



Development Application Transmittal

Link to Project Application: [Tanner Creek Subdivision CUP, MDA, PP, RZ H-2020-0024](#)

Transmittal Date: 3/6/2020 **Hearing Date:** April 16, 2020

Assigned Planner: Sonya Allen

To view the City of Meridian Public Records Repository, [Click Here](#)

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.

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



Built for Business, Designed for Living

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.

Hearing Date: April 16, 2020

File No.: H-2019-0024

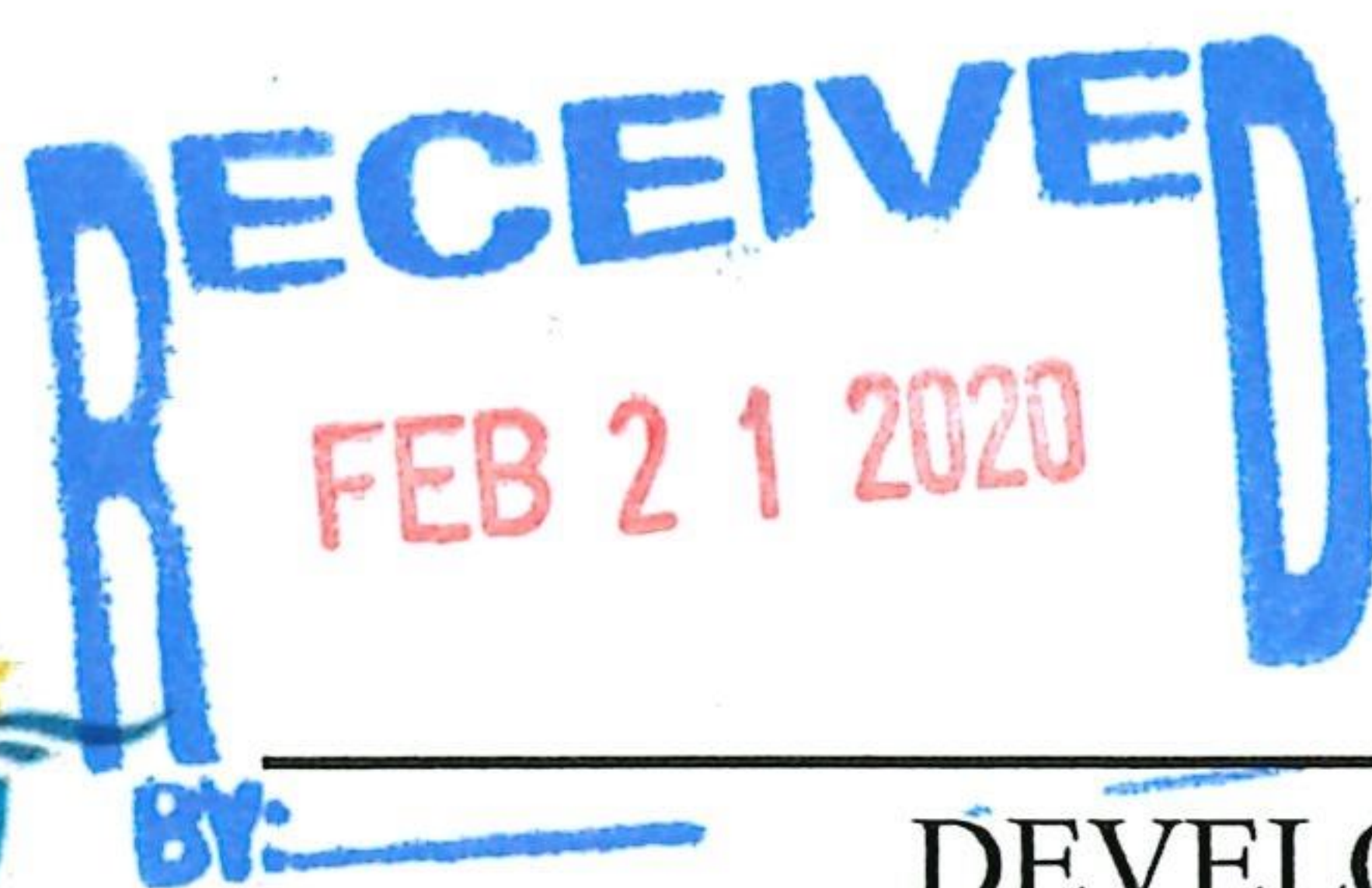
Project Name: Tanner Creek

Request:

