


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Wednesday, July 7, 2021 11:38 AM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Centerville Subdivision AZ, PP H-2021-0046

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.
<b>Development Application Transmittal</b>
<b>Link to Project Application:</b> <a href="#">Centerville Subdivision AZ, PP H-2021-0046</a>
<b>Hearing Date: August 5, 2021</b>
<b>Assigned Planner: Joseph Dodson</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></i>

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org).

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208.888.4433 | Email: [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)



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## **Hearing Date: August 5, 2021**

PLANNER: Joseph Dodson

File No.: H-2021-0046

Project Name: Centerville Subdivision

**Request:** Annexation & Zoning of 40.49 acres of land from RUT to the R-8 (13.35 acres) and R-15 (27.14) zoning districts and a preliminary plat consisting of 190 total lots (124 single-family residential lots, 35 townhome lots, 2 multi-family lots, 1 commercial lot, 1 clubhouse house, and 27 common lots) on 38.95 acres of land, by Engineering Solutions, LLP.

**Location:** The site is located at 4111 E. Amity Road (including the outparcel to the south) and 5200 S. Hillsdale Avenue, at the southeast corner of S. Hillsdale and E. Amity, in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 3N., Range 1E.

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**Type of Review Requested**

Hearing

File number: H-2021-0046  
Assigned Planner: Joseph Dodson  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: SHARI STILES, ENGINEERING SOLUTIONS Phone: 2089380980  
Applicant address: 1029 N.ROSARIO STREET, SUITE 100, MERIDIAN, ID 83642 Email: sharis@engsol.org

Owner name: COREY BARTON, ENDURANCE HOLDINGS LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Owner address: 1977 E. OVERLAND ROAD, MERIDIAN, ID 83642 Email: cbarton@cbhhomes.com

Agent name (e.g. architect, engineer, developer, representative): BECKY MCKAY  
Firm name: ENGINEERING SOLUTIONS, LLP Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 1029 N. ROSARIO Email: beckym@engsol.org

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_  
Assessor's parcel number(s): R3035680112  
Township, range, section: 3N1E33

**Project Description**

Project/Application Name: Centerville Subdivision - AZ, PP  
Description of Work: Annexation and Zoning of approximately 40.5 acres to R-8 and R-15 with a preliminary plat for 124 single-family residential lots, 35 townhome lots, 2 multi-family lots (168 units), 1 daycare lot, 1 pool/clubhouse lot and 27 common lots on 38.95 acres (see narrative).

**Application Information**

<b>APPLICATION TYPES</b>	
<b>Annexation and Zoning - AZ:</b>	CHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2021-0260
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>Single-Family Detached:</b>	CHECKED
<b>Townhouse:</b>	CHECKED
<b>Other Type of Use Proposed:</b>	Daycare
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	4111 E. Amity Road
<b>Current Land Use:</b>	Single-family dwelling, vacant
<b>Total Acreage:</b>	38.95
<b>Prior Approvals (File Numbers):</b>	N/A
<b>Traffic Study Required per ACHD:</b>	Yes
<b>Has a traffic study been accepted by ACHD:</b>	Yes
<b>ZONING DISTRICT(S)</b>	
<b>R-8:</b>	CHECKED
<b>R-15:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Medium Density Residential:</b>	CHECKED
<b>Acreage - Medium Density Res:</b>	30.1
<b>Mixed Use Neighborhood:</b>	CHECKED
<b>Acreage - Mixed Use Neighborhood:</b>	8.8
<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	06/25/2021
<b>Landscape Plan Date (MM/DD/YYYY):</b>	06/07/2021
<b>Elevations Date (MM/DD/YYYY):</b>	06/25/2021
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	HOA
<b>Irrigation District:</b>	New York
<b>Primary Irrigation Source:</b>	Cunningham Lateral
<b>Secondary Irrigation Source:</b>	City of Meridian
<b>Square Footage of Landscaped Areas to be Irrigated by City Water Connection:</b>	TBD
<b>Number of Residential Units:</b>	327
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	800
<b>Gross Density:</b>	8.4
<b>Net Density:</b>	12.54

