



Development Application Transmittal

Link to Project Application: [Victory Commons PP H-2019-0150](#)

Transmittal Date: 1/7/2020

Hearing Date: March 19 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: March 19, 2020

File No.: H-2019-0150

Project Name: Victory Commons

Request: Preliminary plat consisting of 12 building lots on 16.74 acres of land in the C-G zoning district, by BVA Development, LLC.

Location: The site is located at 130 E. Victory Rd. and 3030 S. Meridian Rd., in the SW ¼ of Section 19, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Victory Commons Sub
 File number(s): H-2019-0150
 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 type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input 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: BVA Development LLC / Roberta Stewart Phone: (208) 616-1050
 Applicant address: 2775 W. Navigator #220 Email: roberta@bvadev.com
 City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other Partner

Owner name: Kuna Victory LLC Phone: 208.523.3794
 Owner address: 901 Pier View Dr. #201 Email: ctaylor@ballventures.com
 City: Idaho Falls State: ID Zip: 83402

Agent/Contact name (e.g., architect, engineer, developer, representative): Engineer
 Firm name: Horrocks Engineers Phone: (801) 319-7388
 Agent address: 2775 W. Navigator #210 Email: robs@horrocks.com
 City: Meridian State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact
PLEASE INCLUDE ALL IN CORRESPONDANCE
roberta@bvadev.com & robs@horrocks.com
jjones@ballventures.com

Subject Property Information

Location/street address: 130 E. Victory Road and 3030 S. Meridian Rd. Township, range, section: T3N R1E Sec. 19
 Assessor's parcel number(s): R5915720012 & R5915720020 Total acreage: 16.74 Zoning district: C-G

Project/subdivision name: Mussell Corner Subdivision / ("Victory Commons")

General description of proposed project/request: ----

Proposed zoning district(s): C-G

Acres of each zone proposed: 16.74

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other Medical Office / Flex Space / Retail

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

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

Primary irrigation source: Kennedy Lateral Secondary: Meridian Water

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): N/A - all P.I.

Residential Project Summary (if applicable)

Number of residential units: 0 Number of building lots: _____

Number of common lots: _____ Number of other lots: _____

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

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): _____ Net density (Per UDC 11-1A-1): _____

Acreage of qualified open space: _____ Percentage of qualified open space: _____

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

Amenities provided with this development (if applicable): n/a

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: 12 Common lots: 0 Other lots: 0

Gross floor area proposed: Phase 1 Approx 47,000 SF Existing (if applicable): 1 building - 9100 s.f.

Hours of operation (days and hours): total TBD 6 a.m. to 11 p.m. Building height: tbd

Total number of parking spaces provided: 4/1000 min Number of compact spaces provided: tbd

Authorization

Print applicant name: Roberta Stewart

Applicant signature:  Date: 12/9/2019



December 11, 2019

Meridian City Planning Division
33 E. Broadway Ave., Suite #102
Meridian, ID 83642

Re: Subdivision Pre-Plat Narrative – Victory Commons / Mussell Corner Sub.

Dear Planning Division Staff:

On behalf of Kuna Victory LLC (“Owner”), we are submitting this subdivision application with respect to the Mussell Corner Subdivision (“Victory Commons”) located at the intersection of S. Meridian Road (Hwy 69) and E. Victory Road.

The proposed commercial subdivision consists of 12 lots of varying sizes that will be developed in separate applications through the city. The lots are served through drive lines with shared access connecting the site between two major accesses locations; one on the north side of the site onto Meridian Road, and the existing access on Victory Road currently serving the Victory Greens nursery and a small business pad on the south end of the site.

There are not public roads proposed in this subdivision. A new access into the site along Meridian Road has been proposed to replace an existing access that will be removed pursuant to conditions by the City. ITD is requiring a 12’ right turn lane which will require additional pavement and improvements along the west frontage along Meridian Road.

The south access on Victory will remain unchanged and will serve the subdivision from the south.

Cross access agreements will be granted between the existing gas station and “Legacy” Building on the hard corner of Victory and Meridian. This shared access will allow better connectivity through the site and allow for better access from both properties to the public rights of way.

A proposed Phasing Plan is included with the application. This is subject to change but it is our intent to proceed with a first phase for Final Plat following approval of this Pre-Plat application.

A. Background:

The site has gone through a recent Development Agreement modification with the following background provided as reference for this subdivision application:

The original Development Agreement for Mussell Corner Subdivision was initiated in 2004 along with an annexation and zoning application in Case No. AZ-03-038 (Ordinance No. 04-1113).

The Development Agreement was approved on November 23, 2004 and recorded on December 3, 2004 as Instrument #104153422, Official Records of Ada County, Idaho.

In 2006, Owner purchased two of the four lots in the Mussell Corner Subdivision (L2/B1 and L1 & Por 4/B1 (130 E. Victory Rd & 3030 S. Meridian Rd)). The area of the two lots totals 16.75 acres. Additionally, in 2006, Owner applied to the City of Meridian for a Modification to the Development Agreement to remove a provision regarding conditional use permit requirements. Owner also requested design changes that limited building size and required all buildings (Case No. MI 06-005.) That application was approved on August 22, 2006, and the Addendum to the Development Agreement was recorded as Instrument No. 106155843, Official Records of Ada County, Idaho.

Accompanying this application is a preliminary plat and site plan reflecting this revised project design.

Currently, the Mussell Corner Subdivision is zoned C-G and designated Commercial on the Future Land Use Map. We do not propose any change to the C-G zoning.

As to current uses on the parcel, Owner has leased the existing building located at 130 E. Victory Road to 2M Company, a supplier of water industry products. The rest of that parcel and the other parcel owned by Owner (L2/B1) are leased to the Victory Greens Stone & Garden operation for nursery plantings and a landscape material yard. Vander Woude & Sons owns the Subdivision's corner lot (L3/B1) where the Legacy Feed & Fuel business operates. Timothy J. Mussell owns L4/B1, and it is the location of the Victory Greens Office and other outbuildings.

The Mussell Corner Subdivision contains a number of easements. There are two primary easements granting cross access between all four subdivision parcels. (Instrument Nos. 99121310 and 105175653 Official Records of Ada County.) There is also a pond easement granting access and use of the pond to all the subdivision parcel owners (Instrument # 105175654, Official Records of Ada County.) Owner proposes vacating all the cross-access easements and executing a more comprehensive cross-access/parking agreement that is better suited to the site plan submitted with this application. Additionally, Owner proposes vacating the pond easement located on Owner's parcel to make way for the uses and buildings shown on the site plan.

