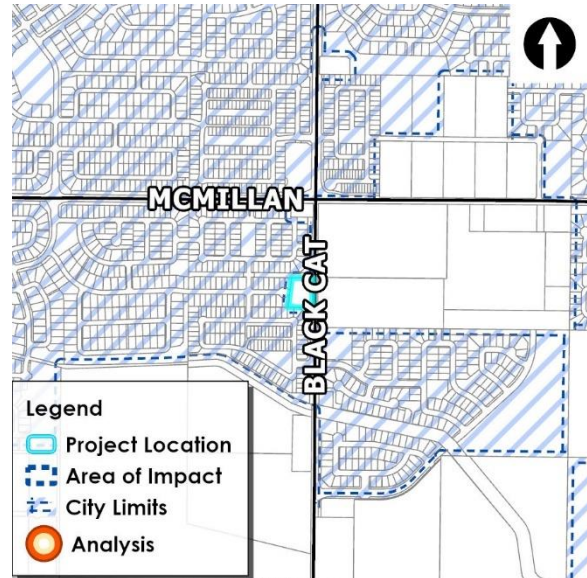


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 11/7/2024
TO: Planning & Zoning Commission
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
APPLICANT: David Crawford, Centurion Engineers, Inc.
SUBJECT: H-2024-0040
Addison Circle Subdivision
LOCATION: 4535 N. Black Cat Rd. in the NE 1/4 of Section 33, T.4N., R.1W. (Parcel #S0433110460)



I. PROJECT OVERVIEW

A. Summary

Annexation of 1.87-acres of land with an R-8 zoning district; and preliminary plat consisting of seven (7) building lots and one (1) common lot on 1.87-acres of land.

B. Issues/Waivers

Council approval of the dead-end street is required as it exceeds the maximum length standard in UDC 11-6C-3B.4a of 500-feet at 545-feet.

C. Recommendation

Staff: Approval with the conditions in Section IV below.

Commission: Pending

D. Decision

City Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Single-family residential	-
Existing Zoning	RUT in Ada County	VII.A.2
Proposed Zoning	R-8 (Medium Density Residential)	
Adopted FLUM Designation	Medium Density Residential (MDR)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	8/14/2024
Neighborhood Meeting	6/24/2024
Site posting date	10/1/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		Error! Reference source not found.
<ul style="list-style-type: none"> • Comments Received 	Yes	-
<ul style="list-style-type: none"> • Commission Action Required 	No	-
<ul style="list-style-type: none"> • Access 	W. Torana St., a local street	-
Meridian Fire	No comments received	
Meridian Police	No comments received	Error! Reference source not found.
Meridian Public Works Wastewater		
<ul style="list-style-type: none"> • Distance to Mainline 	Available at site	
<ul style="list-style-type: none"> • Impacts or Concerns 	See Public Works site specific conditions	
Meridian Public Works Water		
<ul style="list-style-type: none"> • Distance to Mainline 	Available at site	
<ul style="list-style-type: none"> • Impacts or Concerns 	None – ensure no trees are located within 10’ of the water meter.	
School District(s)	No comments received	

Note: See section IV. City/Agency Comments & Conditions for comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is currently zoned RUT in Ada County and designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the City’s Comprehensive Plan. The MDR designation allows for dwellings units at gross densities of three (3) to eight (8) dwelling units per acre.

The Applicant proposes to annex the property into the City with R-8 zoning and subdivide it into seven (7) building lots for the development of single-family residential detached homes at a gross density of 3.74 units per acre consistent with the use and density desired in the MDR designation in the Comprehensive Plan. The proposed R-8 zoning is consistent with the zoning of adjacent surrounding properties, also zoned R-8. Staff recommends a Development Agreement (DA) is required as a provision of annexation that includes the provisions in Section IV.

Lots in the proposed subdivision range in size from 4,399 to 7,157 square feet (s.f.) with homes ranging in size from 1,872 to 2,265 s.f.

The subject property is an enclave, surrounded by City annexed land on the abutting three (3) sides. Comprehensive Plan policy #3.03.01E encourages infill development.

Table 4: Project Overview

Description	Details
History	None
Phasing Plan	1 phase
Residential Units	(7) single-family detached units
Open Space	None required
Amenities	None required
Physical Features	None
Acreage	1.87-acres
Lots	7 building/1 common
Density	3.74 units/acre (gross)

B. History

None

C. Site Development and Use Analysis

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

There is an existing home and accessory structures on the site that will be removed with development. **These structures are required to be removed prior to the City Engineer’s signature on the final plat.**

The existing well is required to be abandoned; proof of abandonment must be provided to the City Public Works Department. The well may be used for pressurized irrigation purposes.

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

The proposed single-family residential detached dwellings are listed as a principal permitted in the R-8 zoning district, per UDC Table 11-2A-2.

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

Future development is required to comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.

The proposed lots comply with the minimum property size standard of 4,000 s.f. and the minimum street frontage of 40-feet. Future structures on the proposed lots must comply with the minimum setback requirements and maximum building height for the district.