<b>What was the date of your pre-application meeting?:</b>	04/15/2021
<b>What was the date of your neighborhood meeting?:</b>	06/16/2021
<b>In Reclaimed Water Buffer:</b>	No
<b>PROPERTY POSTING</b>	
<b>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</b>	CHECKED
<b>AZ / RZ ONLY</b>	
<b>R-8:</b>	CHECKED
<b>Acreage - R-8:</b>	13.35
<b>R-15:</b>	CHECKED
<b>Acreage - R-15:</b>	27.14
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	163
<b>Number of Common Lots:</b>	27
<b>Total Number of Lots:</b>	190
<b>Minimum Lot Size:</b>	2300
<b>Average Lot Size:</b>	5500 (SFD) 3036 Townhomes
<b>Area of Plat:</b>	38.95
<b>Plat Date (MM/DD/YYYY):</b>	06/25/2021
<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Plaza(s):</b>	CHECKED
<b>Collector Street Buffer(s):</b>	CHECKED
<b>Arterial Street Buffer(s):</b>	CHECKED
<b>Parkways:</b>	CHECKED
<b>Acres of Qualified Open Space:</b>	5.64
<b>Percentage of Qualified Open Space:</b>	14.48
<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Public Art:</b>	CHECKED
<b>Picnic Area:</b>	CHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Pedestrian or Bicycle Circulation System:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Shari Stiles

<b>MISC</b>	
<b>Is new record:</b>	<b>No</b>

**CENTERVILLE SUBDIVISION**  
**Annexation/Zoning and**  
**Preliminary Plat Applications**

**Written Narrative**

**Introduction:**

Challenger Development, Inc., hereby applies for annexation and zoning of 40.49 acres (13.35 acres to R-8 and 27.14 acres to R-15) along with a preliminary plat on 38.95 acres for 124 single-family residential lots, 35 townhome lots, 2 multi-family lots, 1 daycare lot, 1 clubhouse and pool lot, and 27 common lots for Centerville Subdivision. The subject site is located east of S. Eagle Road and south of E. Amity Road. The subject property abuts S. Hillsdale Avenue - a collector road - on the west boundary and E. Amity Road - an arterial roadway - on the north. South Meridian YMCA, Hilldale Elementary School and Hill's Century Farm Commercial Subdivision No. 1 are located west of the subject property. Rockhampton Subdivision lies adjacent to the east boundary, Howry Lane Subdivision No. 2 is located on the south boundary, and Shelburne South Subdivision is on the north side of E. Amity Road. The topography of the property varies in elevation from 2595 along the north boundary at E. Amity Road to 2608 along the south boundary, a difference of 13 feet.

**Existing Use on the Property:**

The property is occupied by a single-family dwelling and accessory building. A manufactured home located at the southwest corner of the parcel was removed in 2021. The property is currently in agricultural production. A portion of the subject property was previously platted as Garoutte Acres Subdivision in Ada County in 1992. Lots 1 and 2, Block 1 of Garoutte Acres Subdivision and an unplatted parcel are included within the proposed development.

**Neighborhood Meetings:**

The applicant held a neighborhood meeting at the site on June 3, 2020. A significant number of residents attended and provided concerns and comments. The initial proposal included 355 dwelling units which consisted of 125 single-family dwellings, 26 townhomes, 204 multi-family units and a daycare. The proposed overall gross density was 9.11 dwelling units per acre. The primary concerns were the number of dwelling units, cut-through traffic, transportation impact, multi-family three-story buildings next to Howry Lane Subdivision No. 2, school capacity, safe route to Hillsdale Elementary, and building elevations.

A second neighborhood meeting was held on June 23, 2021, at the subject site. A revised site plan was presented which included the following modifications:

1. The number of single-family dwellings was reduced from 125 to 124.
2. The number of multi-family units was reduced from 204 to 168. Two multi-family buildings were eliminated.
3. The proposed multi-family structures located north of W. Rockhampton Street at the southwest corner of the project were replaced with 9 two-story, front-loading townhomes. The townhomes will be in pods of three units to reduce the size and bulk of the structure.

