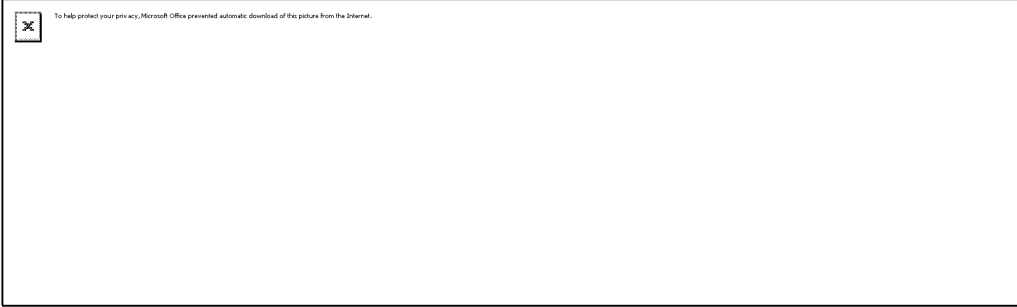


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Wednesday, May 13, 2020 12:02 PM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Prescott Ridge AZ, PP, PS, ALT H-2020-0047

|  |                                |
|--|--------------------------------|
|              |                                |
| <b>Development Application Transmittal</b>   |                                |
| <b>Link to Project Application: <a href="#">Prescott Ridge AZ, PP, PS, ALT H-2020-0047</a></b> |                                |
| <b>Transmittal Date: 5/13/2020</b>   | <b>Hearing Date: 7/16/2020</b> |
| <b>Assigned Planner: Sonya Allen</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.

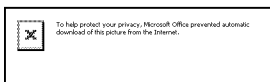
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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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*All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.*



**Commission Hearing Date: July 16, 2020**

**Planner:** Sonya

File No.: H-2020-0047

Project Name: Prescott Ridge

Request:

- Annexation of 126.53 acres of land with R-8 (99.53 acres), R-15 (8.82 acres) and C-G (18.17 acres), zoning districts;
- Preliminary plat consisting of 384 buildable lots, 35 common lots and 5 other lots on 126.53 acres of land in the R-8, R-15 and C-G zoning districts.

by Providence Properties, LLC.

Location: The site is located on the south side of W. Chinden Blvd. and on the east side of N. McDermott Rd., in the North ½ of Section 28, Township 4N., Range 1W.

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**STAFF USE ONLY:**  
**Project name:** \_\_\_\_\_  
**File number(s):** \_\_\_\_\_  
**Assigned Planner:** \_\_\_\_\_ **Related files:** \_\_\_\_\_

**Type of Review Requested (check all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1)                | <input type="checkbox"/> Final Plat Modification       |
| <input type="checkbox"/> Daycare                                     | <input type="checkbox"/> Landscape Plan Modification   |
| <input type="checkbox"/> Home Occupation                             | <input checked="" type="checkbox"/> Preliminary Plat   |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more   | <input checked="" type="checkbox"/> Private Street     |
| <input type="checkbox"/> Administrative Design Review                | <input type="checkbox"/> Property Boundary Adjustment  |
| <input checked="" type="checkbox"/> Alternative Compliance           | <input type="checkbox"/> Rezone                        |
| <input checked="" type="checkbox"/> Annexation and Zoning            | <input type="checkbox"/> Short Plat                    |
| <input type="checkbox"/> Certificate of Zoning Compliance            | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review                         | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> Comprehensive Plan Map Amendment            | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Comprehensive Plan Text Amendment           | <input type="checkbox"/> UDC Text Amendment            |
| <input type="checkbox"/> Conditional Use Permit                      | <input type="checkbox"/> Vacation (check only 1)       |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> Director                                    | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Commission                                  | <input type="checkbox"/> Variance                      |
| <input type="checkbox"/> Development Agreement Modification          | <input type="checkbox"/> Other _____                   |
| <input type="checkbox"/> Final Plat                                  |  |

**Applicant Information**

Applicant name: Providence Properties, LLC. Phone: 208.433.8800  
Applicant address: 701 South Allen Street, Suite 104 Email: \_\_\_\_\_  
City: Meridian State: ID Zip: 83642  
Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_  
Owner name: Please see attached Phone: \_\_\_\_\_  
Owner address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Agent/Contact name (e.g., architect, engineer, developer, representative): Stephanie Leonard  
Firm name: KM Engineering, LLP. Phone: 208.639.6939  
Agent address: 9233 West State Street Email: sleonard@kmengllp.com  
City: Boise State: ID Zip: 83714  
Primary contact is:  Applicant  Owner  Agent/Contact

**Subject Property Information**

Location/street address: W Chinden Boulevard Township, range, section: Section 28, T4N., R1W.  
Assessor's parcel number(s): S0428233640, R6991222210, Total acreage: +/- 126.53 Zoning district: RUT  
S0428120950, S0428131315, S0428131200, S0428211102



Project/subdivision name: Prescott Ridge

General description of proposed project/request: Annexation and zoning of approximately 126.5 acres; and a preliminary plat consisting of approximately 123.54 acres to develop 320 detached single-family residences, 63 single-family attached residences. 3 lots will be reserved for future development of a multi-family complex, a medical campus, and school property respectively.