As to access from Meridian Road and Victory Road, there is a temporary access on to Meridian Road/Hwy 69 at the northern part of the project near W. Maestra Street. There is also access on to Victory Road, with a temporary easement for a turn-around as required by ACHD.

To further Owner's goal of developing a commercial project, we have commissioned a Traffic Impact Study and submitted it to ITD and ACHD. ITD has already reviewed the TIS, and it has recommended a right in/right out access off Meridian Road to replace the temporary access at the northern tip of the project. This access will involve a variance from ITD to avoid the limitations set forth in UDC 11-3H-4, but Erika Bowen of ITD indicated in her email of July 3, 2019 that without this variance, the traffic would quickly overwhelm the access point at Victory Road. (See accompanying site plan for location of recommended access. Additionally, the 6/19/19 ITD Acceptance letter and 7/3/19 ITD email were previously submitted with the DA Mod application.)

Owner supports ITD's recommendation and will comply with ITD's conditions of approval to obtain the access permit for Meridian Road/Hwy 69.

As to ACHD, it currently has the TIS under review, and it has not issued any recommendations for potential changes to the existing access on to Victory Road.

B. Application Request

We are requesting that the proposed preliminary plat be accepted supported by staff for presentation to Planning Commission and City Council for Pre-Plat approval with conditions of approval so that the Subdivision can move forward to Final Plat.

We have conducted a Neighborhood Meeting for the purposes of the DA Mod application. It was held on July 30, 2019. The neighbors that attended the meeting were very pleased to learn that the Victory Green nursery operation would phase out and be replaced with a “quieter” development. All attendees described their constant frustration with dust and noise caused by the large trucks and nursery operation.

The project described above is still consistent with the C-G Zoning designation and Comprehensive Plan. The proposed uses are also compliant with the UDC. The project will not be detrimental to the public’s health, safety and welfare nor overly burdensome to public service delivery. In fact, the project will replace uses and activity that appear to be a nuisance to the residential neighbors surrounding the site. Finally, the project is desirable because it will create an attractive center that will provide convenience to the public and serve the needs of the surrounding neighborhoods.

As development begins, the nursery operation will be phased out. The pace of development will dictate the pace the nursery operation will be phased from the site. Development will generally begin in the most northern tip of the project. The last portion to be developed will be the southeast corner of the project where the 2M building currently exists.

As required by the checklist, we show below the Owner information to be included in the proposed Development Agreement:

Kuna Victory, LLC
901 Pier View Drive, Suite #201
Idaho Falls, ID 83402
(208) 523-3794

Thank you for your kind consideration of this matter. We request that you approve this Please let us know if you have any questions or need any further information.

Sincerely,

Roberta Stewart

Project Coordinator
BVA Development LLC

Date: November 14, 2019
Project: ID-1402-1810
Page: 1 of 2

Legal Description for Victory Commons Boundary

A parcel of land located in Government Lot 4 of Section 19, Township 3 north, Range 1 east, Boise Meridian, being all of Lot 1, Block 1 and a portion of Lot 4, Block 1 of Mussell Corner Subdivision, filed in Book 95 of Plats at pages 11624-11626, records of Ada county, Idaho, and as shown on Property Boundary Adjustment, Record of Survey No. 8699, recorded as Instrument No. 109137990, more particularly described as follows:

BEGINNING at the northwesterly corner of said Mussell Corner; thence, along the north boundary of said Mussell Corner,

- 1) North 89°41'44" East, a distance of 162.00 feet to the northeast corner of said Mussell Corner and a point of curvature; thence along the east boundary of said Mussell Corner and a curve to the left,
- 2) Having a radius of 655.00 feet, an arc length of 438.43 feet, through a central angle of 38°21'05", and a long chord which bears South 31°35'05" East a distance of 430.29 feet; thence continuing,
- 3) South 50°45'37" East, a distance of 558.77 feet; thence,
- 4) South 53°22'31" East, a distance of 264.29 feet to the most northerly corner of Lot 5, Block 1 of said Mussell Corner; thence along the northwesterly boundary of said Lot 5,
- 5) South 36°37'29" West, a distance of 32.14 feet to the most westerly corner of said Mussell Corner; thence along the southwesterly boundary of said Lot 5,
- 6) South 53°22'31" East, a distance of 21.56 feet to the most southwesterly corner of said Lot 5; thence along the south boundary of said Lot 5,
- 7) South 89°31'31" East, a distance of 18.52 feet to the southeasterly boundary of said Lot 5; thence, along the easterly boundary of said Mussell Corner,

Date: August 21, 2019
Project: ID-1402-1810
Page: 2 of 2

- 8) South $00^{\circ}29'16''$ West, a distance of 361.15 feet to the southeast corner of said Mussell Corner; thence, along the south boundary of said Mussell Corner,
- 9) South $89^{\circ}42'22''$ West, a distance of 633.35 feet; thence, leaving said south boundary,
- 10) North $00^{\circ}00'00''$ East, a distance of 159.16 feet; thence,
- 11) North $89^{\circ}04'23''$ West a distance of 104.01 feet; thence,
- 12) North $00^{\circ}55'37''$ East a distance of 110.06 feet; thence,
- 13) North $89^{\circ}04'23''$ West a distance of 51.53 feet; thence parallel with the west boundary of said Mussell Corner,
- 14) North $00^{\circ}38'28''$ East a distance of 169.52 feet; thence parallel with the south boundary of said Mussell Corner,
- 15) South $89^{\circ}42'22''$ West a distance of 270.04 feet to the west boundary of said Mussell Corner; thence along said west boundary,
- 16) North $00^{\circ}38'28''$ East a distance of 840.22 feet to the **POINT OF BEGINNING**.

Containing 729,415 square feet (16.745 acres), more or less.

ACCOMMODATION

After Recording
Return to:

Richard H. Andrus
Spink Butler, LLP
P. O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

QUITCLAIM DEED

FOR VALUE RECEIVED Kuna Victory, LLC, an Idaho limited liability company, as GRANTOR, does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Kuna Victory, LLC, an Idaho limited liability company, as GRANTEE, whose current mailing address is: 519 W. Front Street, Boise, Idaho 83702, the following described real property located in Ada County, state of Idaho, more particularly described on **Exhibit A** attached hereto and made a part hereof, together with all appurtenances.

Dated: 12-16-09, 2009.