4. The street interconnectivity to Rockhampton and Howry Lane Subdivision was modified to discourage cut-through traffic and a pedestrian connection was utilized between S. Bleachfield Avenue and W. Macumbo Street.
5. New elevations for the multi-family buildings and townhomes were presented.
6. Additional detached sidewalks with 8-foot-wide landscape parkways were added along S. Odell Way to improve pedestrian safety and provide a softer look.
7. The applicant contacted West Ada School District about capacity and safe routes to Hillsdale Elementary. The District representative indicated that there is a crosswalk and crossing guard at Rockhampton Street and a crosswalk with RRFB flashers in front of the school. Concerning the capacity of Hillsdale Elementary, the District has revised the school's boundary to serve a smaller area. The District also indicated the overflow elementary school for Hillsdale Elementary is Silver Sage Elementary, which has additional capacity. The District has construction and building plans completed for Blue Valley Elementary to be located within the Southridge Subdivision at Linder and Overland Road. However, the District will need to pass a new bond to fund the construction of the school. Currently, there is no estimated date for the bond due to Covid.

#### **Comprehensive Plan and Surrounding Land Uses:**

The City of Meridian's Land Use Map designates the area as Mixed-Use Neighborhood and Medium-Density Residential. The Mixed-Use Neighborhood designation should be primarily residential in nature, providing for connectivity and access between non-residential and residential uses. A mixture of housing types such as single-family, townhomes, alley-load attached dwellings and multi-family are recommended with a density range of 6 to 12 dwelling units per acre. The Medium-Density Residential designation allows for 3 to 8 dwelling units per acre and encourages a variety of attached and detached single-family residential development.

The applicant is requesting annexation and rezone to R-8 (Medium-Density Residential District) and R-15 (Medium-High-Density Residential District) with a development agreement, which are supported by the Mixed-Use Neighborhood and Medium-Density designations. The proposed overall gross density of the project is 8.40 dwelling units per acre. The proposed density within the R-8 zoned portion of the development is 3.45 dwelling units per acre, with 10.88 dwelling units per acre within the R-15 zoned area.

The location of the property -- along an arterial roadway (E. Amity Road) and adjacent to a mid-mile collector (S. Hillsdale Avenue) -- makes it ideal for medium to medium-high density residential development. The property is considered an infill parcel with commercial, civic and residential developments surrounding the subject property. The land uses within the immediate area are as follows: North – Medium-Density Residential (Shelburne South Subdivision, zoned R-8); South – Low-Density Residential (Howry Lane Subdivision No. 2, zoned R-8); East – Suburban Residential – Boise (Rockhampton Subdivision, zoned R-4); and West – Mixed-Use Neighborhood and Civic (Hill's Century Farm Commercial Subdivision No. 1, Healthy Living Condominiums, Hillsdale Elementary and South Meridian YMCA, zoned C-N). The development of the property with a mixture of two types of single-family lots, front-load and rear load townhomes, multi-family buildings and a daycare will provide the additional development components to this area, supportive of the neighborhood commercial area to the east.



**Annexation and Rezone:**

The applicant is requesting annexation and rezone of 13.35 acres from RUT (Rural Urban Transition) to R-8 (Medium-Density Residential District) and 27.14 acres to R-15 (Medium-High-Density Residential District). The R-8 and R-15 zoning designations are supported within the Mixed-Use Neighborhood and Medium-Density Residential designations of the Comprehensive Plan Land Use Map.

**Residential Lots and Density:**

Centerville Subdivision provides single-family lots ranging in size from 3,416 square feet to 15,543 square feet and townhomes ranging from 2,334 square feet to 3,704 square feet. The average single-family residential lot size within the development is 5,550 square feet, and the average townhome lot size is 3,036 square feet. The proposed overall gross density of the project is 8.40 dwelling units per acre, with a net density of 12.54 du/acre. The development has a variety of single-family lot widths (36, 64, 74, 80 and 90 feet) and depths of 95 to 123 feet to accommodate different house plans and resident lifestyles. The development proposes 26 rear-load townhomes lots and 9 front-load townhome lots.

All townhomes will have two-car garages and provide for a 20'x20' parking pad in front of the garage. The townhome lot widths vary from 24 to 34 feet and the depths are 98 to 108 feet. A phasing plan for the project has been provided with the application, reflecting four phases. The applicant respectfully requests phasing flexibility to adjust the number of lots, combination of lots and number of phases to reflect changing market conditions.