Proposed zoning district(s): R-8, R-15, and C-G

Acres of each zone proposed: R-8: +/- 100.32; R-15: +/- 8.09; C-G: 15.12

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_

Who will own & maintain the pressurized irrigation system in this development? Owner

Which irrigation district does this property lie within? Settlers Irrigation District and Nampa Meridian Irrigation District

Primary irrigation source: Surface Secondary: City

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Number of residential units: 383 Number of building lots: 384 (includes MF lot)

Number of common lots: 35 Number of other lots: 5 common driveway lots

Proposed number of dwelling units (for multi-family developments only): Multi-family development is conceptual at this time.

1 bedroom: TBD 2-3 bedrooms: 56 4 or more bedrooms: TBD

Minimum square footage of structure (excl. garage): TBD Maximum building height: Per code

Minimum property size (s.f.): 4,400 (R-8); 2,037 (R-15) Average property size (s.f.): 5,994 (R-8); 2,037 (R-15)

Gross density (Per UDC 11-1A-1): 3.46 du/acre Net density (Per UDC 11-1A-1): 7.65 du/acre

Acreage of qualified open space: 12.01 Percentage of qualified open space: 12.6%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Collector buffer: 2.63 acres

Arterial buffer: 0.71 acres Common open space: 8.67 acres

Amenities provided with this development (if applicable): Pool, clubhouse, large & small tot lots, dog park, pocket parks, open grassy area

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

*NOTE: subsequent CUP applications will be submitted for the multi-family development and medical campus.*

**Non-residential Project Summary (if applicable)**

Number of building lots: 2 Common lots: 0 Other lots: 0

Gross floor area proposed: TBD Existing (if applicable): TBD

Hours of operation (days and hours): TBD Building height: TBD

Total number of parking spaces provided: TBD Number of compact spaces provided: TBD

*NOTE: the non-residential project summary includes the medical campus lot and school lot.*

**Authorization**

Print applicant name: Providence Properties, LLC.

