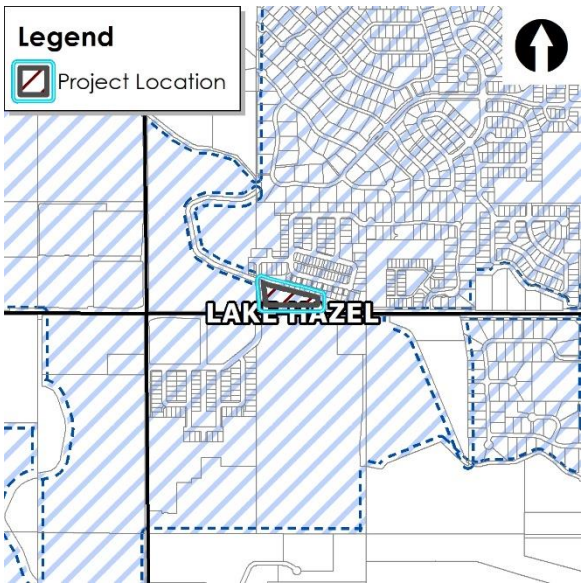
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	08/13/2024
TO:	Mayor & City Council
FROM:	Nick Napoli, Associate Planner 208-884-5533
SUBJECT:	Lavender Place Subdivision FP-2024-0011
LOCATION:	The site is located at 2160 E. Lake Hazel Road, approximately ¼ mile east of S. Locust Grove on the North side of Lake Hazel, in the SE 1/4 of Section 32, T.3N., R.1E.



I. PROJECT DESCRIPTION

Final Plat consisting of 30 residential building lots and nine (9) common lots on approximately 3.79 acres of land in the R-40 zoning district by Breckon Land Design on behalf of LH Development, LLC.

II. APPLICANT INFORMATION

A. Applicant

Gregg Davis, Breckon Land Design – 6661 N. Glenwood Street, Garden City, ID 83714

B. Owner:

LH Development LLC – PO Box 344, Meridian, ID 83680

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0036) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. However, the road alignment and open space have changed slightly from the preliminary plat. Since there is no change to the number of buildable lots and the

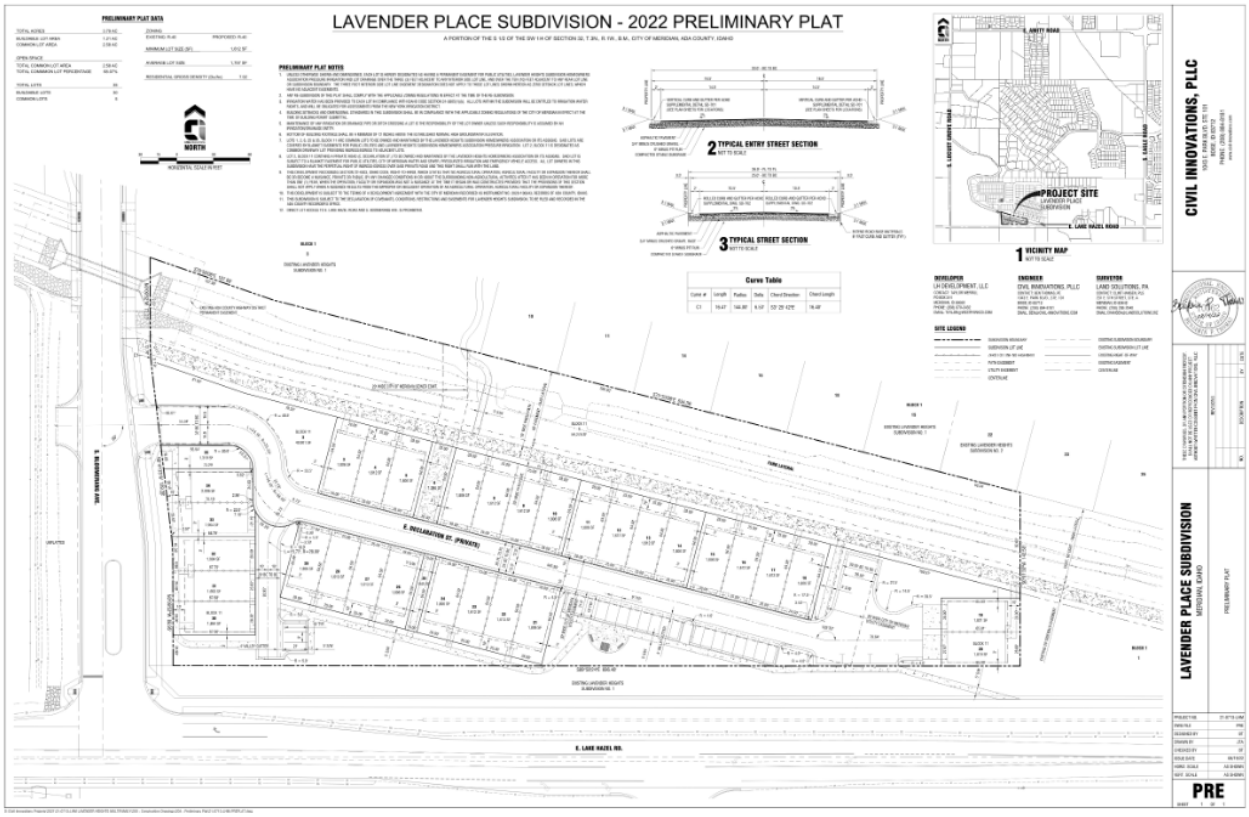
amount of common open space is the same, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

