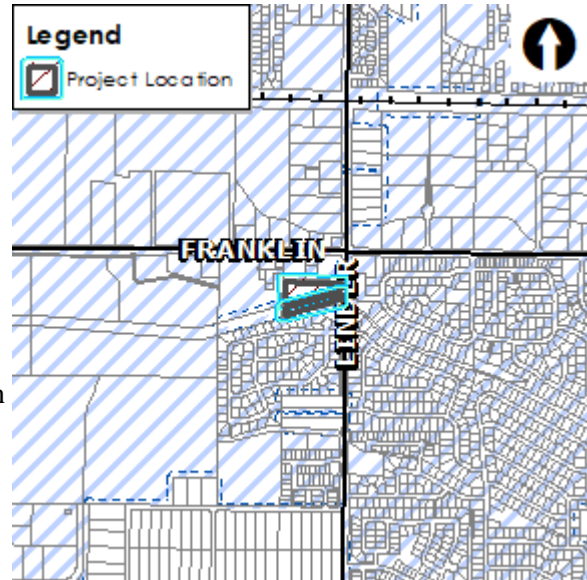


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: August 4, 2020
 DATE: *Continued from: July 7, 2020*
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2020-0014
 Villas at Twelve Oaks East – MDA, AZ
 LOCATION: 115 S. Linder Rd. in the NE ¼ of Section 14, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Annexation of 6.63 acres of land with a TN-R zoning district; and modification to the existing Development Agreement (Inst. #2016-095715) for the associated development to the west to include the subject property and proposed development plan in the agreement, and removal of the provision requiring an 8-foot tall concrete fence to be constructed.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	4.59	
Future Land Use Designation	Commercial	
Existing Land Use	Single-family residential (SFR) and agricultural	
Proposed Land Use(s)	Multi-family residential (MFR)	
Current Zoning	R1 in Ada County	
Proposed Zoning	TN-R (Traditional Neighborhood – Residential)	
Lots (# and type; bldg/common)	NA (property is not proposed to be subdivided)	
Phasing plan (# of phases)	1	
Number of Residential Units (type of units)	64 multi-family apartment units	
Density (gross & net)	13.94 gross/14.12 net	
Open Space (acres, total [%] / buffer / qualified)	1.59 of an acre (34.6%)	

Amenities	10' wide multi-use pathway	
Physical Features (waterways, hazards, flood plain, hillside)	The Ten Mile Creek runs along the southern boundary of this site	
Neighborhood meeting date; # of attendees:	October 17, 2019; 7 attendees	
History (previous approvals)	AZ-05-056 (Hark's Canyon Creek Subdivision DA Inst. #106180812); MDA-13-008 (1 st Addendum to DA Inst. 113103818); H-2016-0100 (2 nd Addendum to DA Inst. #2016-095715)	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	Linder Rd. is improved with 2/3-travel lanes, between 32-33' of pavement, and no curb, gutter or sidewalk abutting this site. There is 55' of ROW for Linder Rd. (25' from centerline).	
• CIP/IFYWP	<p>Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):</p> <ul style="list-style-type: none"> Linder Road is currently under construction to be widened to 5-lanes from Franklin Road to Pine Avenue. Linder Road is listed in the CIP to be widened to 5-lanes from Franklin Road to Overland Road between 2031 and 2035. This is to be a joint project with ITD. The intersection of Franklin Road and Linder Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2021 and 2025. 	

Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) 25' wide driveway access is proposed via S. Linder Rd., an arterial street	
Traffic Level of Service	Acceptable (Better than "E") – Franklin & Linder Roads	
Stub Street/Interconnectivity/Cross Access	A cross-access easement exists to this site from the property to the north. A driveway at the site's west boundary is proposed to be extended through the site to Linder Rd.	
Existing Road Network	None	
Existing Arterial Sidewalks / Buffers	None	
Proposed Road Improvements	None	

Fire Service		
• Distance to Fire Station	2.3 miles from Fire Stations #1	
• Fire Response Time	Falls within 5 minute response time	
• Resource Reliability	75% for Fire Station #1; does <i>not</i> meet the target goal of 80% or greater	
• Risk Identification	Risk factor of 2 – current resources would <i>not</i> be adequate to supply service to this project (see comments in Section VIII.C)	
• Accessibility	Project meets all required access, road widths and turnarounds	
• Special/resource needs	An aerial device is required; the closest truck company is 4 minutes travel time (under ideal conditions) – Fire Dept. can meet this need in the required timeframe.	
• Water Supply	Requires 1,500 gallons per minute for 2 hours; may be less if building is fully sprinklered, which all are proposed to be	
• Other Resources	NA	

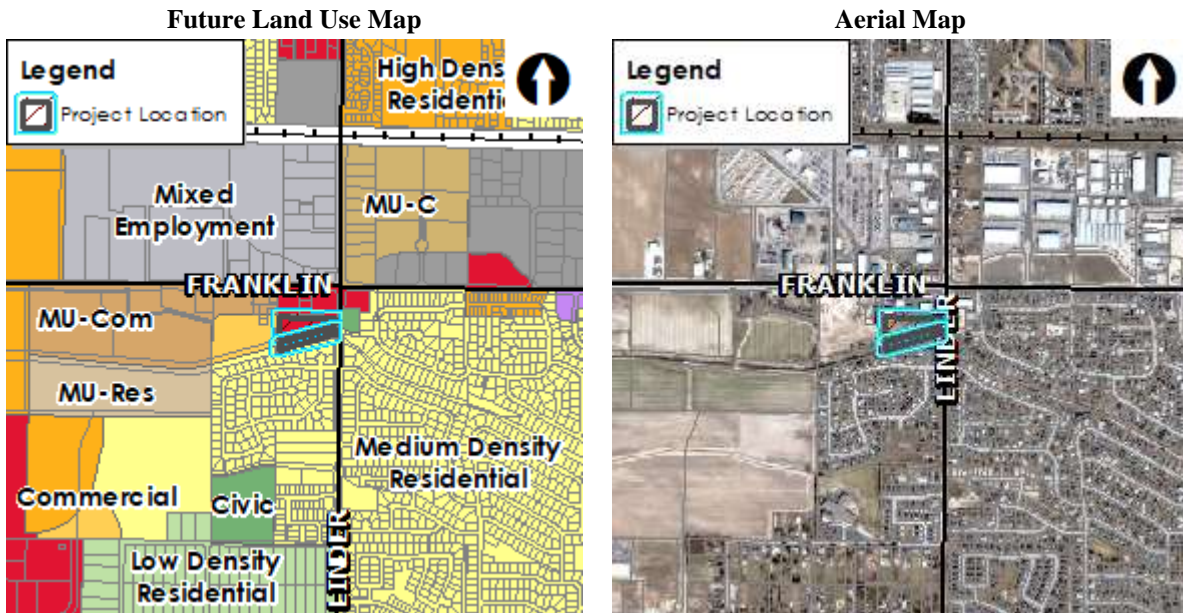
Police Service		
• Distance to Police Station	2.5 miles	
• Police Response Time	3:5 minutes	
• Calls for Service	577 within a mile of site (3/1/2019 – 2/29/2020)	
• Accessibility	No issues with the proposed access	
• Specialty/resource needs	No additional resources are required at this time; the PD already services the area	
• Crimes	67 within a mile of site (3/1/2020 – 2/29/2020)	
• Crashes	26 within a mile of site (3/1/2020 – 2/29/2020)	