Applicant signature:  Date: 4.10.20

**Property Owner Information**

Parcel Number: S0428233640

Owner name: Joseph Hon

Owner address: 16790 Rose Park Drive

City: Nampa State: ID Zip: 83687

Parcel Number: R6991222210

Owner name: Raymond Roark

Owner address: 5952 North Serenity Lane

City: Meridian State: ID Zip: 83646

Parcel Number: S0428120950

Owner name: Lonnie Kuenzli

Owner address: 6210 North Levi Lane

City: Meridian State: ID Zip: 83646

Parcel Number: S0428131315

Owner name: Lonnie Kuenzli

Owner address: 6210 North Levi Lane

City: Meridian State: ID Zip: 83646

Parcel Number: S0428131200

Owner name: West Ada School District

Owner address: 1303 East Central Drive

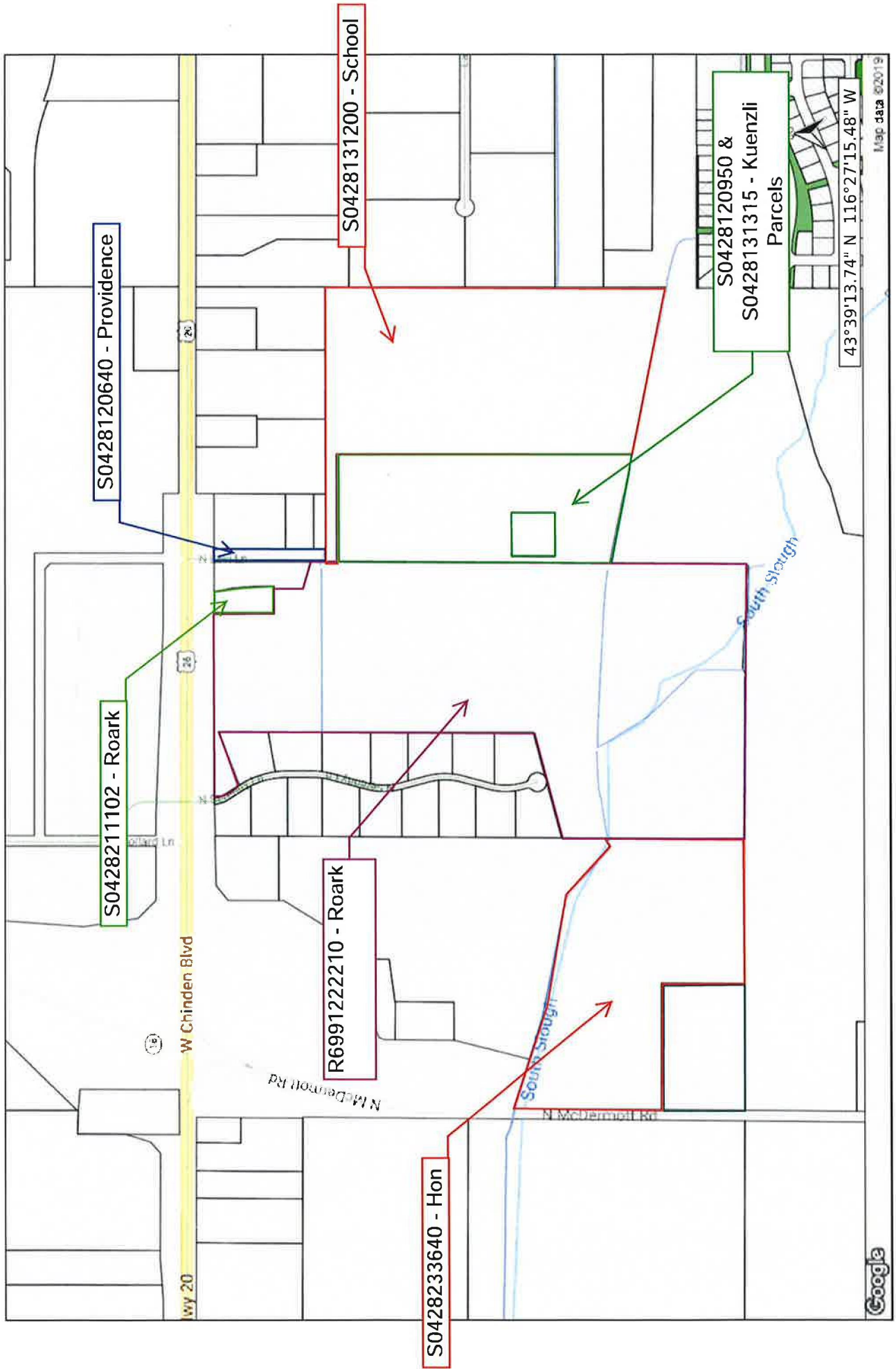
City: Meridian State: ID Zip: 83642

Parcel Number: S0428211102

Owner name: Raymond Roark

Owner address: 5952 North Serenity Lane

City: Meridian State: ID Zip: 83646



April 15, 2020  
Project No.: 18-140

Ms. Sonya Allen  
City of Meridian  
Community Development Department  
33 E. Broadway Ave., Ste. 102  
Meridian, ID 83642

**RE: Prescott Ridge Subdivision – Meridian, ID  
Annexation and Zoning, and Preliminary Plat Narrative**

Dear Ms. Allen:

On behalf of Providence Properties, LLC. we are pleased to submit the attached applications and required supplements for annexation and zoning and preliminary plat applications for the Prescott Ridge Subdivision and future medical campus. As part of this application we also request a private street be permitted, as well as alternative compliance to UDC 11-3F-4A-4. Please accept this letter as the required written narrative regarding the project.

**Site Information**

The subject property is approximately 126.53 acres, is located south of Chinden Boulevard, east of McDermott Road, and is currently zoned RUT (Rural-Urban Transition) in Ada County.

The property is bounded on the north by Chinden Blvd. and the Pollard Subdivision, zoned C-G (General Retail and Service Commercial); to the west by McDermott Rd., SH-16 and a single-family residence, zoned RUT; to the east by rural single family residences and future subdivisions, zoned R-4 (Medium Low-Density Residential) and RUT; and to the south by the Oaks North Subdivision, zoned R-4.





### **Background Information**

We chose this site due to its proximity to services, parks, expanding infrastructure and future schools. We believe the project that we are proposing aligns with the comprehensive plan while accommodating surrounding development and providing residential and employment opportunities in Meridian. In researching this property and preparing the subject proposal we held two neighborhood meetings, participated in three pre-application meetings with City staff and researched adjacent projects and recent approvals. Through these various discussions and research, our preliminary plat was adapted to accommodate adjacent property owners to the west, to meet Fire Department requirements and to incorporate various City requirements and requests.

Per Staff's direction, we have included various supplemental exhibits to illustrate parking availability, townhome accessibility, a phasing plan, and concepts of the future multi-family component and medical campus. We believe these exhibits will illustrate the functionality and complexity of the project. Additional information regarding these exhibits is included herein as well as attached within this application.