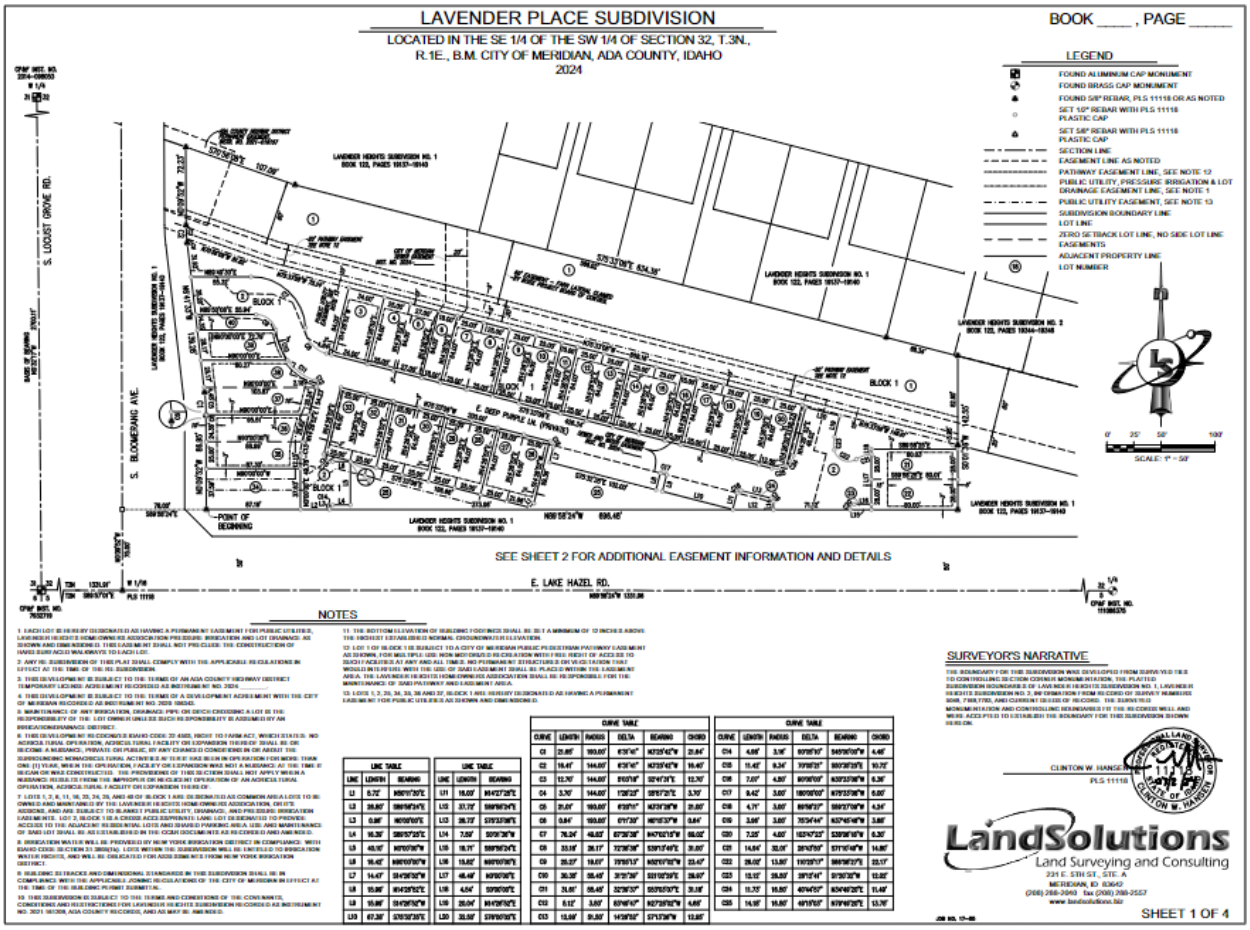
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