**Multi-Family and Daycare Development:**

The development has a multi-family component consisting of 7.83 acres, or approximately 20 percent of the project. The multi-family is a good transition from the neighborhood commercial and civic uses located on the west side of S. Hillsdale Avenue. The applicant proposes 12 apartment buildings which are three-story. Ten of the structures are smaller 12-unit buildings, with only two larger buildings accommodating 24 units. The placement of the buildings has been modulated to orient the end of structures along S. Hillsdale Avenue to provide visual interest and reduce monotony. The two larger 24-unit buildings are internalized within the project. An entrance collector roadway separates the two multi-family areas with a 20-foot-wide landscape buffer and detached sidewalks. A clubhouse, pool facility and tot lot are located along the entrance collector roadway, providing an open and inviting entrance into the multi-family area.

A daycare facility has been incorporated into the multi-family area north of the entrance collector to provide a neighborhood commercial component that complements the development and provides essential services to residents of the entire Centerville community. A playground area and picnic area are provided within the northern portion of the multi-family area. Pedestrian pathways link the amenities to the eastern portion of the project.

**Multi-Family Site Data:**

(North Portion)

Total Number of Dwelling Units: 108 - (12) One-Bedroom Units and (96) Two-Bedroom Units  
Required Parking Spaces: 210 (108 Covered Spaces)

Parking Spaces Provided: 214 (108 Covered Spaces and 9 Handicap Spaces)  
Open Space Required: 250 SF x 108 Units: 0.62 acre

(South Portion)

Total Number of Dwelling Units: 60 Two-Bedroom Units  
Required Parking Spaces: 120 (60 Covered Spaces)  
Parking Spaces Provided: 144 (60 Covered Spaces and 6 Handicap Spaces)  
Open Space Required: 250 SF x 60 Units: 0.34 acre

Total Open Space Required for the 168 Multi-family Units: 0.96 acre  
Total Open Space Provided: 1.19 acres

Daycare Lot:

Total Lot Area: 0.46 or 1.18 percent  
Parking Spaces Provided: 8 spaces

**Sewer and Water Facilities:**

The development is currently serviceable with central sewer and water by the City of Meridian. The property lies within Pressure Zone 4 and has access to two 12-inch water mains. The existing water mains are located within E. Amity Road and S. Hilldale Avenue, thereby providing for redundant service. The property lies within the South Black Cat Sewer Trunk Shed and is intended to sewer into a proposed 8-inch sewer main located on the north side of E. Amity Road and west into the 8-inch sewer main in S. Hilldale Avenue. Meridian Public Works staff indicates sewer and water capacities exist for service of the development.

**Transportation:**

S. Eagle Road and E. Amity Road are designated as residential arterials on the Ada County Highway District Master Street Map. A dual-lane roundabout is under construction at the Amity/Eagle intersection, along with significant widening of Eagle Road to accommodate the proposed Albertson's Commercial Center at the northwest corner. A single-lane roundabout was proposed at the intersection of E. Amity Road and S. Hilldale Avenue; however, ACHD was unable to acquire additional right-of-way on the north side of Amity to accommodate the improvements. Therefore, a signalized intersection is planned for the Hilldale and Amity intersection.

The applicant will provide an additional 12 feet of right-of-way for a total of 37 feet from centerline along E. Amity Road. The applicant will be required to widen Amity Road to 17 feet from centerline and install a 10-foot-wide detached sidewalk within the landscape buffer. Meridian's Future Land Use Map delineates the E. Amity Road frontage as an entryway corridor. Therefore, a 35-foot-wide landscape buffer is provided along Amity Road.

No additional right-of-way was required by Ada County Highway District for S. Hilldale Avenue, which is designated as a mid-mile collector road. The applicant is providing a 20-foot-wide landscape buffer along Hilldale Avenue as required by the UDC, along with a 5-foot-wide detached sidewalk.

The proposed Centerville development has an entrance collector road, E. Hill Park Street, which aligns with the public street to the east within Hill's Century Farm Commercial development. The collector entrance will be tree-lined with detached sidewalks and terminate at the primary open space area. S. Odell Avenue will have an 8-foot-wide landscaped parkway along both sides of the street with detached walks and no front-on housing. The multi-family areas of the project have two aligned approaches to the collector road. A second entrance is proposed to E. Amity Road in alignment with the proposed entrance of Shelburne South Subdivision. These two primary accesses will provide ingress and egress alternatives for the future residents. There are two existing stub streets to the subject parcel from Rockhampton and Howry Lane Subdivisions. Public street connections have been made to W. Macumbo Street and S. Bleachfield Avenue. A circuitous connection has been made to both stub streets to discourage cut-through traffic and slow traffic speeds.