### **Comprehensive Plan**

According to the City's Comprehensive Plan, the primary future land use designation for this property is *Medium Density Residential*. A portion adjacent to Chinden Blvd. is located within the *Mixed-Use Regional* land use designation.

In an effort to integrate and best utilize the mixed-use regional portion with the medium density residential portion, we propose a mix of zoning designations.

Our goal is to develop a regional hospital located adjacent to a residential area to provide essential services as well as employment opportunities for surrounding neighbors, in alignment with the mixed-use regional land use designation. Our proposed zoning designations and enclosed preliminary plat for future development support the intent of the land use designations and the Comprehensive Plan, as further discussed below.

### Annexation and Zoning

As mentioned, the current zoning designation for the project site is RUT in Ada County. We propose to annex and zone the property to the R-8 (Medium Density Residential), R-15 (Medium High-Density Residential), and C-G (General Retail and Service Commercial) zoning districts to accommodate a mix of single-family detached and attached homes, medium high-density multi-family residential development, a future medical campus and a parcel owned by the West Ada School District.



The R-8 district will be comprised of approximately 100.32 acres, with detached single-family homes and potentially a number of single-family attached units, and one lot owned by the West Ada School District. The R-15 zone is proposed to cover approximately 8.09 acres with 63 attached single-family townhomes and one lot allocated for a future multi-family residential development. The C-G zone will incorporate a future medical campus on approximately 15.12 acres.

Detailed development plans for the medical campus will be submitted at a later date with a Conditional Use Permit for the hospital use. Provided in this application is a draft site plan of the medical campus and draft renderings of the buildings' exterior.

The West Ada School District parcel in this annexation and preliminary plat request is included as the parcel was split outside of typical code requirements in Ada County; including it in the subject application will allow for future development of the site in Meridian's City limits. The school district parcel is otherwise not a major component of this project. In early project discussions, the status of surrounding and incorporated parcels was determined. We have included an exhibit depicting the current status of parcels in question within this application.

Preliminary Plat

As noted, the subject request includes a preliminary plat for the approximately 123.5 acres comprising the Prescott Ridge Subdivision boundary. 386 buildable lots and 40 common lots are proposed. The R-8 district consists of 320 lots; most of which are proposed to be single-family detached residential lots, a portion could potentially develop as single-family attached lots with zero-lot lines as allowed in the R-8 district.

Proposed single-family attached lots within blocks are indicated in the table to the right. These units will be placed in key locations to provide a variety of housing options near the future school site and at the northwest part of the subdivision. Placement will provide a transition housing type between the proposed multi-family units and single-family detached units. The exact lot and block numbers could change with future platting, but proposed locations will be consistent.

| Proposed Single-Family Attached Lots |        |
|--------------------------------------|--------|
| Block                                | Lot(s) |
| 1                                    | 9-18   |
|                                      | 20-29  |
| 12                                   | 27-37  |
|                                      | 39-51  |
|                                      | 53-61  |
|                                      | 63-69  |
| 14                                   | 2-16   |
|                                      | 18-21  |
|                                      | 23-29  |

The R-15 district is comprised of 63 single-family attached townhome lots and one common lot to accommodate the private street requested. As such, zero lot-line setbacks are required for this section of the plat.

The subdivision contains 35 common lots, 5 common lots to accommodate common driveways, one lot for future multi-family development, one lot for the future medical campus, and one lot for the West Ada School District's parcel. No variances or variations are requested from City code with the subject preliminary plat application.

In accord with City code, this subdivision will utilize City services upon annexation. Water and sewer will be extended from the subdivision to the south. Water will be looped to the west to connect with water already located within McDermott Rd.



**Residential**

Within the single-family detached residential areas, lot sizes range from approximately 4,440 to 11,200 square feet, in alignment with the R-8 zoning district requested. Lots within the townhome area are approximately 2,037 square feet in accord with the R-15 district.

In alignment with the Comprehensive Plan, the gross density of the residentially platted lots in this project, including the R-8 and R-15 zoning districts is 3.46 du/acre. In accord with code requirements, the R-15 portion of the project is approximately 10.3 du/acre whereas the R-8 portion of the project is within the medium density target density of 3-8 units an acre at 3.2 du/acre.

The lot reserved for future multi-family development has been strategically placed at the northeast part of the site. The proposed location will provide a higher density of homes near the future school and medical campus to provide housing opportunities for employees and families. Additionally, a multi-family development in this location will provide a transition from what could potentially redevelop into a higher-density product within the mixed-use land designation to the north. Future development of this lot will comply with specific use standards within City Code and will be subject to conditional use permit approval. A conceptual development plan has been included within this application to provide an idea of future development; detailed site and landscape plans, elevations and amenities will be further defined with a subsequent application.

