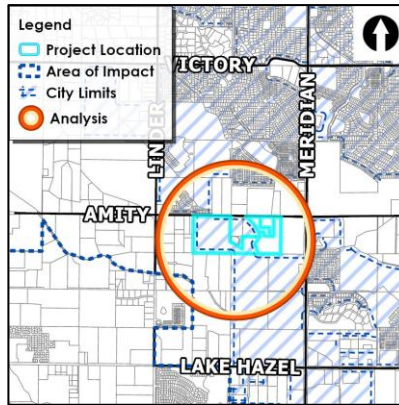


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING: June 18, 2026
DATE: *Continued from: 5/21/2026*
TO: Planning & Zoning Commission
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
APPLICANT: Kelli Black, Bailey Engineering
SUBJECT: Storyrock – AZ, MDA, PP, RZ
H-2025-0025



LOCATION: Generally located on the south side of W. Amity Rd., midway between S. Meridian Rd./SH-69 and S. Linder Rd., in the north 1/2 of Section 36, T.3N., R.1W

I. PROJECT OVERVIEW

A. Summary

The Applicant has submitted the following applications:

- Modification to the existing Development Agreement for South Meridian – Kent & Donna Mills Development (#2016-007090) to include an additional 26+/- acres of land and a conceptual development plan for the overall development;
- Annexation of 27.11 acres of land with R-15 (22.74 acres) and L-O (4.37 acres) zoning districts;
- Rezone of 10.60 acres of land from the R-4 to the R-8 zoning district; and
- Preliminary plat consisting of 321 residential building lots, 2 commercial building lots and 44 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts, by Bailey Engineering.

B. Issues/Waivers

1. Because the property located at 455 W. Amity Rd. is designated Medium-Density Residential (MDR) on the Future Land Use Map (FLUM), Staff recommends zoning the property R-15 rather than L-O, consistent with the surrounding area and to facilitate future residential redevelopment consistent with the Comprehensive Plan. The existing office use may continue as a legal nonconforming use within the R-15 zoning district, subject to the provisions of UDC 11-1B-4.
2. The Belle Sublateral/Carlson Lateral runs across the eastern part of the development and is proposed to be piped within an easement. It's mostly located in Lot 1, Block E9 and Lot 1, Block E5 but crosses buildable Lots 2 & 3, Block E9 and Lots 5-9, Block E5. UDC 11-3A-6E

requires irrigation easements wider than 10’ to be included in a common lot that is a minimum of 20’ wide and outside of a fenced area, unless otherwise waived by Council; the plat should be revised accordingly.

3. Because sewer service will be extended from the southeast to serve the eastern portion of the development from S. Meridian Rd. through the proposed Syringa Crossing development, Staff recommends revising the phasing plan to begin development on the east side of the site rather than the west. The extension of sewer and water services, as well as the construction of road improvements to serve the Mills and Stonehill Church properties, the extension of S. Pullman Ave. to the southern property boundary, and construction of the street buffer and pedestrian facilities along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property line, should occur with the first phase of development.

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Mostly agricultural with a rural residential property and an office building	-
Proposed Land Use(s)	Single-family residential detached dwellings, townhouse dwellings and office	-
Existing Zoning	R-4 and RUT in Ada County	VII.A.2
Proposed Zoning	R-4, R-8, R-15 and L-O	
Adopted FLUM Designation	Low Density & Medium Density Residential	VII.A.3

Table 2: Project Overview

Description	Details
History	H-2015-0019 [Annexation (South Meridian – Kent & Donna Mills Development – DA Inst. #2016-007090)]; H-2023-0041 (preliminary plat for Stonehill Church)
Phasing Plan	5 phases
Residential Units	321 (mix of single-family detached and townhome dwellings)
Open Space	15.71-acres (or 20.91%) qualified open space (15% is required)

Description	Details
Amenities	Tot lot, (2) pickleball courts, a half basketball court, (3) picnic areas with covered seating areas, (2) bike repair stations and internal pathways consisting of 23 points (14 points are required)
Physical Features	The Calkins and Carlson laterals cross this site
Acreage	75.13 (plat boundary)
Lots	321 single-family residential building lots; 2 commercial building lots; 44 common lots
Lot Sizes	2,600 s.f. minimum, 12,581 s.f. maximum, 5,392 s.f. average lot size
Density	4.27 units/acre (gross); 13.2 units/acre (net) overall 3.6 units/acre in LDR (gross); 5.4 units/acre in MDR (gross)

Table 3: Process Facts

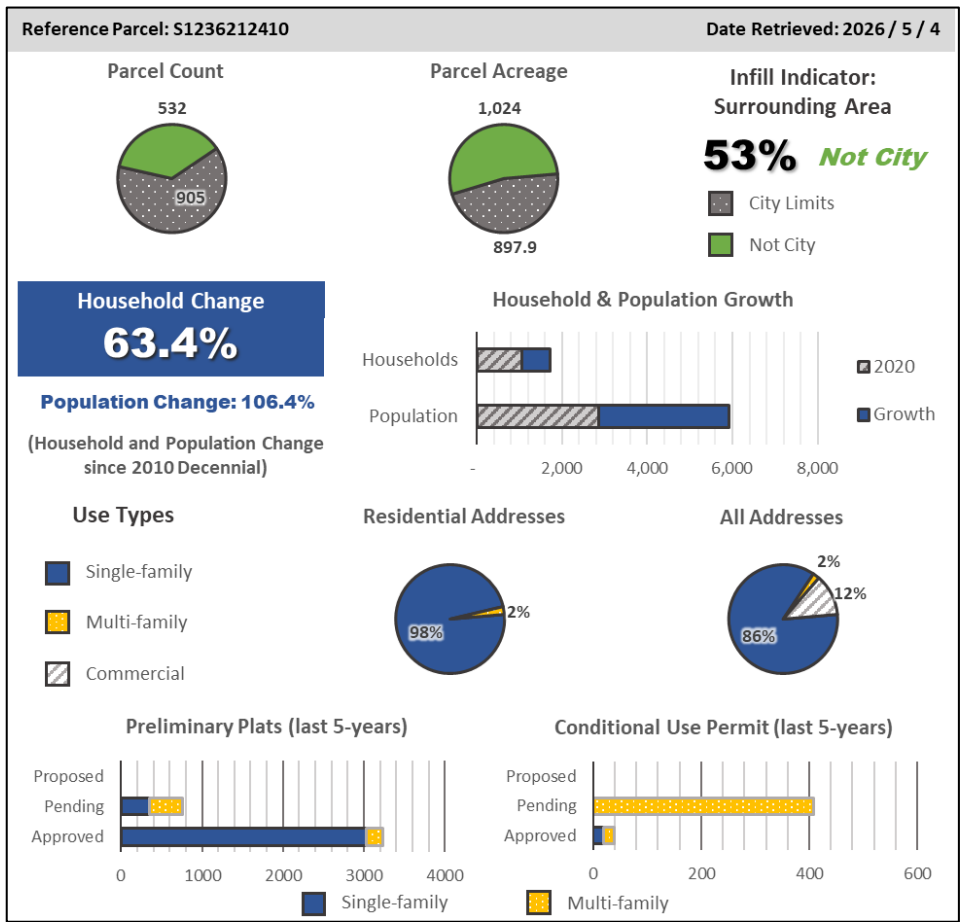
Description	Details
Preapplication Meeting date	3/18/2025
Neighborhood Meeting	4/2/2025

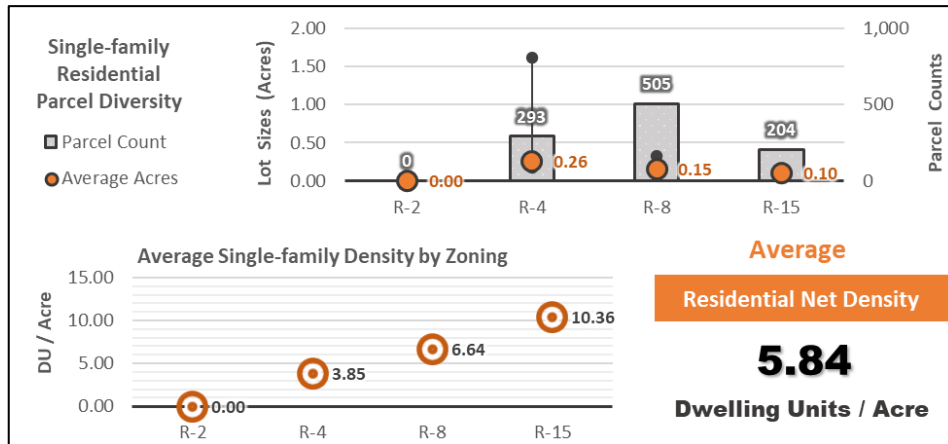
Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.H
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Access proposed via W. Amity Rd., arterial street	-
• Traffic Level of Service	Meets planning thresholds (Amity & Linder Rds. – “Better than E”)	-
• Traffic Impact Study?	Yes	
ITD Comments Received	Yes/Letter	IV.I
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer in Pullman Avenue and Amity Road is not available to the site.	
• Impacts or Concerns	Public Works will not approve utility plan until bonds and sureties are in place to extend sewer to Pullman Ave and Amity Road or until other sewer options become available to the site.	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at the site	
• Impacts or Concerns	None - Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record: [Insert Link Here](#)

Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Trip Generation: This development is estimated to generate 3,245 vehicle trips per day, 260 trips per hour in the AM peak hour, and 335 vehicle trip per hour in the PM peak hour, based on the traffic impact study.

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Traffic Impact Study	
Yes	X
No	
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	X

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The western 50 acres of this site was annexed into the City as part of the South Meridian annexation in 2016 with R-4 zoning and a Development Agreement (DA) (H-2015-0019 South Meridian - Kent & Donna Mills Development, Inst. #2016-007090). Any future development of the site requires an amendment to the DA to approve a proposed development plan.

A preliminary plat (H-2023-0041 Stonehill Church) was previously approved for the western annexed portion of this property. The Stonehill Church property and the Mill property where the existing home is located at 799 W. Amity Rd., were included in a previous final plat application (FP-2024-0020) but the plat has not yet been recorded. The remainder of the area included in the preliminary plat is part of a new preliminary plat proposed with this application.

A conditional use permit (79-27-CU) was approved in 1979 by Ada County on the property located at 455 W. Amity Rd. for a 6,000 square foot 2-story structure for a radio station with offices in the RR (Rural Residential) zone. Four (4) communication towers were also approved with the radio station, which were recently removed.

B. General Overview

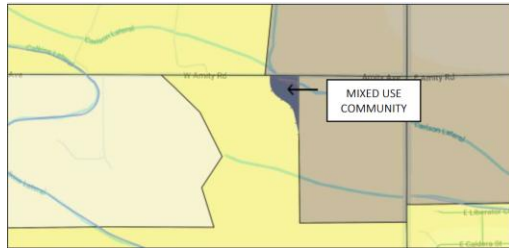
The western 50 acres of this site is designated Low Density Residential (LDR) and the eastern 26 acres is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) included in the City's Comprehensive Plan.