The alley-loaded townhomes are integrated into the multi-family area, sharing a 26-foot-wide drive aisle. The local residential street in front of the townhomes will have an 8-foot-wide landscape parkway and 5-foot-wide detached sidewalks. The front-load townhomes are also integrated into the multi-family drive aisles and provide a transition from the Rockhampton collector street to the multi-family dwellings.

All proposed streets within the development will be public with a 47-foot-wide right-of-way, a 33-foot-wide street section and a combination of 5-foot-wide attached and detached walks.

#### **Traffic Impact Study:**

A traffic impact study was prepared for the project by CR Engineering, Inc in January 2021. The traffic impact study was approved by Ada County Highway District in May 2021. At buildout in 2025, the Centerville development will generate approximately 2,599, daily net new trips per day – 213 trips during the AM peak hour, and 266 trips during the PM peak hour. The estimated distribution of trips on the roadway network is estimated with 70 percent north of the site, 10 percent south of the site, 10 percent westbound and 10 percent eastbound.

The proposed full access to E. Amity Road is located approximately 1,010 feet east of S. Hillsdale Avenue and aligns with Shelburne South Subdivision's future entrance. The access meets ACHD Policy Manual standards for spacing and alignment. The Amity Road entrance meets the warrant for an eastbound right-turn lane when the project generates 250 peak hour trips, which is equivalent to full construction of the daycare facility, full build of the 168 multi-family dwellings and the 124 single-family dwellings. The development will meet the warrant for a westbound left-turn lane when the project generates approximately 85 peak hour trips, which is the equivalent to approximately 80 of the 124 single-family dwellings or full build of the 168 multi-family dwelling units.

The proposed approach to S. Hillsdale Avenue will be a full movement approach located approximately 310 feet south of the Hillsdale commercial access and in alignment with E. Hill Park Street to the west. S. Hillsdale Avenue is a 25-mile-per-hour collector street and will not require any turn lanes for the proposed project.

The S. Eagle Road and E. Amity Road single-lane roundabout is currently being improved to a dual-lane roundabout along with widening of S. Eagle Road north of the roundabout. The

intersection of E. Amity Road and S. Hillsdale Avenue currently meets the MUTCD signal Warrant 1 and Warrant 2 with the existing background traffic. However, the intersection meets the ACHD minimum operational threshold as an unsignalized intersection. The intersection by 2025 will operate at a LOS F for the northbound left-turn movement. Therefore, the traffic study recommends installation of a traffic signal in the future which would allow the intersection to operate at a LOS B.

The Cloverdale Road and Amity Road intersection was analyzed in the study. At the 2025 build-out and including background traffic, the intersection will operate at a LOS F. The intersection is programmed in the Five-Year Work Plan to be widened/reconstructed as a multi-lane roundabout with two entering and exiting lanes on the Cloverdale Road approaches and one entering and existing lane on the Amity Road approaches. Another option would be to construct right-turn lanes on the southbound and westbound approaches with the existing signal. These improvements would improve operations to LOS D.

The estimated site traffic generated as a percentage of the 2025 total traffic volumes at the intersections are as follows:

1. Eagle Road and Amity Road – AM Peak = 5% and PM Peak = 4.5%
2. Hillsdale Avenue and Amity Road – AM Peak = 8.9% and PM Peak = 10.2%
3. Cloverdale Road and Amity Road – AM Peak = 3.7% and PM Peak = 4.3%
4. Amorita Avenue and Amity Road – AM Peak = 6.5% and PM Peak = 7.9%

The site evaluation determined that E. Amity Road between Eagle and Cloverdale Roads should be widened to three lanes to accommodate the background traffic and build-out in 2025. Currently, Amity Road is identified for widening in the ACHD Capital Improvement Plan and is programmed between 2036 and 2040. The analysis recommends ACHD should investigate designating the Amity Road between Eagle and Cloverdale as a Priority Corridor Fund area. This would allow for additional funding to accelerate the widening of the roadway.