- Request to modify the existing Development Agreement (Inst. #108131100), which allows commercial/office/hotel uses, for the purpose of replacing the agreement with a new agreement allowing a mix of single-family and multi-family residential uses to develop on the site;
- Rezone of a total of 38.47 acres of land from the C-G to the R-8 (10.13 acres), R-15 (12.20 acres) and R-40 (16.14 acres) zoning districts;
- Preliminary plat consisting of 142 buildable lots and 18 common lots on 37.87 acres of land in the R-8, R-15 and R-40 zoning districts;
- Conditional use permit for a multi-family development consisting of 272 residential units on 16.14 acres of land in the R-40 zoning district.

by Schultz Development.

Location: The site is located at 675 W. Waltman Ln., in the SE ¼ of Section 13, Township 3N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Tanner Creek
 File number(s): H-2020-0024
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: Schultz Development Phone: (208) 880-1695
 Applicant address: PO Box 1115 Email: Schultzdevelopment@yahoo.com
 City: Meridian State: ID Zip: 83680

Applicant's interest in property: Own Rent Optioned Other Manager
 Owner name: Corey Barton Phone: (208) 941-3380
 Owner address: 1977 E Overland Rd Email: cbarton@cbhomes.com
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Matt Schultz
 Firm name: Schultz Development Phone: (208) 880-1695
 Agent address: PO Box 1115 Email: Schultzdevelopment@yahoo.com
 City: Meridian State: ID Zip: 83680

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 675 W. Waltman Lane Township, range, section: T3N, R1W, Sec 13
 (9) Assessor's parcel number(s): S1213428050 Total acreage: 37.87 Zoning district: CG
S1213428301

S1213428010 S1213427880 S1213427860
 S1213427890 S1213427872 S1213428020 S1213427840

Project/subdivision name: Tanner Creek Subdivision

General description of proposed project/request: Rezone of 37.87 acres (CG) to R-8, R-15, R-40 with preliminary plat, conditional use, and DA mod.

Proposed zoning district(s): R-8, R-15, R-40

Acres of each zone proposed: 10.13 ac, 12.20 ac, 16.14 ac (to centerline)

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? NMID

Which irrigation district does this property lie within? NMID

Primary irrigation source: NMID Secondary: City

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water):
R8/R15 = 160,687 SF
R40 = 224,262 SF

Residential Project Summary (if applicable) R-8 see attached for R-15/R-40

Number of residential units: 41 Number of building lots: 41

Number of common lots: 8 Number of other lots: N/A

Proposed number of dwelling units and square footage of living area (for multi-family developments only): N/A

1 bedroom: — (up to: 500 sq. feet) 2-3 bedrooms: — (up to: 250-500 sq. feet) 4 or more bedrooms: — (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): 1200 SF Maximum building height: 35'

Minimum property size (s.f.): 4,000 SF Average property size (s.f.): 6,112 SF

Gross density (Per UDC 11-1A-1): 4.17 DU/Ac Net density (Per UDC 11-1A-1): 7.12 DU/Ac

Acreage of qualified open space: 3.14 ac Percentage of qualified open space: 14.3%
w/ R-15 area w/ R-15 area

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

See attached exhibit for R8/R15 - central park, pathways

Amenities provided with this development (if applicable): playground, basketball court