GRANTOR:

Kuna Victory, LLC,
an Idaho limited liability company

By: Oaas Laney, LLC,
an Idaho limited liability company,
its Member

By: Whiterock Investments, LLC,
an Idaho limited liability company,
its Member

By: 
T. Erik Oaas, Manager

By: Laneyland L.P.,
an Idaho limited partnership,
its Member

By: 
Steven H. Laney, General Partner

QUITCLAIM DEED (PARCEL A) - 1

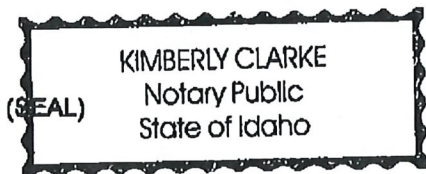
S:\Docs\Oaas Laney, LLC\Victory Corner\DEE\Quitclaim Deed - Parcel A.doc


ACKNOWLEDGEMENT

STATE OF IDAHO)
) ss.
County of Ada)

On this 16th day of December, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared T. Erik Oaas, known or identified to me to be a Managing Member of Whiterock Investments, LLC, the limited liability company that executed the within instrument as a Member of Oaas Laney, LLC, said last limited liability company known to me to be a Member of Kuna Victory, LLC, the limited liability that executed the instrument, and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





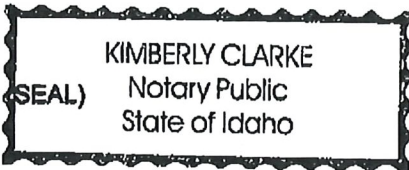
Notary Public for Idaho
My commission expires: 4-13-11


ACKNOWLEDGEMENT

STATE OF IDAHO)
) ss.
County of Ada)

On this 16th day of December, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven H. Laney, known or identified to me to be the General Partner of Laneyland L.P., the partnership that executed the within instrument as a Member of Oaas Laney, LLC, said limited liability company known to me to be a Member of Kuna Victory, LLC, the limited liability that executed the instrument, and acknowledged to me that he executed the same for and on behalf of said partnership and that partnership executed it on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho
My commission expires: 4-13-11

EXHIBIT A



T-O ENGINEERS

Project No: 07068
Date: November 6, 2009
Page: 1 of 2

EXHIBIT "A" Parcel A – Land Description

A parcel of land located in Government Lot 4 of Section 19, Township 3 North, Range 1 East, Boise Meridian, being all of Lot 1, Block 1 and a portion of Lot 4, Block 1 of MUSSELL CORNER SUBDIVISION, filed in Book 95 of Plats at Pages 11624-11626, Records of Ada County, Idaho, and as shown on Property Boundary Adjustment, Record of Survey No. 8699, recorded as Instrument No. 109137990, more particularly described as follows:

BEGINNING at the northwesterly corner of said subdivision; thence, along the boundary of said subdivision, the following courses:

1. N.89°41'44"E., 162.00 feet to the beginning of a non-tangent curve; thence,
2. Southeasterly along said curve to the left, having a radius of 655.00 feet, an arc length of 438.42 feet, through a central angle of 38°21'03", and a long chord which bears S.31°35'05"E., 430.29 feet; thence, tangent from said curve,
3. S.50°45'37"E., 558.77 feet; thence,
4. S.53°22'31"E., 264.29 feet to the most northerly corner of Lot 5, Block 1 of said subdivision; thence, along the boundary of said Lot 5 the following courses:
 5. S.36°37'29"W., 32.14 feet; thence,
 6. S.53°22'31"E., 21.56 feet; thence,
 7. S.89°31'31"E., 18.52 feet to the easterly boundary of said subdivision; thence, along said easterly boundary,
 8. S.00°29'16"W., 361.15 feet to the northerly right-of-way line of E. Victory Road; thence, along said right-of-way line,
 9. S.89°42'22"W., 633.36 feet; thence, leaving said right-of-way line,
 10. N.00°00'00"E., 159.17 feet; thence,
 11. N.89°04'23"W., 104.01 feet; thence,
 12. N.00°55'37"E., 110.06 feet; thence,
 13. N.89°04'23"W., 51.53 feet to the easterly boundary of Lot 3, Block 1 of said subdivision; thence, along the easterly boundary of said Lot 3 and Lot 2, Block 1 of said subdivision,
 14. N.00°38'28"E., 319.54 feet to the northeasterly corner of said Lot 2; thence, along the northerly boundary of said Lot 2,
 15. S.89°42'22"W., 270.04 feet to the easterly right of way line of said S. Kuna-Meridian Road; thence, along said easterly right-of-way line,

9777 Chinden Boulevard Boise, ID 83714 Phone (208) 323-2288 Fax (208) 323-2389 www.to-engineers.com
Aviation | Transportation | Land Development | Landscape Architecture | Municipal | Water Resources | Surveying

QUITCLAIM DEED (PARCEL A) – EXHIBIT A - 1

S:\Docs\Oasas Laney, LLC\Victory Corner\DEE\Quitclaim Deed - Parcel A.doc

Project No: 07068
Date: November 6, 2009
Page: 2 of 2

16. N.00°38'28"E., 690.20 feet to the POINT OF BEGINNING.

CONTAINING: 15.815 acres, more or less.
SUBJECT TO: All Covenants, Rights, Rights-of-Way, Easements of Record and any encumbrances.





After Recording
Return to:

Richard H. Andrus
Spink Butler, LLP
P. O. Box 639
Boise, ID 83701

FOR RECORDING INFORMATION

AT-509049598

QUITCLAIM DEED

FOR VALUE RECEIVED Timothy J. Mussell and Carol M. Mussell, husband and wife, as GRANTOR, do hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Kuna Victory, LLC, an Idaho limited liability company, as GRANTEE, whose current mailing address is: 519 W. Front Street, Boise, Idaho 83702, the following described real property located in Ada County, state of Idaho, more particularly described on Exhibit A attached hereto and made a part hereof, together with all appurtenances.

Dated: 2-3, 2010

GRANTOR:

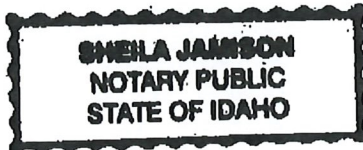
Timothy J. Mussell

Carol M. Mussell

STATE OF IDAHO)
County of Ada) ss.