The LDR designation allows for the development of single-family homes on large and estate lots at gross densities of three (3) dwelling units or less per acre. The MDR designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

The Applicant proposes a modification to the existing DA for South Meridian – Kent & Donna Mills Development (#2016-007090) for a new DA for the proposed development, which includes an additional 26+/- acres of land to the east and a conceptual development plan for the overall development. The conceptual development plan is for 321 single-family residential lots and two (2) commercial office lots on 75.13 acres of land as shown below in Section VII.H. A legal description and exhibit map is included below in Section VII.D for the area subject to the new DA. *The parcels (#S1236120701 & #S1236120876) owned by Stonehill Church were previously included in a new DA (H-2023-0041, Inst. #2024-031550); the parcel (#S1236120850) owned by Kent & Donna Mills Family Revocable Trust 06/06/ will remain in the original agreement.*

One of the two proposed office lots where an existing 6,000 square foot office is located at 455 W. Amity Rd. is on a 5-acre parcel that is proposed to be on a 1.72-acre lot (Lot 10, Block E3) in the subdivision. The existing office is an approved use in Ada County (application #79-27-CU/04-36-ZCA).

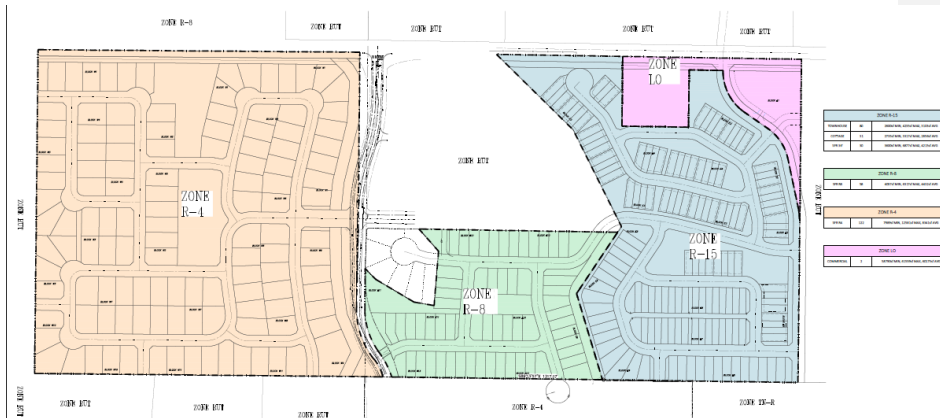
The other proposed office lot (Lot 1, Block E1) is located along the east boundary of the site and abuts Mixed Use – Community (MU-C) designated property to the east. The Comprehensive Plan states that FLUM designations are not parcel specific and that an adjacent abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. The caveats for such a request are that the designation may not be used across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation and may not apply to more than 50% of the land being developed. The Applicant requests the abutting MU-C designation be applied to 1.35-acres of land on the east side of the proposed collector street (S. Pullman Ave.) as shown below, which meets the requirements for such a request and is supported by Staff.



Annexation of 27.11 acres of land is proposed with R-15 (22.74 acres) and L-O (4.37 acres) zoning districts, which is east of the area that is already annexed as shown below. This is the additional area proposed to be included in the amended DA.

Because the property located at 455 W. Amity Rd. is designated Medium-Density Residential (MDR) on the Future Land Use Map (FLUM), Staff recommends zoning the property R-15 rather than L-O, consistent with the surrounding area and to facilitate future residential redevelopment consistent with the Comprehensive Plan. The existing use may continue as a legal nonconforming use within the R-15 zoning district, subject to the provisions of UDC 11-1B-4. Accordingly, the annexation legal descriptions and exhibit maps for the R-15 and L-O zoning districts should be revised prior to the City Council hearing. **The R-15 and L-O annexation legal descriptions and exhibit maps should be revised accordingly prior to the City Council hearing.**

A rezone of 10.60 acres of land is proposed from the R-4 to the R-8 zoning district. This will provide a transition between the existing R-4 zoning on the western portion of the development and the proposed R-15 zoning on the eastern portion of the development as shown below. There is 38.85-acres of R-4 zoned property remaining.



A preliminary plat is proposed consisting of 321 residential building lots for single-family detached and townhouse dwelling units, 2 commercial office building lots and 44 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts, as shown in the zoning exhibit above. The minimum lot size proposed is 2,600 square feet (s.f.) with an average lot size of 5,392 s.f. and a maximum lot size of 12,581 s.f. *The Stonehill Crossing Subdivision preliminary plat included parcel #S1236120850 owned by Kent & Donna Mills Family Revocable Trust 06/06/2016 as Lot 1, Block 1; and parcels #S1236120876 & #S1236120701 owned by Stonehill*

Church as Lot 2, Block 1. A final plat (FP-2024-0020) application was approved that included the Mills and Church properties that has not yet been recorded.

The plat is proposed to develop in five (5) final plat phases starting on the west side of the development. **Because sewer service is being extended from the southeast to serve the eastern portion of this development from S. Meridian Rd. through the proposed Syringa Crossing development, Staff recommends the phasing plan is revised to reflect the first phases of development on the east side of the development rather than the west (see Section F.4 below for more information).**

Comprehensive Plan Policies

- 2.01.02D – Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents. *A mix of housing types is proposed consisting of single-family detached and townhome units.*
- 3.03.03 – 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. *The proposed development is generally consistent with the Comprehensive Plan; City water and sewer service will be extended with development.*
- 3.03.03A - 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. *The proposed development will be connected to City water and sewer and extensions will be provided to and through the development.*
- 2.02.01D - Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity. *Stub streets with sidewalks are proposed to adjacent properties for future extension and neighborhood interconnectivity.*
- 5.01.01F – Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code. *Business hours of operation in the L-O district are limited from 6 am to 10 pm to minimize these disturbances to adjacent residential uses. The existing office will be buffered from adjacent residential uses by common area; Staff recommends*
- 3.03.03G – Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. *Urban infrastructure will be required with development.*
- 4.04.01A – Ensure that new development and subdivisions connect to the pathway system.
The proposed development incorporates a 10' wide multi-use pathway along the collector street (i.e. Oakbriar) as approved by the Park's Dept. in accord with the Pathways Master Plan to connect to the pathway system.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):city

There is an existing home and accessory structures on the western portion of the development area that will be removed with development and an existing office building on the eastern portion of the development area that will remain on a lot (Lot 10, Block E3) in the proposed subdivision.

2. Proposed Use Analysis (*UDC 11-2*):

A mix of single-family detached homes (241) and townhome (80) units are proposed at a gross overall density of 4.27 units per acre. A gross density of 3.6 units per acre is proposed in the LDR designated area and a gross density of 5.4 units per acre is proposed in the MDR designated area. The proposed use and densities are consistent with that desired in the LDR & MDR FLUM designations for this area.

Single-family detached and townhouse dwelling units are both listed as principal permitted uses in their respective R-4, R-8 and R-15 zoning districts per UDC Table 11-2A-2.

Two (2) L-O zoned lots are proposed for an existing office located at 455 W. Amity Rd. and a new office(s) at the southeast corner of W. Amity Rd. and S. Pullman Ave. Professional services, personal services and healthcare of social services are all principal permitted uses in the L-O district; see UDC Table 11-2B-2 for other allowed uses in the L-O district.

3. Dimensional Standards (*UDC 11-2*):

See UDC Tables 11-2A-5 for the R-4 district, 11-2A-6 for the R-8 district, 11-2A-7 for the R-15 district and UDC Table 11-2B-3 for the L-O district.

D. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):

Future development of the L-O zoned lot at the southeast corner of S. Pullman Ave. and W. Amity Rd. shall comply with the structure and site design standards listed in UDC 11-3A-19B that pertain to architectural character, site design, parking lots and pedestrian walkways; and the standards in UDC 11-3B-8C for parking lot landscaping.

2. Qualified Open Space & Amenities (*UDC 11-3G*):

UDC Requirement	Proposed/Analysis
Open Space: 12% for R-4 district (4.66 acres) 15% for R-8 district (1.59 acres) 15% for R-15 district (3.41 acres) Total: 9.66 acres	15.71 acres (or 20.91%) proposed qualified open space consisting of common open space areas, parkways, linear open space, 50% of the arterial street buffer and 100% of the collector street buffer
Amenities: 1 Point for every 5 acres of gross land area and multiple amenities from each category are required – a minimum of 15 points are required based on 75 acres	23 points of amenities are proposed consisting of a tot lot (1 pt.), (2) pickleball courts (8 pts.), a half basketball court (4 pts.) from the Recreation Activity Area category; (3) picnic areas with covered seating on sites greater than 5,000 s.f. (6 pts.) from the Quality of Life category; 5' wide internal pathways from the Pedestrian or Bicycle Circulation System category (2 pts.); and (2) bicycle repair stations from the Multi-Modal category (2 pts.)

The proposed qualified open space areas have high visibility, direct pedestrian access, comply with CPTED standards and support a wide variety of leisure and play activities, are both active and passive in their intended use and accessible to all residents of the development in accord with UDC 11-3G-3. The proposed qualified open space exceeds the minimum standard by 6.05 acres.

The street buffers along W. Amity Rd. (arterial) and S. Oakbriar Way (collector) are required to comply with the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f in order to count toward the qualified open space requirement. Details should

be included on a revised landscape plan explaining what enhanced buffer elements are proposed.

Micro-path lots are required to be a minimum of 20' in width in order to qualify toward the qualified open space requirement for linear open space. The plat and landscape plan should be revised accordingly.

Site amenities are proposed from each of the required categories and exceed the minimum standard by eight (8) points. **Site amenities should comply with the amenity standards in UDC 11-3G-4C, D, E and F:**

- **The tot lot is required to have commercial grade play equipment scaled and designed for the use and safety of younger children. Benches for seating should be provided nearby.**
- **Sports courts are required to have markings and include benches for seating.**
- **Picnic areas should include tables, benches, landscaping and a structure for shade.**
- **Pathways should be designed and constructed in accord with the standards for such in UDC 11-3A-8 and 11-3B-12C.**
- **Bicycle repair stations should be a fixed installation with tools and an air pump.**

Amenity details demonstrating compliance with these standards should be submitted with the final plat application.

3. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 feet	W. Amity Rd. – 35'
Collector Road: 20 Feet	S. Oakbriar Way – 41'+/- total, including the off-site portion; if Pullman Ave. is designated as a collector street, a minimum 20' wide buffer is required
Local Road: 10 Feet	A minimum 10' wide street buffer is required along S. Silverstein Dr. (on Lot 10, Block E3) & along the road through Lot 1, Block E1

The Landscape Calculations table on the landscape plan should include the following: length and width of the street buffer and tree classifications for S. Oakbriar Way, Pullman Ave. (if designated as a collector street) and road through Lot 10, Block E3; length and width of parkways (aka residential subdivision trees) and the required vs. provided number of street trees and tree classification.

The proposed street buffers and parkways (at 8' in width) meet and exceed the minimum width standard. Landscaping is required within street buffers and parkways in accord with the standards in UDC 11-3B-7C.

Staff recommends the street buffer along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property boundary is constructed with pedestrian facilities with the first phase of development; the phasing plan should be revised accordingly.

ii. Common open space

At a minimum, common open space areas should include one (1) deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other

vegetative groundcover. **The square footage of common areas and the required number of trees should be included in the Landscape Calculations table on the landscape plan.**

iii. Pathway landscaping

A landscape strip a minimum of 5' wide is required to be provided along each side of all pathways; designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway as long as a total width of 10' of landscaping is maintained along the pathway. There are several areas in Blocks E3, E4 and E5 where internal pathways are depicted directly abutting rear lot lines of residential lots – a minimum 5' wide landscape strip is required in those areas or alternative compliance may be requested to this standards as set forth in UDC 11-5B-5.