#### **Irrigation, Drainage and Pressure Irrigation Facilities:**

The subject property lies within the service area of New York Irrigation District and is under jurisdiction of the Boise Project Board of Control. The property has water rights with the New York Irrigation District. The Cunningham Lateral traverses the southwest corner of the subject property. Construction plans for piping the Cunningham with a 27-inch pipe were submitted and approved by the Boise Project Board of Control. The gravity irrigation plans were also submitted to the Bureau of Reclamation to pipe and relocate the ditch. Approval has been received, and we anticipate piping the Cunningham in the winter of 2021.

The Bureau of Reclamation claims a 40-foot-wide easement for the facility and will only allow grass and gravel to be installed within the easement. Therefore, the applicant proposes a compacted gravel multi-use path be installed along the Cunningham Lateral corridor for pedestrian and bicycle access and for maintenance of the facility by the BPBC. A pressure irrigation pump station will be installed along the Cunningham Lateral, providing pressurized irrigation water for the development. The homeowners will be assessed by the HOA for operation and maintenance of the pressure irrigation delivery system. A small drainage ditch is located along the east boundary. The applicant will be piping the ditch, which will be utilized for overflow from the future pressure irrigation pump station.

Storm drainage will be retained on site, and any discharge into a wastewater facility will not exceed pre-development flows. Local and collector streets will utilize underground retention facilities within the common areas. All public storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. The private storm drainage for the day care facility and multi-family area will be designed to Meridian Public Works Standards and will be retained on site. A geotechnical report was prepared for the development by Site Consulting, LLC. The geotechnical engineer installed 8 test holes and piezometers to monitor the groundwater levels. No groundwater was encountered at the site at depths of 14 to 15 feet.

**Amenities:**

The qualified open space within the development equates to 5.64 acres, or 14.48 percent. This calculation includes the 8-foot-wide landscape parkways along the local streets. The proposed amenities within the project include a 1.93-acre central common area with a plaza, playground equipment, picnic area, gazebo and pathways. A pocket park (0.28-acre) is located at the E. Amity Road entrance and will be improved with a plaza area, public art and a pathway. The project has multiple pedestrian pathways connecting to the adjoining Rockhampton and Howry Lane Subdivisions. A combination of detached sidewalks and pathways provide pedestrian and bicycle paths from south to north and east to west, providing multiple opportunities for residents to walk and exercise within the development. A clubhouse, swimming pool facility, picnic shelter, and two tot lots are provided within the multi-family portion of the project. Two micro-paths are proposed through the townhome area to provide pedestrian interconnectivity. A 35-foot-wide common lot is provided along E. Amity Road and a 20-foot-wide common lot is planned along S. Hillsdale Avenue and along the entrance collector, E. Hill Park Street.

**Preliminary Plat:**

Overall Preliminary Plat Data:

- Total Site Area: 38.95 acres
- Single-Family Residential Area: 15.80 acres (40.56%)
- Townhome Area: 2.44 acres (6.26%)
- Multi-Family Area: 7.83 acres (20.10%)
- Daycare Area: 0.46 acres (1.18%)
- Clubhouse/Pool Area: 0.37 acres (0.95%)
- Right-of-Way Area: 6.12 acres (15.73%)
- Shared Driveway Area: 0.13 acres (0.33%)
- Common Area: 5.80 acres (14.89%)
- Average Single-Family Lot Size: 5,550 square feet
- Average Townhome Lot Size: 3,036 square feet
- Single-Family Lots: 124
- Townhome Lots: 35
- Multi-Family Lots: 2
- Daycare Lot: 1
- Clubhouse/Pool Lot: 1
- Common Lots: 27
- Total Buildable Residential Lots: 159
- Total Buildable Multi-Family Lots: 2

Total Lots: 190

Gross Residential Density: 8.40 du/ac

Net Residential Density: 12.54 du/ac

The proposed development includes significant useable open space, a variety of high quality amenities, pathways and diversity with a combination of single-family homes, townhomes, multi-family units and a daycare facility. This mixture of uses is not normally found within a standard subdivision. Challenger Development wants to create a community within the City of Meridian that will complement the surrounding neighborhoods and utilize the South Meridian YMCA and the new Meridian Regional Park.

Submitted by:

ENGINEERING SOLUTIONS, LLP

A handwritten signature in blue ink that reads "Becky McKay". The signature is written in a cursive style and is positioned above a horizontal line.

Becky McKay Partner and Chief Planner