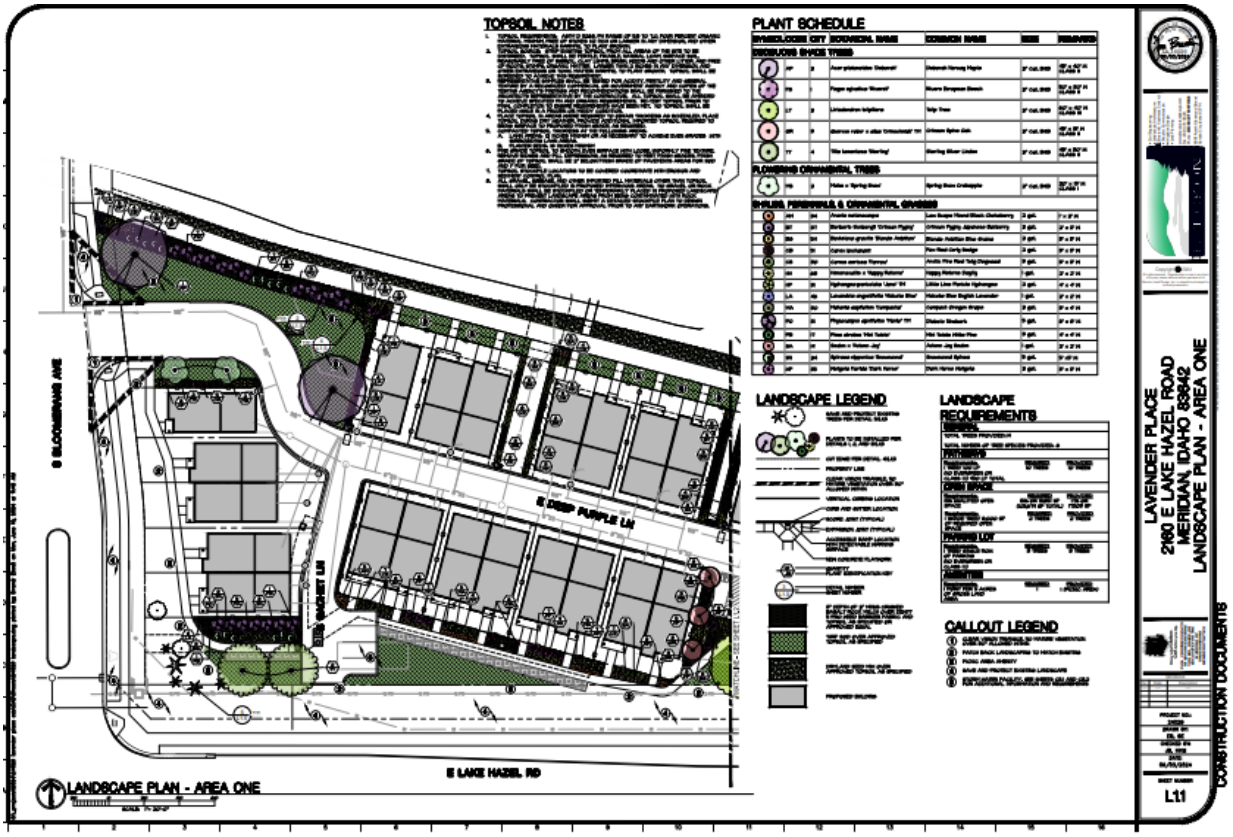
A. Preliminary Plat (dated: 08/19/22)