On this 3rd day of February, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy J. Mussell and Carol M. Mussell, husband and wife, known or identified to me to be the persons who signed the within and foregoing document, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for Idaho
Residing at Hampe
My commission expires: 6-30-15

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 2 in Block 1 of MUSSELL CORNER SUBDIVISION, according to the official plat thereof, filed in Book 95 of Plats at Pages 11624 through 11626, Official Records of Ada County, Idaho.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)

COUNTY OF BONNEVILLE)

Cortney Liddiard, as President of BV Management Services, Inc., the Manager of and for and on behalf of Kuna Victory, LLC

I, PO Box 51298
(name) (address)
Idaho Falls, Idaho 83405
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That ~~I~~ Kuna Victory, LLC, is the record owner of the property described on the attached, and Kuna Victory, LLC grants permission to:

BVA Development LLC, 2775 W. Navigator Way, Meridian ID 83642
(name) (address)

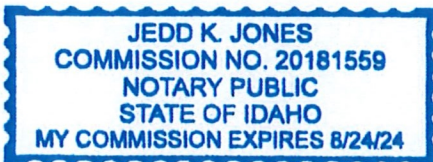
to submit the accompanying application(s) pertaining to that property.

2. Kuna Victory, LLC, agrees ~~I agree~~ to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. Kuna Victory, LLC, hereby grants ~~I hereby grant~~ permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 6 day of August, 2019

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



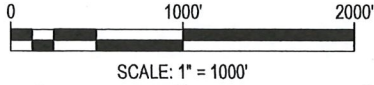
[Signature]
(Notary Public for Idaho)

Residing at: Idaho Falls

My Commission Expires: 8/24/24



THIS PARCEL IS SITUATED IN THE N.W. 1/4 OF THE S.W.1/4 &
GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 3 NORTH,
RANGE 1 EAST, B.M., CANYON COUNTY, IDAHO
-2019-



H:\2018\10-1810 Victory Commons\Project Data\04 Survey\Vicinity Map\ID-1402-1810_Vicinity Map.dwg Aaron Clements 12/2/2019 12:03 PM

HORROCKS
ENGINEERS

2775 W. NAVIGATOR DR., Suite 210
Meridian, Idaho 83642

www.horrocks.com

VICINITY MAP

VICTORY COMMONS

CITY OF MERIDIAN, ADA COUNTY, IDAHO

DRAWING INFO

DATE 12/2/19

SCALE 1"=1000'

REV # DATE

PROJ. NO. ID-1402-1810



CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Victory Commons (2nd Meeting in BOLD) Date: 2/19/19 7/30/2019
Applicant(s)/Contact(s): Roberta Stewart (Horrocks), Rob Sunderlage, Tonn Petersen (BVA), Geoff Wardle, Scott Duffin
City Staff: Stephanie, Bill, Joe, Tom, Caleb, Amanda, Denny, Terri, Ken (ITD), Kevin

Location: 130 & 112 E. Victory Rd, 3030 S. Meridian Rd. Size of Property: 17.84
Comprehensive Plan FLUM Designation: Commercial
Existing Use: Feed store, fuel station Existing Zoning: C-G
Proposed Use: Flex space, retail and office space Proposed Zoning: C-G
Surrounding Uses: North and east: Residential sub. zoned R-4 and R-8; West: S. Meridian Rd. (State Hwy); South: E. Victory Rd. (arterial) and multi-family, zoned R-15
Street Buffer(s) and/or Land Use Buffer(s): 25-feet to residential; 35-feet to Meridian Rd. (entryway corridor); 25-feet to E. Victory Rd. (arterial)
Open Space/Amenities/Pathways: DA states pond in center of sub. would take place of required open space
Access/Stub Streets: Direct access proposed to S. Meridian Rd. – need ITD approval ; existing access point to E. Victory Rd. proposed, any additional accesses to Victory need ACHD approval
Waterways/ Floodplain/Topography/Hazards: Kennedy Lateral intersects through part of northeastern part of site
History: Annexed in 2003 (Mussell Corner Sub. AZ-03-038); PFP-03-007, CUP-03-071; MI 06-005, DA Inst. No. 106155843

Additional Meeting Notes:

- Amend DA to enter into new DA (feed store and C-store to stay in existing), existing building to east to be included in new DA
- temporary access to SH-69 (via Rumpel) Lane) was allowed at time of annexation/CUP, at the time ITD stated they would require it to close upon redevelopment
- City staff cannot support second access to Meridian Rd. – applicant could work with property owner to close current entrance and relocate one entrance further north to make one access on Meridian Rd. - more accessible to all properties
- ITD can allow spacing per IDAPA but has stated they will support the City's decision regarding the proposed northern access point
- Site design could help to eliminate cut-through traffic from Victory to Meridian Rd.
- Cross access is currently and will be required for entire site, should integrate for connectivity within site; will need to modify instrument numbers for cross access agreements on plat
- Hours of operation are limited from 6 AM-11 PM when abutting residential use (to north and east of subject site)
- Victory Rd. access with first phase – will require improvements be made to driving surfaces where traffic is intended to be guided to first phase of development
- Need to submit concept plan for total development of site and a concept plan for Phase 1 with the nursery and information about how/when the nursery will develop in relation to Phase 1.
- Need to submit a connectivity plan showing how site circulation and pedestrian connections will work
- Will need to retrofit site where applicable for Phase 1 of development
- Flex space is subject to specific use standards UDC 11-4-3-18; Drive-through subject to UDC 11-4-3-11
- Coordinate with Land Development regarding vacating easements – need permission from present owner to tie-in
- MDA application required to modify CUP requirement and original concept plan (public hearing w/City Council, \$502)
- New metes and bounds legal description required for new DA boundary area (including property to east)
- Conditional Use Permit (P&Z, public hearing, \$1,369) to be submitted for drive-through use after MDA has been processed. If desire to have hours extended past 6 AM-11 PM, can submit a CUP to request (concurrent with drive-through CUP)
- Property Boundary Adjustment (administrative application, \$365) to reconfigure existing lots
- Access to Meridian Rd. no longer requires Council waiver but should be included in the MDA request.
- Remove two properties from existing DA and enter into new DA.
- Through MDA process, Council may look at substandard issues with the corner lots.
- Potential to process PBA and then process two Short Plats to create 8 lots. UDC 11-6B-5
- Short Plat application goes straight to Council (no P&Z)
- Potential to process Combined Preliminary/Final Plat application to subdivide as well UDC 11-6B-4

CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input checked="" type="checkbox"/> Public Works Department |
| <input checked="" type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input checked="" type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.


COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

12/23/2019

Date

Rachel Haskins

From: noreply@meridiancity.org
Sent: Wednesday, December 4, 2019 8:56 AM
To: Rachel Haskins; tricks@meridiancity.org; rbeecroft@meridiancity.org
Subject: Address Verification Complete

Address verification is complete for record LDAV-2019-0777

Project: Victory Commons

Address:

130 E VICTORY RD
MERIDIAN, ID 83642-0000

Parcel(s):

R5915720020

Lot: 2

Block: 1

Subdivision: MUSSELL CORNER SUB

R5915720012

Lot: null

Block: null

Subdivision: 3N 1E 19

Comments:

Parcel verification City of Meridian

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: 208-888-4433

www.meridiancity.org

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.

Rachel Haskins

From: Rob Sunderlage
Sent: Monday, December 23, 2019 1:44 PM
To: Rachel Haskins; Scott Duffin
Subject: Fwd: We can use Victory Commons name: quick question about subdivision names

Rachel, can you please print out this email string to be submitted for the victory commons subdivision. This will be a request for the "victory commons" name.

Rob Sunderlage
801-319-7388

Begin forwarded message:

From: Roberta Stewart <roberta@bvadev.com>
Date: December 19, 2019 at 10:49:43 AM MST
To: Rob Sunderlage <RobS@horrocks.com>
Subject: RE: We can use Victory Commons name: quick question about subdivision names

I know! But I recall that online being a little finicky when I did that for Horrocks last year



ROBERTA STEWART
roberta@bvadev.com | (208) 616-1050

Ball Ventures Ahlquist
bvadev.com

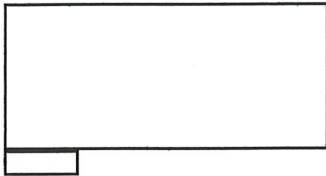
From: Rob Sunderlage <RobS@horrocks.com>
Sent: Thursday, December 19, 2019 9:41 AM
To: Roberta Stewart <roberta@bvadev.com>
Cc: Tonn Petersen <tonn@bvadev.com>; Tim Sickles <tims@horrocks.com>; Lance Sayers <lance@bvadev.com>; Fritz Brownell <fritzb@horrocks.com>
Subject: Re: We can use Victory Commons name: quick question about subdivision names

Great news - thank you Roberta. Strange that the online system indicates otherwise.

Rob Sunderlage
801-319-7388

On Dec 19, 2019, at 9:25 AM, Roberta Stewart <roberta@bvadev.com> wrote:

Hey guys: Stacy at the City looked at the Subdivision Request process to see if the name "Victory Commons" has been used. The online subdivision request process seems to indicate the name is already taken. Stacy, however, stated below that the name is not taken, so we can go ahead and use the name on the preliminary plat



ROBERTA STEWART
roberta@bvadev.com | (208) 616-1050
Ball Ventures Ahlquist
bvadev.com

From: Stacy Hersh <shersh@meridiancity.org>
Sent: Thursday, December 19, 2019 9:11 AM
To: Roberta Stewart <roberta@bvadev.com>
Subject: RE: quick question about subdivision names

Hi Roberta,

I have looked at the recorded plats with ADA County and do not see anything else named "Victory Commons". I have also pulled up the name in our system and BVA is the only hearing application (MDA H-2019-0091) with the name "Victory Commons". I do not see the name used anywhere else.

Thank you,

Stacy Hersh | Assistant City Planner
City of Meridian | Community Development Department
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: (208)-887-2211, Ext. 1576 | Fax: (208)-887-1297

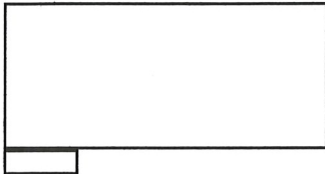
<image001.gif>

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www.opportunitymeridian.org

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.

From: Roberta Stewart <roberta@bvadev.com>
Sent: Wednesday, December 18, 2019 3:39 PM
To: Stacy Hersh <shersh@meridiancity.org>
Subject: quick question about subdivision names

Hi Stacy: We would like to use the subdivision name "Victory Commons" for a preliminary plat we're about to submit. Our engineer indicated that the subdivision name may already be used. I can't figure out how to research that. I also have a feeling that we are the ones, through Horrocks Engineers, who reserved that name about one year ago. Is there any way to see if Horrocks Engineers or BVA Development reserved the subdivision name "Victory Commons" online in the recent past? If it was us or Horrocks, then we will feel good about submitting the pre plat with the subdivision name "Victory Commons."



ROBERTA STEWART
roberta@bvadev.com | (208) 616-1050
Ball Ventures Ahlquist
bvadev.com