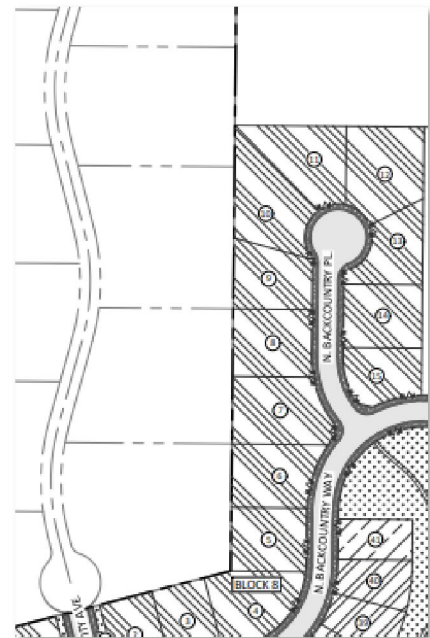
Attached to this application as an exhibit are exterior renderings of the single family detached, single family-attached and multi-family housing units. The single family attached product series will be the same as the product we offered in White’s Acres, located in Meridian. This product was very well received in one of our most popular neighborhoods in the Treasure Valley.

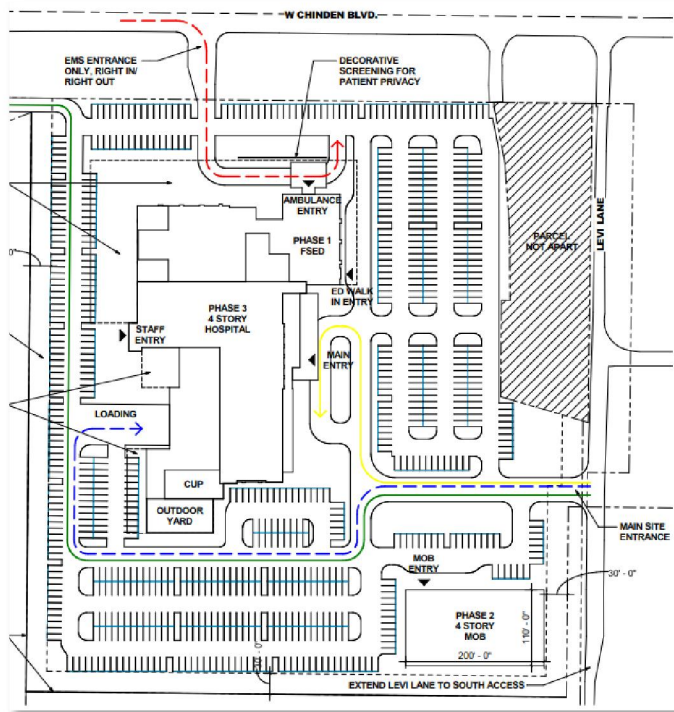
As mentioned, we propose that a portion of the R-8 district lots be included with zero lot line setbacks to accommodate single-family attached units. Additionally, the townhomes will require zero lot lines to accommodate the proposed attached single-family housing.

**Integration with Adjacent Neighborhood**

In order to provide a transition in lot size within our project to an existing subdivision to the west (Peregrine Heights Subdivision) we have included large, estate lots west of the townhomes along our northwest boundary. Lots directly adjacent to the Peregrine Heights residences range in size from approximately 10,400 square feet to 20,040. As shown in the enclosed exhibit, these lots are intended to provide a buffer between rural Ada County residential property and residences zoned R-8 in Meridian City. The minimum lot size is 4,000 square feet in the R-8 district; these lots exceed that minimum requirement by more than 6,000 square feet, with most lots exceeding the minimum requirement by approximately 8,000 square feet.

In conversations with the adjacent neighbors during the neighborhood meetings, the transition in lot size to their residences was well received. As a further accommodation to the neighbors and their hopes to retain an eastern view, we have committed to building only single-story homes on the lots that are directly adjacent to Peregrine Heights.





**Medical Campus**

The proposed future medical campus will include boutique medical services geared toward women’s health and pediatrics. The campus will be comprised of two buildings. A concept plan and conceptual elevations are included within this application to provide an idea of the orientation of buildings and type of medical campus proposed. As shown in the concept plan, the medical office building will be located near Rustic Oak Way and the hospital will be located near Chinden Blvd.

The medical campus is planned to be built in phases. At build-out there will be an approximately 90,000 square foot medical office building and 220,000 square foot hospital with approximately 90 beds. The bed count directly relates to the number of inpatient beds where patients spend the night at the facility; most services performed in this hospital will be

outpatient in nature. The square footage not used for inpatient beds, will be utilized for services like surgery, radiology, an emergency department, labor rooms, physical plant, and a cafeteria. The proposed hospital will be similar in scope and size to the St. Luke’s campus in Nampa, with 87 beds and the St. Al’s campus in Nampa with 100 beds.