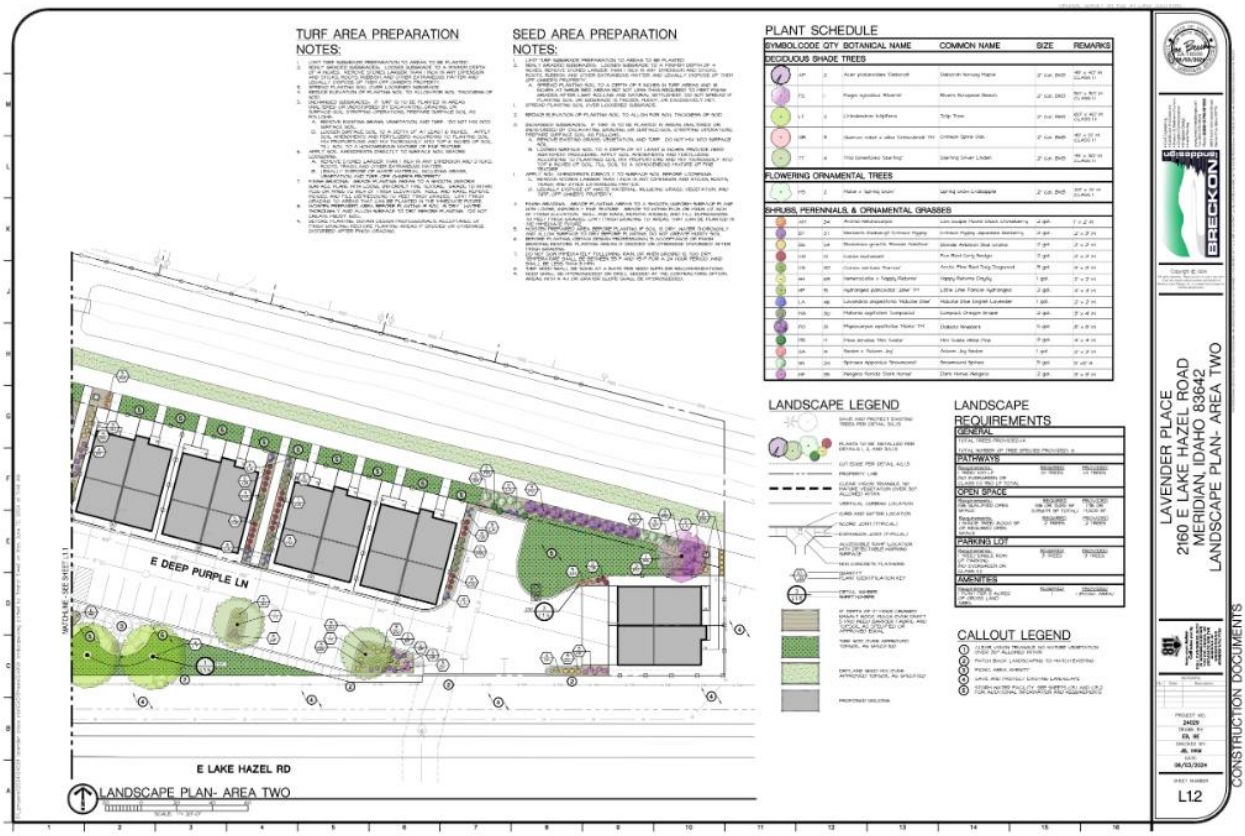


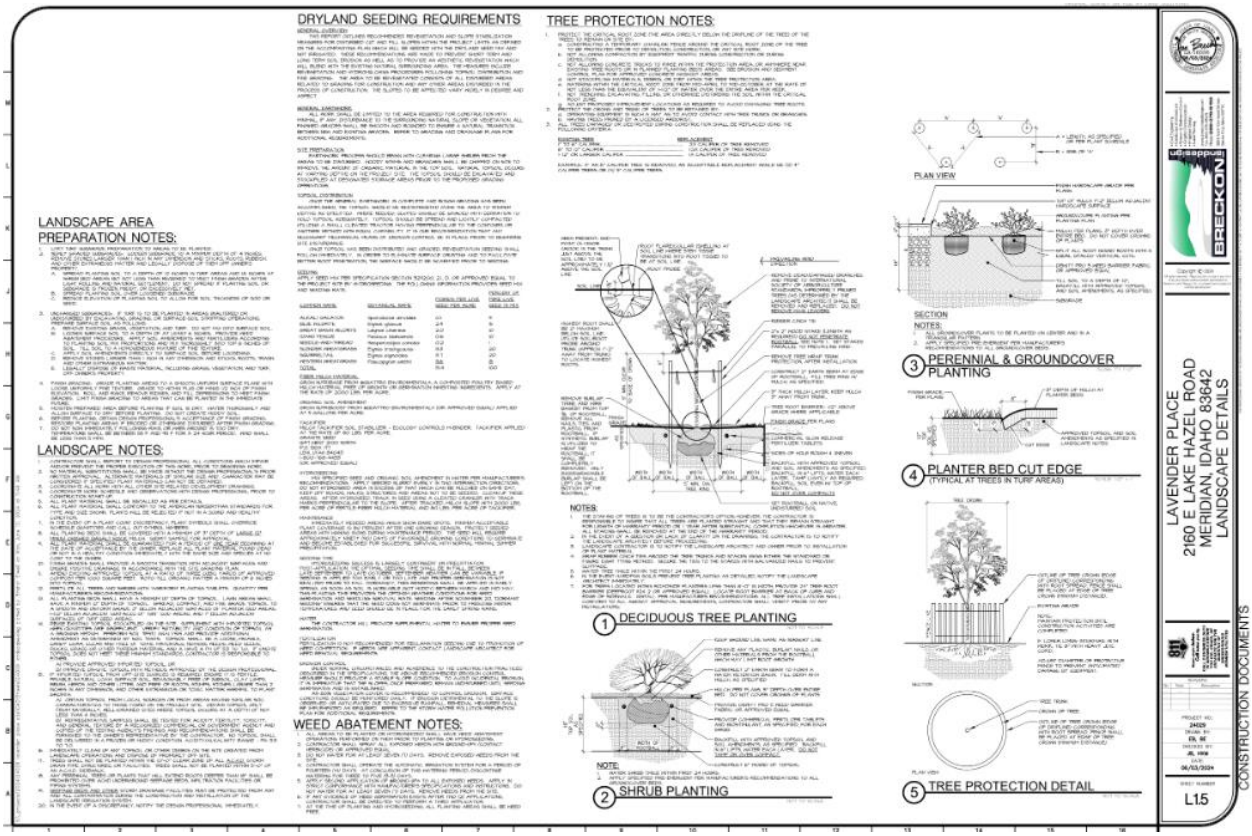
B. Final Plat (dated: 07/02/24)