The landscape strips are required to be planted with a mix of trees, shrubs, lawn, and/or other vegetative groundcover. A minimum of one (1) tree per 100 linear feet of pathway is required. **The length of pathways and required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3B-12C should be included in the Landscape Calculations table.**

iv. Parking lot landscaping

Landscaping is required to be provided in all parking areas per the standards listed in UDC 11-3B-8. No changes are proposed to the existing office parking lot on the property at 455 W. Amity Rd. on Lot 10, Block E3. The parking lot for the new office on Lot 1, Block E1 will need to comply with these standards. Compliance with these standards will be reviewed with the Certificate of Zoning Compliance application. Parking lot landscaping is not required with the subdivision improvements.

v. Landscape buffers to adjoining uses

A minimum 20-foot-wide buffer is required adjacent to residential land uses in the L-O district in accordance with UDC Table 11-2B-3. The buffer shall be landscaped in compliance with the standards in UDC 11-3B-9C. No residential uses are proposed adjacent to the office lot on Lot 1, Block E1. Common open space is proposed around the existing office on Lot 10, Block E3. *If R-15 zoning is approved for the existing office lot as recommended by Staff, a buffer is not required.*

vi. Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

The landscape plan states there are no existing trees on site to be mitigated for.

vii. Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

4. Parking (*UDC 11-3C*):

i. Residential parking analysis

Off-street parking is required per the standards listed in UDC Table 11-3C-6; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal for compliance with parking standards.

ii. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Office: 1 Parking Stall per 500 Square Feet of Gross Floor Area	Parking will be evaluated for compliance with this standard with the Certificate of Zoning Compliance application.

iii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. Parking calculations for bicycles and a detail of the bicycle rack that demonstrates compliance with these standards shall be submitted with the Certificate of Zoning Compliance applications for the future office use(s).

5. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevations were submitted for the single-family detached and townhomes that demonstrate the quality of development proposed, as shown below in Section VII.M. Final design of the townhome structures are required to comply with the design standards in the Architectural Standards Manual. A Design Review application is required to be submitted and approved for these structures. *Single-family detached homes are exempt from these standards.*

An office building exists on Lot 10, Block E3. Lot 1, Block E1 is proposed for future office use; no concept elevations were submitted for that building(s). **The future structure(s) shall comply with the design standards in the Architectural Standards Manual.**

6. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing is required to comply with the standards listed in UDC 11-3A-7. A mix of 6' tall vinyl fencing is proposed along the perimeter landscape buffers and side lots and 6' tall vinyl lattice top fence is proposed adjacent to interior common lots as shown on the landscape plan in accord with UDC standards.

7. Parkways (*UDC 11-3A-17*):

Parkways are required to comply with the standards in UDC 11-3A-17E. Eight (8) foot wide parkways are proposed in accord with UDC standards.

E. Transportation Analysis

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Amity Road is scheduled in the FYP to be widened to 5-lanes from SH-69 (Meridian Road) to Locust Grove Road with a design year and construction year yet to be determined.
- Linder Road is listed in the CIP to be widened to 3-lanes from Amity Road to Lake Hazel Road between 2036 and 2040.
- The intersection of Linder Road and Amity Road is listed in the CIP to be reconstructed as a dual lane roundabout with a westbound right-turn bypass lane with 4-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 4-lanes on the west leg between 2036 and 2040.
- The intersection of Amity Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2031 and 2035.
- The intersection of Lake Hazel Road and Meridian Road (SH-69) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2036 and 2040.

1. Access (*UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via S. Oakbriar Way, a designated collector street on the Master Street Map (MSM) planned to be constructed at the mid-mile with Stonehill Church; and S. Pullman Ave., which may be designated as a collector street, from W. Amity Rd. along the east boundary of the site.

Stub streets are proposed to the south and west and to the church property and Mills property for future interconnectivity and access in accord with UDC 11-3A-3.

Staff recommends either public right-of-way or a cross-access/ingress-egress easement is depicted through Lot 1, Block E1 for future connectivity to the mixed-use designated development to the east to reduce access points via the arterial street (W. Amity Rd.).

2. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

The Pathways Master Plan depicts a 10' wide multi-use pathway along the east side of the Calkins Lateral. Because the Calkins Lateral is being relocated and piped, the Park's Dept. is amenable to a 10' wide detached sidewalk/pathway being provided along both sides of the north/south mid-mile collector road (S. Oakbriar Way) as an alternative. A 10' wide detached multi-use sidewalk/pathway is also required along W. Amity Rd. **If S. Pullman Ave. will be classified as a collector street, a 10' wide detached sidewalk/pathway should also be provided along both sides of the street on this site in lieu of a 5' wide sidewalk.**

If multi-use pathways along public streets are located outside of adjacent right-of-way, a minimum 14' wide public use easement shall be provided for the pathway as required by the Park's Dept.

3. Subdivision Regulations (*UDC 11-6*):

- i. Dead end streets
Click or tap here to enter text.
- ii. Common driveways
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- iii. Alleys

iv. Block face

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F. Services Analysis

1. Waterways (*UDC 11-3A-6*):

The Calkins Lateral runs across the western part of the development within a 56' wide easement being 28' on each side of the centerline, held by Boise-Kuna Irrigation District. The lateral is proposed to be relocated and piped in common lots (Lot 31, Block W1 and Lot 9, Block W9) along the west side of S. Oakbriar Way. See comments submitted from Boise-Kuna Irrigation District below in Section IV.E.

The Belle Sublateral/Carlson Lateral runs across the eastern part of the development within a 50' wide easement being 25' on each side of the centerline and is proposed to be piped. It's mostly located in Lot 1, Block, E9 and Lot 1, Block E5 but crosses buildable Lots 2 & 3, Block E9 and Lots 5-9, Block E5. UDC 11-3A-6E requires irrigation easements wider than 10' to be included in a common lot that is a minimum of 20' wide and outside of a fenced area, unless otherwise waived by Council. The plat should be revised to comply with this standard prior to the City Council hearing.

2. Pressurized Irrigation (*UDC 11-3A-15*):

An underground pressurized irrigation system is required to be installed in the development for each lot as set forth in UDC 11-3A-15.

3. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required for this development in accord with the City's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the City. All stormwater facilities shall comply with the standards in UDC 11-3B-11 for stormwater integration.

4. Utilities (*UDC 11-3A-21*):

All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances. The development shall be connected to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C. Street lighting shall be installed in accord with the city's adopted standards, specifications and ordinances.

The existing office building at 455 W. Amity Rd. on Lot 10, Block E3 is required to connect to City water and sewer service within 60 days of annexation and/or services becoming available to the site and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.

Water service is available in W. Amity Rd. to be extended to the site. Sewer service will be provided by two (2) different sewer sheds, neither of which is available to provide service to the site at this time. Sewer service for the western half of the development is dependent upon a future temporary lift station being constructed in Windrow Subdivision to the northwest, which will provide a stub to Amity Rd. for connection. Sewer service for the eastern half of the development will be extended from S. Meridian Rd. through the southern portion of the abutting proposed Syringa Crossing development via an existing easement (ESMT-2026-0070, Inst. #2026-024305).

Staff recommends the extension of sewer and water services to the eastern half of the development, as well as the construction of road improvements to serve the Mills and Stonehill Church properties and the extension of S. Pullman Ave. to the southern property boundary, occur with the first phase of development. This will ensure that utilities are located within public road rights-of-way rather than within easements. A revised phasing plan reflecting these changes should be submitted prior to the City Council hearing.

Adequate fire protection is required in accord with Fire Dept. standards.

5. School Capacity (Comp Plan):

School District(s)	West Ada School District (WASD)			
<ul style="list-style-type: none"> Capacity of Schools & number of students enrolled Estimate of the number of school aged children the development will generate 		<u>Enrollment</u>	<u>Capacity</u>	
	Mary McPherson Elementary School	552	550*	Program Capacity
	Victory Middle School	1094	1000	
	Meridian High School	1739	2175	
	103			

Commented [NN1]: Added a section for school capacity analysis. This will allow staff to note the school capacities and inform Commission/Council of other approved developments in the area that may further impact the school system.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Prior to the City Council hearing, Staff recommends the following:

- The annexation legal descriptions and exhibit maps for the R-15 and L-O zoning districts are revised to reflect R-15 instead of L-O zoning for the property at 455 W. Amity Rd.;
- The preliminary plat is revised to include irrigation easements wider than 10' in a common lot that is a minimum 20' wide and outside of a fenced area in accord with UDC 11-3A-6E.
- The preliminary plat phasing plan is revised to reflect the first phase of development on the east side of the development rather than the west to facilitate the extension of sewer and water services as well as the construction of road improvements to serve the Mills and Stonehill Church properties, the extension of S. Pullman Ave. to the southern property boundary, and street buffer and pedestrian facilities along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property line.

- A modification to the existing Development Agreement (DA) for South Meridian – Kent & Donna Mills Development (Inst. #2016-007090) for a new DA for the subject development shall be required in accord with the existing DA for redevelopment of the property.

Prior to approval of the annexation and rezone ordinances, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation and rezone ordinance adoption, and the developer. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval

Commented [BM2]: Need standard conditions for these? Can make quick parts for insertion. For now, just copy/paste what you have in testing.

Unused sections should either be deleted (including reference in Table 3) or flagged with some type of no comment (could be quick part).

of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation and Rezone requests. The DA shall, at minimum, incorporate the following provisions:

- i. Future development of this property shall substantially comply with the preliminary plat, phasing plan, landscape plan, common open space exhibit, site amenity plan and conceptual building elevations and materials included below in Section VII and the provisions contained herein.
 - ii. The existing office on proposed Lot 10, Block E3 is an approved use in Ada County (application #79-27-CU/04-36-ZCA) and is allowed to continue as a non-conforming use in the R-15 district subject to the provisions in UDC 11-1B-4.
 - iii. Future development of the L-O zoned lot at the southeast corner of S. Pullman Ave. and W. Amity Rd. shall comply with the structure and site design standards listed in UDC 11-3A-19B that pertain to architectural character, site design, parking lots and pedestrian walkways; and the standards in UDC 11-3B-8C for parking lot landscaping.
 - iv. Future structures and/or additions on the L-O zoned lots shall comply with the design standards in the Architectural Standards Manual.
 - v. Business hours of operation for the existing office located at 455 W. Amity Rd. shall be limited from 6 am to 10 pm to minimize disturbances to adjacent residential uses.
 - vi. The existing office building at 455 W. Amity Rd. on Lot 10, Block E3 shall connect to City water and sewer service within 60 days of annexation and/or services becoming available to the site and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.
2. The final plat(s) shall include the following revisions:
- i. Depict a 10' wide street buffer along W. Silverstein Dr. on Lot 10, Block E3 in a common lot or a permanent dedicated buffer easement.
 - ii. Depict public right-of-way or a cross-access/ingress-egress easement through Lot 1, Block E1 stubbing to the east boundary of the subdivision.
 - iii. Widen micro-path common lots to a minimum of 20' in order to qualify toward the qualified open space requirement for linear open space per UDC 11-3G-3B.1e.
 - iv. Depict irrigation easements wider than 10' in a common lot that is a minimum of 20' wide and outside of a fenced area, unless otherwise waived by Council per UDC 11-3A-6E. *This applies to Lots 2 & 3, Block E9 and Lots 5-9, Block E5. Revise the landscape plan accordingly.*
 - v. If S. Pullman Ave. will be classified as a collector street, a 10' wide detached sidewalk/pathway should also be provided along both sides of the street on this site. *Revise the landscape plan accordingly.*
 - vi. If multi-use pathways along public streets are located outside of adjacent right-of-way, a minimum 14' wide public use easement shall be provided for the pathway as required by the Park's Dept.
3. The landscape plan submitted with the final plat application(s) shall include the following revisions:
- i. Include the following information in the Landscape Calculations table:

- The length and width of the street buffer along S. Oakbriar Way, the required vs. provided number of street trees, and tree classification that demonstrate compliance with the standards in UDC 11-3B-7C.
 - The length and width of the parkways (aka residential subdivision trees), minus 26' for curb cut areas, and tree classification that demonstrate compliance with the standards in UDC 11-3A-17 and 11-3B-7C.
 - The length of pathways and required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3B-12C.
 - The square footage of common open space areas with required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3G-5B.
- ii. The street buffers along W. Amity Rd. (arterial) and S. Oakbriar Way (collector) shall demonstrate compliance with the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f because they were counted toward the qualified open space standard. Include a call-out detailing what enhanced buffer elements are proposed.
 - iii. Widen micro-path common lots to a minimum of 20' in order to qualify toward the qualified open space requirement for linear open space per UDC 11-3G-3B.1e.
 - iv. Depict a 10' wide street buffer along W. Silverstein Dr. on Lot 10, Block E3 and along the road depicted through Lot 1, Block E1, landscaped per the standards in UDC 11-3B-7C.
 - v. Depict a minimum 5' wide landscape strip in Blocks E3, E4 and E5 where internal pathways are depicted directly abutting rear lot lines of residential lots; or apply for alternative compliance to the standard (UDC 11-3B-12C.1) requiring such as set forth in UDC 11-5B-5.
8. Detailed drawings shall be submitted that demonstrate compliance with the site amenity standards in UDC 11-3G-4C, D, E and F, as follows:
 - The tot lot shall have commercial grade play equipment scaled and designed for the use and safety of younger children; benches for seating shall be provided nearby.
 - Sports courts shall have markings and include benches for seating.
 - Picnic areas shall include tables, benches, landscaping and a structure for shade.
 - Pathways shall be designed and constructed in accord with the standards for such in UDC 11-3A-8 and 11-3B-12C.
 - Bicycle repair stations shall be a fixed installation with tools and an air pump.
 9. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
 10. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.

B. Meridian Public Works

Site Specific Conditions of Approval

1. Sewer in Pullman Ave is not available. Public Works will not approve utility plan until bonds and assurances are in place to extend Sewer to Pullman Ave or until other sewer options becomes available to the site.
2. Sewer in Amity is not available. Public Works will not approve utility plan for the proposed development until bonds and assurances are in place for the proposed Sewer in Amity or until other sewer options becomes available to the site
3. 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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
4. Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.
5. Have water main along S Pullman Ave from Golding Dr to southern property boundary.
6. Work with property owner to the East to connect the Water line to the east. Developer of that lot has a Water main close to this area in preliminary plat.
7. Extend water main to tie into Amity Road to eliminate dead-end. Water and sewer in parallel require a minimum of 30' easement. Provide three valves at the tee.
8. Water main requires a 20' easement with the main centered. Easement should be located completely in common lot and not overlap a buildable lot. Ensure that it has proper separation from any infiltration trenches or irrigation lines.
9. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
10. Ensure no sewer services pass through infiltration trenches ensure there are no fences, light poles, or trees within 5' of Water meters and Fire Hydrants when in the ROW.
11. Water mains need a casing when crossing gravity irrigation that limits access to times of the year or is constructed out of concrete or clay piping. Either provide casing or proof that the City will have access at all times. Also provide the material of the irrigation line.

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. 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.

4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
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.
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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
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. 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.
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.
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.

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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

D. Community Planning Association of Southwest Idaho (COMPASS)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

E. Irrigation Districts

1. Boise Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

F. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

G. Ada County Development Services

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

H. Ada County Highway District (ACHD)

Click or tap here to enter text.

I. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

V. FINDINGS

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

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 annexation of a portion of the subject site with an R-15 and L-O zoning districts, as recommended by Staff, will be consistent with the Medium Density Residential and abutting MU-C FLUM designations.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed lot sizes and development complies with the purpose statement of the residential and commercial districts.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds annexation with R-15 and L-O zoning districts, as recommended by Staff, will not be detrimental to public health, safety, and/or welfare.
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 the proposed map amendment should not result in an adverse impact during the delivery of services by any political subdivision providing public services within the City.

Based on comments provided from the school district, enrollment from this development could be over capacity for the elementary and middle schools serving this development.

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. Rezone (UDC 11-5B-3E)

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 proposed rezone from the R-4 to R-8 district and development plan complies with the provisions in the Comprehensive Plan pertaining to land use and density in the MDR FLUM designation.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed development will provide for a range of housing types consistent with the purpose statement for residential districts and the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed rezone from R-4 to R-8 will not be detrimental to public health, safety, and/or welfare.
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 the proposed map amendment should not result in an adverse impact during the delivery of services by any political subdivision providing public services within the City. Based on comments provided from the school district, enrollment from this development could be over capacity for the elementary and middle schools serving this development.
5. The annexation (as applicable) is in the best interest of city.
Staff finds this finding is not applicable as the request is for a rezone, not annexation.

C. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Staff finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Staff finds public services can be made available and are adequate to accommodate the proposed development.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Staff finds the proposed development is consistent with scheduled public improvements in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
Staff finds there is public financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
Staff finds the proposed development will not be detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff finds the existing laterals will be preserved and piped that cross this site.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed development agreement modification, annexation, rezone and preliminary plat with the provisions included above in section IV.

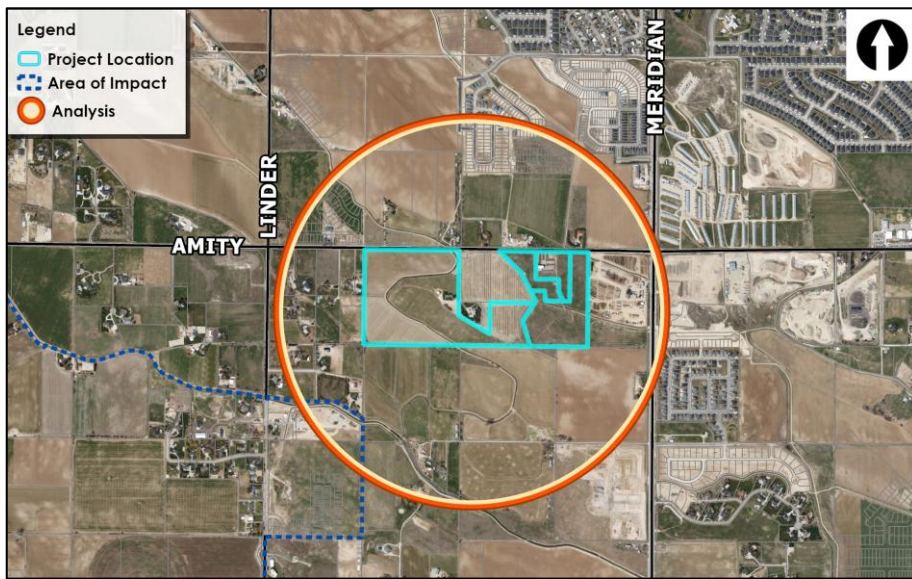
B. Commission: Pending

C. City Council: Pending

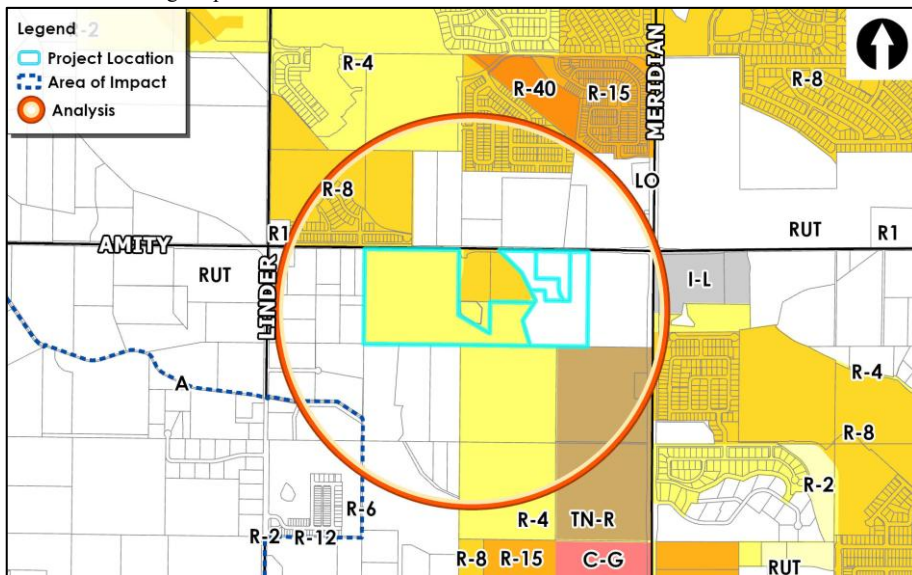
VII. EXHIBITS

A. Project Area Maps

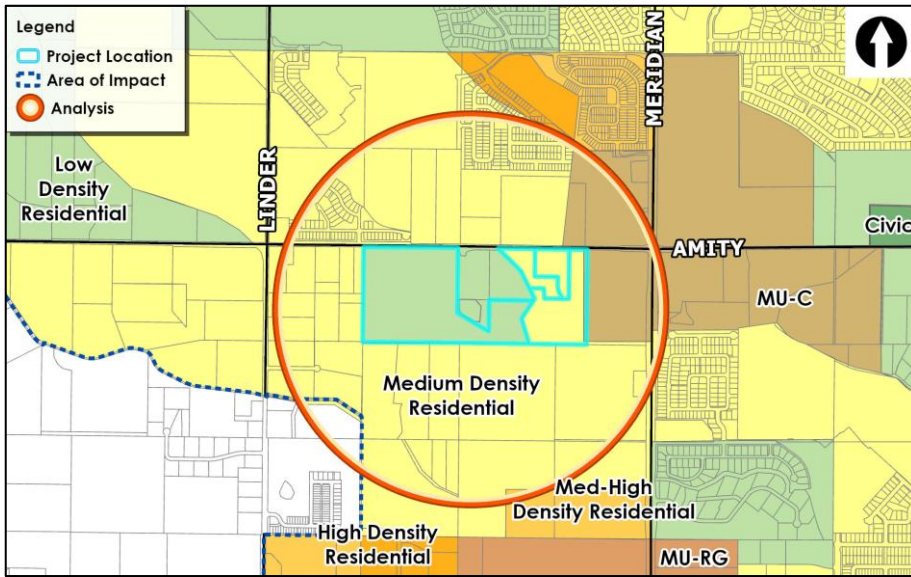
1. Aerial



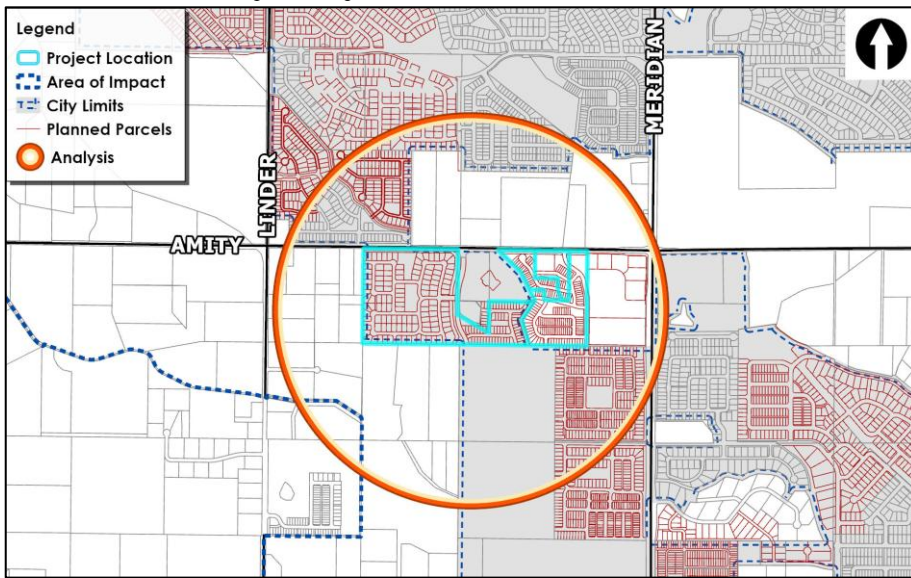
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