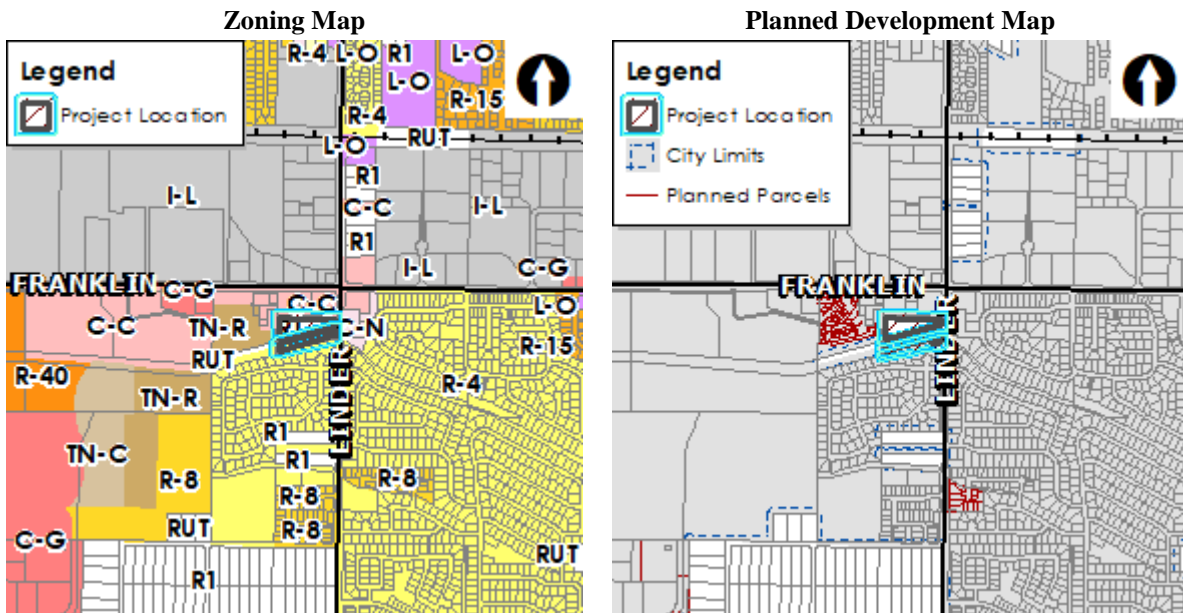
West Ada School District				
1. Distance (elem, ms, hs)		Enrollment	Capacity	Miles (Dev. to School)
	Peregrine Elementary	562	650	.7
	Meridian Middle School	1192	1250	1.6
2. Capacity of Schools	Meridian High School	1965	2400	.7
3. # of Students Enrolled	Due to the abundant amount of growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Pleasant View Elementary, and Owyhee High School.			
4. # of students predicted for this development	51			

Wastewater		
• Distance to Sewer Services	Directly adjacent	
• Sewer Shed	Ten Mile Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.9	
• Project Consistent with WW Master Plan/Facility Plan	Yes	

<ul style="list-style-type: none"> • Impacts/Concerns 	<p>Per the Sanitary Sewer Master Plan, this parcel is supposed to connect to sewer on the property to the north and ultimately to W. Franklin Rd. The current configuration has sewer going to the west. Under this configuration the sewage is pumped through two lift stations. It is unknown if the lift stations can handle the extra load. The City wants to avoid sending the waste to the west and through the lift stations. Please direct sewage to the north as shown in the master plan.</p>	
Water		
<ul style="list-style-type: none"> • Distance to Water Services 	Directly adjacent	
<ul style="list-style-type: none"> • Pressure Zone 	2	
<ul style="list-style-type: none"> • Estimated Project Water ERU's 	See application	
<ul style="list-style-type: none"> • Water Quality Concerns 	None	
<ul style="list-style-type: none"> • Project Consistent with Water Master Plan 	Yes	
<ul style="list-style-type: none"> • Impacts/Concerns 	None	

C. Project Maps





III. APPLICANT INFORMATION

A. Applicant:

Jim Jewett – 776 Riverside Dr., Ste. 204, Eagle, ID 83616

B. Owner:

Same as Applicant

C. Representative:

Josh Beach, Sawtooth Land Surveying – 2030 S. Washington Ave., Emmett, ID 83617

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	5/15/2020	6/19/2020
Radius notification mailed to property owners within 300 feet	5/13/2020	6/16/2020
Public hearing notice sign posted on site	5/20/2020	6/25/2020
Nextdoor posting	5/13/2020	6/16/2020

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE:

This property is designated Commercial on the Future Land Use Map in the [Comprehensive Plan](#) .

The Commercial designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities.

The proposed high density multi-family development will provide housing options in close proximity to the rapidly developing Ten Mile area where employment uses are planned to develop. The proposed project is an extension of the Villas at Twelve Oaks project to the west and will share amenities and common open space. A segment of the City's multi-use pathway system is planned along the southern boundary of the site adjacent to the Ten Mile Creek which will provide a pedestrian connection from Linder Rd. to the west to the future employment uses in the Ten Mile area.

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 high density multi-family apartment units will contribute to the variety of residential categories in the City and in close proximity to the Ten Mile area as desired.