In excess of code requirements, a 30-foot landscape buffer with vegetative groundcover and an 8-foot masonry wall are proposed to be included within the C-G district to buffer the medical campus use from adjacent residential properties. A subsequent conditional use permit request will be submitted to further define the dimensional and design standards for the medical campus. Upon that application, development of the proposed C-G parcel will be required to meet all dimensional and design standards.

The physical and economic health of a community are important priorities for a city. In this part of Meridian, there is a need for convenient medical care options for the community. A recent article, published in the Idaho Business Review and included as an exhibit within this application, reports that Idaho ranks last in the Country for physicians per resident and 36<sup>th</sup> in the Country for hospital beds per resident. A private medical campus is a major economic asset to a City as the hospital is an engine for local tax revenue and provider of high-paying jobs. This proposed medical campus will provide comprehensive and diverse medical services that meet the needs of this community.

**School District Parcel**

As mentioned, the West Ada School District’s parcel is included as a lot within the proposed preliminary plat (Lot 72, Block 12) to ensure its ability to develop in the future. The parcel is currently zoned RUT in the County and was previously a part of a subdivision that occurred outside of normal County processes and requirements. As a result, the parcel has been deemed an illegal parcel, which requires that it be annexed in with the subject property. Additionally, for the parcel to be eligible for building permits it is required to be included within the subject preliminary plat. The West Ada School District will pursue future development of the site on their own

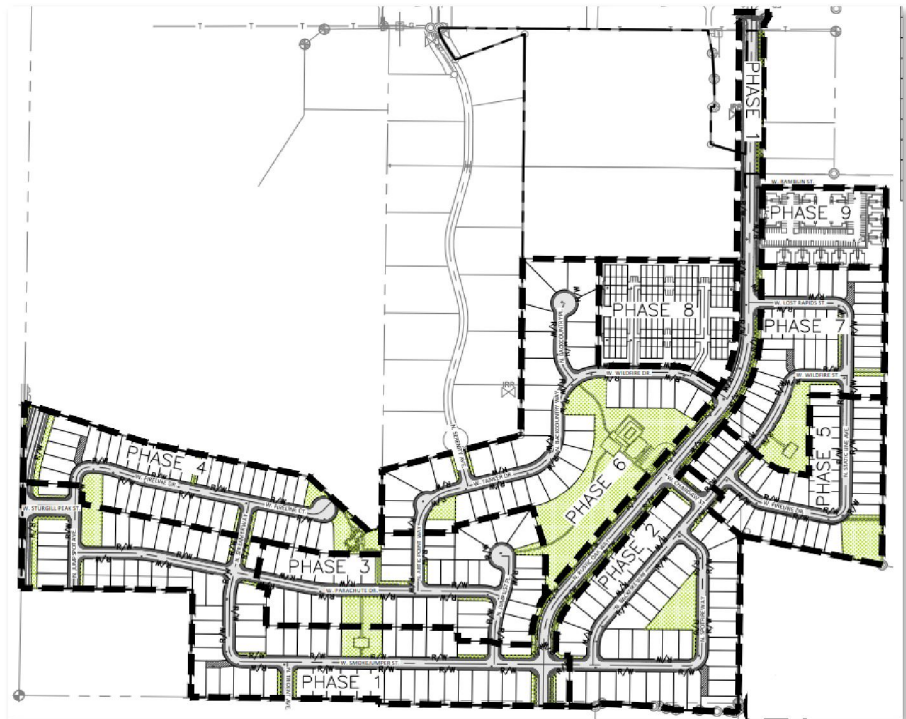


volition and for all intents and purposes does not have any affiliation with the Prescott Ridge Subdivision outside of its inclusion in the subject application.

### ***Residential Project Phasing***

We propose to construct the proposed preliminary plat in nine phases, as depicted on the enclosed phasing exhibit.

The first phase will include the construction of the proposed collector roadway, Rustic Oak Way, as well as 68 single-family residential lots. The first phase was configured in an effort to provide a secondary access for emergency services via intersections at Chinden and McDermott and due to the availability of services to the site. Phases 2-7 include the remainder of the single-family detached homes proposed, with 251 buildable lots and 21 common lots. Phase 8 is comprised of the proposed townhomes, which includes 63 buildable lots and one common lot to accommodate the private street. The final phase is proposed to include a single buildable lot to accommodate a future multi-family development. The full buildout of the nine proposed phases is anticipated to be constructed over the course of four to five years.