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) -N/A

Number of building lots: _____ Common lots: _____ Other lots: _____

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

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

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

Authorization

Print applicant name: Matt Schultz

Applicant signature: [Signature] Date: 2/20/20

Project/subdivision name: Tanner Creek Subdivision

General description of proposed project/request: _____

Proposed zoning district(s): _____

Acres of each zone proposed: _____

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? _____

Which irrigation district does this property lie within? _____

Primary irrigation source: _____ Secondary: _____

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

Residential Project Summary (if applicable) R-15

Number of residential units: 87 Number of building lots: 87

Number of common lots: 5 Number of other lots: NA

Proposed number of dwelling units and square footage of living area (for multi-family developments only): na

1 bedroom: — (up to: 500 sq. feet) 2-3 bedrooms: — (up to: 250-500 sq. feet) 4 or more bedrooms: — (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): 1,000 SF Maximum building height: 35'

Minimum property size (s.f.): 2,400 SF Average property size (s.f.): 3,436 SF

Gross density (Per UDC 11-1A-1): 7.13 DU/AC Net density (Per UDC 11-1A-1): 12.68 DU/AC

Acreage of qualified open space: 3.14 ac Percentage of qualified open space: 4.31%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): w/ RB area

See attached RB/R15 exhibit - central park, pathways

Amenities provided with this development (if applicable): playground, basketball court

- Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
- Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) - na

Number of building lots: _____ Common lots: _____ Other lots: _____

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

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

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

Authorization

Print applicant name: _____

Applicant signature: _____ Date: _____

Project/subdivision name: Tanner Creek Subdivision

General description of proposed project/request: _____

Proposed zoning district(s): _____

Acres of each zone proposed: _____

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? _____

Which irrigation district does this property lie within? _____

Primary irrigation source: _____ Secondary: _____

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

Residential Project Summary (if applicable) - R-40

Number of residential units: 272 Number of building lots: 14

Number of common lots: 5 Number of other lots: na

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

1 bedroom: 70 (up to: 500 sq. feet) 2-3 bedrooms: 202 (up to: 250-500 sq. feet) 4 or more bedrooms: - (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): 7,317 Maximum building height: 40'

Minimum property size (s.f.): 27,457 SF Average property size (s.f.): 35,735 SF

Gross density (Per UDC 11-1A-1): 17.17 DU/Ac Net density (Per UDC 11-1A-1): na

Acreage of qualified open space: 4.07 ac Percentage of qualified open space: 25.7%

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

See attached exhibit R-40

Amenities provided with this development (if applicable): pod, clubhouse, playground, pathways

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

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) - na

Number of building lots: _____ Common lots: _____ Other lots: _____

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

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

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

Authorization

Print applicant name: _____

Applicant signature: _____ Date: _____

Project/subdivision name: Tanner Creek Subdivision

General description of proposed project/request: _____

Proposed zoning district(s): _____

Acres of each zone proposed: _____

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? _____

Which irrigation district does this property lie within? _____

Primary irrigation source: _____ Secondary: _____

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

Residential Project Summary (if applicable) Combined R-8, R-15, R-40

Number of residential units: 400 Number of building lots: 142

Number of common lots: 18 Number of other lots: —

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

- 1 bedroom: _____ (up to: 500 sq. feet) 2-3 bedrooms: _____ (up to: 250-500 sq. feet) 4 or more bedrooms: _____ (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): 10.56 DU/AZ Net density (Per UDC 11-1A-1): _____

Acreage of qualified open space: 7.21 ac Percentage of qualified open space: 18.74%

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

Amenities provided with this development (if applicable): _____

- Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

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

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

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

Authorization

Print applicant name: _____

Applicant signature: _____ Date: _____

February 21, 2020

City of Meridian
City Council and Planning Commission
c/o City of Meridian Planning Department
33 E. Broadway Avenue
Meridian, ID 83642

**RE: Tanner Creek Subdivision -- Rezone, Preliminary Plat,
Conditional Use Permit, and Development Agreement Modification**

