.g. split rail), landscaping (e.g. tall fescues, dry creek materials, wildflowers, street trees, etc.), public art, on-street bike lanes and/or off-street multi-use pathways, signage (e.g. metal roof on sign), etc. – see the Character Framework – Amenities (pg. 3-12) and Streetscape (pg. 3-13) in the Plan for more information. A high-quality of design is expected in this area.**

In response to the modern rural design theme, the Applicant proposes to develop some of the areas adjacent to building entrances with dry stream beds with a mix of rock types, boulders and plantings. In the portions of the site that will not be developed with Phase 1, a "meadow seed" mix is proposed to be planted for wild flowers and grass to grow. Detached sidewalks, landscaping and street lights are proposed along all public streets, which will provide pedestrian connectivity to the school from adjacent existing and future neighborhoods in the area. A 10-foot wide sidewalk/pathway is proposed along Owyhee Storm Ave., which should provide a safe off-street route for school children to bicycle/walk to school; and a 5-foot wide sidewalk is proposed along McMillan Rd. and Ersatz Place Rd.

Building materials will consist of a combination of masonry, deep ribbed metal and smooth metal with large expansions of glazing. The ball fields will be fenced from general use by the public; however, those areas help preserve the open space and views from adjacent developments and properties. **Fencing and signage designs have not been fully developed yet but the Applicant anticipates incorporating the "modern rural" design theme in those elements at the perimeter of the development. Details of such should be submitted prior to the City Council hearing.**

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):

- "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 service is available and can be extended by the developer with development in accord with UDC 11-3A-21. City sewer service will not be available until the Can-Ada lift station project is complete at the end of fiscal year 2025.

- "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 are required to be provided with development of this site.

- "Ensure development provides safe routes and access to schools, parks, and other community gathering places." (2.02.01G)

  Detached sidewalks are proposed adjacent to all public streets, which should assist in providing safe access to the proposed school. The walkway along Owyhee Storm Ave. is proposed to be a 10-feet wide multi-use pathway, which will provide an off-street route for bicyclists.

- "Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses." (2.03.01D)

  The proposed school should be compatible with adjacent existing and future residential uses in the vicinity.

VI. STAFF ANALYSIS

A. Annexation & Zoning (AZ):

The Applicant proposes to annex 71.28 acres of land with an R-15 (Medium-High Density Residential) zoning district for the development of a private education institution for pre-kindergarten through 12th grade on approximately 48.48 acres of the site. The remaining 23.4-acres of the site is to be used for agricultural purposes until further development occurs in the future. As discussed above in Section V, the proposed use is desired and consistent with the Comprehensive Plan for this area.

There are no existing structures on this site; the property is currently being used for agricultural purposes. The site is within the Area of City Impact (AOCI) boundary at the periphery of the current City limits and is contiguous to City annexed land to the south.

Because the R-8 zoning district is the most appropriate district for the MDR FLUM designation, Staff recommends an R-8 instead of R-15 zone for the subject property.

A private education institution is listed as an allowed use in the recommended R-8 (and requested R-15) zoning district with approval of a conditional use permit, per UDC *Table 11-2A-2*, subject to the specific use standards listed in UDC *11-4-3-14*.

A property boundary adjustment application has been tentatively approved by Ada County Development Services for the reconfiguration of this property as shown in the annexation legal description and exhibit map in Section VIII.A below. **Final approval is required to be obtained prior to City Council approval of the annexation ordinance.**

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure this property develops as proposed and required, Staff recommends a DA with the provisions discussed herein and included in Section IX.A.**

If the 23.4-acre portion of the site not proposed to develop at this time is proposed to develop with any use(s) other than an education institution and associated accessory uses in the future, Staff recommends an amendment to the Development Agreement is required to include an updated development plan.

B. Conditional Use Permit (CUP):

A Conditional Use Permit (CUP) is proposed, as required by UDC Table 11-2A-2, for a private education institution in an R-8/R-15 zoning district. The education institution requires CUP approval because it exceeds 250,000 square feet (s.f.) within a residential district; includes lighted fields adjoining/within a residential district; will generate in excess of 1,500 vehicular trips per day; and takes access from a collector street (i.e. Owyhee Storm Ave.) and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site, per UDC *11-4-3-14E*.

Cole Valley currently has two existing campuses that will be relocated and consolidated into one 259,919 square foot building on the subject property. The proposed school will be for pre-kindergarten through 12th grade and the development area will include parking, access drives, open space for student play area and outside athletic venues on 48.48 acres of land. The new

facility will service approximately 1,825 students with the potential to add 12 additional classrooms with future building additions on the south, east and west wings, totaling 15,300 square feet, to serve an additional 300 students.

Development will likely occur in two phases but may occur in one. If phased, Phase 1 will consist of all of the outside athletic venues except the tennis courts, a portion of the southeast parking lot, public restroom outbuilding, construction of Ersatz Rd. and the extension of Owyhee Storm Ave. (the length and width to be determined by the City and ACHD), and the adjustment and piping of the Creason Lateral. Phase 2 will consist of building construction, remaining site development of parking lots, access points, play structures, full road sections to the north property line and public utility connections. Although shown as part of the 2nd phase, the storage, maintenance and CTE building likely won't be constructed for a few years per the Applicant.

Dimensional Standards: The proposed development is required to comply with the dimensional standards listed in UDC *Table 11-2A-7* for the proposed R-15 zoning district (or UDC *Table 11-2A-6* for the R-8 district recommended by Staff). Education facilities are allowed a maximum building height of 50 feet as set forth in UDC *11-2A-3E.3*.

Specific Use Standards: The proposed use is required to comply with the specific use standards listed in UDC *11-4-3-14F*, Education Institution, as follows: *Staff's analysis is in italics.*

A. Accessory uses. Accessory uses including, but not limited to, daycare facilities, community events, community services, social services, curricular and extracurricular activities, meeting facilities for clubs and organizations, and school administration may be allowed.

   1. Community events shall include, but are not limited to, events organized by an association of persons for a social, literary, political, educational or recreational purpose. Community events shall not include retail or other services that are customarily carried on as a business.

   2. Curricular or extracurricular activities at an education institution shall include any sporting, musical, dramatic, artistic, fundraising or educational activities associated with any group, association, or classroom of said education facilities. Curricular or extracurricular activities shall not include retail or other services of businesses not directly associated with the education facility.

   3. When conducted within an existing structure and site modifications are not proposed and/or required allowed accessory uses do not require a certificate of zoning compliance.

   4. Uses not deemed as an accessory use by the Director shall require approval as a principal permitted or conditional use consistent with this title or as a temporary use consistent with title 3, chapter 4 of this Code.

B. Location criteria for elementary schools. Elementary schools should be located within the center of neighborhoods with access encouraged from local streets. Elementary school locations adjacent to public parks or open space are encouraged. At least thirty (30) percent of the perimeter of an elementary school site should be open to streets or open space areas. *The site is not located within the center of a neighborhood but may be in the future as much of the property surrounding this area has yet to annex but has a residential FLUM designation; a local street (Ersatz Rd.) is proposed along the east boundary of the site. Over 30% of the proposed school site is open to streets.*

C. Location criteria for middle schools and high schools. Middle and high schools may take access off a designated arterial or collector street. *The proposed school takes access off a*

collector street (Owyhee Storm Ave.).

D. Exemption. An education institution with less than one hundred fifty (150) students or located within the TN-R district may be exempt from the requirements for open space, landscaping, parking and drop off areas. *Not Applicable*

E. Conditional use requirement. A conditional use permit shall be required for any education institution in which any of the following circumstances exist:

1. The education institution is in excess of two hundred fifty thousand (250,000) square feet within a residential district; *The proposed school is 259,919 square feet.*

2. The education institution includes lighted fields adjoining or within a residential district; *The football field is proposed to be lighted within a residential district.*

3. The education institution will generate in excess of one thousand five hundred (1,500) vehicular trips per day; *The proposed school will exceed 1,500 vehicle trips per day at 4,132 trips per day.*

4. The education institution takes access from a collector or an arterial street and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site. *The proposed school takes access from a collector street (Owyhee Storm Ave.); a 10-foot wide detached multi-use pathway is proposed on the school site adjacent to the street for safe pedestrian/bicycle access to the site. There are no abutting neighborhoods to the west, north or east at this time as the adjacent land is yet to redevelop; an arterial street separates this site from the development to the south (i.e. Gander Creek subdivision).*

F. Portable classrooms (temporary and permanent). The site plan for all education institutions shall include the location of any future portable classrooms (temporary and/or permanent). *Four (4) portable future classrooms are proposed on the west side of the site just north of the elementary wing totaling 8,400 s.f. (2,100 s.f. each).*

1. Temporary portables. A temporary portable classroom shall be an accessory use valid for a maximum period of four (4) years from the date of issuance of a certificate of occupancy.

   a. Temporary portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance approval but shall not be subject to design review.

   b. Temporary portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit but shall not be subject to design review.