The proposed development is consistent with Comprehensive Plan policy #3.03.04B: “Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.”

D. Design Standards Analysis

1. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):

Because the site is below five (5) acres in size, it’s exempt from the common open space and site amenity standards listed in UDC 11-3G.

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

i. Landscape buffers along streets

A minimum 25-foot wide street buffer is required along N. Black Cat Rd., an arterial street, landscaped with a variety of trees, shrubs, lawn or other vegetative groundcover as set forth in UDC 11-3B-7C. **The buffer should be measured from the ultimate back of curb location as anticipated by ACHD. Calculations should be included on a revised landscape plan that demonstrates compliance with the required standards.**

If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover; landscaping improvements within the right-of-way shall require a license agreement between the property owner and the transportation authority per UDC 11-3B-7C.5.

ii. Tree preservation

Existing trees 4-inch caliper or greater that are removed from the site during development may require mitigation (see UDC 11-3B-10 for more information).

There are some large existing deciduous and coniferous trees on the site around the existing home that will likely need to be removed with development. Include mitigation information and calculations on the landscape plan that demonstrates compliance with the standards in UDC 11-3B-10.C.5.

iii. Storm integration

Stormwater integration is required in accord with the standards listed in UDC 11-3B-11C. A Geotechnical Investigation report was submitted with this application.

iv. Pathway landscaping

No pathways are proposed; however, **Staff recommends a micro-path connection is provided between the sidewalks along W. Torano Ct. and N. Black Cat Rd., which requires a minimum 5-foot wide strip of landscaping along each side of the pathway with landscaping in accord with the standards listed in UDC 11-3B-12C. Include calculations that demonstrate compliance with the required standards.**

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

i. Residential parking analysis

Off-street vehicle parking is required to be provided for residential uses based on the number of bedrooms per unit (see UDC Table 11-3C-6 for more information). On-street vehicle parking is also available as extra parking to serve residents and guests.

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):
 Three (3) color conceptual building elevations were submitted for proposed single-family detached structures within the development as shown in Section VII.G. Building materials are proposed to consist of a mix of horizontal cottage lap, vertical board & batten and shake lap hardi-board siding with stone and brick wainscot accents and 30-year architectural shingles. **Design review is *not* required for single-family detached structures; however, because structures on Lots 3 and 5, Block 1 will be highly visible from N. Black Cat Rd., an arterial street, Staff does recommend that the sides of homes on these lots 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.**
5. Fencing (*UDC 11-3A-6, 11-3A-7*):
 Existing fencing is depicted on the landscape plan; new fencing is not depicted. The UDC (11-3A-7A.7) requires the developer to construct fencing abutting pathways and common open space lots to distinguish common from private areas. **Therefore, fencing should be depicted on a revised landscape plan along the back side of the street buffer along N. Black Cat Rd. and along the northern and southern property boundaries adjacent to common open space in adjacent developments if the existing fencing is removed, in accord with the standards in UDC 11-3A-7A.**
6. Parkways (*Comp Plan, UDC 11-3A-17*):
 Parkways are not proposed within the development, nor are they required.

The proposed development is consistent with the following Comprehensive Plan policies:

- #2.02.02C: *Support infill development that does not negatively impact the abutting, existing development.*
- #2.02.02F: *Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.*
- #3.07.01C: *Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).*

E. Transportation Analysis

The following information on planned improvements in the area and level of service planning thresholds for Black Cat Rd. is from the ACHD report:

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- The intersection of Black Cat Road and McMillan Road is scheduled in the IFYWP to be reconstructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 1-lane east, and 1-lane on the west leg in 2028.
- Black Cat Road and Bridge #1394 is scheduled in the IFYWP to be reconstructed and widened in 2028.
- Black Cat Road is listed in the CIP to be widened to 5-lanes from Ustick Road to McMillan Road between 2031 and 2035.
- McMillan Road is listed in the CIP to be widened to 3-lanes from Black Cat Road to Ten Mile Road between 2031 and 2035.
- McMillan Road is listed in the CIP to be widened to 3-lanes from McDermott Road to Black Cat Road between 2036 and 2040.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Black Cat Road	312-feet	Minor Arterial	471	Better than "E"
**Torana Street	50-feet	Local	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

** ACHD does not set level of service thresholds for local streets.

ACHD is requiring additional right-of-way (ROW) to be dedicated for the expansion of N. Black Cat Rd., totaling 50-feet from the centerline of the road abutting the site. A Traffic Impact Study was not required. Public transit is not available to this site.

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

Access is proposed via the extension of W. Torana St., an existing local stub street, at the west boundary of the site; direct access is not proposed or allowed via N. Black Cat Rd.

2. Multiuse Pathways (*UDC 11-3A-5*):

No multi-use pathways are proposed, and none are required per the Pathways Master Plan.