Criteria	Description
Location	In City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time 5-9 min.
Emergency Services Police	Reporting District meets response time goals some of
Pathways	Within 1/4 mile of future pathways
Transit	Not within 1/4 of current or future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan)
School Walking Proximity	From 1/2 to 1 mile walking
School Drivability	Not within 2 miles driving of existing or future school
Park Walkability	No park within walking distance by park type

C. Subject Site Photos (from Google)

Existing office at 455 W. Amity Rd.:



Site to the east of the existing office looking west:



Site to the west of the proposed collector street (i.e. Oakbriar) looking east:



Site to the east of the proposed collector street (i.e. Oakbriar) looking west:



D. Legal Description & Exhibit Map of Property Subject to New Development Agreement

Description for
Storyrock Subdivision
July 17, 2025

A parcel of land located in the North 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 25, 26, 35 and 36, T.3N., R.1W., B.M. from which the 1/4 corner common to said Sections 25 and 36 bears South 89°32'29" East, 2,650.91 feet; thence South 89°32'29" East, 1,325.54 feet to the West 1/16 corner common to said Sections 25 and 36; thence on the west boundary line of the Northeast 1/4 of the Northwest 1/4 of said Section 36, South 00°36'54" West, 25.00 feet to the south right-of-way line of W. Amity Road and the **POINT OF BEGINNING**;

thence leaving said west boundary line on said south right-of-way line, South 89°32'29" East, 1,293.08 feet;

thence leaving said south right-of-way line, South 00°34'07" West, 422.23 feet;

thence 236.58 feet on the arc of a non-tangent curve to the left having a radius of 830.00 feet, a central angle of 16°19'54", and a long chord which bears South 08°42'45" West, 235.78 feet;

thence South 00°32'48" West, 50.73 feet;

thence South 01°21'45" East, 150.08 feet;

thence South 00°32'48" West, 38.91 feet;

thence 294.68 feet on the arc of a curve to the left having a radius of 525.00 feet, a central angle of 32°09'34", and a long chord which bears South 15°31'59" East, 290.82 feet;

thence 140.15 feet on the arc of a reverse curve to the right having a radius of 475.00 feet, a central angle of 16°54'19", and a long chord which bears South 23°09'37" East, 139.64 feet to the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°13'44" West, 75.72 feet to the Center-North 1/16 corner of said Section 36;

thence North 89°27'22" West, 1,326.95 feet to the Northwest 1/16 corner of said Section 36;



thence on the west boundary line of the Northeast 1/4 of the Northwest 1/4 of said Section 36, North 00°36'54" East, 1,300.34 feet to the **POINT OF BEGINNING**.

Containing 38.587 acres, more or less.

AND

A parcel of land located in the North 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36 T.3N., R.1W., B.M., from which the Section corner common to Sections 25, 26, 35 and 36, T.3N., R.1W., B.M. bears North 89°32'29" West, 2,650.91 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.62 feet; thence leaving said north boundary line, South 45°31'08" East, 36.28 feet to the south right-of-way line of W. Amity Road and the **POINT OF BEGINNING**

thence on said south right-of-way line, South 89°04'30" East, 1,225.71 feet;

thence leaving said south right-of-way line, South 00°35'47" West, 1,297.82 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;

thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 1,181.48 feet;

thence leaving said south boundary line, 173.26 feet on the arc of a non-tangent curve to the left having a radius of 533.00 feet, a central angle of 18°37'30", and a long chord which bears North 22°18'01" West, 172.50 feet;

thence 262.12 feet on the arc of a reverse curve to the right having a radius of 467.00 feet, a central angle of 32°09'34", and a long chord which bears North 15°31'59" West, 258.69 feet;

thence North 00°32'48" East, 26.86 feet;

thence South 44°20'58" East, 60.27 feet;

thence South 59°17'13" East, 179.30 feet;

thence South 80°13'06" East, 81.95 feet;

thence North 04°42'19" East, 218.94 feet;

thence North 41°24'47" West, 118.63 feet;

thence South 89°04'30" East, 798.67 feet;



thence North 33°50'10" East, 27.62 feet;

thence North 26°33'19" West, 434.46 feet;

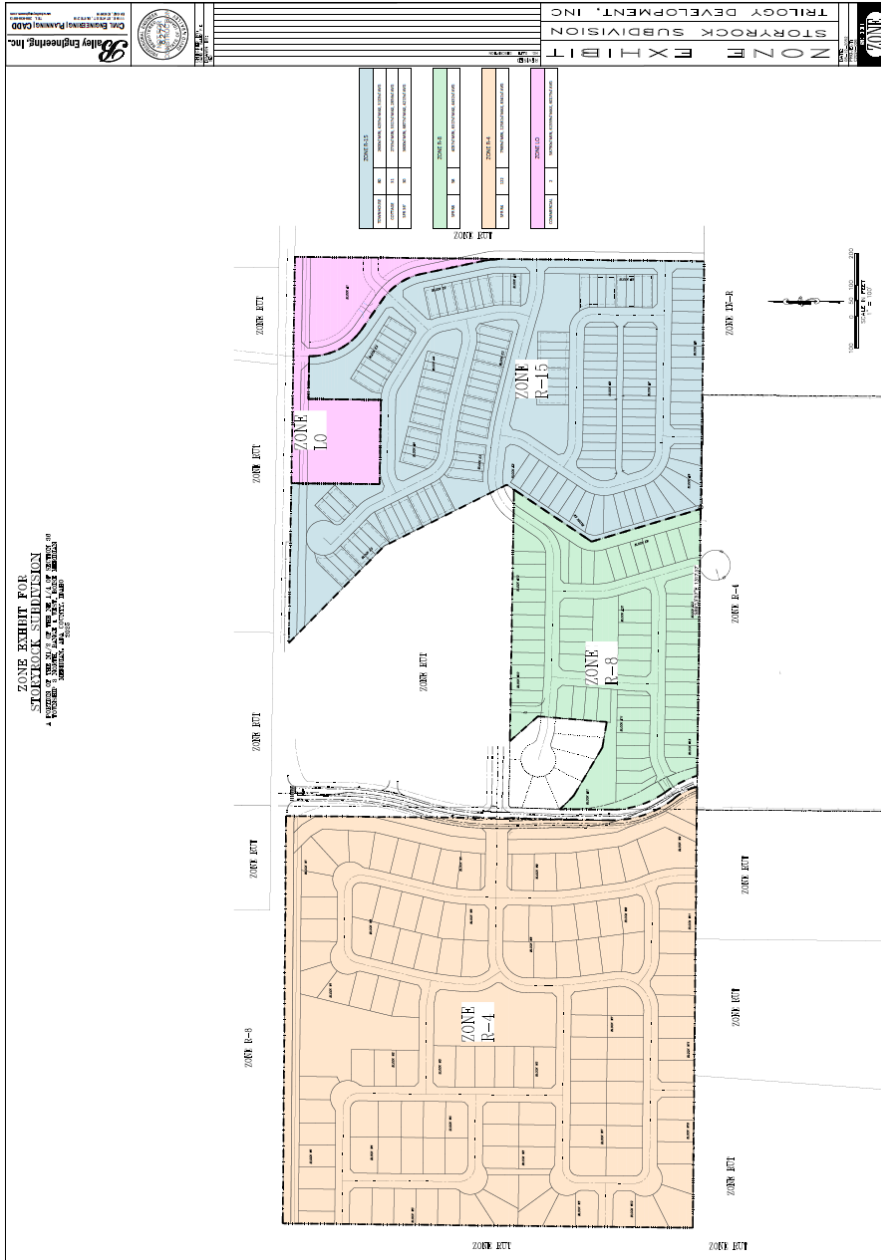
thence North 45°31'08" West, 432.13 feet to the **POINT OF BEGINNING**.

Containing 36.537 acres, more or less.

End of Description.



E. Zoning Exhibit – **NOT APPROVED**



F. Annexation Legal Description & Exhibit Map – NOT APPROVED

Description for
Annexation
October 23, 2024

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.62 feet to the **POINT OF BEGINNING**:

thence continuing, South 89°04'30" East, 1251.85 feet;

thence leaving said north boundary line, South 00°35'47" West, 1322.82 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;

thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 377.41 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:

North 16°44'06" West, 363.90 feet;

North 33°48'37" East, 293.68 feet to the south boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho;

thence on said south boundary line, South 89°04'30" East, 18.01 feet to the Southeast corner of said parcel;

thence on the easterly boundary line of said parcel and the northerly extension thereof the following three (3) courses and distances:

North 33°50'10" East, 27.62 feet;