- “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 service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “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)

Only one housing type (i.e. mutli-family apartments) is proposed in this development which contributes to the variety of housing types in this area. In the abutting Villas at Twelve Oaks project, duplex style and 8- and 12-plex multi-family apartments were approved.

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

The proposed multi-family residential use and site design should be compatible with multi-family uses to the west, commercial uses to the north and single-family residential uses to the east across Linder Rd.

- “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 proposed to be provided to and though this development in accord with current City plans.

- “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.

- “Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City’s vision and the necessary extension of public services and infrastructure is provided.” (3.03.03)

The proposed development plan is consistent with the City’s vision in terms that multi-family residential uses are proposed which are an allowed use in the Commercial FLUM designation. Public services and infrastructure are proposed to be provided.

In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan for this area.

VI. STAFF ANALYSIS

A. ANNEXATION & ZONING

The Applicant requests annexation of 6.63 acres of land with a TN-R (Traditional Neighborhood – Residential) zoning district. A conceptual site plan and building elevations were submitted showing how the property is planned to develop with 65 multi-family apartment units; this project is planned to be an extension of the multi-family project (Villas at Twelve Oaks) in the development process on the adjacent property to the west (see Section VIII.C, D).

Multi-family developments are listed as a principal permitted use in the TN-R district per UDC Table 11-2D-2. All future development is subject to the dimensional standards listed in UDC Table 11-2D-6 for the TN-R zoning district. There is an existing home on the site that is proposed to be retained and used as an additional rental/manager’s unit.

The site plan depicts access to the proposed development via the extension of a driveway at the west boundary of the site and via S. Linder Rd. A non-exclusive vehicular/pedestrian ingress-egress easement (Inst. 113099953) exists to this site from the property to the north that is located approximately 145.3 feet from the west end of the concrete fence along the north boundary; there is an existing 8-foot tall concrete wall constructed on the property line that prevents access between the properties. **To facilitate connectivity between the residential project and the abutting commercial development, the Applicant should remove a small section of the wall (up to 24.5 feet in width as allowed by the easement) to allow for a pedestrian connection to be provided as a provision of the amended Development Agreement (DA).**

Because this property is proposed to be included as part of the multi-family development to the west, the overall common open space and site amenities should comply with the minimum standards listed in UDC 11-3G-3 and 11-4-3-27. Staff has verified the overall common open space and site amenities exceed the minimum UDC standards. To ensure common open space and site amenities are shared between the two sites, Staff recommends a DA provision is included requiring such.

The Pathways Master Plan depicts a segment of the City’s regional pathway on this site along the north side of the Ten Mile Creek and along the west side of S. Linder Rd. The pathway along the creek is planned to eventually provide a pedestrian connection between Linder and Ten Mile Roads. With the original Twelve Oaks project to the west, a pedestrian bridge was required to be constructed across the creek for a connection from the residential neighborhood (Whitestone Estate Subdivision) to the south to the north to Franklin Rd. Because the Pathways Plan at that time didn’t depict an east/west pathway along the creek, a pathway was not required between the east and west boundaries. **In order to facilitate**

an east/west pathway connection between Linder and Ten Mile Roads and the Ten Mile area, Staff recommends a 10-foot wide pathway is constructed on the overall Twelve Oaks project in accord with the Plan as a provision of the amended DA.

With development, a minimum 25-foot wide street buffer is required to be constructed along Linder Rd., landscaped per the standards listed in UDC 11-3B-7C. **Typically, a detached sidewalk would be required within the street buffer along Linder Rd., an arterial street, per UDC 11-3A-17; however, because a segment of the City's multi-use pathway is planned from the creek to the north, Staff recommends a detached 10-foot wide concrete pathway is constructed in lieu of a sidewalk in this location. The sidewalk south of the creek along Linder Rd. may be constructed in the future with the bridge widening project; ACHD is requiring a road trust for those improvements.**

Conceptual building elevations were submitted that are the same as those being constructed in the original Villas at Twelve Oaks development; no changes are proposed to the elevations in the DA (see Section VIII.D). All future structures are required to comply with the design standards listed in the Architectural Standards Manual. Detailed review of the elevations for compliance with these standards will take place with the Certificate of Zoning Compliance and Design Review application prior to application for building permits.

Based on the analysis above in Section V, Staff is of the opinion the requested annexation with the TN-R zoning and proposed development is consistent with the Commercial FLUM designation for this site and uses desired in this area.

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. A legal description and exhibit map for the annexation area is included in Section VIII.A. Additional land on the north side of the creek on the adjacent Villas at Twelve Oaks property to the west that was inadvertently not included in the previous annexation boundary legal description is included in the proposed annexation boundary to clean up the zoning in this area.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. Because a DA exists on the associated project to the west, the Applicant proposes to amend that agreement to include the subject property rather than enter into a new agreement just for this property (see analysis below). **Staff recommends additional provisions are included in the amended DA as mentioned above as a provision of annexation of this property.**

B. DEVELOPMENT AGREEMENT MODIFICATION

A modification to the existing Development Agreement (Inst. #2016-095715) is proposed to include the subject property and proposed overall conceptual development plan in the agreement, and removal of the provision requiring an 8-foot tall concrete fence to be constructed (provision #6.1.9.). A legal description for the overall property proposed to be included in the DA is attached in Section VIII.B.

The concrete fence/wall was previously required along the east boundary of the original Villas at Twelve Oaks multi-family project to buffer the previous rural residential use on the property proposed to be annexed with this application. Because the residential property is now owned by the same developer as the adjacent project, a fence/wall is no longer needed as a buffer as the project is proposed to be integrated as one development with shared common areas and amenities.

Staff is in favor of the proposed modification to the DA with the added provisions noted in Section VI.A.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed Annexation & Zoning and amendment to the Development Agreement per the provisions in Section VIII in accord with the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard this item on June 4, 2020. At the public hearing, the Commission moved to recommend approval of the subject AZ request.