2. Permanent portables. Prior to the termination of the four-year permit, the applicant may request to convert a temporary portable classroom to a permanent portable classroom.

   a. Permanent portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance and design review approval.

   b. Permanent portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit and design review approval.

3. Permit termination. Upon termination of the four-year permit, the temporary portable classroom approval shall be null and void and the applicant shall remove the structure immediately.
4. Standards.
    a. The portable classroom shall not be located in the front yard of the principal school structure.
    b. The portable classroom shall not be located in any required yard.
    c. The placement of the portable classroom shall not reduce the number of required off street parking spaces.
    d. The portable structures shall comply with the building code in accord with title 10 of this Code.
    e. Exterior colors of the portable classrooms shall be compatible with the color of the primary school building.
    f. The roofing material on the portable classrooms shall be of a finish that emits a minimal amount of glare.
    g. Where the portable classroom is located within two hundred (200) feet of a street and is visible from such a street, the portable classroom shall be screened from view of the street with a minimum of one (1) evergreen tree per fifteen (15) feet of linear structure. The tree shall be a minimum of six (6) feet in height.

G. Additional standards for education institution, private. The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education. ***The Applicant shall comply with this standard.***

H. Additional standards for vocational or trade schools. The applicant shall provide written documentation that the school will have a major curriculum relating to technological industrial research and processes. *Not applicable.*

I. Parking space requirement. In all commercial and residential districts, education institutions shall provide one (1) parking space for every four hundred (400) square feet of gross floor area. *The proposed parking complies with this standard. See below for more detailed analysis on parking.*

Road Improvements: The Applicant proposes to extend Owyhee Storm Ave., a collector street, and Ersatz Rd., a local street, from the south boundary at McMillan Rd. to the north boundary of the subject property with development. The extension of these streets is proposed in two (2) phases as shown on the phasing plan in Section VIII.B. **To ensure the timely extension of Owyhee Storm Ave. and Ersatz Rd. for future development in the area, Staff recommends these streets (and associated detached sidewalks/multi-use pathways) are constructed to the northern boundary of the subject property with the first phase of development.** The Applicant states ITD has acquired the property necessary to complete the extension of Ersatz but not to a local street section with sidewalks, etc. The street section will start at the eastern ROW that ITD has acquired and the street section will extend the necessary dimension onto the subject property. The multi-use pathway required along the east side of Ersatz will be constructed with future development of the adjacent land.

Access: Two (2) driveway accesses are proposed via Owyhee Storm Ave., a future collector street, along the west boundary of the site and two (2) driveway accesses are proposed via Ersatz

Place Rd., a future local street, along the east boundary of the site; no access is proposed via W. McMillan Rd.

The southern driveway via Ersatz will provide access to the eastern parking lot and drop-off areas that are primarily dedicated to the high school and middle school portion of the building and campus. The northern driveway will provide access to the smaller secondary parking lot that will include a bus drop-off area, a future career technical building and the emergency vehicle access lane that extends west to Owyhee Storm Ave.

The southern driveway via Owyhee Storm will provide access to the western parking lot and drop-off areas that are primarily dedicated to the pre-school and elementary portions of the building and campus.

Parking: Off-street parking is required to be provided as set forth in UDC *11-4-3-14.I* (i.e. one space per 400 square feet of gross floor area). Based on 273,344 square feet (s.f.) of gross floor area (259,919 s.f. school building + 13,425 s.f. storage, maintenance & CTE building), a minimum of 683 parking spaces are required that comply with the standards listed in UDC *Table 11-3C-5*. If future classroom additions occur as anticipated, an additional 38 parking spaces will be required based on 15,300 square feet of gross floor area. If temporary portable classrooms are added as anticipated, an additional 21 parking spaces will be required based on 8,400 s.f. of gross floor area. The site plan depicts a total of 843 parking spaces at full build-out, which exceeds the minimum standards by 101 spaces. The Applicant proposes to only construct the minimum amount of parking (i.e. 650 spaces) required with the initial building construction.

Bicycle parking is required to be provided as set forth in UDC *11-3C-6G*. Based on 843 vehicle spaces, a minimum of 34 bicycle parking spaces are required that meet the location and design standards listed in UDC *11-3C-5C*; a total of 48 spaces are proposed, exceeding the minimum standards.

Sidewalks/Pathways: A 10-foot wide detached sidewalk/multi-use pathway is proposed within the street buffer along Owyhee Storm Ave. in accord with the Pathways Master Plan; and 5-foot wide detached sidewalks are proposed along W. McMillan Rd. and Ersatz Rd. *Note: A multi-use pathway is also required along the east side of Ersatz Rd., which will be required with construction of the eastern portion of the street section by the developer of the adjacent property.*

Five-foot wide detached sidewalks are typically required within street buffers along arterial streets. However, because ACHD is changing policy to require detached 10-foot wide multiple-use pathways (MUP) along arterial streets (i.e. McMillan Rd.) in lieu of on-street bike lanes, and because school children will be using this sidewalk to bike and walk to school, Staff recommends a 10-foot wide sidewalk/MUP is required along McMillan as a provision of the development agreement.

The multi-use pathway is required to be placed in a 14-foot wide public use easement if it's outside of the right-of-way. The easement should be submitted to the Planning division with the Certificate of Zoning Compliance application for the first phase of development.

To ensure pedestrian safety, Staff recommends the sidewalk/multi-use pathways are constructed along all streets with the first phase of development.

Landscaping: A landscape plan was submitted as shown in Section VIII.C.

A minimum 25-foot wide street buffer is required along W. McMillan Rd., an arterial street and a minimum 20-foot wide street buffer is required along Owyhee Storm Ave., a collector street, landscaped in accord with the standards listed in UDC *11-3B-7C*. **Buffers are required to be planted with a *variety* of trees, shrubs, lawn, or other vegetative groundcover. The landscape plan should be revised in accord with the aforementioned standards. Where the**

buffer is encumbered by an easement, the buffer area is required to include a minimum 5-foot wide area for planting shrubs and trees outside of the easement; the plans should be revised accordingly to accommodate the required plantings.

Parking lot landscaping is required in accord with the standards listed in UDC *11-3B-8C*.

Utilities (*UDC 11-3A-21*): Connection to City water and sewer services is required in accord with UDC 11-3A-21. Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances.

All utilities, *except* for City sewer, are available to the site or in close proximity. **Sewer service to this site will be provided from the Can-Ada Lift Station, which has not yet been built. Construction is planned to be completed towards the end of Fiscal Year 2025. The City plans to install a trunk sewer from the lift station (to be located near McMillan Road/Can-Ada Road) one mile to the east near the intersection of McMillan Road/Star Road as a part of the Can-Ada Lift Station Project. The school will need to extend sewer down McMillan Rd. and Owyhee Storm Ave. to the school campus in accord with the Sewer Master Plan.** The City is amenable to allowing a temporary lift station for the sports field concession and restroom buildings only, which shall be taken off-line as part of the construction of the school.

Waterways: The West Tap Sublateral runs along the southern boundary of this site adjacent to McMillan Rd. and the Creason Lateral bisects this site within a 30-foot wide easement. **The UDC (*11-3A-6*) requires all waterways that lie on the property being developed to be piped or otherwise covered unless being improved as a water amenity of linear open space. The easement for the Creason Lateral shall be depicted on the site and landscape plans.**

Pressurized Irrigation System (UDC *11-3A-15*): Underground pressurized irrigation water is required to be provided to the development as set forth in UDC 11-3A-15. On-site pressurized irrigation is proposed utilizing existing water rights from the Creason Lateral and a secondary irrigation well and pumping system will be installed to supplement irrigation needs during the "shoulder season" watering times.

Storm Drainage (UDC *11-3A-18):* An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances.

Hours of Operation: The primary hours of operation for the campus will be from 7:00 am to 3:00 pm Monday through Friday. Extended hours of operation will be based on athletic events and various activities throughout the school year. **Compliance with the City noise ordinance (MCC *6-3-6*) is required.**

Building Elevations: Building elevations were submitted as shown in Section VIII.D for the proposed 2-story school building. Building materials consist of a combination of masonry in smooth-face and split-face in two colors, deep ribbed metal and smooth metal with large expansions of glazing, which should be low maintenance. Raised parapets are proposed for modulation and screening of rooftop mechanical equipment. Proposed building heights are as follows: auditorium/gymnasium – 45'8"; classroom wings – 35'0".