Dear Commissioners and City Council Members:

On behalf of Schultz Development LLC, please accept these applications for a Rezone, Preliminary Plat, Conditional Use Permit, and Development Agreement Modification for the Tanner Creek Subdivision located at 675 W. Waltman Lane west of Meridian Road on 37.87 acres. We are requesting rezones from C-G to R-8 (10.13 ac), R-15 (12.20 ac), and R-40 (16.14 ac). In addition, we are requesting a preliminary plat for 128 Building Lots and 13 common lots (R-8/R-15) and 14 building lots and 5 common lots (R-40). A Conditional Use Permit is also requested for the R-40 portion for a 272-unit apartment complex. Finally, a Development Agreement Modification is requested to replace Inst #108131100 recorded on December 9, 2008.

Site Location and Existing Uses

The 37.87 acre property is an assemblage of 9 parcels located ¼ mile west of the Meridian Road/Main Street/Waltman Road intersection and on the south side of Waltman Lane. The site is currently vacant grazing acreage with the Ten Mile Creek along the eastern boundary.

Surrounding Uses and Zoning

West: City R-4 “The Landing Subdivision No. 9 and No. 11”
North: County RUT house and acreage parcels (8 parcels with 15 acres total)
South: I-84
East: City C-G east of the Ten Mile Creek (15 parcels on 31 acres total)

Site History

The property was previously annexed and zoned C-G in 2008 (AZ 06-063) with C-G zoning and a Development Agreement (#18131100) indicating a potential mix of big-box retail commercial building, light office buildings, and a hotel site.

In late 2019, the Meridian Future Land Use Map was updated to “Mixed Use” for this property and the adjacent 31-acre property to the east on the south side of Waltman to Meridian Road.

We understand 28 acres of the adjacent property is nearing application for a mixed commercial/office development which would compliment our mixed residential development.

Proposed Zoning and Preliminary Plat

The site is proposed to be rezoned from C-G to R-8 and R-15 on the west 22.33 acres and from C-G to R-40 on the east 16.14 acres. The preliminary plat is a mix of single-family detached and attached dwelling lots (R-8/R-15) and large multifamily lots with 8-, 16-, or 24-unit buildings (R-40).

The proposed zoning and preliminary plat will provide compatible and transitional residential lot sizes and landscape buffering from existing zoning to the west (R-4) to the east (C-G) across the site with perimeter landscape buffers on all sides including revegetating the west side of the Ten Mile Creek. The Ten Mile Creek provides a natural 100-foot-wide zone and land use boundary between residential uses on the west side and future commercial/office uses on the 31 acres on the east side over to Meridian Road. In addition, the R-8/R-15 portion of the site has been designed to orient the central park centered on a pedestrian friendly access connection to the R-40 portion to integrate the residential types more cohesively to meet the spirit of the Mixed-Use designation.

Site Statistics

	<u>R-8</u>	<u>R-15</u>	<u>R-40</u>	<u>Overall</u>
Gross Acreage	9.83 ac	12.20 ac	15.84 ac	37.87 ac
Buildable Lots	41	87	14	142
Common Lots	8	5	5	18
Dwelling Units	41	87	272	400
Gross Density (du/ac)	4.17	7.13	17.17	10.56
Qual. Open Space (ac)	1.13 ac	2.01 ac	4.07 ac	7.21 ac
Qual. Open Space (%)	11.5 %	16.5%	25.7%	19%

Conditional Use Permit

The multi-family apartment section of the Tanner Creek Subdivision is an allowed use within the proposed R-40 zone with a Conditional Use Permit application (attached). The site will consist of 14 multi-family buildings with 272 apartment units and a clubhouse/pool/amenity lot. The buildings are a mix of 2 and 3-story buildings with 8, 16, and 24 units per building with architecture meeting the City of Meridian Design guidelines.