3. Pathways (*Comp Plan, UDC 11-3A-8*):

No pathways are proposed; however, **Staff recommends a sidewalk connection is provided between the sidewalks along the W. Torana St. cul-de-sac and N. Black Cat for pedestrian connectivity and in accord with UDC 11-6C-3B.4b, which requires a pedestrian connection due to the length of the dead-end street (i.e. W. Torana St.).**

4. Sidewalks (*UDC 11-3A-17*):

All sidewalks are required to comply with the standards listed in UDC 11-3A-17. A 5-foot wide attached sidewalk is proposed along W. Torana St., a local street, and a 5-foot wide detached sidewalk is proposed along N. Black Cat Rd. an arterial street, in accord with the required standards. *Note: Because a 5-foot wide sidewalk exists to the north and south, Staff does not recommend a 10-foot wide sidewalk is required.*

The sidewalk to the north of this site along N. Black Cat Rd. does not extend all the way to the subject property – it stops at the common lot in Oakcreek Subdivision where the West Tap Sublateral/Settlers Northside Canal is located (see photo below). There is an asphalt pathway that exists on the northern portion of the common lot but stops at the south side of the headgate, creating a 15+/- gap. **Staff recommends as a provision of annexation in the DA that an asphalt pathway is constructed off-site to the north to the existing pathway.**

This recommendation is supported by the following Comprehensive Plan policies:

- #6.01.01I, *Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.*
- #6.01.02D, *Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land use decisions.*



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

i. Dead end streets

At 545-feet, the proposed street (W. Torana St.) exceeds the maximum length standard of 500-feet for dead-end streets in UDC 11-6C-3B.4a.

Per UDC 11-6C-3B.4b, Council may approve a dead-end street up to 750-feet in length where an emergency access is proposed *or* where there is a physical barrier such as an arterial roadway; *and* where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility.

In this case, an arterial street (i.e. N. Black Cat Rd.) abuts this site to the east creating a physical barrier. **If Council approves the length of the proposed street, Staff recommends a pedestrian connection is provided from the sidewalk along N. Black Cat Rd. through the common area to the sidewalk along W. Torana St.**

ii. Block face

The proposed block faces comply with UDC standards for such.

The proposed development is consistent with Comprehensive Plan policy #3.03.04B, “*Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.*”

F. Services Analysis

See Service Accessibility Report in Section VII.C below.

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

All waterways, except natural waterways, are required to be piped unless improved as a water amenity or linear open space, in which case they may be left open, as set forth in UDC 11-3A-6.

There is an open canal (i.e. West Tap Sublateral/Settlers Northside Canal) that runs alongside this property on the abutting property to the north that is on a common lot in Oakcreek Subdivision No. 3.

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

Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.

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

An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.

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

All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

Water and sewer service are available at the site. Main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.

The proposed development is consistent with Comprehensive Plan policy #2.02.02, *Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.*

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. A final plat shall not be submitted until the DA and Ordinance is approved by City Council.

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

- i. Future development of this site shall be generally consistent with the preliminary plat and conceptual building elevations included in Section VII and the provisions contained herein.
 - ii. The existing well on the site shall be abandoned and proof of abandonment shall be provided to the City Public Works Department. The well may be used for pressurized irrigation purposes.
 - iii. The sides of homes on lots that face N. Black Cat Rd. (i.e. Lots 3 and 5, 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.*
 - iv. The Developer/Owner shall construct a 5-foot wide detached asphalt pathway off-site to the north along N. Black Cat Road across Lot 14, Block 7, Oakcreek Subdivision No. 3 to the existing asphalt pathway.
2. The final plat shall include the following revisions:
 - i. Depict a minimum 25-foot street buffer along N. Black Cat Rd. on a common lot or a permanent dedicated buffer easement with a note that it will be maintained by the property owner or homeowner's association, as set forth in UDC 11-3B-7C.2a. The buffer shall be measured from the ultimate back of curb location as anticipated by ACHD.

- ii. Include a note that prohibits direct lot access via N. Black Cat Rd.
3. The landscape plan submitted with the final plat application shall include the following revisions:
 - i. Depict a minimum 25-foot wide street buffer along N. Black Cat Rd., an arterial street, measured from the ultimate curb location as anticipated by ACHD, landscaped with a variety of trees, shrubs, lawn, or other vegetative ground cover that complies with the updated standards listed in UDC 11-3B-7C.3. *Lawn and other grasses requiring regular mowing shall comprise no more than sixty-five (65) percent of the vegetated coverage of a landscape buffer; all other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover. Areas along required walls and closed vision fences should generally be reserved for planting beds with a minimum of one (1) shrub per seven (7) lineal feet of frontage.* Include calculations that demonstrate compliance with the required standards. Depict the future back of curb location as anticipated by ACHD.
 - ii. Depict a 5-foot wide detached asphalt pathway off-site to the north along N. Black Cat Rd. to the existing asphalt pathway.
 - iii. Depict a minimum 5-foot wide micro-path connection between the sidewalks along W. Torano Ct. and N. Black Cat Rd. with landscaping in accord with the standards listed in UDC 11-3B-12C. Include calculations that demonstrate compliance with the required standards.
 - iv. Depict fencing along the back side of the street buffer along N. Black Cat Rd. and along the northern and southern property boundaries adjacent to common open space in adjacent developments if the existing fencing is removed, in accord with the standards in UDC 11-3A-7A.
 - v. Ensure no trees are located within 10' of the water meter.
 - vi. Depict mitigation trees and calculations for all existing healthy trees four-inch caliper or greater that are removed from the site in accord with the standards listed in UDC 11-3B-10C.5. Include calculations that demonstrate compliance with the required standards.
 - vii. If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover; landscaping improvements within the right-of-way shall require a license agreement between the property owner and the transportation authority per UDC 11-3B-7C.5.
4. Stormwater integration shall comply with the standards listed in UDC 11-3B-11C.
5. All existing structures shall be removed from the site prior to the City Engineer's signature on the final plat.
6. The preliminary plat shall become null and void if the Applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the preliminary plat as set forth in UDC 11-6B-7A; or obtain approval of a time extension as set forth in UDC 11-6B-7C.