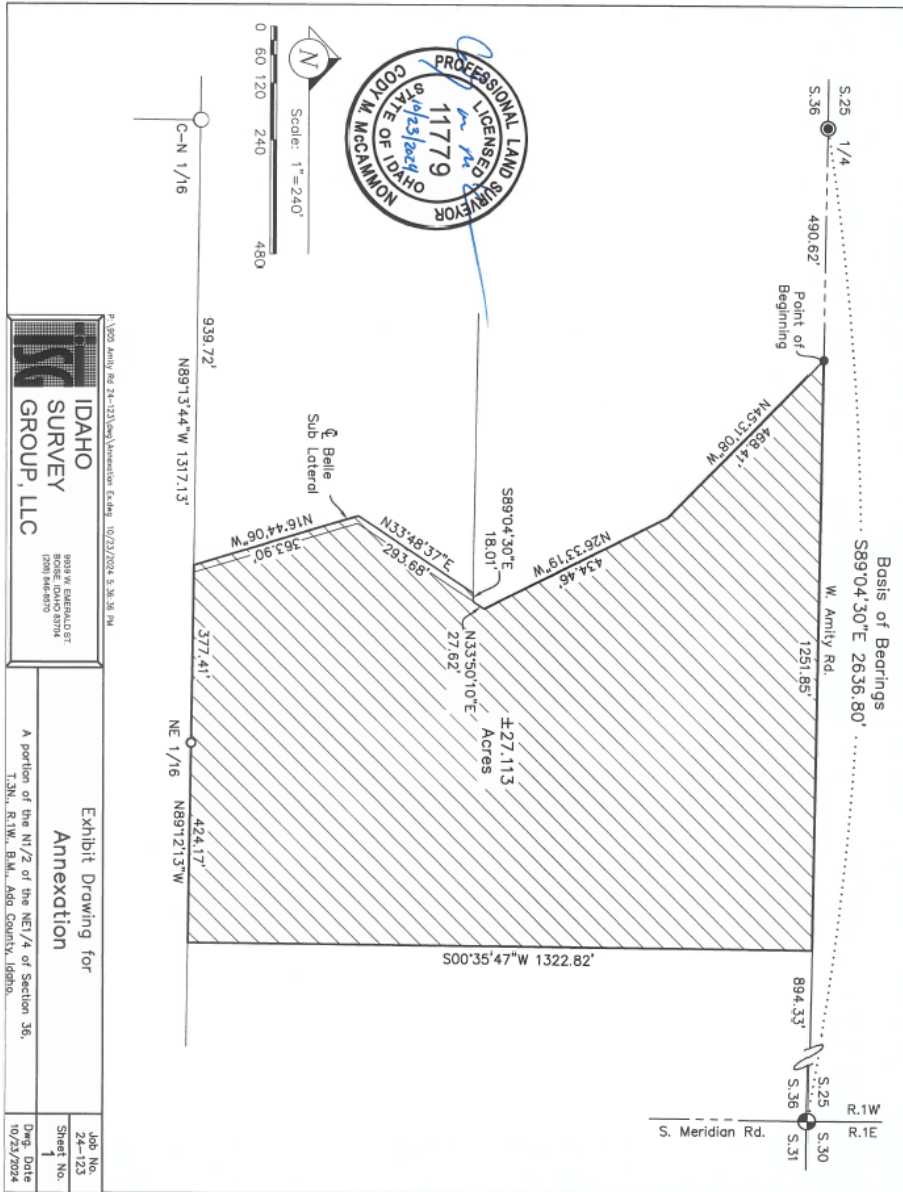
North 26°33'19" West, 434.46 feet;

North 45°31'08" West, 468.41 feet to the **POINT OF BEGINNING**.

Containing 27.113 acres, more or less.

End of Description.





Description for
LO Zone
October 23, 2024

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 1023.72 feet to the **POINT OF BEGINNING**:

thence continuing, South 89°04'30" East, 718.75 feet;

thence leaving said north boundary line, South 00°35'47" West, 675.11 feet;

thence 43.59 feet on the arc of a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 12°29'11" and a long chord which bears North 05°38'49" West, 43.50 feet;

thence North 11°53'24" West, 210.87 feet;

thence 151.14 feet on the arc of curve to the left having a radius of 200.00 feet, a central angle of 43°17'50" and a long chord which bears North 33°32'20" West, 147.57 feet;

thence North 55°11'15" West, 114.02 feet;

thence 195.87 feet on the arc of curve to the right having a radius of 200.00 feet, a central angle of 56°06'45" and a long chord which bears North 27°07'52" West, 188.13 feet;

thence North 89°04'30" West, a distance of 136.11 feet;

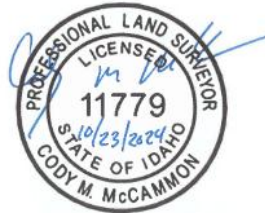
thence South 00°35'47" West, 229.96 feet;

thence North 89°04'30" West, 267.70 feet;

thence North 00°35'47" East, 304.96 feet to the **POINT OF BEGINNING**.

Containing 4.372 acres, more or less.

End of Description.



Description for
R-15 Zone
October 24, 2024

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.61 feet to the **POINT OF BEGINNING**:

thence continuing, South 89°04'30" East, 533.11 feet;

thence leaving said north boundary line, South 00°35'47" West, 304.96 feet;

thence South 89°04'30" East, 267.70 feet;

thence North 00°35'47" East, 229.96 feet;

thence South 89°04'30" East, 136.11 feet;

thence 195.87 feet on the arc of a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 56°06'45" and a long chord which bears South 27°07'52" East, 188.13 feet;

thence South 55°11'15" East, 114.02 feet;

thence 151.14 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 43°17'50" and a long chord which bears South 33°32'20" East, 147.57 feet;

thence South 11°53'24" East, 210.87 feet;

thence 43.59 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 12°29'11" and a long chord which bears South 05°38'49" East, 43.50 feet;

thence South 00°35'47" West, 647.71 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;



thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 377.41 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:

North 16°44'06" West, 363.90 feet;

North 33°48'37" East, 293.68 feet to the south boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho;

thence on said south boundary line, South 89°04'30" East, 18.01 feet to the Southeast corner of said parcel;

thence on the easterly boundary line of said parcel and the northerly extension thereof the following three (3) courses and distances:

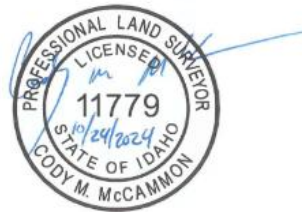
North 33°50'10" East, 27.62 feet;

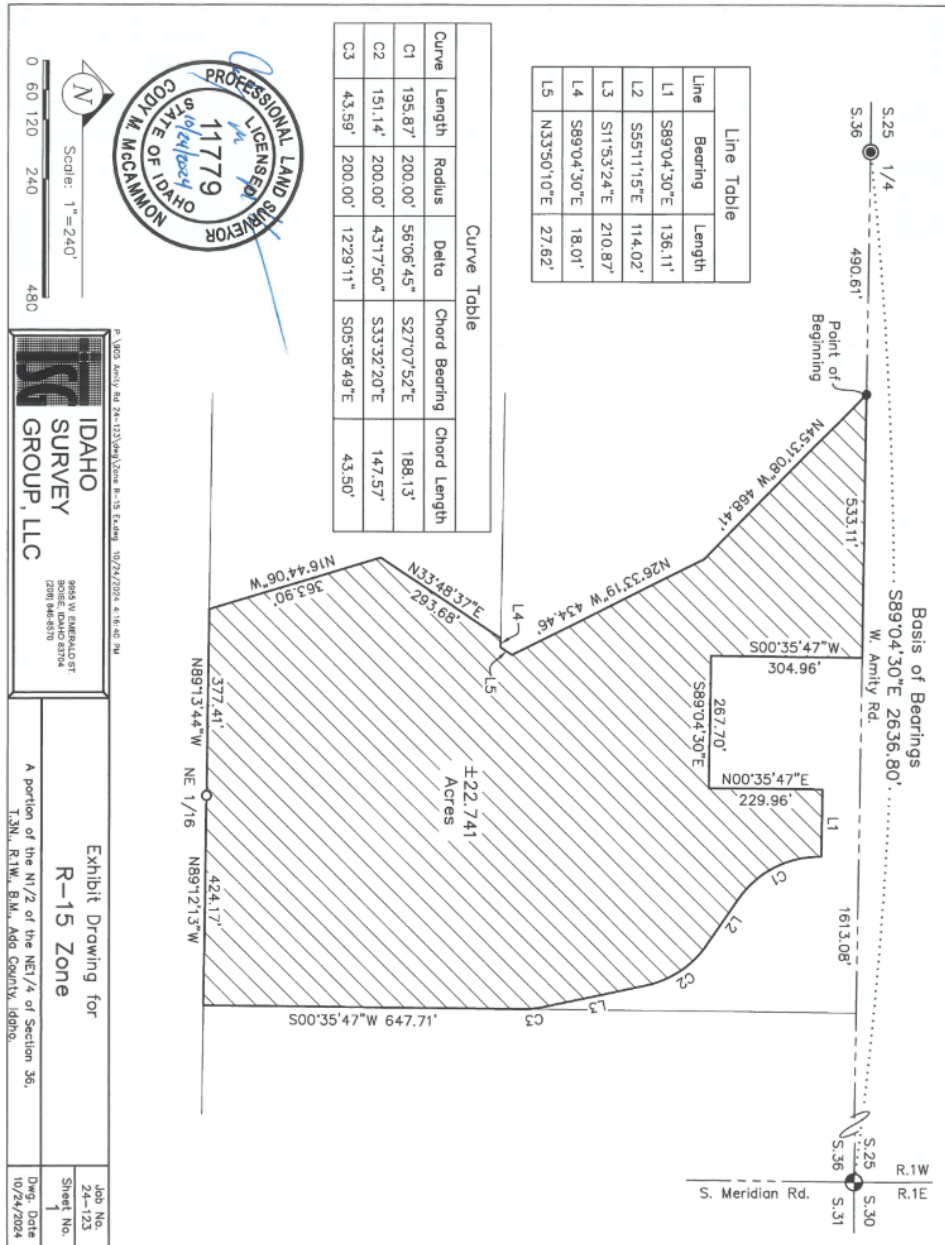
North 26°33'19" West, 434.46 feet;

North 45°31'08" West, 468.41 feet to the **POINT OF BEGINNING**.

Containing 22.741 acres, more or less.

End of Description





G. Rezone Legal Description & Exhibit Map

Description for
Rezone R-8
October 24, 2024

A portion of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, City of Meridian, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.61 feet to the northerly extension of the easterly boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho; thence on said easterly boundary line and northerly extension thereof the following three (3) courses and distances: South 45°31'08" East, 468.41 feet; South 26°33'19" East, 434.46 feet; South 33°50'10" West, 27.62 feet to the Southeast corner of said parcel; thence on the south boundary line of said parcel, North 89°04'30" West, 18.01 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral and the **POINT OF BEGINNING**;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:

South 33°48'37" West, 293.68 feet;

South 16°44'06" East, 363.90 feet to the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36;

thence leaving said easterly boundary line on said south boundary line, North 89°13'44" West, 838.10 feet;

thence 154.44 feet on the arc of a non-tangent curve to the left having a radius of 500.00 feet, a central angle of 17°41'50" and a long chord which bears North 22°45'51" West, 153.82 feet;

thence 280.64 feet on the arc of a curve to the right having a radius of 500.00 feet, a central angle of 32°09'34" and a long chord which bears North 15°31'59" West, 276.98 feet;

thence North 00°32'48" East, 189.13 feet;

thence South 89°04'30" East, 29.10 feet;

thence South 00°55'30" West, 35.36 feet;

thence South 02°11'34" East, 128.90 feet;



thence South 44°20'58" East, 57.41 feet;

thence South 59°17'13" East, 179.30 feet;

thence South 80°13'06" East, 81.95 feet;

thence North 04°42'19" East, 218.94 feet;