Certificate of Zoning Compliance/Design Review: A Certificate of Zoning Compliance (CZC) and Design Review application is required to be submitted to the Planning Division and approved prior to submittal of building permit application(s). The application materials should be updated as necessary to comply with the conditions contained in Section IX. Compliance with the design standards in the Architectural Standards Manual is required. As discussed above in Section V, a "modern rural" design theme should be integrated into the project as desired in the Fields Sub-Area Plan.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation & zoning with an R-8 instead of R-15 zoning district, and conditional use permit with the provisions included in Section IX per the Findings in Section X.

VIII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map

LEGAL DESCRIPTION

Page 1 OF 1

March 2, 2023
Project No.: 121048

EXHIBIT "A"

COLE VALLEY CHRISTIAN SCHOOL
ANNEXATION DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Quarter Corner of Section 29 of said Township 4 North, Range 1 West, (from which point the Southeast Corner of said Section 29 bears South 89° 22' 00" East, 2642.71 feet distant), said South One Quarter Corner being the POINT OF BEGINNING;

Thence North 00° 51' 06" East, a distance of 2630.21 feet on the north-south mid-section line of said Section 29 to the Center One Quarter Corner of said Section 29;
Thence South 89° 22' 35" East, a distance of 1325.02 feet on the east-west mid-section line of said Section 29 to the Center-East 1/16th Corner of said Section 29;
Thence South 00° 56' 00" West, a distance of 2630.45 feet to a point on the southerly Section line of said Section 29;
Thence North 89° 22' 00" West, a distance of 454.52 feet on said southerly Section line;
Thence North 00° 56' 00" East, a distance of 487.34 feet;
Thence North 89° 43' 44" West, a distance of 774.21 feet;
Thence South 00° 16' 16" West, a distance of 21.70 feet;
Thence South 00° 51' 07" West, a distance of 460.74 feet to a point on the southerly Section line of said Section 29;
Thence North 89° 22' 00" West, a distance of 93.49 feet on said southerly Section line to the POINT OF BEGINNING.

The above described parcel contains 71.28 acres more or less.

PREPARED BY:
The Land Group, Inc.

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
3-2-2023
STATE OF IDAHO
JAMES R. WASHBURN

James R. Washburn

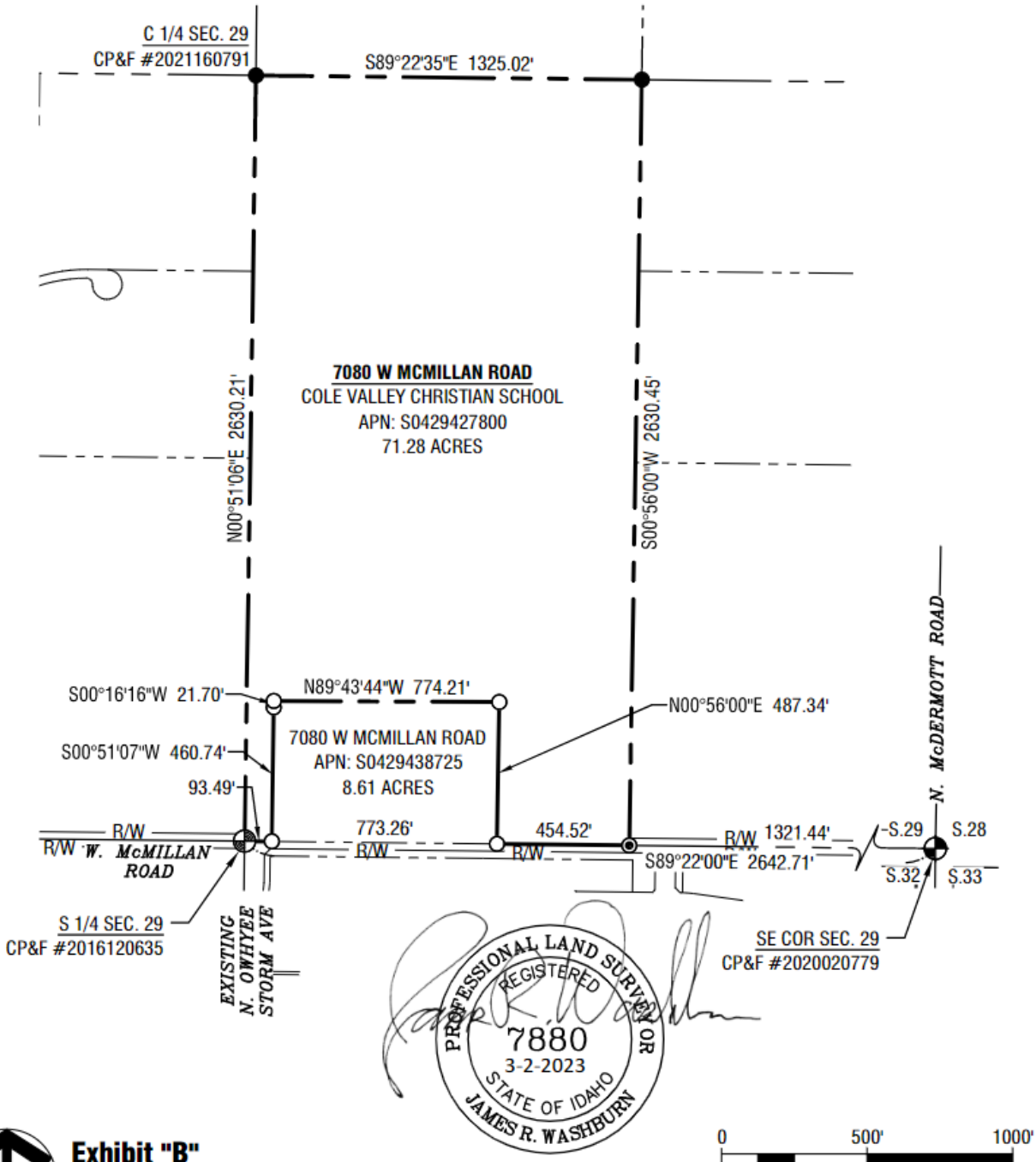


Exhibit "B"

Horizontal Scale: 1" = 500'

Project No.: 121048
March 2, 2023

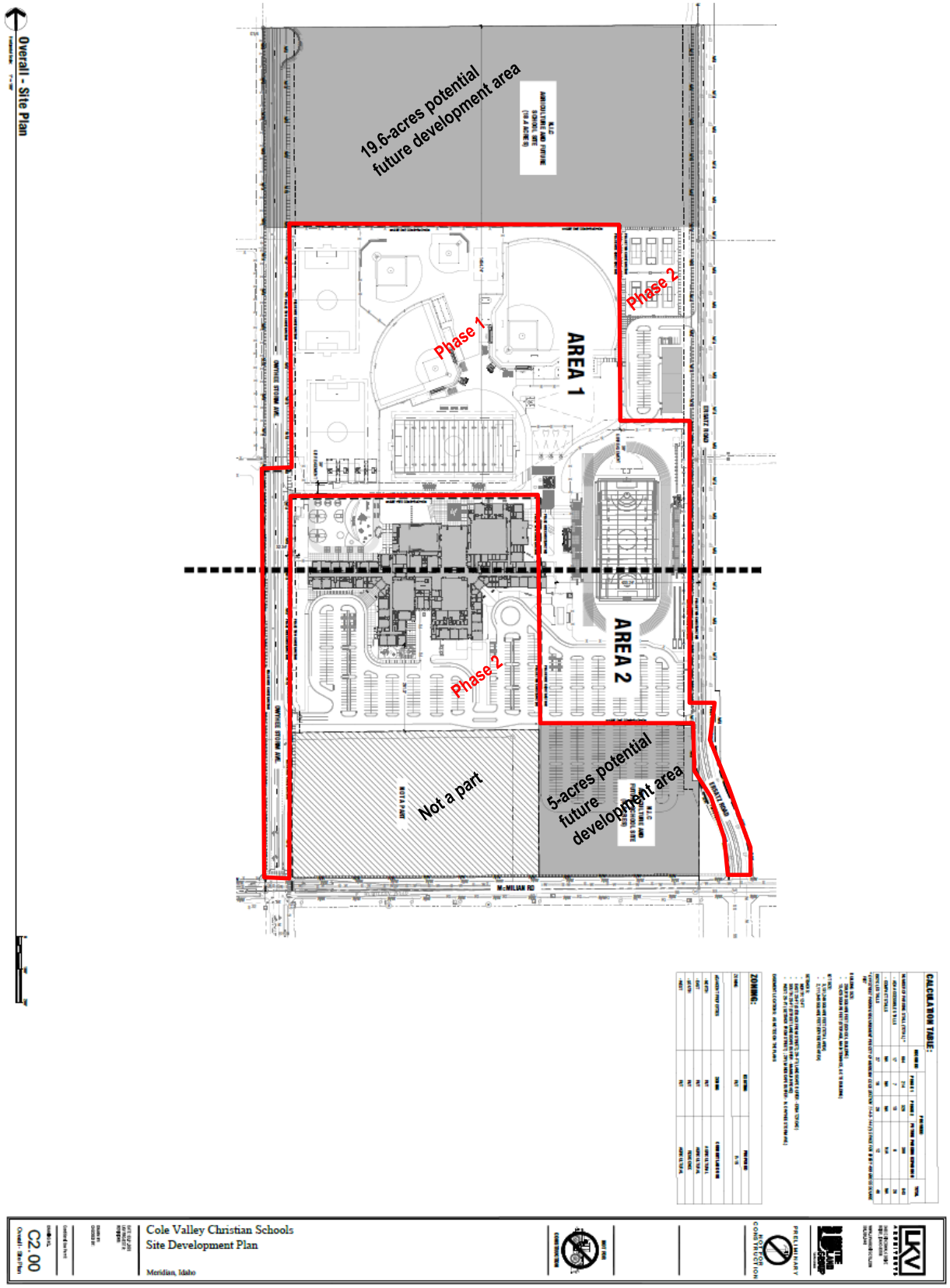
File Location: p:\2021\121048\cad\survey\exhibits\ex 121048 cvcs annexation 230301.dwg
Last Plotted By: mhorr 8:49AM
Data Plotted: Thursday, March 2 2023 at 09:58 AM