See the Agency Comments folder contained in the project file in the public record for other City Department and Agency comments and conditions: (copy the link into a separate browser)

V. FINDINGS

A. Annexation and/or 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 map amendment and development plan complies with the applicable provisions of the Comprehensive Plan as noted.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed amendment complies with the regulations outlined for the proposed districts, including the purpose statement.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed map amendment should not be materially detrimental to the public health, safety and 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 on the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.
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 as it will reduce enclaves in the City and will provide for more efficient provision of City services.

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

In consideration of a preliminary plat, combined preliminary and final plat, or short 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 in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Staff finds public services are currently being extended to serve the site and will be 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 plat is in conformance 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 or general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Approval of the proposed annexation with the requirement of a Development Agreement that includes the provisions in Section IV; and approval of the proposed preliminary plat with the conditions in Section IV.

B. Commission:

Pending

C. City Council:

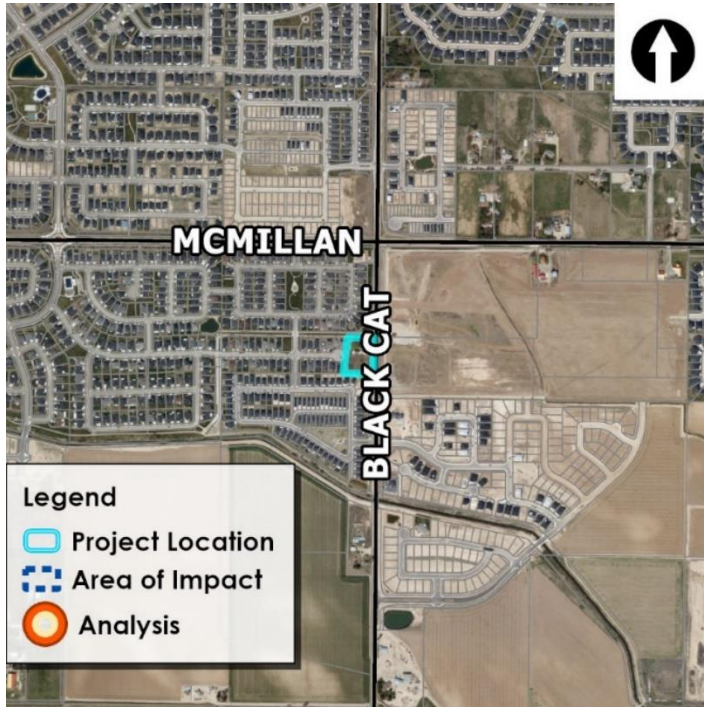
Pending

VII. EXHIBITS

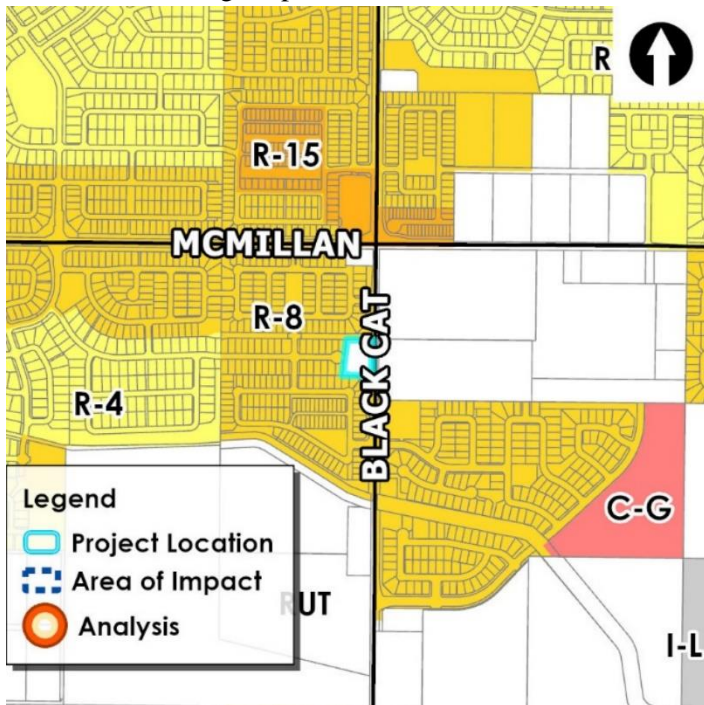
A. Project Area Maps

(link to [Project Overview](#))