The site has been designed to exceed the multi-family parking requirements of 1.5 spaces per 1-bedroom units (70) and 2 spaces per 2/3 bedroom units (202) with 1 covered parking space per unit. A total of **548** vehicle parking spaces (519 required) and 25 bicycle parking spaces have been provided. In addition, the site exceeds the multi-family and R-40 open space requirement with 4.1 acres of qualified open space. The apartment site amenities proposed are a 5,000 SF

clubhouse, pool, playground, fire pit, fitness facility, and pedestrian bridge over the Ten Mile Creek.

Sewer and Water Service

The Tanner Creek Subdivision has an existing 15-inch sewer main along the east half of the Waltman Lane frontage and along the west top of bank of the Ten Mile Creek through the site. The 8-inch sewer main connection will be in Waltman Lane and will service the entire site via gravity sewer with adequate cover.

An existing 12-inch water main is located in Waltman Lane along the full frontage of the site. The Tanner Creek Subdivision will connect in Waltman at two locations and also to the existing 8" stub located at the Landing Subdivision stub street (Ruddy) on the west boundary.

Pressure Irrigation

This site will construct a regional pressure irrigation pump station to NMID standards with a Ten Mile Creek takeout in the NE corner of the site near Waltman Lane. Pressure Irrigation distribution lines and individual lot services will be provided to all lots in the subdivision.

Gravity Irrigation

Gravity irrigation is not required north of our site or for our site irrigation. As such, no ditch piping is required across our site. The existing gravity irrigation delivery at the southeast corner of the site near I-84 will be diverted to the Ten Mile Creek for conveyance to our downstream pressure irrigation pump station at Waltman Lane.

Roadways and Storm Drainage

The site is immediately accessible to Waltman Lane at two locations. Waltman Lane is proposed to be widened on the south side adjacent to the site with an additional 12 feet of right-of-way (37 feet from centerline total), in addition to the existing 25 feet of ROW on the north side of Waltman Lane. Curb, gutter, and 10-foot-wide detached sidewalk will be provided for the full length of Waltman Lane adjacent to the Tanner Creek Subdivision.

The Ruddy Street road connection from Waltman Lane to the Landing Subdivision stub street has no front-on housing due to the higher traffic volumes on that street from existing "The Landing" residences having a new alternate route to Meridian Road through Tanner Creek instead of the current Linder Road route to the west.

The existing Waltman Lane bridge is sub-standard and will need to be replaced regardless of our subdivision and widened at the same time due to our subdivision. We are requesting that ACHD design and construct the new replacement bridge and we will pay our proportionate share of the widening costs. ACHD has agreed and determined that our share to be **22%**. In addition, a 5' wide detached sidewalk will be constructed on the north side of Waltman Lane to Meridian Road with the bridge construction.

Although not specifically required for this site by our Traffic Impact Analysis, the City has requested that the Corporate Drive extension and connection to Waltman Lane from the north be completed with this development. As such, we have a preliminary agreement with ACHD for the Corporate Road extension and bridge construction whereby Challenger Development will pay 100% of the road extension (with detached sidewalk on one side) from the Ten Mile Creek to Waltman and 30% of the Ten Mile Creek bridge construction and ACHD will pay for 70% of the bridge construction.

The Tanner Creek Subdivision will greatly enhance pedestrian connectivity and walkability with over **3.7 miles** of new sidewalks and pathways. The R-8/R-15 portion of the development will construct 450 feet of 10' sidewalk, 9500 feet of onsite 5' sidewalk, and 600' of offsite 5' sidewalk (Corporate). The R-40 portion of the development will construct 500' of 10' sidewalk, 1180' of 10' pathway, 6500' of 5' onsite sidewalk, and 1000' of 5' offsite sidewalk (Waltman).

The new roadways within the subdivision be 33-foot-wide back to back of curb with 5-foot-wide attached sidewalks, except Ruddy/Kearney which will have 5-foot-wide detached sidewalks. On-street parking will be allowed on both sides of all streets except Ruddy/Kearney. Twenty-foot-wide public alleys will provide garage access for 61 of the 128 lots within the R-15 portion of the site.