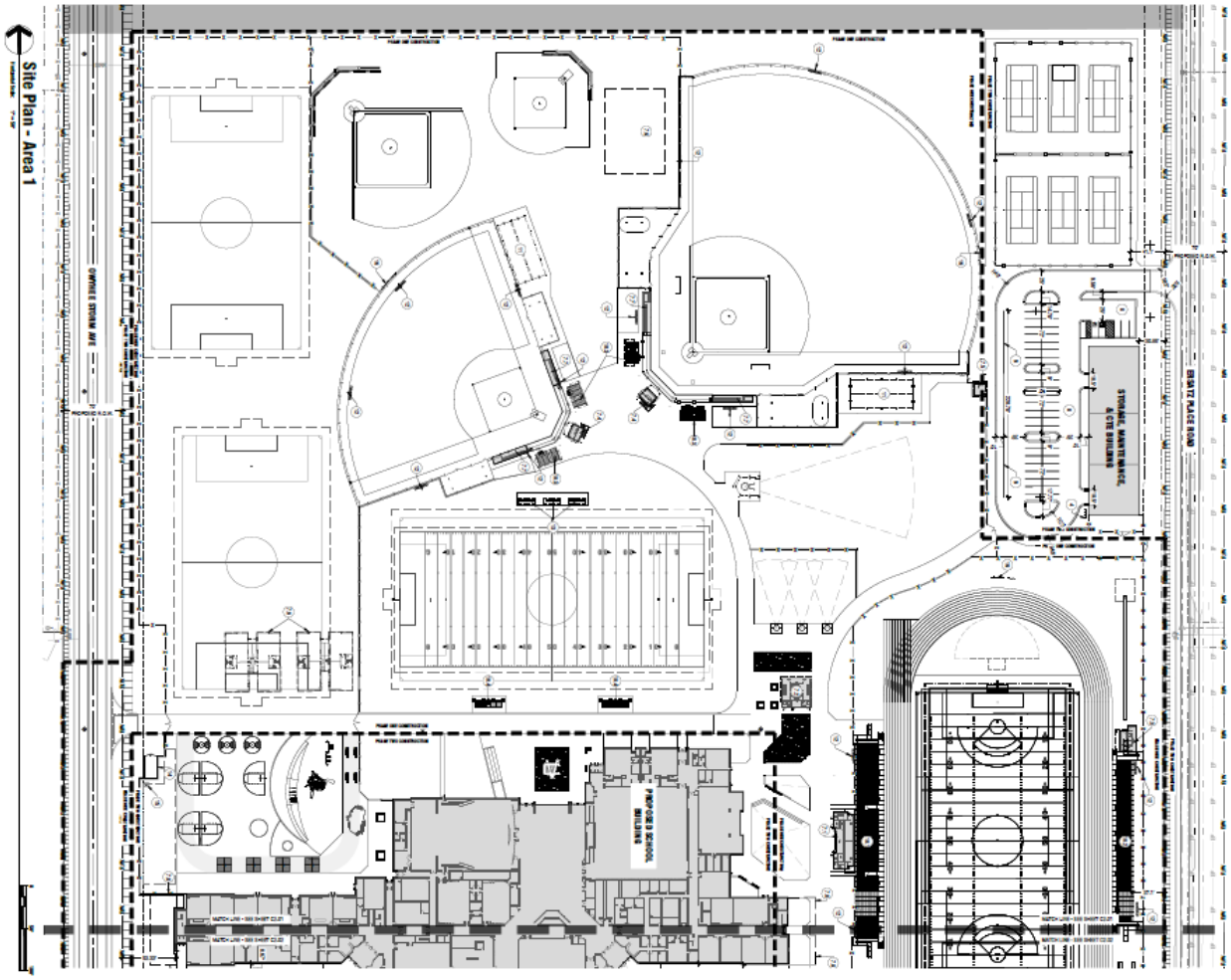
THE LAND GROUP

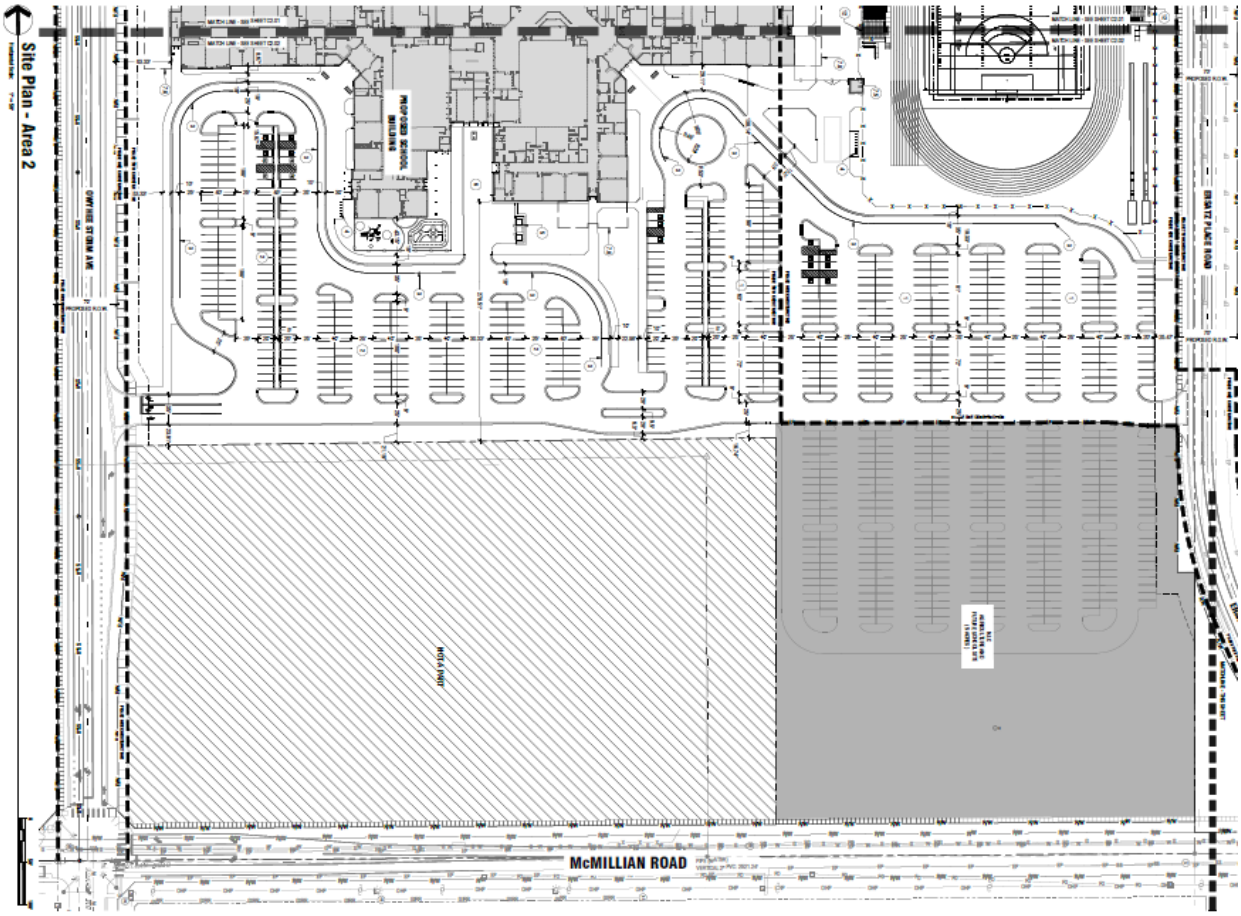
Annexation Description
Cole Valley Christian School
7080 W. McMillan Road