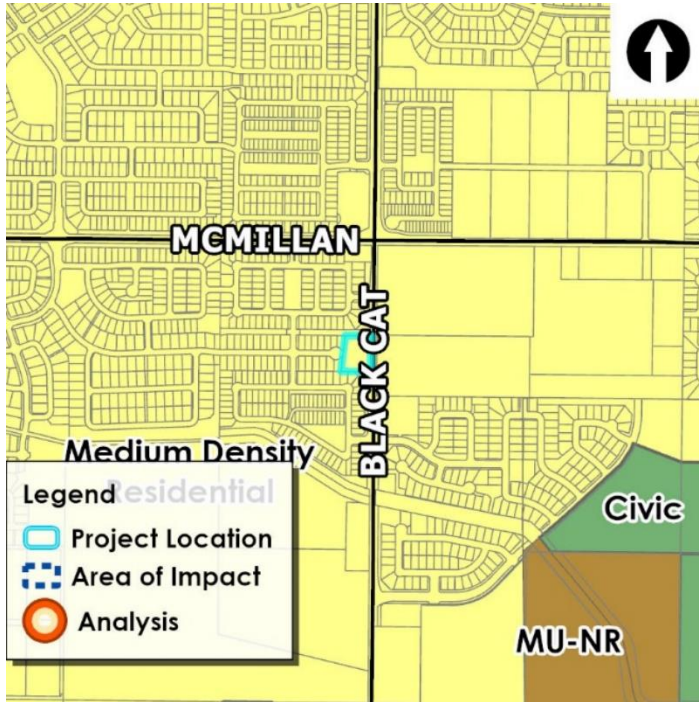
1. Aerial



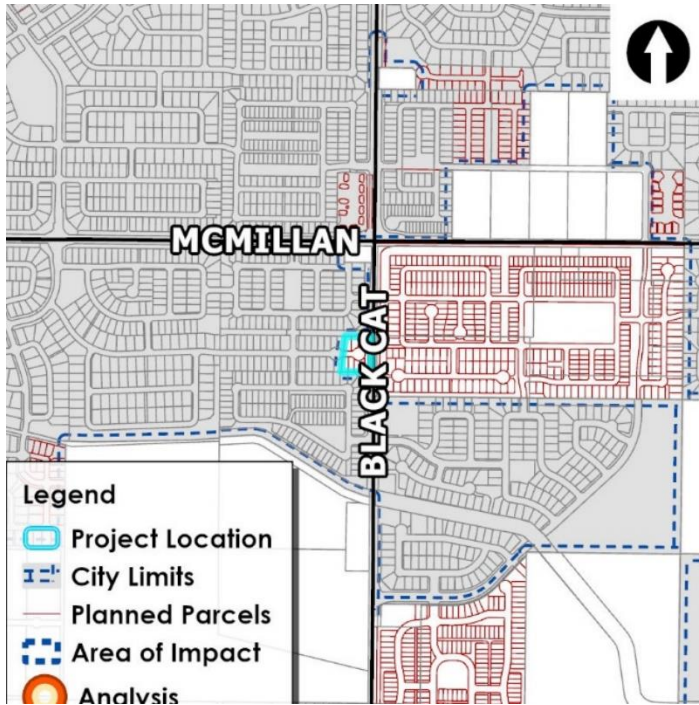
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



Looking northwest from N. Black Cat Rd.



Looking southwest from N. Black Cat Rd.



Aerial view of property

C. Service Accessibility Report

PARCEL S0433110460 SERVICE ACCESSIBILITY

Overall Score: 17	5th Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshd mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan	RED
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

Report generated on 11-01-2024 by MERIDIANisallen

D. Annexation & Zoning Legal Description and Exhibit Map

CENTURION ENGINEERS, INC.

Contact Information

Joseph D. Canning, PE/PLS
2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com

May 30, 2024

Addison Circle Annexation and Re-Zone Description

A parcel of land situate in the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 33; thence S00°03'54"W, 795.41 feet along the easterly boundary of said Section 33 and along the centerline of North Black Cat Road to a point which bears N00°03'54"E, 1,836.29 feet from the east quarter corner of said Section 33, which is the **Point of Beginning**:

Thence S00°03'54"W, 312.46 feet along the easterly boundary of said Section 33 and the centerline of said North Black Cat Road;

Thence N89°52'34"W, 279.72 feet along the northerly boundary of said Rapid Creek Subdivision No. 2, and the easterly extension thereof, as shown in Book 121, Pages 18950 through 18953, records of Ada County, Idaho to the southeast corner of Oakcreek Subdivision No. 3, as shown in Book 106, Pages 14692 and 14693, records of Ada County, Idaho;

Thence N06°15'53"E, 308.20 feet along the easterly boundary of said Oakcreek Subdivision No. 3, to the southerly boundary of Lot 14, Block 7 of said Oakcreek Subdivision No. 3;

Thence N88°43'21"E, 246.50 feet along the southerly boundary of said Lot 14, Block 7 of said Oakcreek Subdivision No. 3, to the **Point of Beginning**.