### ***Access and Connectivity***

The primary entrance for the subdivision will be a full access point via Chinden Blvd. (Rustic Oak Way) and will extend through the Prescott Ridge Subdivision to a future phase of an existing subdivision to the south (Oaks North). The existing curb cut and roadway, Levi Ln., will be improved to residential collector standards in accord with the Future Land Use Map and ACHD's Master Street Map. The existing location of the access point will remain the same and will align with Pollard Ln. across Chinden to the north.

An additional full access point is proposed to the west via McDermott Rd. (Sturgill Peak St.). Three stub streets are proposed to extend to future development to the south and an emergency access is proposed to an existing cul-de-sac within the subdivision to the north (Peregrine Heights Subdivision). The two stub streets proposed to the Oaks North on the southern boundary of the subject property align with streets as approved in their preliminary plat. The emergency access proposed via the existing cul-de-sac into Peregrine Heights Subdivision will include bollards and will only be used in case of emergency. We have also proposed a stub street at the end of a cul-de-sac on the west part of our site, which could be extended if the property to the northwest desires.

The primary access point for the proposed medical campus will be via Rustic Oak Way. The approximate location is depicted on the attached concept plan and will be further finalized with a subsequent application. In accord with City Code, hospitals are required to take direct access from an arterial roadway. Recognizing that Chinden

is a state highway, we propose to include an emergency vehicle access point via Chinden to provide direct access when necessary while alleviating congestion by directing normal traffic to the main entrance via Rustic Oak Way.

### ***Transportation***

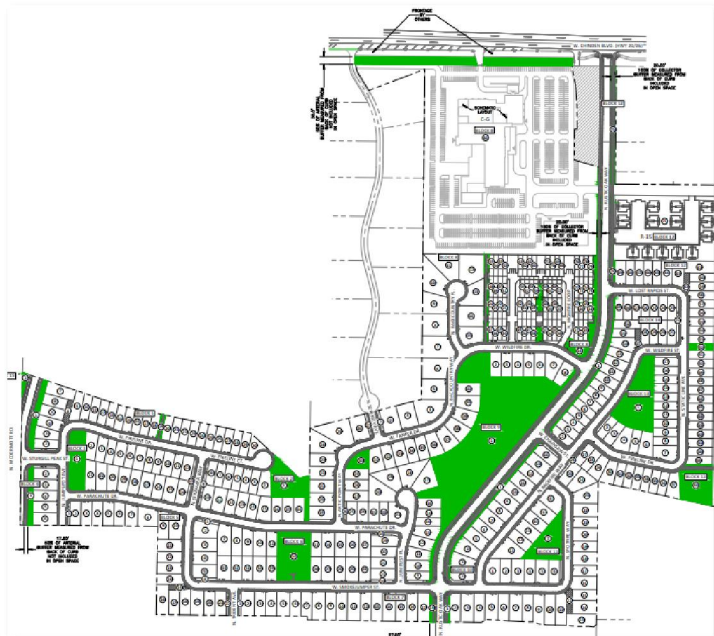
In working through the details of this project, several conversations have occurred with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD). As the C-G lot is proposed to include a medical campus, we have discussed the possibility of an emergency access point to Chinden Blvd. Direct access to state highways is typically discouraged, however, as the use and surrounding properties might benefit from the access, the option is still being pursued. Additionally, as part of this request we are proposing to contribute to future improvements required along Chinden as required by ITD. In discussions with ITD, they are amenable to requiring a proportionate share of the cost per lot for each final plat phase. We request that this arrangement be memorialized in each of the Development Agreements for this project. We have included correspondence regarding this proposal within this application.

### ***Block Length***

The most southern roadway, Smokejumper Street, exceeds the maximum block length of 750' by approximately 100'. In designing the southern portion of the subdivision, vehicular connections were available to the Oaks North to the south, requiring connections at the points shown. As a result, the block length of Smokejumper in between streets exceeded the maximum block length allowed. City Code typically allows pedestrian connections to be included to alleviate the length of the street, however in this case, no pedestrian connection is available as buildable lots abut that section of our subdivision.

### ***Pedestrian Connectivity***

Pedestrian connectivity and integration of uses is paramount to the mixed-use regional land use designation and this development in general. In accord with the City of Meridian's Pathways Master Plan we have included a 10-foot multi-use pathway adjacent to Chinden Blvd. and are proposing to extend it through the center of the project along the proposed collector roadway. The pathway extends to the school district's property to the east to provide additional connectivity between developments for future residents. Internal pathways will be provided within the central open space, the collector roadway and with the future development of each site and as required by subsequent applications.



### ***Landscaping, Open Space and Amenities***

In accord with City Code, landscape buffers are being provided along the collector and arterial roadways. Additionally, a 30' landscape buffer is proposed between the future medical campus and the townhomes as well as the existing homes to the west. Overall, this development contains 13 acres, or 13.7%, of qualified open





space as shown on the attached open space exhibit. Each of the proposed areas within the development are detailed in our open space exhibit to demonstrate compliance with City Code.