1. Summary of Commission public hearing:
 - a. In favor: Josh Beach, Sawtooth Land Surveying (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: Chad Heron
 - d. Written testimony: Josh Beach, Applicant's Representative
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. The Applicant is in agreement with the staff report except for condition #B.1.2, which requires sewer to connect to the north in accord with the Master Plan rather than to the west as proposed - *The Public Works Department has re-evaluated the applicant's proposed sanitary sewer routing, as well as previous email correspondence with the applicant on the topic of routing, and finds that the current proposal is acceptable. Therefore, staff recommends the following language to replace that currently in condition #B.1.2: "The applicant shall be responsible to determine whether adequate capacity exists in the receiving sewer system, including two lift stations, to accept the additional flow from this development. If upgrades are necessary, the applicant shall be responsible for all costs associated with said upgrades."*
 - b. Concern pertaining to traffic in regard to the amount of accesses via Linder Rd. in this area combined with not enough access/interconnectivity in the adjacent development to the south (Whitestone Estates) with only one way in and one way out.
3. Key issue(s) of discussion by Commission:
 - a. In favor of the proposed 2-story (rather than 3-story) structures as they're more compatible with adjacent residential and commercial structures; the inclusion of this site in the adjacent development and common open space & site amenities proposed for the overall development; parking in excess of UDC standards; and provision of a pedestrian connection to the north.
4. Commission change(s) to Staff recommendation:
 - a. Modification to condition #B.1.2 in Section IX as requested by the Applicant with the language recommended by Staff.
5. Outstanding issue(s) for City Council:
 - a. None

C. The Meridian City Council heard these items on July 7, 2020.


1. Summary of the City Council public hearing:
 - a. In favor: Jim Jewett, Applicant
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: Clint Dolsby
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. Clarification of condition #B.1.2 that the Public Work's Dept. should make the determination if upgrades are necessary to the receiving sewer system based on the Applicant's findings (and Public Work's concurrence with their findings) on whether adequate capacity exists in the system;

- b. The retention of the existing home as a rental or manager's unit – preference for it to be removed as it's not aesthetically consistent with the rest of the development and replaced with common area with an amenity and/or parking;
- c. Desire for commercial uses to be developed in whole on the property or along just the frontage of Linder Rd. where the existing home is located.
- 4. City Council change(s) to Commission recommendation:
 - a. Clarification of condition #B.1.2 in Section IX to include that Public Works will review the Applicant's analysis for concurrence prior to acceptance of the plan.

Council asked the applicant to consider commercial uses on a portion of the development and to come back to City Council on Aug. 4th to discuss.

VIII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map

	Sawtooth Land Surveying, LLC		
	2030 S. Washington Ave. Emmett, ID 83617 F: (208) 398-8104 F: (208) 398-8106	1044 Northwest Blvd., Ste. G Coeur d'Alene, ID 83814 F: (208) 714-4844 F: (208) 292-4463	141 1 st Avenue East Jerome, ID 83338 F: (208) 329-8303 F: (208) 324-3821
	March 4, 2020 Annexation Legal Description		

BASIS OF BEARING for this description is South 89°13'17" East between a 5/8" rebar marking the N1/4 corner of Section 14 and a brass cap marking the section corner common to Sections 11, 12, 13 and 14, both in T 3 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land being a portion of Lot 6, Block 1 of Van Hees Subdivision as shown in Book 12 of Plats, at Page 688, Ada County Records and a portion of the Ten Mile Drain, located in the NE1/4 of the NE1/4 of Section 14, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" rebar cap marking the N1/4 corner of said Section 14;

Thence South 89°13'17" East, coincident with the north line of the NE1/4 of the NE1/4 of said Section 14, a distance of 1993.41 feet;

Thence South 0°33'43" West, coincident with the west line of Lot 1, Block 1, of said Van Hees Subdivision, 296.60 feet to the NW corner of said Lot 6, Block 1, of Van Hees Subdivision and the **POINT OF BEGINNING**;

Thence South 89°13'17" East, coincident with the north line of said Lot 6, Block 1, of Van Hess Subdivision, 664.51 feet to the centerline of S. Linder Road;

Thence South 0°33'08" West, coincident with said centerline of S. Linder Road, 233.15 feet;

Thence North 89°26'52" West 24.99 feet;

Thence 37.45 feet along arc of said curve and coincident with said south bank of the Ten Mile Drain, having radius of 76.40 feet, a central angle of 28°04'59", subtended by a chord bearing, South 89°18'15" West, 37.07 feet;

Thence South 75°15'46" West, coincident with the north line of Whitestone Estates Subdivision, 624.62 feet to a 5/8" rebar PLS 972;

Thence South 75°07'43" West, coincident with said north line of Whitestone Estates Subdivision, 689.45 feet;

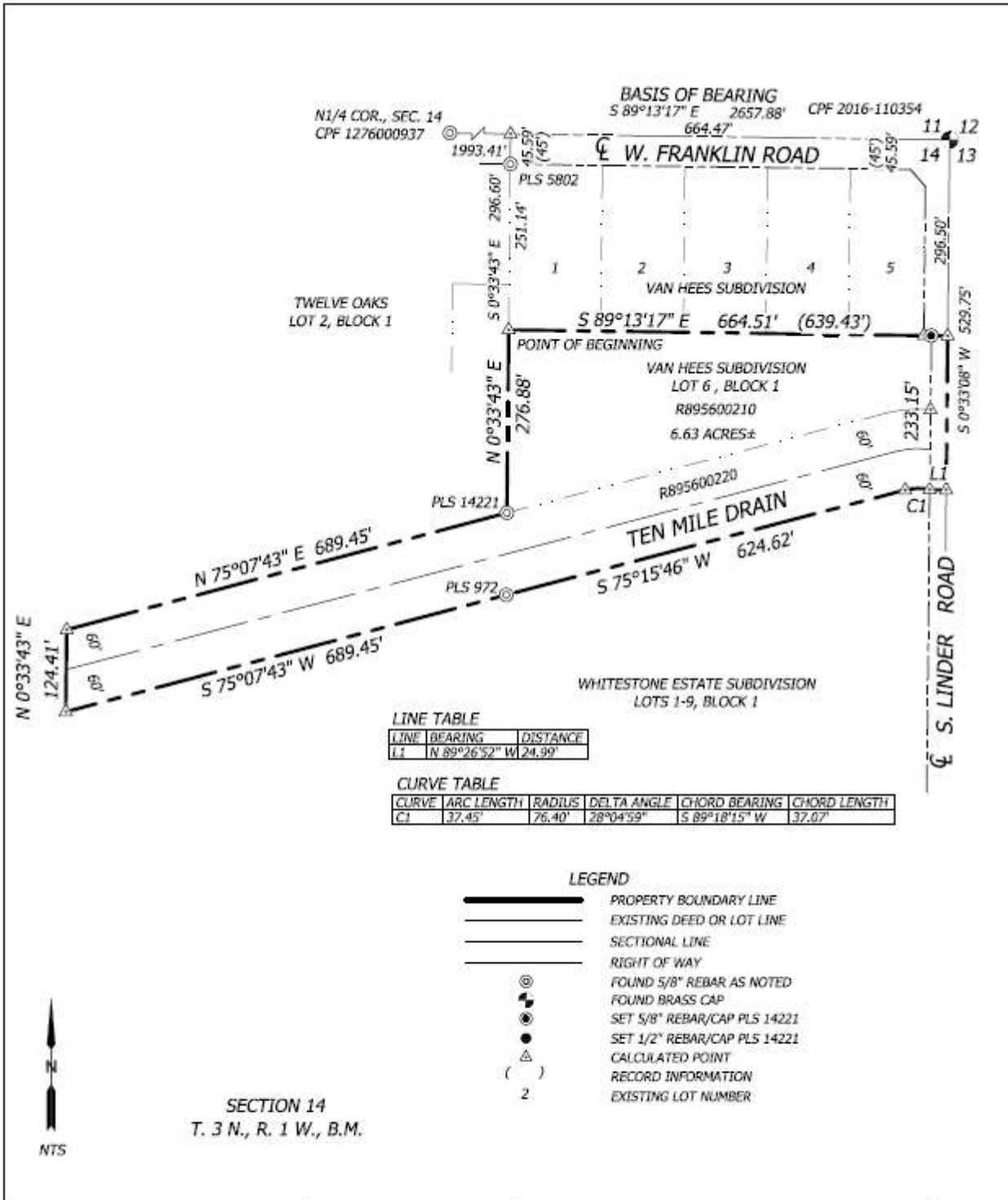
Thence North 0°33'43" East, 124.41 feet;