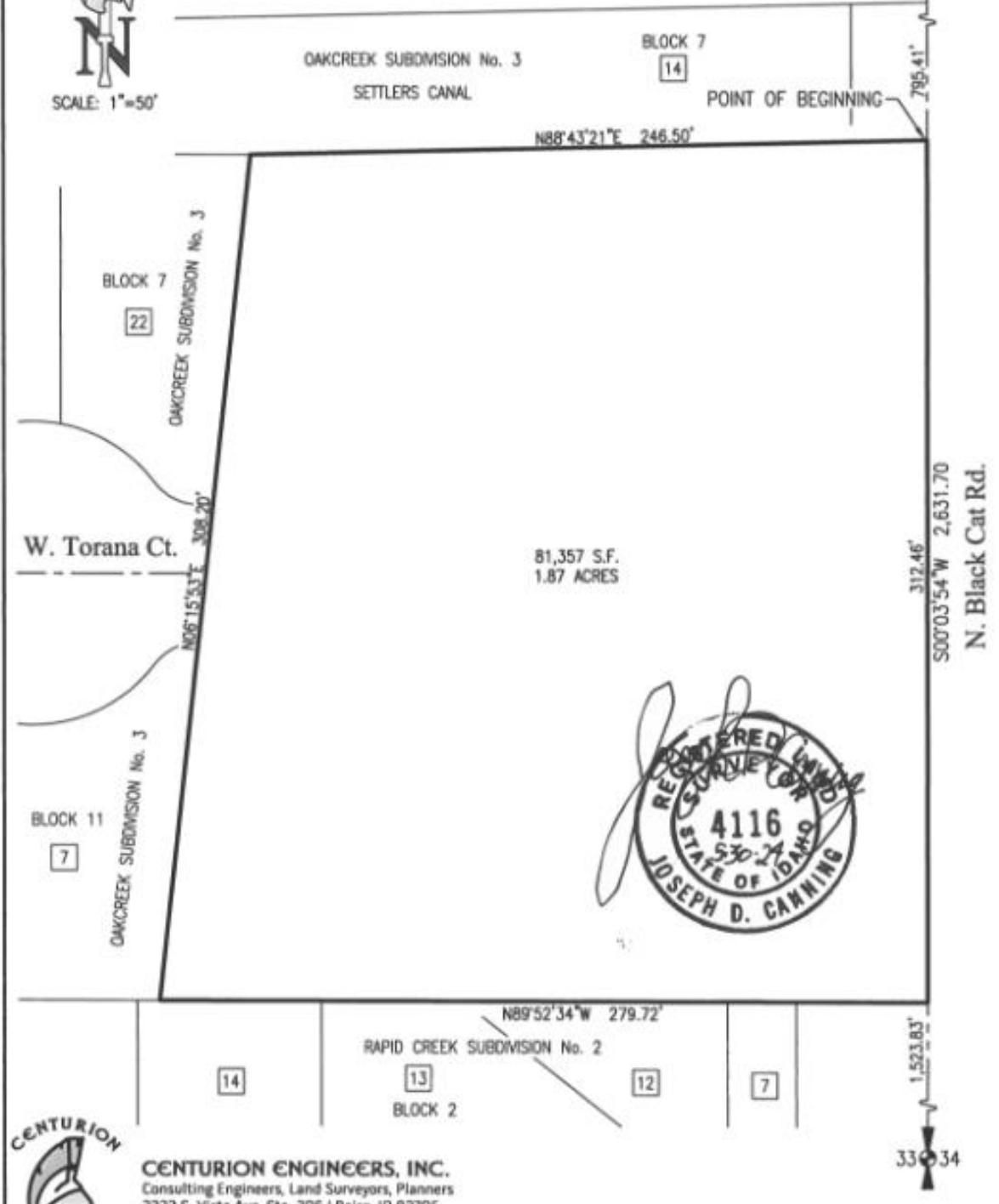
Comprising 1.87 acres, more or less.



Addison Circle Subdivision Annexation and Re-Zone Boundary



SCALE: 1"=50'



CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com

MAY 30, 2024
 PROJECT NO. HC11
 ANNEXATION AND REZONE BOUNDARY

E. Preliminary Plat (date: 5/13/2024)

Century Engineers, Inc.
2023 S. Vista Ave., Ste. 206 | Boise, ID 83705
208.345.3381 | www.century.com

Adairson Circle Subdivision
SUBDIVISION OF SECTION 23, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, 34 COUNTY, IDAHO.