A central park has been included as a focal point and gathering place for residents with a pool, clubhouse and large children’s play structure. Pedestrian walkways are included within the central open space and throughout the development to allow for interconnectivity and easy access to amenities. Several pocket parks are included throughout the development in different phases to provide a variety of places for residents to recreate and gather. A smaller children’s play structure is proposed to be located within one of the pocket parks. A dog park is included at the northwest part of the site and several large grassy areas are provided throughout the development to offer open space in easily accessible areas for all parts of the subdivision. All common space will be owned and maintained by the homeowners’ association.

**Parking Availability**

Per staff’s direction we have included a parking exhibit to illustrate the number of off-street parking spaces available to both detached and attached single-family residences and near open space areas.

In our discussions with staff, the townhomes were an area of primary concern as the density of the homes within the R-15 area could result in close quarters for parking. As a solution, in addition to the required number of parking spaces, we have included 14 spaces for visitors and residents within the townhome area. Each home includes 4 parking spaces, 2 of which are enclosed and 2 located within the driveway for each home. Parking requirements are configured based on the number of bedrooms within each housing unit. The number of bedrooms proposed for each townhome differs; with an estimated 25% of the units including 2 bedrooms and an estimated 75% including 3 bedrooms, we are required to provide 220 parking spaces overall. We are providing 266 parking spaces including garage, parking pad and overflow parking spaces within the development, exceeding code requirements by 46.

Within the exhibit we have included on-street parking along detached and attached housing types, to ensure the rest of the development is adequately parked. Our lots range in width from about 40’ to 75’. Depending on the location of the driveway, a 40’ lot can accommodate 1 or more street parking spaces while a 60’ lot can accommodate up to 2 spaces. As currently designed, the multi-family portion of development is expected to provide 2 parking spaces for every 2-bedroom unit.

**Fire Response**

Per discussions with City staff, we have elected to include elements within this development to increase serviceability and fire safety. Meridian Fire Station No. 7 is slated to be constructed near the proposed development, however, is a few years out from completion. As recommended by the Fire Department, we plan to include an AED (Automated External Defibrillator) device in the clubhouse. We plan to coordinate with the Fire Department to provide education related to the use of the AED device to ensure residents are aware of the benefits and function if the need to use the device arises.

Additionally, we have configured our phasing of the project to include full construction of the collector roadway (Rustic Oak Way) bisecting the site to ensure the highest level of connectivity and access is achieved at the

beginning of the project. In discussions with the Fire Department, we understood this to be helpful in their response times and ability to serve the site, as well as future homes in Oaks North to the south.

#### Private Street and Alternative Compliance

We propose a private street for access within the townhome portion of the development. The configuration of this portion of the development will benefit from this design as it will enhance safety and vehicular circulation by creating a clear path of travel for emergency vehicles and residential traffic. Although the proposed townhomes will be under separate ownership and will include private space, the design of the area will function similarly to a multi-family development in terms of vehicular and pedestrian circulation.

We believe the townhomes will best function with a private street and as an integrated piece of the Prescott Ridge Subdivision. As such, we believe requiring a gate with the development would detract from site circulation and would physically and figuratively disjoint them from the rest of the community. As this is a unique single-family development, we request that *alternative compliance* to UDC 11-3F-4A-4 be granted to allow the private street to exist without the typically required gate. The townhome section of development will be better integrated with the Prescott Ridge community and will provide for a safer path of travel for emergency vehicles as currently proposed, meeting the intent of City Code. Additionally, a pedestrian pathway located to the west of the townhomes will be easily accessible and usable without the inclusion of gates. In accord with City Code, the proposed private street will be improved to all required design standards outside of the requirement for a gate.

A private street and common driveway maintenance agreement will be included within the CC&Rs for the development to ensure the roadway is managed appropriately and repaired as necessary.

#### Development Agreements

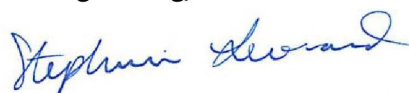
In conjunction with the annexation and zoning of the property we propose to enter into a development agreement to guide future development of the site. As this project is composed of three distinctly different uses, we propose to enter into three different development agreements to accommodate varying development plans. We request one development agreement for the proposed R-8 and R-15 residential portion of this project, one for the medical campus component, and another for the School District's parcel.

#### **Conclusion**

We believe that the proposed zoning and preliminary plat as conditioned, will complement surrounding uses, fulfill the intent of the Comprehensive Plan, and provide additional housing and employment opportunities in this area of Meridian.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**



Stephanie Leonard  
Land Planner

cc: Providence Properties, LLC.