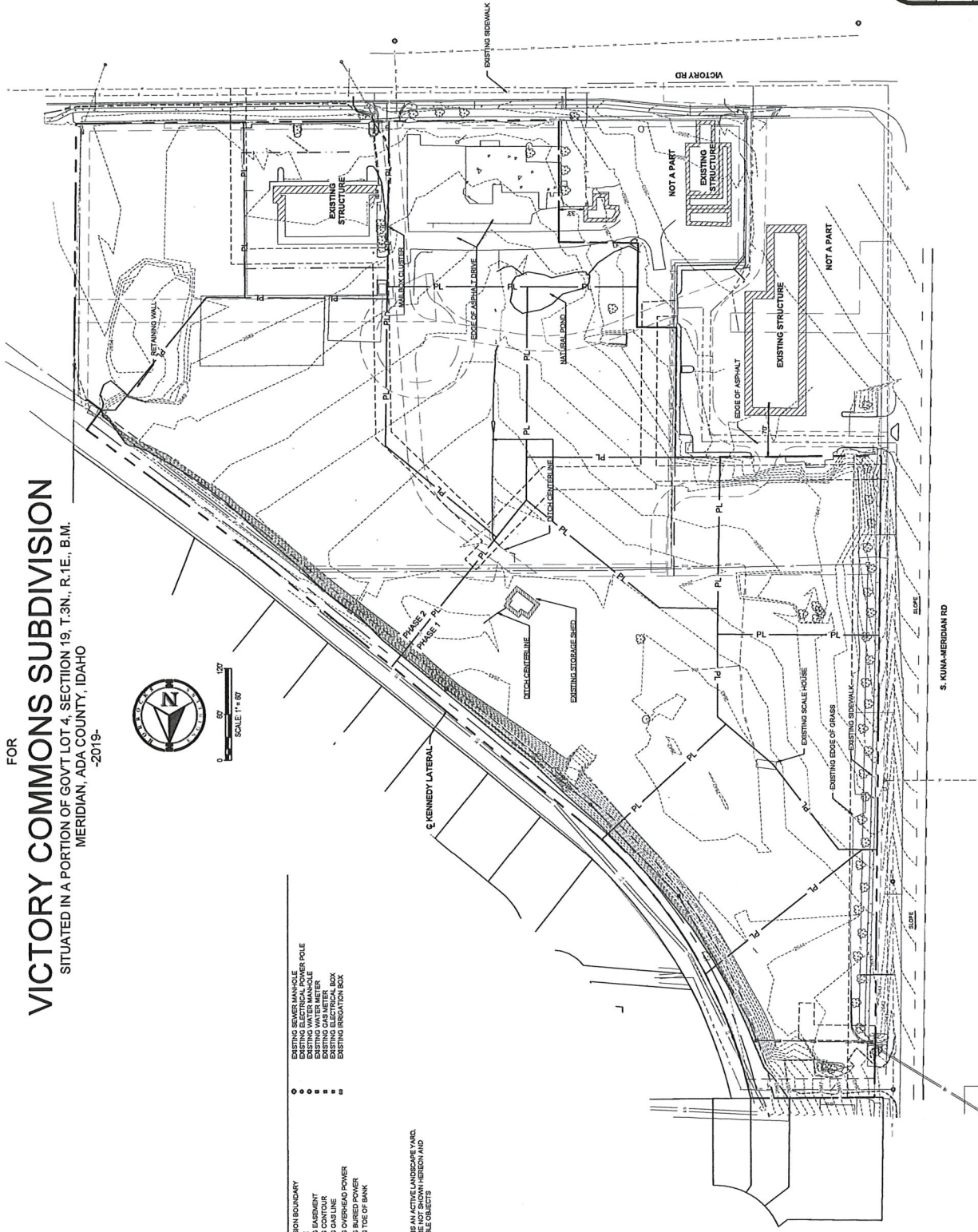
PRELIMINARY PLAT
FOR
VICTORY COMMONS SUBDIVISION
SITUATED IN A PORTION OF GOV'T LOT 4, SECTION 19, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO
-2019-



SCALE 1" = 60'

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EXISTING EASEMENT
 - EXISTING WATER MAIN
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER
 - EXISTING BURIED POWER
 - EXISTING TOE OF BANK
 - EXISTING SEWER MANHOLE
 - EXISTING ELECTRICAL POWER POLE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING ELECTRICAL BOX
 - EXISTING IRRIGATION BOX

LEGEND
OF THIS SURVEY, THE TREES IN ACTIVE LANDSCAPE MAPS,
THE TREES AND SHRUBBERY ON SITE ARE NOT SHOWN. HERSON AND
WERE CONSIDERED TEMPORARY-MOVABLE OBJECTS



HORROCKS ENGINEERS
2775 Nighthor Dr., Suite 210
Meridian, ID 83442
(208) 685-2520
www.horrock.com

WARNING
IF THIS DRAWING IS NOT
MEASURED AS SHOWN
DRAWINGS IS NOT TO SCALE

DATE	11-20-19	DESCRIPTION	RAW
REV #	A	DATE	
REVISIONS			
PROJECT	ID-102-1810	REF. CHECKS	NOTES SHEET
CHECKED	RB		
DRAWN	MJC		
SCALE			

8960
IDAHO STATE BOARD OF LAND SURVEYORS

EXISTING FEATURES AND TOPOGRAPHY
PRELIMINARY PLAT
MERIDIAN, IDAHO
VICTORY COMMONS SUBDIVISION

PP1.1
PAGE 2 OF 3

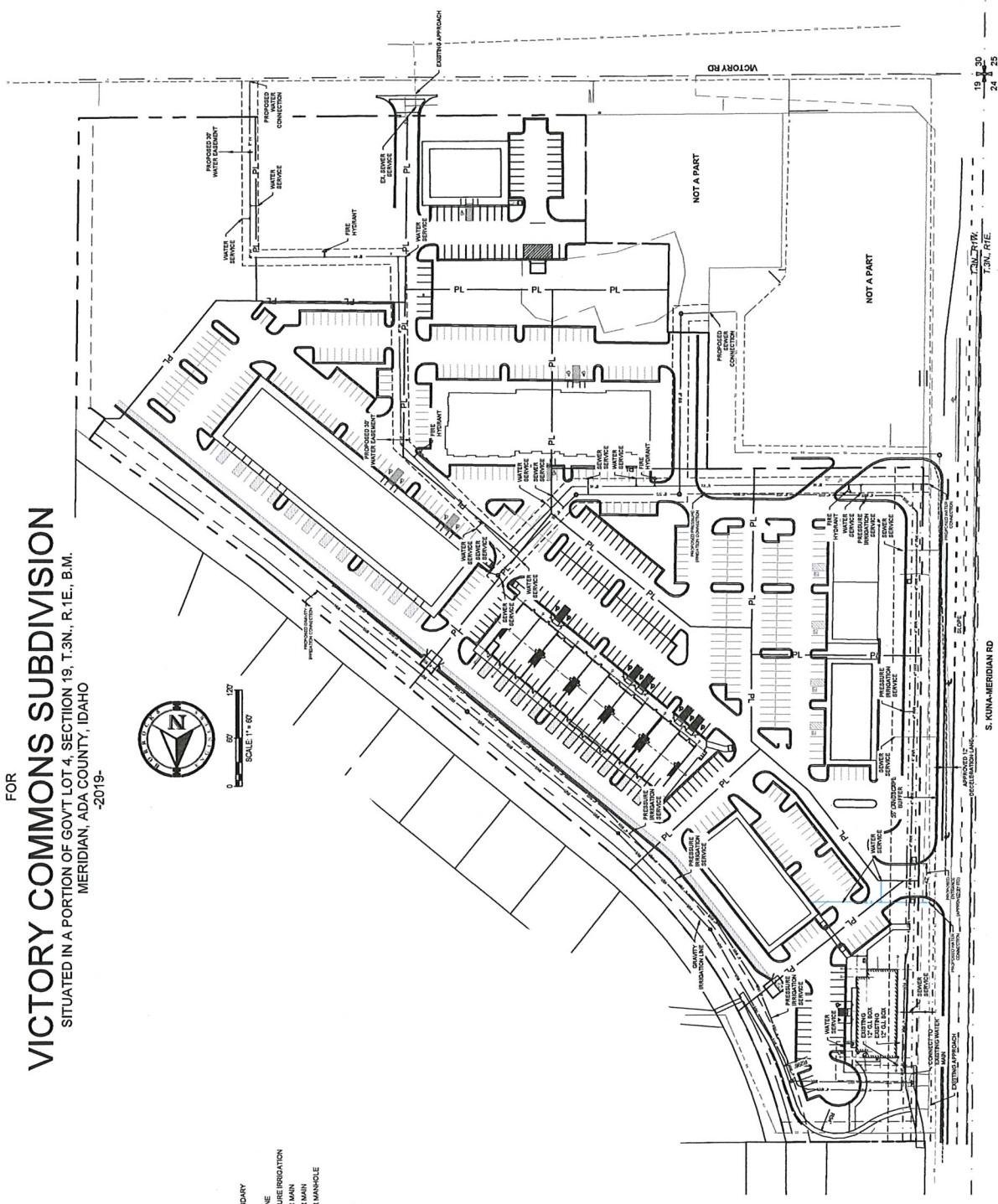
DATE	11-20-19	DESIGNED	RAW	DRAWN	MJC	CHECKED	FB	PROJECT	ID-102-1810
REV	DATE	REVISIONS							
1		IF THIS BAR DOES NOT MEASURE 2" HIGH							
2		WARNING							