DATE: 05/13/2024
SCALE: AS SHOWN
PROJECT NO.: 2024-001
CLIENT: CENTURY ENGINEERS, INC.
PROJECT: ADIRSON CIRCLE SUBDIVISION
REVISIONS:
NO. DESCRIPTION DATE

Subtract/Zoning Table

SECTION	AREA	PERCENTAGE
1-12	1,000.00	100.00%
13-14	1,000.00	100.00%
15-16	1,000.00	100.00%
17-18	1,000.00	100.00%
19-20	1,000.00	100.00%
21-22	1,000.00	100.00%
23-24	1,000.00	100.00%
25-26	1,000.00	100.00%
27-28	1,000.00	100.00%
29-30	1,000.00	100.00%
31-32	1,000.00	100.00%
33-34	1,000.00	100.00%
35-36	1,000.00	100.00%
37-38	1,000.00	100.00%
39-40	1,000.00	100.00%
41-42	1,000.00	100.00%
43-44	1,000.00	100.00%
45-46	1,000.00	100.00%
47-48	1,000.00	100.00%
49-50	1,000.00	100.00%
51-52	1,000.00	100.00%
53-54	1,000.00	100.00%
55-56	1,000.00	100.00%
57-58	1,000.00	100.00%
59-60	1,000.00	100.00%
61-62	1,000.00	100.00%
63-64	1,000.00	100.00%
65-66	1,000.00	100.00%
67-68	1,000.00	100.00%
69-70	1,000.00	100.00%
71-72	1,000.00	100.00%
73-74	1,000.00	100.00%
75-76	1,000.00	100.00%
77-78	1,000.00	100.00%
79-80	1,000.00	100.00%
81-82	1,000.00	100.00%
83-84	1,000.00	100.00%
85-86	1,000.00	100.00%
87-88	1,000.00	100.00%
89-90	1,000.00	100.00%
91-92	1,000.00	100.00%
93-94	1,000.00	100.00%
95-96	1,000.00	100.00%
97-98	1,000.00	100.00%
99-100	1,000.00	100.00%

Legend

- 1. SUBDIVISION BOUNDARY
- 2. SECTION LINE
- 3. SECTION CORNER
- 4. ADIRSON CIRCLE SUBDIVISION
- 5. ADIRSON CIRCLE SUBDIVISION
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- 100. ADIRSON CIRCLE SUBDIVISION

Notes:

1. THERE ARE NO POTENTIALLY HAZARDOUS MATERIALS ON THIS PROPERTY.
2. THERE ARE NO STRONG, POOR, LOTS, OR WEAK LOTS ON THIS PROPERTY.
3. THERE ARE NO NEARBY HAZARDOUS MATERIALS ON THIS PROPERTY.
4. THERE ARE NO NEARBY HAZARDOUS MATERIALS ON THIS PROPERTY.
5. THE PROPERTY IS NOT IN A FLOOD PLAIN AREA.
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Owner/Applicant:
BOISE WATER SERVICES LLC
1500 N. GARDEN BLVD.
BOISE, ID 83702