Thence North 75°07'43" East, 689.45 feet;

Thence North 0°33'43" East, 276.88 feet to the **POINT OF BEGINNING**;

The above described parcel contains 6.63 acres, more or less.

Page | 1 P:\2019\19393-TWELVE OAKS EXPANSION\Survey\Drawings\Descriptions\19393 annexation legal REV 1.docx



PROJECT: VILLAS AT TWELVE OAKS ANNEXATION EXHIBIT MERIDIAN, IDAHO	OWNER/DEVELOPER: OPEN DOOR RENTALS LLC	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19393-EX
	DATE: 3/4/2020		PROJECT# 19393

B. Legal Description & Exhibit Map for Property to be Included in Amended Development Agreement



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

March 12, 2020
Development Legal Description

BASIS OF BEARING for this description is South 89°13'17" East between an aluminum cap marking the N1/4 corner of Section 14 and a brass cap marking the section corner common to Sections 11, 12, 13 and 14, located in T. 3 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land being Lots 1 and 2, Block 1 of Twelve Oaks Subdivision as shown in Book 108 of Plats, at Page 15179 and a portion of Lot 6, Block 1 of Van Hees Subdivision as shown in Book 12 of Plats, at Page 688, Ada County Records and a portion of the Ten Mile Drain, located in the NE1/4 of the NE1/4 of Section 14, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap marking the N1/4 corner of said Section 14;

Thence South 89°13'17" East, coincident with the north line of said NE1/4 of Section 14, a distance of 1328.94 feet; to E 1/16 corner of said Section 14;

Thence South 0°34'42" West, 48.00 feet to the NW corner of said Lot 2, Block 1, Twelve Oaks Villas Subdivision and the **POINT OF BEGINNING**;

Thence South 89°13'17" East, coincident with the north line of said Lot 1 and 2 of Block 1, Twelve Oaks Subdivision, a distance of 556.16 feet;

Thence North 89°30'20" East, 108.33 feet to a 5/8" rebar PLS 5802 marking the Northeast corner of said Lot 1, Block 1, Twelve Oaks Subdivision;

Thence South 0°33'41" West, coincident with the east line of said Lot 1, Block 1, Twelve Oaks Subdivision, a distance of 250.17 feet to a 5/8" rebar PLS 14221;

Thence South 89°13'17" East, coincident with the north line of Lot 6, Van Hees Subdivision, 639.51 feet to a 5/8" rebar PLS 14221;

Thence South 0°33'08" West, 233.25 feet to the south right of way of Ten Mile Drain and the beginning of a non-tangent curve to the left;

Thence 37.45 feet along arc of said curve, coincident with said south right of way of Ten Mile Drain, having radius of 76.40 feet, a central angle of 28°04'59", subtended by a chord bearing South 89°18'15" West, 37.07 feet;

Thence South 75°15'46" West, coincident with said south right of way of Ten Mile Drain, 624.62 feet to a 5/8" rebar PLS 972;