1

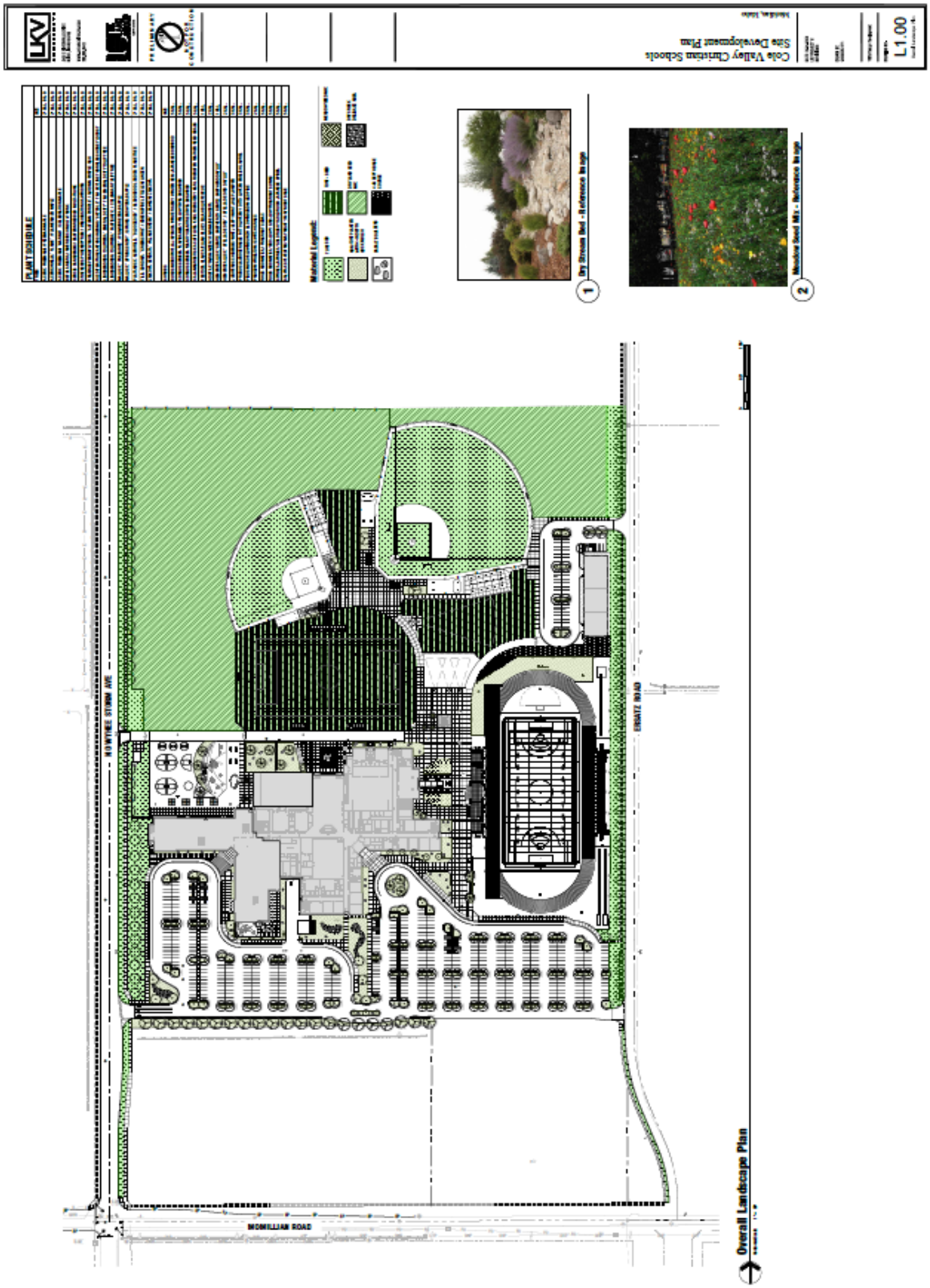
B. Proposed Site Plan with Phasing Plan (dated: 3/1/23)

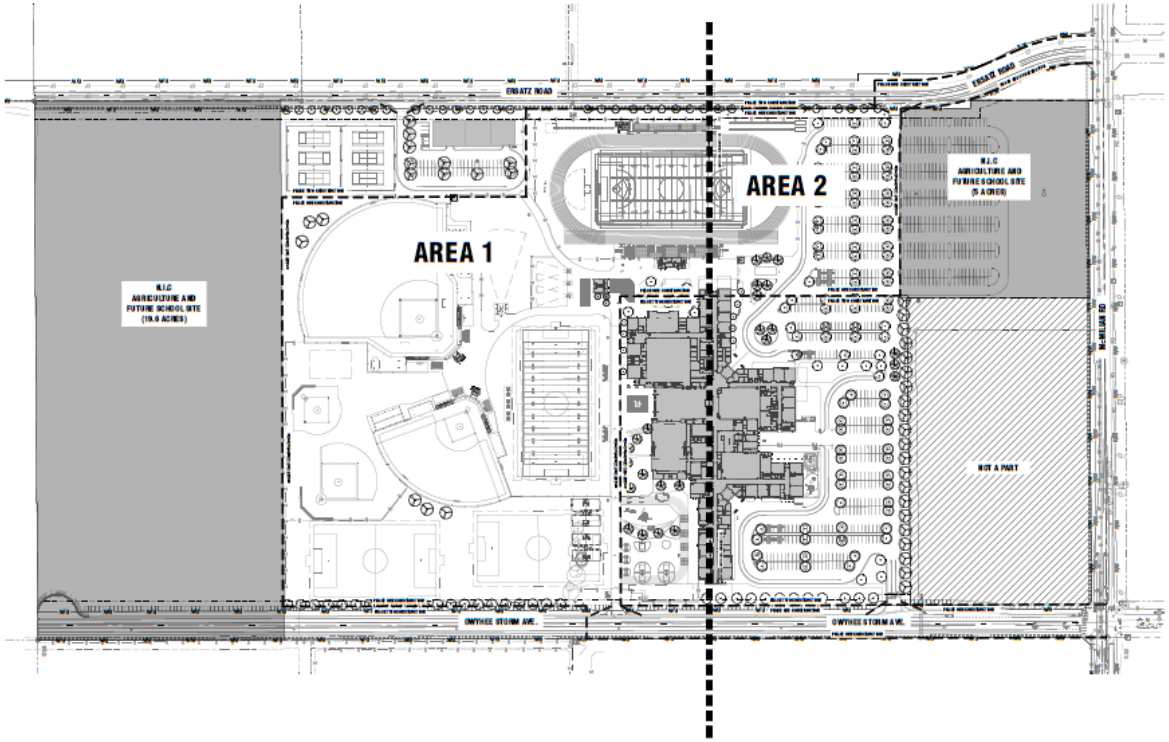



Site Plan - Area 1
PROPOSED SCHOOL BUILDING
STORAGE, MAINTENANCE, & CTE BUILDING
PRELIMINARY
NOT FOR CONSTRUCTION
Cole Valley Christian Schools
Site Development Plan
Meridian, Idaho
C2.01


Site Plan - Area 2
McMILLIAN ROAD
PROPOSED SCHOOL BUILDING
FUTURE PHASE
EBART PLACE ROAD
OWYHEE STORM AVE
Site Plan - Area 2
Keynotes
PRELIMINARY
NOT FOR CONSTRUCTION
Cole Valley Christian Schools
Site Development Plan
Meridian, Idaho
C2.02