Project Address:
500 N. BLACK CAT ROAD
MERIDIAN, ID 83446

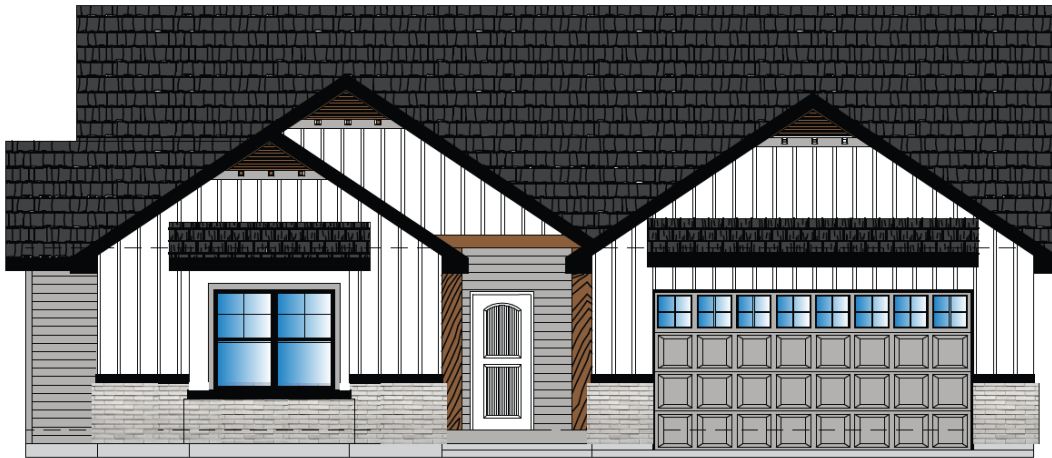
Typical 50-foot Local Street Section

G. Conceptual Building Elevations



HARDIN MODEL
2,265 SQ.FT.
2 SUITES + 2 BEDROOM
3 BATHS

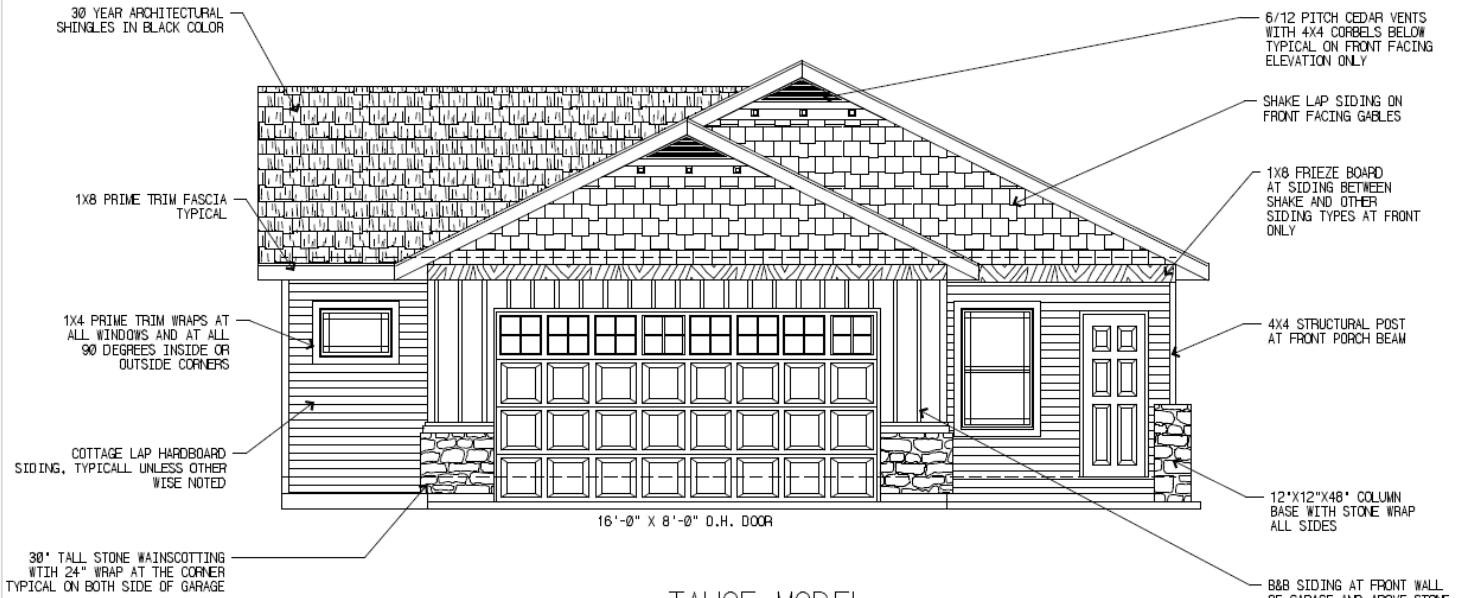
ADDISON CIRCLE LOTS 2 AND 3



HARDIN MODEL - 2,265 SQ.FT.
2 SUITES + 2 BEDROOMS
COTTAGE ELEVATION

FEATURING:

- 30 YEAR ARCHITECTURAL SHINGLES
- COTTAGE LAP & BOARD/BATTEN HARDBOARD SIDING ON FRONT GABLES
- STONE ACCENTS ON FRONT BEDROOM AND GARAGE WITH 24" WRAPS
- 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
- 1X8 FASCIA BOARDS
- SHED ROOF/BROWS OVER BEDROOM AND GARAGE DOOR



TAHOE MODEL
 1,872 SQ.FT.
 3 BEDROOMS + OFFICE
 3 FULL BATHS
 (2 BEDROOMS ARE SUITES)

ADDISON CIRCLE LOTS 5, 6 AND 7



TAHOE MODEL - 1,872 SQ.FT.
 3 BEDROOM + DEN
 TRADITIONAL ELEVATION

- FEATURING:
- 30 YEAR ARCHITECTURAL SHINGLES
 - COTTAGE LAP AND BOARD/BATTEN HARDBOARD SIDING
 - SHAKE LAP HARDBOARD SIDING ON FRONT GABLES
 - CULTURED STONE WAINSCOTTING
 - 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
 - 1X8 FASCIA BOARDS
 - CUSTOM GABLE END VENTS WITH CORBELS



HUDSON MODEL
 1,906 SQ.FT.
 2 SUITES + 1 BEDROOM
 2.5 BATHS

ADDISON CIRCLE LOTS 1 AND 8



HUDSON MODEL - 1,906 SQ.FT.
 2 SUITES + BEDROOM
 CRAFTSMAN ELEVATION

- FEATURING:**
- 30 YEAR ARCHITECTURAL SHINGLES
 - COTTAGE LAP & SHAKE LAP HARDBOARD SIDING ON FRONT GABLES
 - STONE ACCENTS ON FRONT BEDROOM WITH 24" WRAPS, 5 FOOT TALL
 - 16 FOOT X 8 FOOT OVERHEAD DOORS WITH WINDOWS
 - 1X8 FASCIA BOARDS
 - FALSE GABLE WINDOW ACCENT