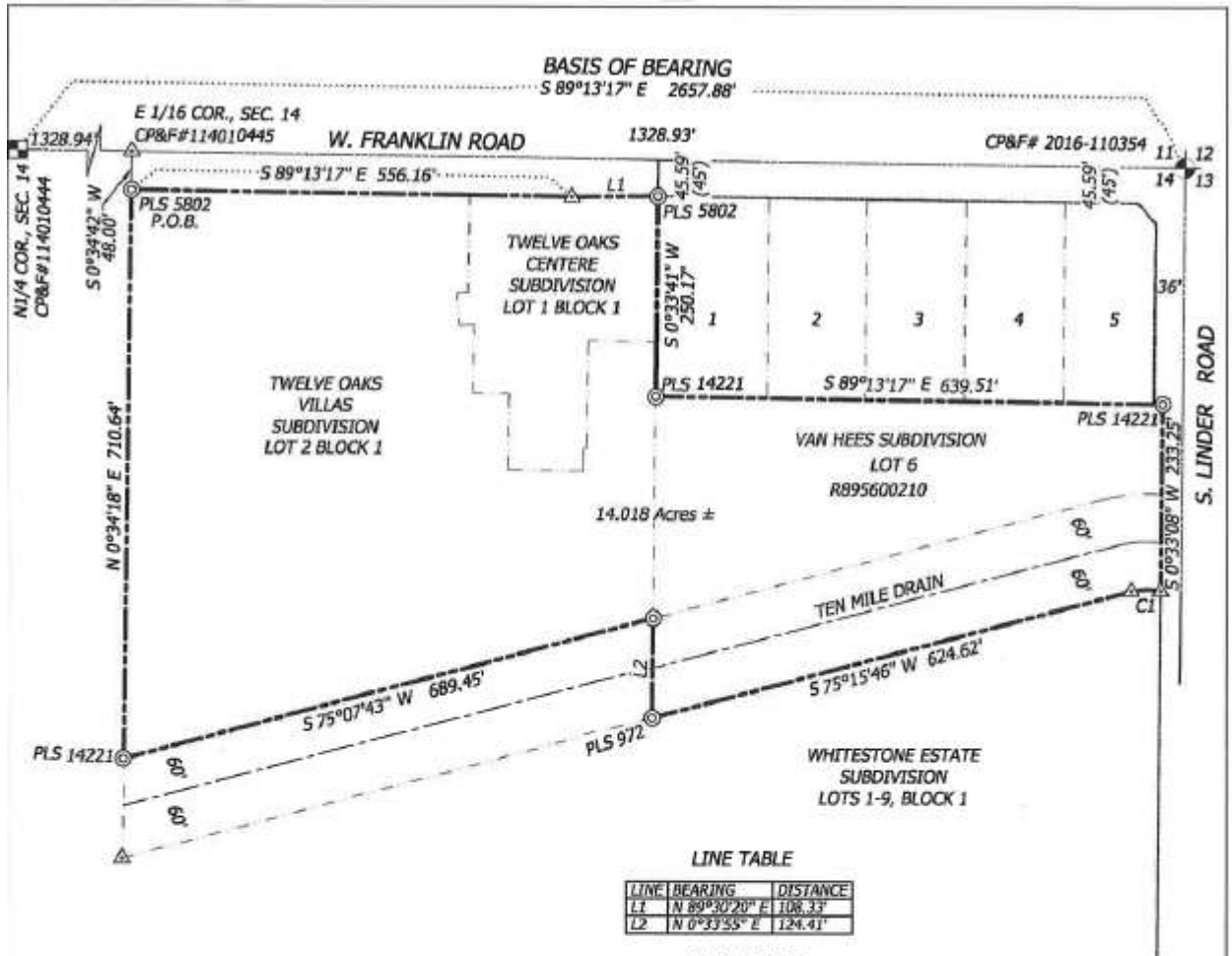
Thence North 0°33'55" East, 124.41 feet to a 5/8" rebar PLS 14221;

Thence South 75°07'43" West, coincident with said south right of way of Ten Mile Drain, 689.45 feet;

Thence North 0°34'18" East, 710.64 feet to the **POINT OF BEGINNING**.

The above described parcel contains 14.018 acres, more or less.





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°30'20" E	108.33'
L2	N 0°33'55" E	124.41'

CURVE TABLE


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	76.40'	37.45'	37.07'	S 89°18'15" W	28°04'59"

LEGEND

- PROPERTY BOUNDARY LINE
- - - EXISTING DEED OR LOT LINE
- SECTIONAL LINE
- RIGHT OF WAY
- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊕ FOUND BRASS CAP
- ⊠ FOUND ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" REBAR/CAP PLS 14221
- SET 1/2" REBAR/CAP PLS 14221
- △ CALCULATED POINT
- () RECORD INFORMATION
- 2 EXISTING LOT NUMBER



SECTION 14
T. 3 N., R. 1 W., B.M.

PROJECT: TWELVE OAKS DEVELOPMENT AGREEMENT BOUNDARY EXHIBIT MERIDIAN, IDAHO	OWNER/DEVELOPER: OPEN DOOR RENTALS LLC	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19393-EX
	DATE: 4/13/2020		PROJECT# 19393
			SHEET 1 OF 1



1 TYPICAL SIDE ELEVATION (TYPE 4)



3 TYPICAL SIDE ELEVATION (TYPE 5)



2 TYPICAL FRONT ELEVATION (TYPE 4 & 5)

ENGINEER & ARCHITECT
 CONSULTANTS

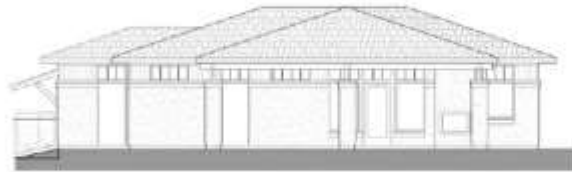
The Villas at Twelve Oaks
 Paradise Blvd - Paradise, NV 89042

EXT. ELEV.
 TYPE 4 & 5

A6.2



1 FRONT ELEVATION (WEST)



2 REAR ELEVATION (EAST)



3 SIDE ELEVATION (NORTH)



4 SIDE ELEVATION (SOUTH)

ENGINEER & ARCHITECT
 CONSULTANTS

The Villas at Twelve Oaks
 Paradise Blvd - Paradise, NV 89042

EXT. ELEV.
 CLUBHOUSE

A6.61

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D1, D4, & D7)



2 REAR ELEVATION (DUPLEX D1, D4, & D7)



4 SIDE ELEVATION (DUPLEX D1, D4, & D7)



3 SIDE ELEVATION (DUPLEX D1, D4, & D7)



LINDGREN LARRIE
ARCHITECTS

DATE: 02/04/16

The Villas at Twelve Oaks
Franklin Road - Meridian, Idaho 83422

DATE: 02/04/16

NO.	DATE	DESCRIPTION

EXT. ELEV.
DUPLEX
(D1, D4 & D7)

DATE: 02/04/16
SCALE: AS NOTED
SHEET: 19/19

A6.71

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D2, D5 & D8)



2 REAR ELEVATION (DUPLEX D2, D5 & D8)



4 SIDE ELEVATION (DUPLEX D2, D5 & D8)



3 SIDE ELEVATION (DUPLEX D2, D5 & D8)



LINDGREN LARRIE
ARCHITECTS

DATE: 02/04/16

The Villas at Twelve Oaks
Franklin Road - Meridian, Idaho 83422

DATE: 02/04/16

NO.	DATE	DESCRIPTION

EXT. ELEV.
DUPLEX
(D2, D5 & D8)

DATE: 02/04/16
SCALE: AS NOTED
SHEET: 19/19

A6.72

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D3, D6 & D9)



2 REAR ELEVATION (DUPLEX D3, D6 & D9)



4 SIDE ELEVATION (DUPLEX D3, D6 & D9)



3 SIDE ELEVATION (DUPLEX D3, D6 & D9)



The Villas at Twelve Oaks
Franklin Road - Meriden, Conn. 03042

NO.	DATE	REVISION

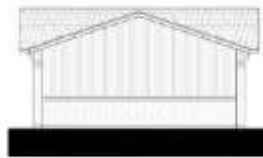
EXT. ELEV.
DUPLEX
(D3, D6 & D9)