Common driveways will be provided for 8 lots in 3 locations that will be accessible by 20-foot-wide common driveways plus 5-foot landscape buffers in a 25-foot-wide common lot.

Storm drainage will be mitigated by underground seepage beds and/or retention ponds in accordance with ACHD design criteria as designed during the final plat and development plan process.

Phasing

The attached conceptual Phasing Plan indicates 4 proposed phases.

Phase 1 – 55 lots – Corporate Drive bridge and road extension completed prior to building permits in Phase 1.

Phase 2 – 144 units

Phase 3 – 128 units – Waltman Lane bridge replacement required prior to Phase 3 building permits...prior to 200th building permit. 2 full accesses maintained with Corporate and Ruddy. Phase 3 berm completion required prior to occupancy permits for Phase 3.

Phase 4 – All bridges completed with prior Phases and berm completion required prior to occupancy permits for Phase 4

Landscaping, Fencing, and Amenities

The Tanner Creek Subdivision has 7.2 acres or 19% qualified open space combined between the R-8, R-15, and R-40 sections of the site. The R-8/R-15 section includes a centrally-located 1.75 acre private park with a large play structure, basketball court, benches, and pathways. In addition, a 10-foot-wide City regional pathway along the west side of the Ten Mile Creek and a pedestrian bridge crossing is proposed on the east side of the R-40 portion that are both overall

community/regional amenities, while the apartment site has its own aforementioned internal amenities around the clubhouse.

The west boundary currently has sections of wire fencing, wood fencing, and no fencing that we are proposing to replace the entire length with 6-foot tan vinyl fencing at our sole cost with no cost to the adjacent homeowners. The north boundary will have a 6' tan vinyl fence along the R-8 portion and wrought iron fencing along the R-40 portion. Wrought iron fencing will be provided between the buildings and the 10' regional pathway along the Ten Mile Creek. A landscape buffer and 6-foot-high vinyl fence will be installed between the R-15 and R-40 sections for the entire length.

The I-84 frontage has a 50-foot-wide common lot with a 9-foot high landscaped berm and 4 foot-high stamped solid fencing (see SimTek attachment) for a 13 foot high sound and vision barrier along the I-84 frontage for the entire ¼ mile length of the R-8 and R-40 south boundaries.

In addition, we have worked with NMID to improve the Ten Mile Creek stream banks that currently consist of bare stumps, noxious weeds, and trampled down cattle paths. While NMID will not allow us to add any boulders or alter the stream channel, they will allow us to regrade and add top soil and native grasses and flowers to the stream bank between the Pathway and the high-water line to improve the aesthetics and restore a more natural feel to the stream area.

Architecture

The R-8/R-15 section of the Tanner Creek Subdivision has a variety of housing styles with the following statistics:

<u>Lot Type</u>	<u>Attached or Detached</u>	<u>Front or Alley</u>	<u>Count</u>	<u>%</u>
40' - 60' wide	Detached	Front	67	52%
35' wide	Detached	Alley	16	13%
25' wide	Attached 5-6 Plex	Alley	45	35%

The variety of garage orientations with 48% alley-loaded, front-porch emphasized product, along with a variety of colors, materials, and styles as depicted on attached photographs will provide for an architecturally modern, varied, and appealing streetscape throughout the R-8/R-15 portion of the site. The houses backing up to the berm/fence along I-84 will all be single-story to minimize the sound impact to the houses and to emphasize the visual aesthetics of the landscape berm.

The Tanner Creek Apartment multi-family subdivision will consist of 14 multi-family buildings with 272 apartment units (2- and 3-story) with three building types of 8-, 16-, and 24-unit buildings with a single-story clubhouse/pool/amenity area. The submitted building architecture meets or exceeds the City of Meridian Design Review guidelines.