C. Landscape Plan (dated: 3/1/23)





CALCULATION TABLE

NUMBER OF STREET TREES		
- NEW PHASE STORM AVE.	# OF EQUIP EQ	37 (PRE-HEIDI) *
- ERSATZ ROAD	# OF EQUIP EQ	36 (PRE-HEIDI) *
LINEAL FEET OF STREET FRONTAGE (IN OWYHEE STORM AVE.)	1400 LINEAL FEET	
LINEAL FEET OF STREET FRONTAGE (ERSATZ ROAD)	1400 LINEAL FEET	
PARKING STREET BUFFER (SIDE LOOKING OF PROPERTY FRONT)		
- NEW PHASE STORM AVE.	20 FT	
- ERSATZ ROAD	20 FT	
PARKING OF UNDEVELOPED PROPERTY LANDSCAPE & TRIP	REFER TO PLAN	
BUFFER BETWEEN DIFFERENT LANDUSES		
- NORTH	644.46 FT	
- EAST	20 FT	
- SOUTH	6.0 FT	
- WEST	53.3 FT	
NUMBER OF PARKING STALLS	550 PARKING STALLS	
PERCENT OF PARKING AREA WITH INTERNAL LANDSCAPING	25.2%	
TOTAL NUMBER OF TREES AND TREE SPECIES	250 (TOTAL TREES) ; 15 SPECIES	
MITIGATION FOR REMOVAL OF EXISTING TREES	SEE TREE INFORMATION NOTE-SCALE	

* EXCEPTIONS IN NUMBER OF PRE-HEIDI TREES DUE TO EASEMENTS FOR WATER & SEWER WITH IRRIGATION

LKV ARCHITECTS

THE LAND GROUP

PRELIMINARY
NOT FOR CONSTRUCTION

Cole Valley Christian Schools
Site Development Plan
Meridian, Idaho

DATE: 02/2011
LKV PROJECT #
[illegible]

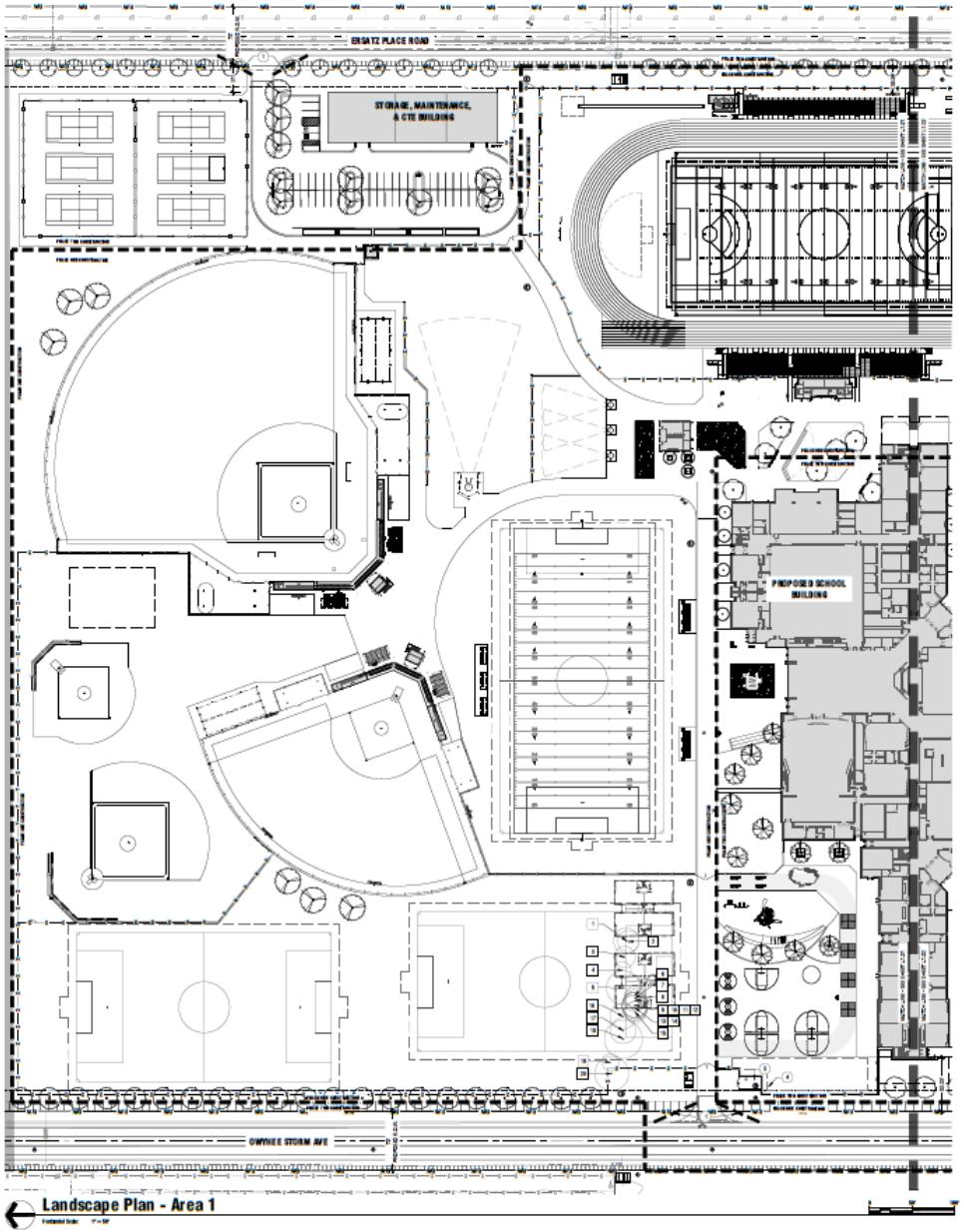
DRAWN BY:
CHECKED BY:

Certified for Permit

DRAWING:
L1.00
Overall - Landscape Plan

Overall - Landscape Plan

Horizontal Scale: 1" = 100'



Landscape Plan - Area 1

Landscape Notes

A. EXISTING NATURAL FEATURES OUTSIDE INCLUDE THE FOLLOWING GRASS, OPEN COLLECTIVE, AND DEGRADED NATURAL AND CONTOUR AND SHALL BE TILED.
B. EXISTING TREES AND VEGETATION OUTSIDE ARE SHOWN ON PLAN.
C. NO SLOPES GREATER THAN 20% SLOPE BELOW SLOPES PER PERIOD ON THIS SITE.

PLANT SCHEDULE

TREES	COMMON NAME	SIZE
ACER FREMANII	FREMANN MAPLE	2" CAL, B & B
ACER GRIMALDI "BLAZE"	BLAZE MAPLE	2" CAL, B & B
ACER FREMANII "AUTUMN"	AUTUMN BLAZE MAPLE	2" CAL, B & B
CATALPA NEW	PRAIRIE CHAMPION TRUMPET TREE	2" CAL, B & B
CORDIA CANESCENS	EASTERN FRIDE CHERRY TREE	2" CAL, B & B
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL, B & B
FRAXINUS PENNSYLVANICA "AUTUMN PURPLE"	AUTUMN PURPLE ASH	2" CAL, B & B
GLEDITSIA TRIACANTHOS INERMIS "SKYLINE" TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL, B & B
LAGERSTROEMIA FAUROEI "TUSCARORA" TM	TUSCARORA CRAPE MYRTLE	2" CAL, B & B
MAGNOLIA SOULANGEANA "ALBA SUPERBA"	COLUMNAR TULIP TREE	2" CAL, B & B
MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	2" CAL, B & B
MALUS 'SPRING SNOW'	SPRING SNOW CRAB APPLE	2" CAL, B & B
PLATANUS X ACERIFOLIA "BLOOD GOOD"	BLOOD GOOD LONDON PLANE TREE	2" CAL, B & B
TILIA CORDATA 'GREEN PRIDE'	GREEN SPIRE LITTLELEAF LINDEN	2" CAL, B & B
ZELKOVA SERRATA "VILLAGE GREEN"	VILLAGE GREEN ZELKOVA	2" CAL, B & B

Keynotes

1. [illegible] TRAVELLED AS A CORNER WITH A 3 INCHES WIDE CODE.
2. [illegible] BUILDING.
3. [illegible] BUILDING.
4. [illegible] WITH BUILDING.

TREE MITIGATION

SYMBOL	SPECIES	CALIPER INCHES	STATUS, REMOVE/TE
1	ELM	24	REMOVE/NC
2	ELM	24	REMOVE/NC
3	ELM	18	REMOVE/NC
4	ELM	18	REMOVE/NC
5	ELM	36	REMOVE/NC
6	ELM	12	REMOVE/NC
7	ELM	12	REMOVE/NC
8	ELM	12	REMOVE/NC
9	ELM	12	REMOVE/NC
10	ELM	12	REMOVE/NC
11	ELM	12	REMOVE/NC
12	ELM	12	REMOVE/NC
13	ELM	12	REMOVE/NC
14	ELM	12	REMOVE/NC
15	ELM	12	REMOVE/NC
16	ELM	24	REMOVE/NC
17	ELM	24	REMOVE/NC
18	ELM	36	REMOVE/NC
19	ELM	6	REMOVE/NC
20	ELM	24	REMOVE/NC

NOTE: THE ELM SPECIES DOES NOT REQUIRE MITIGATION IN MERIDIAN, IDAHO. EXISTING TREES HAVE BEEN IDENTIFIED BY THE LANDGROUP AND ARE TO BE VERIFIED BY MERIDIAN CITY ARBORIST PRIOR TO REMOVAL.