A6.73

CONCEPTUAL DESIGN DRAWINGS 5.6.16



2 VISIBLE SIDE ELEVATION



1 NON VISIBLE SIDE ELEVATION



3 FRONT ELEVATION



4 REAR ELEVATION



The Villas at Twelve Oaks
Franklin Road - Meriden, Conn. 03042

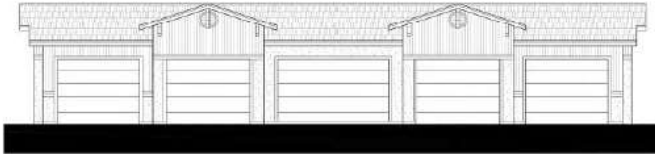
NO.	DATE	REVISION

EXT. ELEV.
GARAGE 6

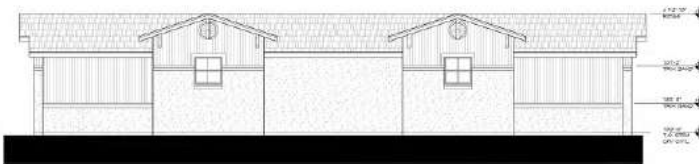
A6.81



1 TYPICAL SIDE ELEVATION



2 FRONT ELEVATION



3 REAR ELEVATION



LINDGREN LARRICK
ARCHITECTS

The Villas at Twelve Oaks
Franklin Road - Meriden, Idaho 83442

NO.	DATE	ISSUES

EXT. ELEV.
GARAGE 5

PROJECT:
DRAWING: A6.82
DATE: 05/10/2016
SCALE: AS NOTED
SHEET: 11/16



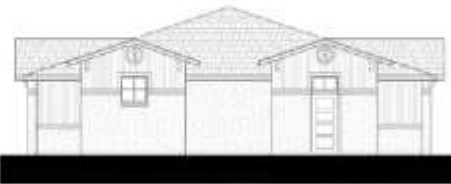
1 FRONT ELEVATION



2 REAR ELEVATION



4 SIDE ELEVATION



3 SIDE ELEVATION



LINDGREN LARRICK
ARCHITECTS

The Villas at Twelve Oaks
Franklin Road - Meriden, Idaho 83442

NO.	DATE	ISSUES

EXT. ELEV.
GARAGE 05

PROJECT:
DRAWING: A6.83
DATE: 05/10/2016
SCALE: AS NOTED
SHEET: 11/16

A6.83



PROJECT NO.

The Villas at Twelve Oaks
Franklin Road - Meridian, Idaho 83642

DATE

NO.	DATE	REVISION

EXT. ELEV.
GARAGE 4

SCALE:
AS SHOWN
DATE: 04/20/16
DRAWN BY: AG NOTED
CHECKED BY: TJS/MS

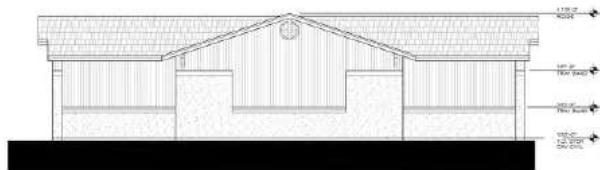
A6.84



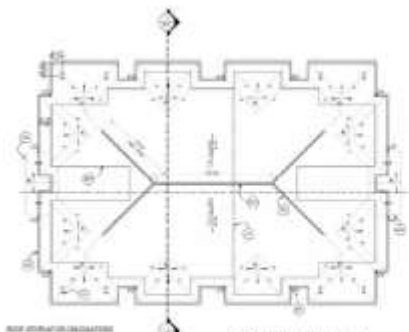
1 SIDE ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



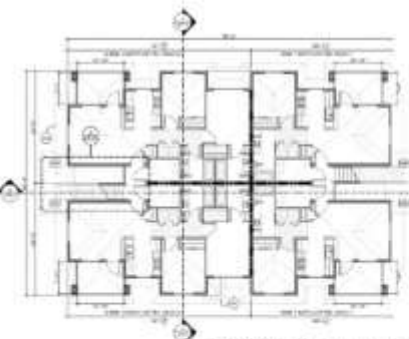
4 REAR ELEVATION
1/4" = 1'-0"



3 ROOF PLAN - TYPE 1
1/4" = 1'-0"



1 FIRST FLOOR PLAN - TYPE 1
1/4" = 1'-0"



2 SECOND FLOOR PLAN - TYPE 1
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL ENERGY CODE (IECC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).
6. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL PLUMBING AND HEATING CODE (IMPHC).
7. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
8. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CONCRETE CODE (ICC).
9. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FOUNDATION AND WALLS CODE (IFWC).
10. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROOFING CODE (IRC).
11. ALL EXTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL EXTERIOR CODE (IEC).
12. ALL INTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL INTERIOR CODE (IIC).
13. ALL PAINTS SHALL BE LEAD-FREE AND VOC COMPLIANT.
14. ALL GLASS SHALL BE SAFETY GLASS.
15. ALL DOORS SHALL BE SELF-CLOSING.
16. ALL WINDOWS SHALL BE ENERGY EFFICIENT.
17. ALL STAIRS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL STAIRS AND HALLWAYS CODE (ISHC).
18. ALL ELEVATORS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELEVATOR CODE (IEC).
19. ALL RAMP WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RAMP CODE (IRC).
20. ALL CURB WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CURB CODE (ICC).
21. ALL DRIVEWAY WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL DRIVEWAY CODE (IDC).
22. ALL SIDEWALK WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIDEWALK CODE (ISC).
23. ALL YARD WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL YARD CODE (IYC).
24. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL UTILITY CODE (IUC).
25. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
26. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
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28. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
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31. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
32. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CONCRETE CODE (ICC).
33. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FOUNDATION AND WALLS CODE (IFWC).
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68. ALL CURB WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CURB CODE (ICC).
69. ALL DRIVEWAY WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL DRIVEWAY CODE (IDC).
70. ALL SIDEWALK WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIDEWALK CODE (ISC).
71. ALL YARD WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL YARD CODE (IYC).
72. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL UTILITY CODE (IUC).