C. Landscape Plan ((dated: 4/11/2024)




TURF AREA PREPARATION NOTES:
SEED AREA PREPARATION NOTES:
PLANT SCHEDULE
LANDSCAPE LEGEND
LANDSCAPE REQUIREMENTS
CALLOUT LEGEND
E DEEP PURPLE LN
E LAKE HAZEL RD
LANDSCAPE PLAN- AREA TWO
LAVENDER PLACE
2160 E LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN- AREA TWO
CONSTRUCTION DOCUMENTS
L12


DRYLAND SEEDING REQUIREMENTS
TREE PROTECTION NOTES:
LANDSCAPE AREA PREPARATION NOTES:
LANDSCAPE NOTES:
WEED ABATEMENT NOTES:
1 DECIDUOUS TREE PLANTING
2 SHRUB PLANTING
3 PERENNIAL & GROUNDCOVER PLANTING
4 PLANTER BED CUT EDGE
5 TREE PROTECTION DETAIL
LAVENDER PLACE
2160 E LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE DETAILS
CONSTRUCTION DOCUMENTS
L15

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2022-0036 AZ, PP, CUP, PS, ALT, TED-2024-0007, Development Agreement - Inst. #2020-106343, Development Agreement – Inst. #2024-000212) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by September 13th, 2026), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgment signed and notarized.
4. The final plat prepared by Land Solutions, dated: 07/02/2024, included in Section V.B shall be revised as follows:
   a. Note #3: Include the recorded instrument number for the ACHD license agreement.
   b. Note #7: Shall be revised to include Lots 35-37, Block 1 in the common drive language.
   c. Note #12: Include the recorded instrument number of the City of Meridian Pathway Easement.
   d. Add a plat note stating that direct lot access to E. Lake Hazel Road is prohibited.
   e. Lot 6, Block 1 shall be widened to 20 feet to accommodate for the sewer easement.

   A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by Breckon Land Design, dated 06/03/2024, included in Section V.C, shall be revised as follows:
   a. Provide fencing details for all fencing.
   b. Provide a tree every 100 linear feet along the multi-use pathway along the north boundary of the property.
   c. Provide a tree in each of the planter islands for the parking on the east end of the common drive.

   A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
6. The applicant shall protect and preserve existing landscaping in Lots 1-2, Block 1 of Lavender Heights Subdivision No. 1 during construction.
7. A 14-foot wide public use easement for all multi-use pathways shall be submitted to the Planning Division prior to submittal for City Engineer's signature on the final plat(s).
8. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
9. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2020-106343). The applicant shall obtain an administrative design review approval for all single-family dwellings prior to building permit submittal.

10. Prior to signature of the final plat by the city engineer, the applicant shall provide an updated parking exhibit that depicts adequate parking for the alternative compliance request with H-2022-0036.
11. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or *Matthew.W.Peterson@usps.gov* for more information.
12. The rear and/or sides of homes visible from E. Lake Hazel (Lots 23-30, Block 1) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.