LKV ARCHITECTS

THE LAND GROUP

PRELIMINARY
NOT FOR CONSTRUCTION

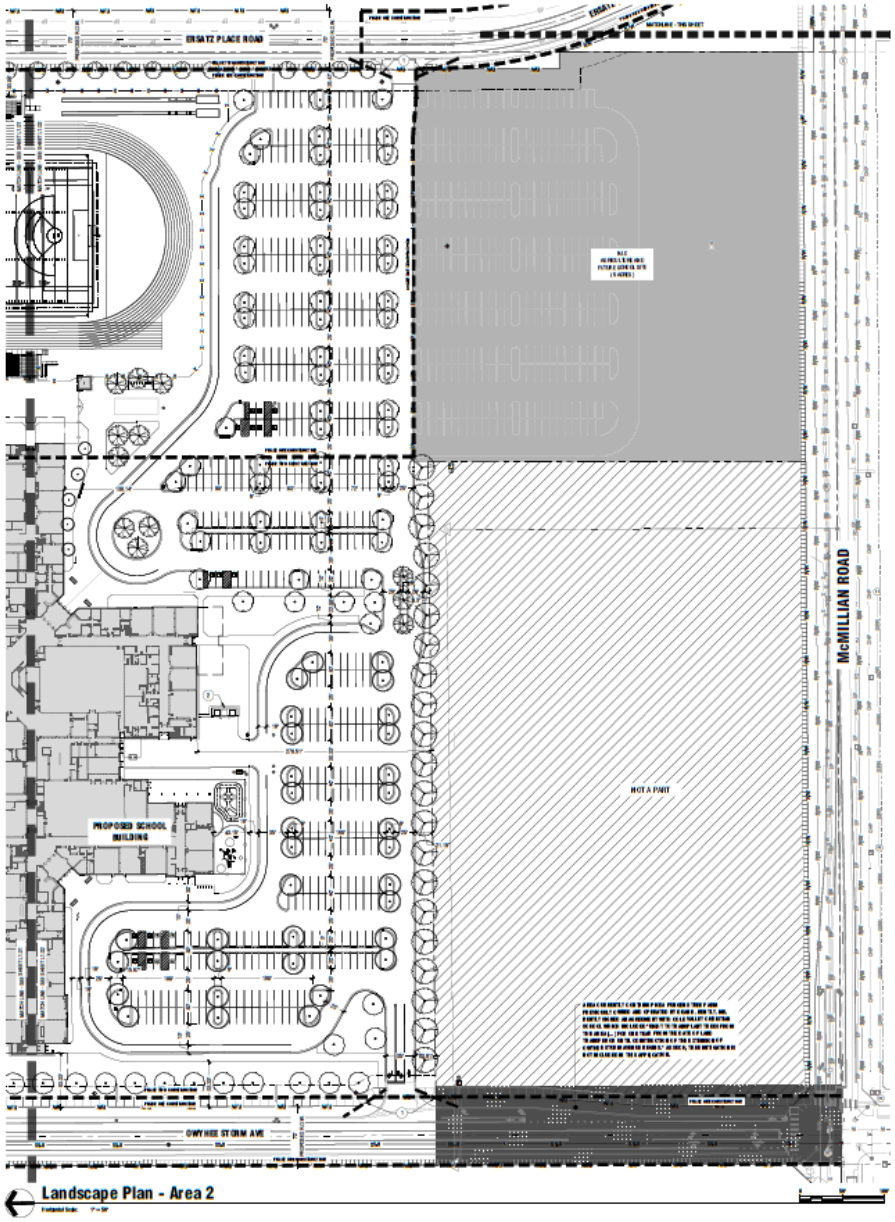
Cole Valley Christian Schools
Site Development Plan
Meridian, Idaho

DATE: 02/12/2021
LAY PLOT BY: A. Hoppes

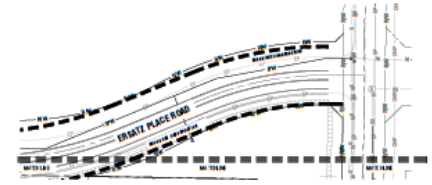
DRAWN BY:
CHECKED BY:

Conditional Use Permit

SHEET NO.
L1.01
Landscape Plan - Area 1



Landscape Plan - Area 2



Landscape Plan - Area 2

Landscape Notes

A. EXISTING NATURAL FEATURES OR SITE INCLUDE THE FOLLOWING: GRASS, OPEN SPACE, NATURAL PERIMETER BUFFERS, AS SHOWN ON PLAN, AS WELL AS TREES.
B. EXISTING TREES AND VEGETATION SHOULD BE LOCATED AS SHOWN ON PLAN.
C. NO SLOPES GREATER THAN 25% SLOPE EXISTS ON OR PER PERIMETER ON THIS SITE.

PLANT SCHEDULE

	TREES	COMMON NAME	SIZE
	ACER X FREEMANII	FREEMAN MAPLE	2" CAL. B & B
	ACER GRIMALDI 'FLAME'	RED MAPLE	2" CAL. B & B
	ACER X FREEMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	2" CAL. B & B
	ACER PALMATUM	JAPANESE MAPLE	2" CAL. B & B
	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	2" CAL. B & B
	CRATAEGUS PHAENOPYRUM	WAX HAW TEXAS HAWTHORN	2" CAL. B & B
	PLATANUS ACERIFOLIA 'AUTUMN PURPLE'	AUTUMN PURPLE LONDON PLANE	2" CAL. B & B
	QUERCUS FRAXINETTO 'BURNIE' OFF CENTER TM	BURNIE OFF CENTER HONEY LOCUST	2" CAL. B & B
	TILIA CORDATA 'TALPHON' - EMERALAD CITY TM	EMERALD CITY TULIP TREE	2" CAL. B & B
	TILIA CORDATA 'TALPHON' - IN STOCK	EMERALD TULIP TREE	2" CAL. B & B
	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	2" CAL. B & B
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	2" CAL. B & B
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL. B & B
	TILIA CORDATA 'GREEN SPIRE'	GREEN SPIRE LITTLELEAF LINDEN	2" CAL. B & B
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	2" CAL. B & B

Keynotes

1. ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH CITY OF MERIDIAN CODE.
2. SEE "TREE" CHECKLIST.
3. PROVIDE SEPARATE PRIVATE IRRIGATION SYSTEM WITH SMART CONTROLLER.
4. SEED AND MAT IRRIGATION WATER IS QUICK WELL.

LKV ARCHITECTS

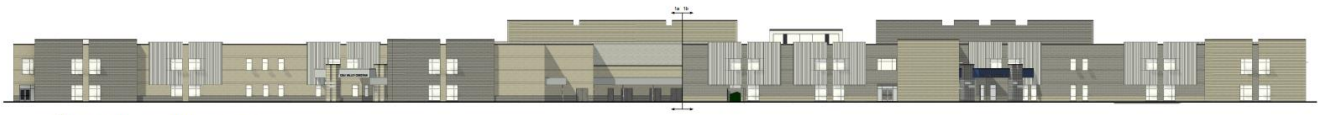
THE LAND GROUP

PRELIMINARY
NOT FOR CONSTRUCTION

Cole Valley Christian Schools
Site Development Plan
Meridian, Idaho

L1.02
Landscape Plan - Area 2

D. Building Elevations



1 SOUTH ELEVATION OVERALL

1" = 20'-0"

1a SOUTH ELEVATION - PRESCHOOL / ELEMENTARY SCHOOL ENTRANCE

1/16" = 1'-0"

1b SOUTH ELEVATION - MIDDLE SCHOOL / HIGH SCHOOL ENTRANCE

1/16" = 1'-0"

LKV ARCHITECTS

COLE VALLEY CHRISTIAN SCHOOLS
MERIDIAN, IDAHO

CVCS - CENTRAL CAMPUS

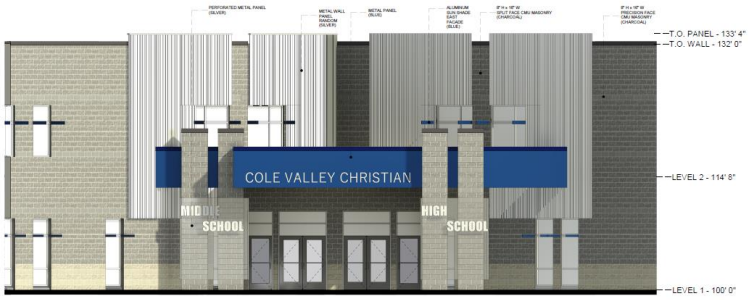
SCALE : As indicated

BUILDING ELEVATIONS - SOUTH

3

1 PRESCHOOL / ELEMENTARY ENTRANCE

1/4" = 1'-0"