LEGEND

- 1. FINISHES: AS SHOWN ON THE FINISH SCHEDULE.
- 2. MATERIALS: AS SHOWN ON THE MATERIAL SCHEDULE.
- 3. DIMENSIONS: UNLESS OTHERWISE NOTED.
- 4. FINISHES: AS SHOWN ON THE FINISH SCHEDULE.
- 5. MATERIALS: AS SHOWN ON THE MATERIAL SCHEDULE.
- 6. DIMENSIONS: UNLESS OTHERWISE NOTED.

SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL ENERGY CODE (IECC).
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3. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.
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PROJECT NO.

The Villas at Twelve Oaks
Franklin Road - Meridian, Idaho 83642

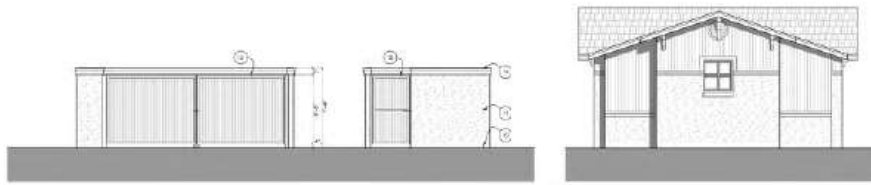
DATE

NO.	DATE	REVISION

FLOOR & ROOF
PLANS
TYPE 1

SCALE:
AS SHOWN
DATE: 04/20/16
DRAWN BY: TJS/MS
CHECKED BY: WLS

A2.1

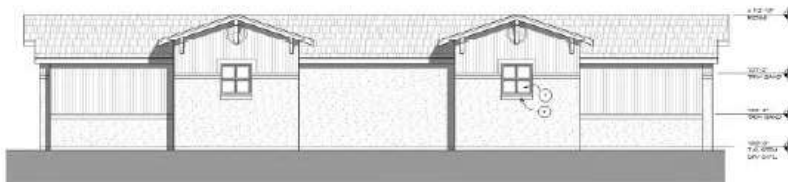


- 1. ARCHITECTURAL COMPOSITE SHINGLE ROOFING
- 2. PAINTED METAL GUTTER, EAVES AND SOFFIT PANELS
- 3. PAINTED WOOD GABLE
- 4. PAINTED BRICK FINISH
- 5. PAINTED PRECAST CONCRETE FINISH
- 6. PAINTED GABLE VENT
- 7. VINYL SIDING
- 8. PAINTED DOOR
- 9. PAINTED 20" X 20" WINDOW WITH 2" X 4" TRIM
- 10. BRICKED GARAGE DOOR FINISH
- 11. VINYL GARAGE DOOR FINISH

1 TYPICAL SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

NO.	DATE	REVISION

**EXT. ELEV.
GARAGE 5**

DESIGNED BY:	N.L.S.O.
CHECKED BY:	DR. MARK LINDGREEN
DATE:	AS NOTED
SCALE:	1/4" = 1'-0"
DATE:	11/10/18

A6.82



E. Proposed Amendments to Existing Development Agreement

Staff's recommended amendments are noted in underline text.

- ~~6.1.9~~ ~~An 8 foot tall concrete fence is required to be constructed along the east boundary of the site adjacent to the Roam property (Parcel No. R8956000200) to match the existing fence along the north boundary of the Roam property.~~
- 6.1.9 A pedestrian connection shall be provided between the Villas at Twelve Oaks East property and the commercial property to the north (i.e. Van Hees Subdivision) as facilitated by the previously recorded access easement in the location and width specified in the easement (Inst. #113099953).
- 6.1.10 A 10-foot wide multi-use pathway shall be constructed along the north side of the Ten Mile Creek and a detached 10-foot wide multi-use pathway shall be constructed along the west side of S. Linder Rd. in accord with the Pathways Master Plan prior to issuance of the first Certificate of Occupancy within the Villas at Twelve Oaks East portion of the development.
- 6.1.11 A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the multi-use pathways on the site prior to issuance of the first Certificate of Occupancy within the Villas at Twelve Oaks East portion of the development.
- 6.1.12 The common open space and site amenities shall be shared between the Villas at Twelve Oaks and the Villas at Twelve Oaks East developments.

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The amended Development Agreement (DA) proposed by the Applicant, including new provisions recommended by Staff as a provision of annexation of this property, shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 A street light plan will need to be included in the final plat or building permit application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.
- 1.2 Per the Sanitary Sewer Master Plan, this parcel is supposed to connect to sewer on the property to the north and ultimately to W. Franklin Rd. The current configuration has sewer going to the west. Under this configuration the sewage is pumped through two lift stations. It is unknown if the lift stations can handle the extra load. The City wants to avoid sending the waste to the west and through the lift stations. Please direct sewage to the north as shown in the master plan. The applicant shall be responsible to determine whether adequate capacity exists in the receiving sewer system, including two lift stations, to accept the additional flow from this development. Public Works shall review the Applicant's analysis for concurrence prior to acceptance of the plan. If the Public Work's Dept. determines upgrades are necessary based on those findings, the applicant shall be responsible for all costs associated with said upgrades."

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. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. 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. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. 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 existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 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 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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.
- 2.22 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.
- 2.23 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=186317&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188198&dbid=0&repo=MeridianCity>

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=189330&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187167&dbid=0&repo=MeridianCity>

G. CENTRAL DISTRICT HEALTH DEPARTMENT (CDHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186408&dbid=0&repo=MeridianCity>

H. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186721&dbid=0&repo=MeridianCity>

I. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187589&dbid=0&repo=MeridianCity>

J. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188453&dbid=0&repo=MeridianCity>

K. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187880&dbid=0&repo=MeridianCity>

X. FINDINGS

A. Annexation and/or Rezone (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;

The Commission finds the Applicant's proposal to annex the subject 6.63 acre property with TN-R zoning and develop multi-family apartment dwellings on the site at a gross density of 13.9 units per acre is consistent with the associated Commercial FLUM designation for this property. (See section V above for more information.)

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

The Commission finds the proposed map amendment and development complies with the regulations for the commercial district and with the Comprehensive Plan.

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

The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed multi-family residential uses should be compatible with adjacent multi-family, single-family and commercial uses in the area.

- 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**

The Commission finds City services are available to be provided to this development.

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

The Commission finds the proposed annexation is in the best interest of the City.