VICTORY COMMONS SUBDIVISION
 MERIDIAN, IDAHO
 PRELIMINARY PLAT
 OVERALL SITE PLAN

PRELIMINARY PLAT
 FOR
VICTORY COMMONS SUBDIVISION
 SITUATED IN A PORTION OF GOV'T LOT 4, SECTION 19, T.3N., R.1E., B.M.
 MERIDIAN, ADA COUNTY, IDAHO
 -2019-



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - STREET CENTERLINE
 - PROPOSED PRESSURE IRRIGATION
 - PROPOSED WATER MAIN
 - PROPOSED SEWER MAIN
 - PROPOSED SEWER MANHOLE
 - 1 LOT NUMBER
 - BLK BLOCK
 - SECTION CORNER



19 30
 24 25
 ALUMINUM
 C.S.F. P. 110002

S. KUNA-MERIDIAN RD

T.3N., R.1E.

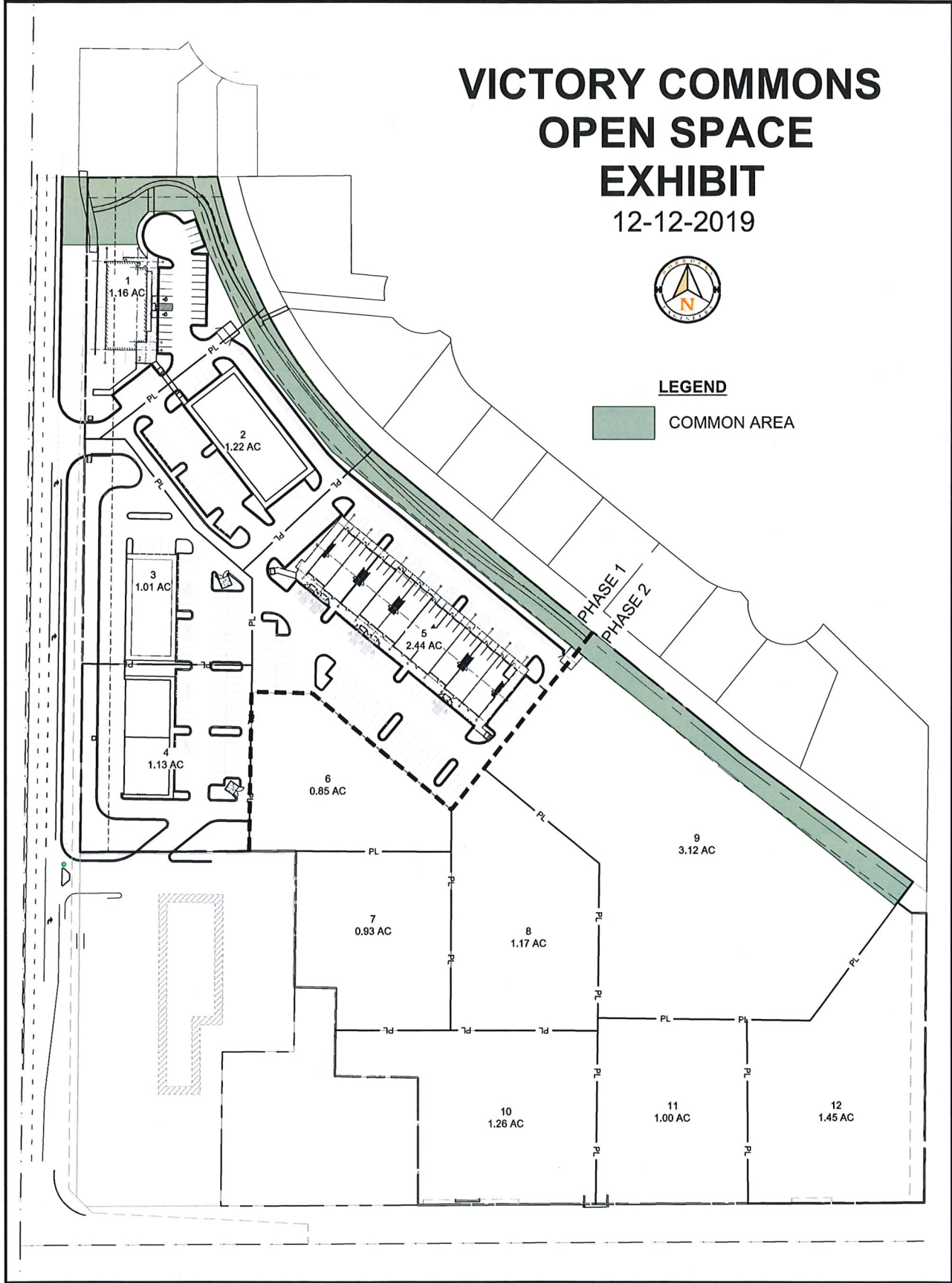
VICTORY COMMONS OPEN SPACE EXHIBIT

12-12-2019



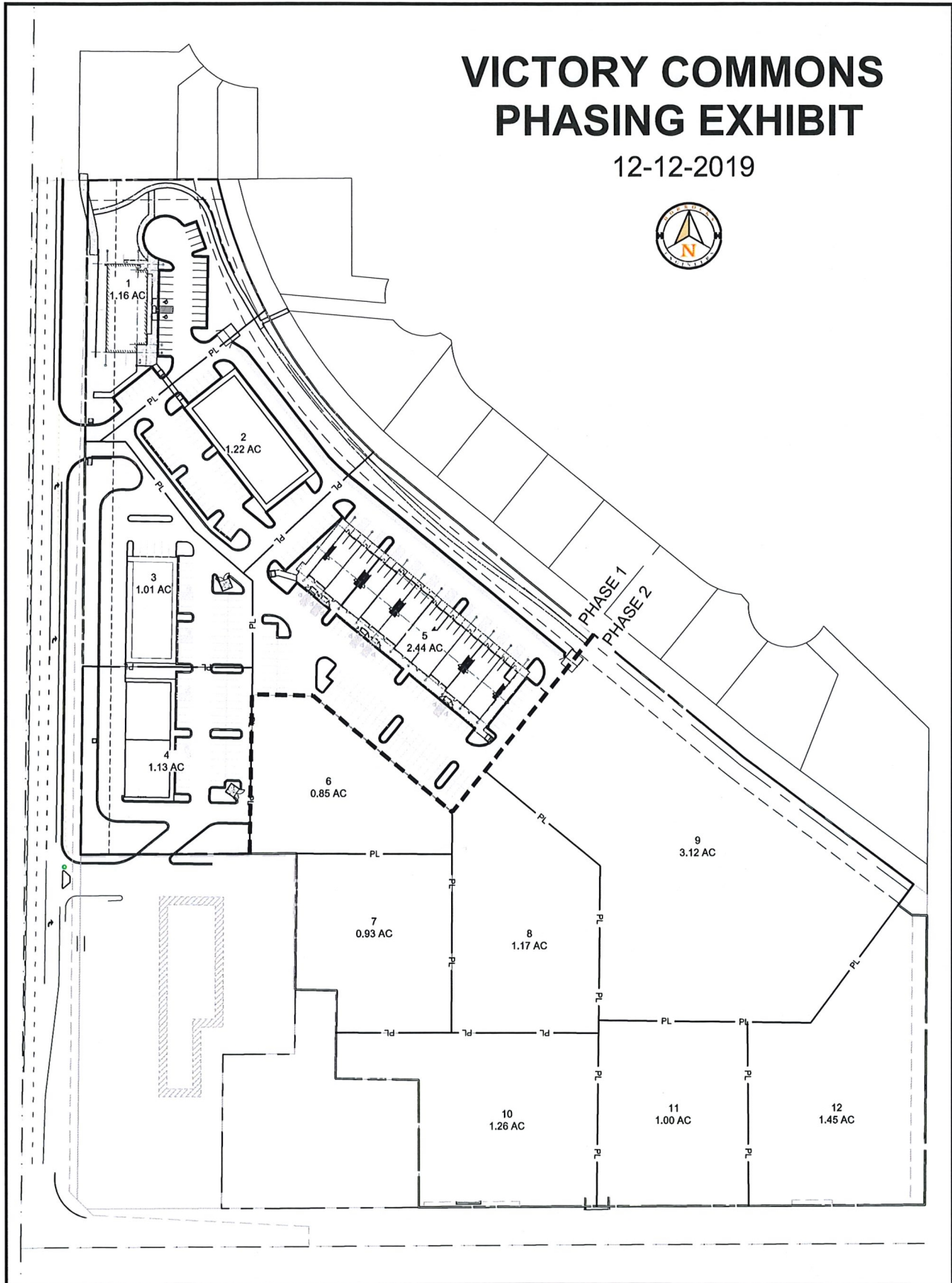
LEGEND