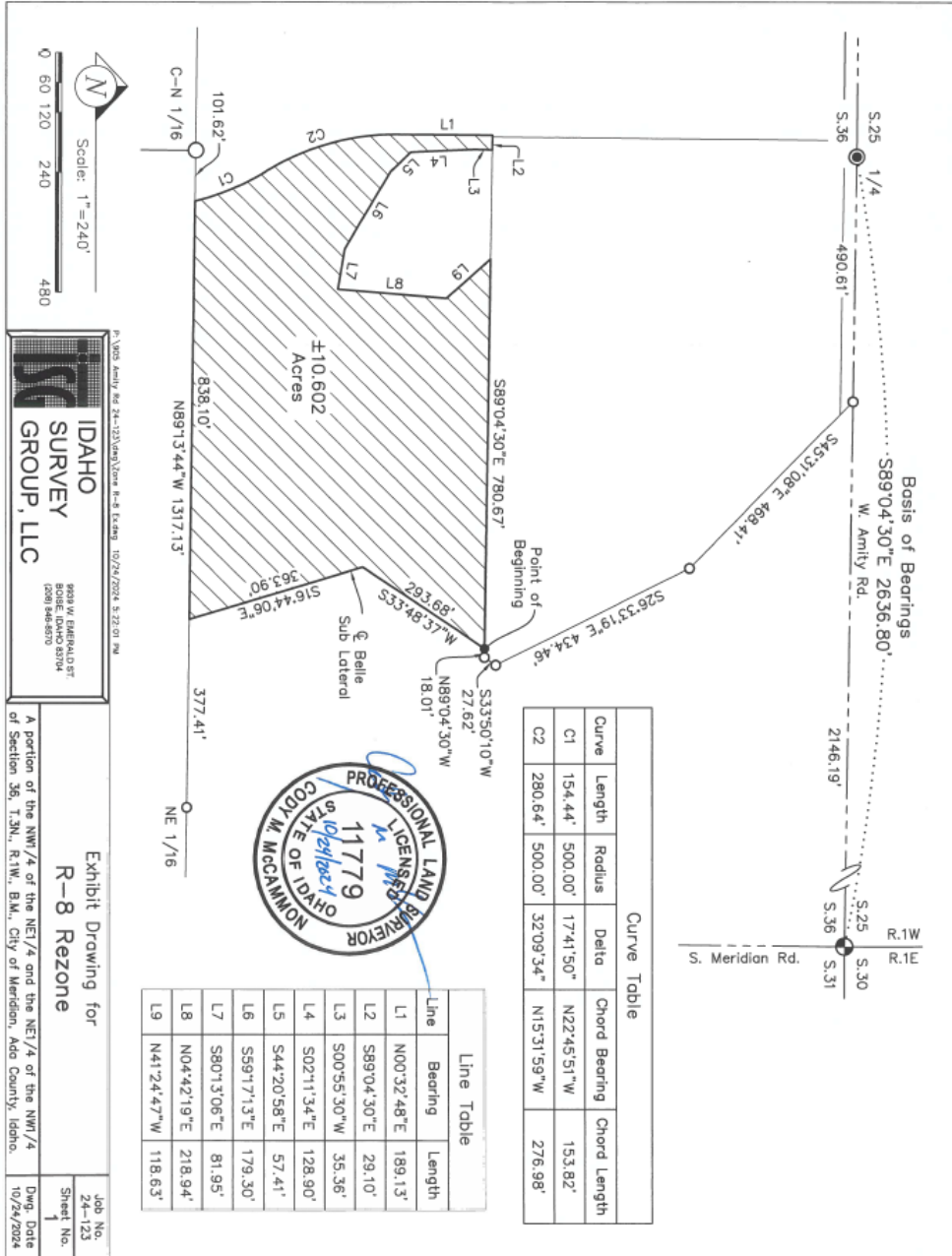
thence North 41°24'47" West, 118.63 feet to the south boundary line of said parcel of land conveyed by the Warranty Deed recorded as Instrument No. 2021-182575;

thence on said south boundary line, South 89°04'30" East, 780.67 feet to the **POINT OF BEGINNING**.

Containing 10.602 acres, more or less.

End of Description.





Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	154.44'	500.00'	17°41'50"	N22°45'51"W	153.82'
C2	280.64'	500.00'	32°09'34"	N15°31'59"W	276.98'

Line Table

Line	Bearing	Length
L1	N00°32'48"E	189.13'
L2	S89°04'30"E	29.10'
L3	S00°55'30"W	35.36'
L4	S02°11'34"E	128.90'
L5	S44°20'58"E	57.41'
L6	S59°17'13"E	179.30'
L7	S80°13'06"E	81.95'
L8	N04°42'19"E	218.94'
L9	N41°24'47"W	118.63'



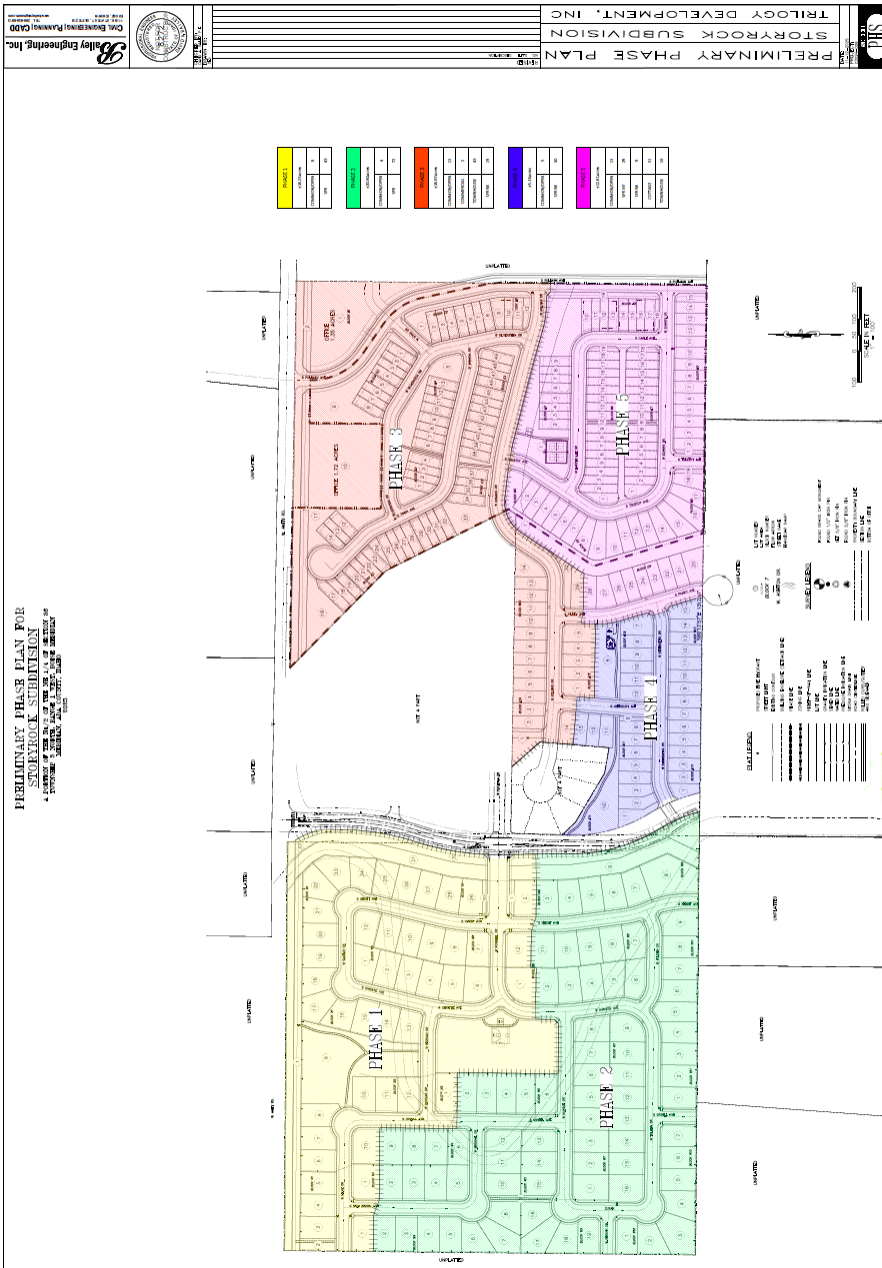
IDAHO SURVEY GROUP, LLC
 9929 W. EMERALD ST.
 BOISE, IDAHO 83726
 (208) 396-8700

Exhibit Drawing for
R-8 Rezone
 A portion of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 36, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 24-123
 Sheet No. 1
 Dwg. Date 10/24/2024