2 MIDDLE / HIGH SCHOOL ENTRANCE

1/4" = 1'-0"

LKV ARCHITECTS

COLE VALLEY CHRISTIAN SCHOOLS
MERIDIAN, IDAHO

CVCS - CENTRAL CAMPUS

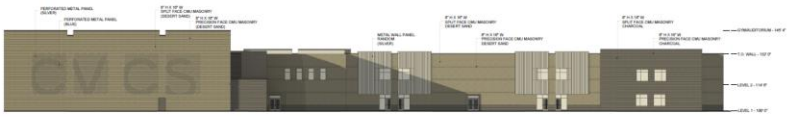
SCALE : 1/4" = 1'-0"

ENLARGED ELEVATION

4

1 NORTH ELEVATION OVERALL

1a NORTH ELEVATION 1



1b NORTH ELEVATION 2

LKV ARCHITECTS

COLE VALLEY CHRISTIAN SCHOOLS
MERIDIAN, IDAHO

CVCS - CENTRAL CAMPUS

BUILDING ELEVATIONS - NORTH

SCALE : As indicated

5

1 EAST ELEVATION OVERALL

2 WEST ELEVATION OVERALL

LKV ARCHITECTS

COLE VALLEY CHRISTIAN SCHOOLS
MERIDIAN, IDAHO

CVCS - CENTRAL CAMPUS

BUILDING ELEVATIONS - EAST / WEST

SCALE : 1/16" = 1'-0"

6

1 PRESCHOOL / ELEMENTARY ENTRANCE

2 MIDDLE / HIGH SCHOOL ENTRANCE

3 AERIAL MIDDLE / HIGH SCHOOL ENTRANCE

4 NORTH PATIO

LKV ARCHITECTS

COLE VALLEY CHRISTIAN SCHOOLS
MERIDIAN, IDAHO

CVCS - CENTRAL CAMPUS

SCALE : N/A

EXTERIOR RENDERS

7

IX. CITY/AGENCY COMMENTS & CONDITIONS

Prior to the City Council hearing, additional site development details (i.e. landscaping, fencing, signage, public art, etc.) shall be submitted to the Planning Division that demonstrate compliance with the "modern rural" design theme in the Fields Sub-Area Plan.

Final approval of the property boundary adjustment application by Ada County Development Services shall be obtained prior to City Council approval of the Annexation Ordinance.

Prior to City Council approval of the Development Agreement, an amended phasing plan shall be submitted that includes the extension of Owyhee Storm Ave. and Ersatz Place Road to the northern property boundary and detached sidewalks/multi-use pathways along McMillan Rd., Owyhee Storm Ave. and Ersatz Place Rd. with the first phase of development.

A. PLANNING DIVISION

1. Annexation & Zoning

1.1 A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of $303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

a. Future development of this site shall be generally consistent with the site plan, landscape plan, phasing plan and conceptual building elevations included in Section VIII and the provisions contained herein.

b. Future development of this site shall incorporate design elements consistent with the "modern rural" design theme outlined in the Fields Sub-Area Plan as discussed in Section V and proposed with this application.

c. Owyhee Storm Ave. and Ersatz Rd. shall be constructed the full length of the subject property with the first phase of development at the width/street section required by the Ada County Highway District.

d. All detached sidewalks and multi-use pathways along public streets (i.e. McMillan Rd., Owyhee Storm Ave. and Ersatz Rd.) shall be constructed with the first phase of development.

e. Compliance with the City noise ordinance (MCC *6-3-6*) is required.

f. If the 23.4-acre portion of the site (5-acre portion at southeast corner and 18.4-acre portion at the north end) develops in the future with a use(s) other than an education institution, an amendment to the Development Agreement is required to include an updated development plan.

g. Direct access via W. McMillan Rd. is prohibited.

2. Conditional Use Permit

2.1 Compliance with the standards listed in UDC *11-4-3-14* – Education Institution, is required.

2.2 Compliance with the dimensional standards listed in UDC *Table 11-2A-6* for the R-8 zoning district is required with the exception of building height. Education facilities are allowed a

maximum building height of 50 feet as set forth in UDC *11-2A-3E.3*.

2.3 The site/landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:

a. Depict a minimum 25-foot wide street buffer along W. McMillan Rd. and a minimum 20-foot wide street buffer along Owyhee Storm Ave., measured from back of curb.

b. Depict landscaping within street buffers in accord with the standards listed in UDC *11-3B-7C.3*, which requires a variety of trees, shrubs, lawn, or other vegetative groundcover among other specifications. *Where the buffer is encumbered by an easement, the buffer area shall include a minimum 5-foot wide area for planting shrubs and trees outside of the easement as set forth in UDC 11-3B-7C.1b.*

c. Depict the 30-foot wide easement for the Creason Lateral.

d. Depict a 10-foot wide detached sidewalk/multi-use pathway within the required street buffers along Owyhee Storm Ave. and W. McMillan Rd.

2.4 All waterways on the subject property shall be piped or otherwise covered unless improved as a water amenity of linear open space as set forth in UDC *11-3A-6*.

2.5 A 14-foot wide public use easement shall be submitted to the Planning Division with the first Certificate of Zoning Compliance application for the 10-foot wide multi-use pathway along Owyhee Storm Ave. if the pathway is outside of the right-of-way.

2.6 The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education per UDC *11-4-3-14G* with the Certificate of Zoning Compliance application.

2.7 A Certificate of Zoning Compliance application shall be submitted for the proposed use that complies with all UDC conditions and the provisions contained herein.

2.8 The future temporary portable classrooms shall comply with the standards listed in UDC *11-4-3-14F*. A Certificate of Zoning Compliance application shall be submitted for approval of the portable classrooms. These structures are not subject to design review. *Temporary portable classrooms that do not meet the aforementioned standards shall require a conditional use permit but shall not be subject to design review.*

2.9 A Design Review application shall be submitted for the proposed structures that complies with the design standards listed in the Architectural Standards Manual. Design elements should be incorporated in the site consistent with the "modern rural" design theme outlined in the Fields Sub-Area Plan as discussed in Section V.8.

2.10 The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC *11-5B-6*. A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS DEPARTMENT

General Conditions of Approval

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. 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.
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 81/2" 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.
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 prior to receiving development plan approval.
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.
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.
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.
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.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
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.
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.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.

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.
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.
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.
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.
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*.
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.
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

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292608&dbid=0&repo=MeridianCity

D. PARK'S DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292614&dbid=0&repo=MeridianCity

E. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294319&dbid=0&repo=MeridianCity

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294389&dbid=0&repo=MeridianCity

G. ADA COUNTY DEVELOPMENT SERVICES

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=293650&dbid=0&repo=MeridianCity

H. IDAHO TRANSPORTATION DEPARTMENT (ITD)

TIS Acceptance:
https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292597&dbid=0&repo=MeridianCity

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

TIS Acceptance:
https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292599&dbid=0&repo=MeridianCity

X. FINDINGS

A. Annexation (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

   Staff finds the Applicant's request to annex the subject property with the recommended R-8 zoning district for the development of a private education institution on the site is consistent with the MDR and school designations on the FLUM in the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

   Staff finds the map amendment to the recommended R-8 zoning district and associated development is consistent with the regulations outlined for the district.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

   Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed use should be compatible with adjacent existing and future residential uses in the vicinity.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

   Staff finds City water service is available to be extended to this development; however, City sewer service will not be available until the Can-Ada lift station project has been completed

toward the end of fiscal year 2025. The provision of a school in this area will assist in providing for the education needs of the community in this area of the City.

5. The annexation (as applicable) is in the best interest of city.

   Staff finds the proposed annexation is in the best interest of the city.

B. Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request 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.

   Staff finds the site is large enough to accommodate the proposed use and meet all dimensional and development regulations of the recommended R-8 zoning district.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

   Staff finds the proposed education institution will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII of this report.

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.

   Staff finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential 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.

   Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII of this report.

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.

   Staff finds the proposed use will be served by essential public facilities and services as required once the City's Can-Ada lift station project is completed.

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.

   Staff finds the proposed use will not create 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.

   Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

   Staff finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

   a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

      This finding is not applicable.

   b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

   ` *This finding is not applicable.*