I. Phasing Plan (dated: 11/12/2025) – **NOT APPROVED**



J. Landscape Plan (date: 8/7/2025)



OWNER
 COMMUNITY DEVELOPMENT LLC
 1000 W. MAIN STREET
 MERIDIAN, IDAHO 83402

DEVELOPER
 JENSEN BELTS
 1000 W. MAIN STREET
 MERIDIAN, IDAHO 83402

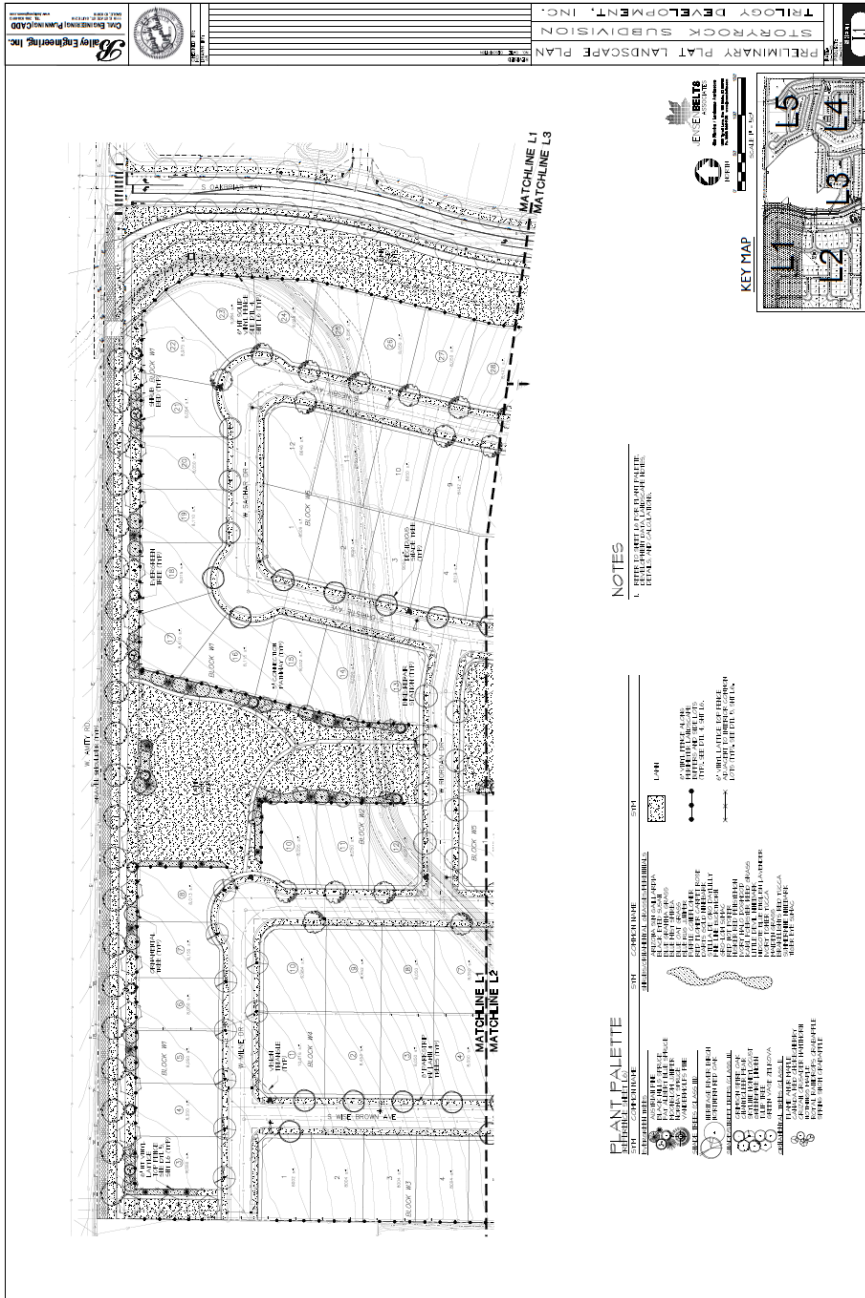
ENGINEER
 ROBERT J. ANDERSON, INC.
 1000 W. MAIN STREET
 MERIDIAN, IDAHO 83402

PLANNER/CONTRACT
 ROBERT J. ANDERSON, INC.
 1000 W. MAIN STREET
 MERIDIAN, IDAHO 83402

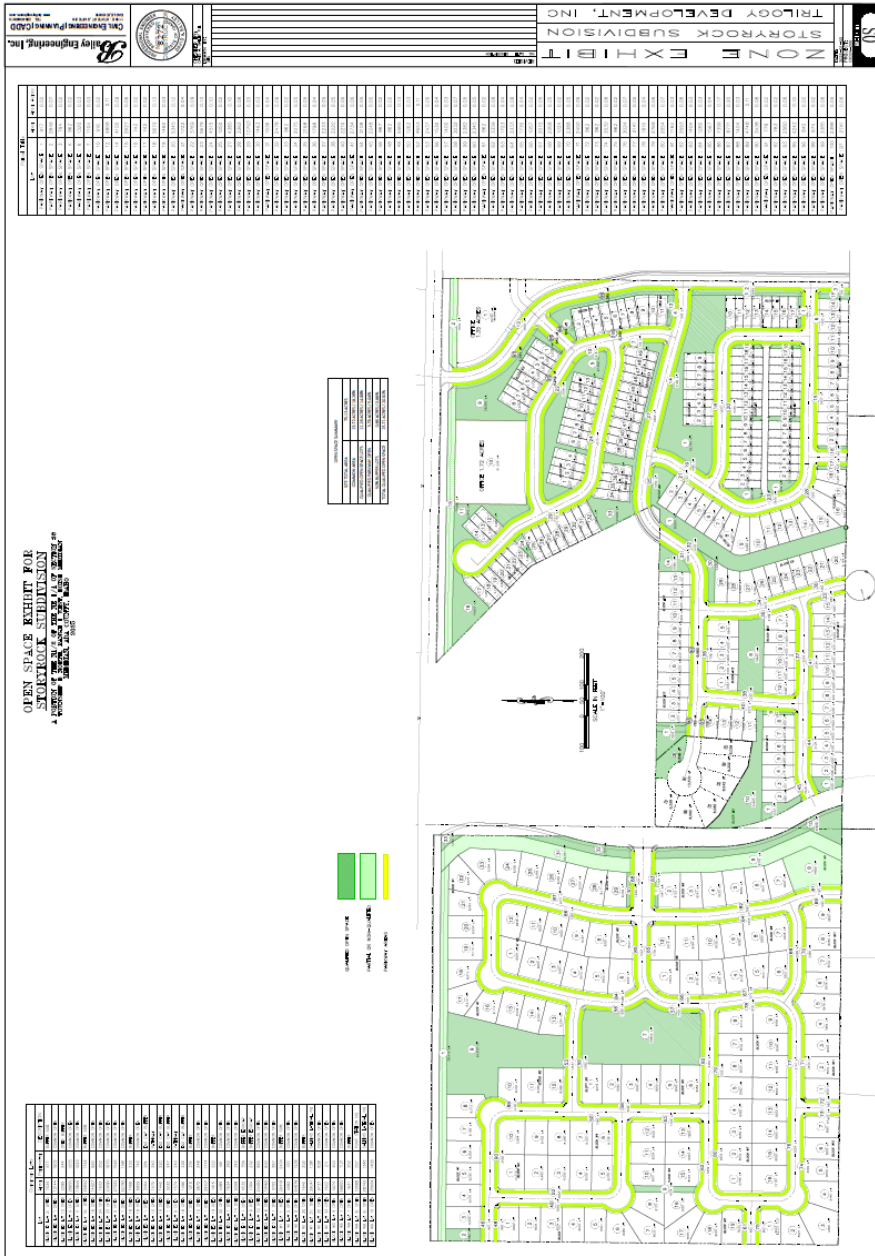
DATE
 AUGUST 7, 2025

SCALE
 1" = 100'

STORYROCK SUBDIVISION
 PRELIMINARY PLAT LANDSCAPE PLAN
 MERIDIAN, ID



K. Qualified Open Space Exhibit (date: 1/3/2025)



M. Conceptual Building Elevations

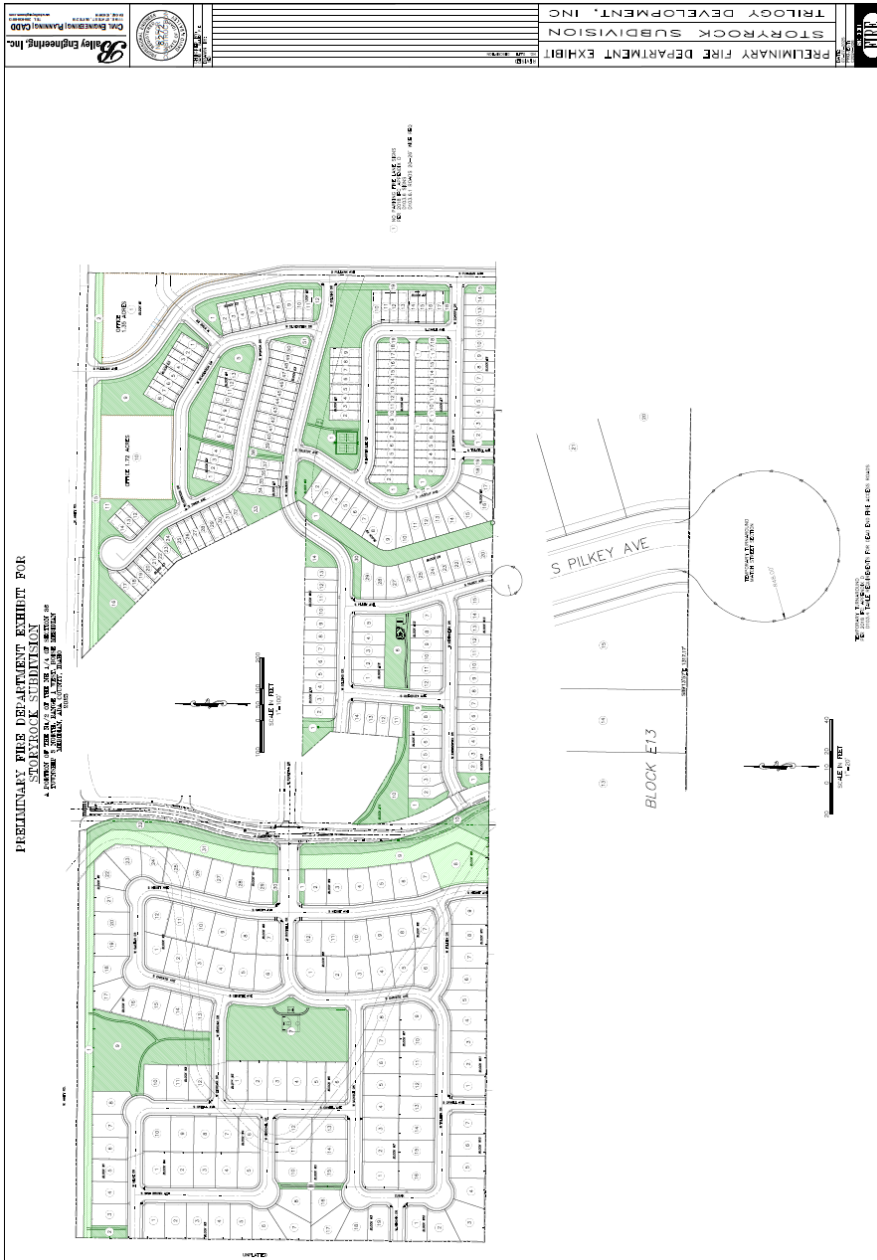
Single-family detached homes:



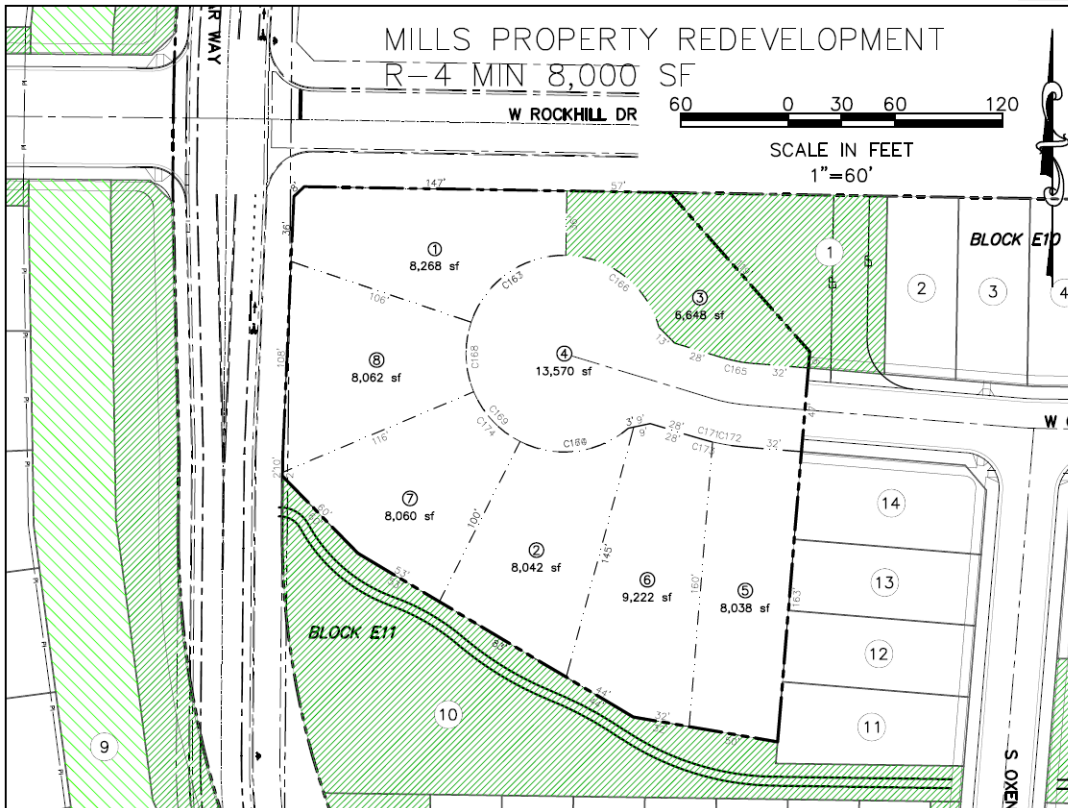
Townhomes:



N. Fire Dept. Emergency Access Plan



O. Conceptual Redevelopment Plan for Mills Out-Parcel



VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.