 COMMON AREA

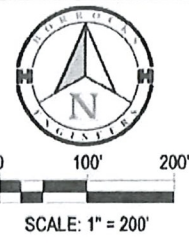
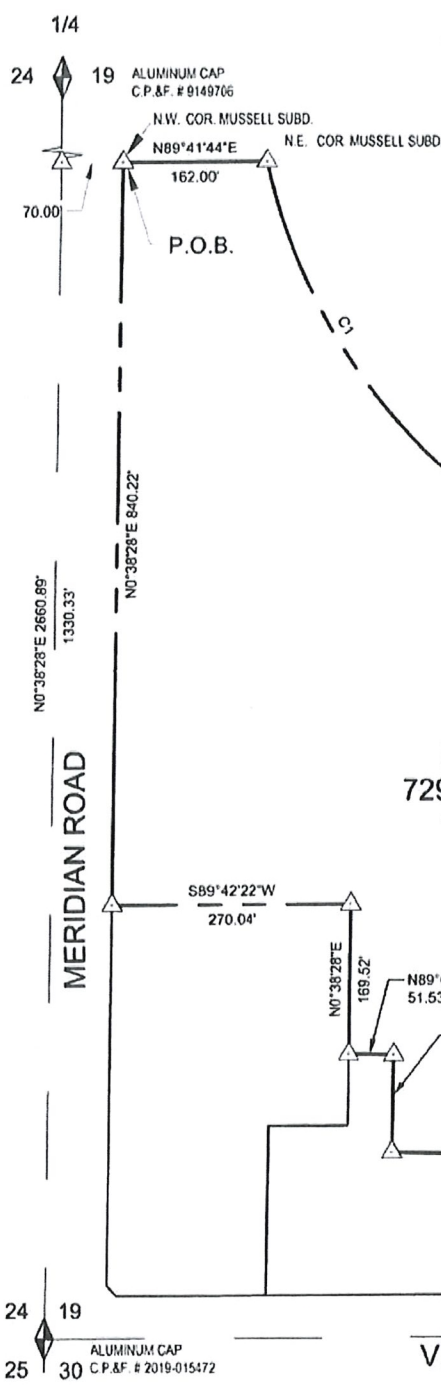


VICTORY COMMONS PHASING EXHIBIT

12-12-2019



H:\2018\ID-1402-1810 Victory Commons\Project Data\02 CAD\02.D3 Sheet Files\Concepts & Exhibits\DA.MCD EXHIBIT.dwg Fritz Brownell 8/24/2019 1:53 PM



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	438.43'	655.00'	38°21'05"	S31°35'05"E	430.29'

SITUATED IN A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M., ADA COUNTY, IDAHO



LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- SECTION LINE
- SECTION MONUMENT
- CALCULATED POINT
- P.O.B.
- POINT OF BEGINNING

Line #	Length	Direction
L1	32.14'	S36°37'29"W
L2	21.56'	S53°22'31"E
L3	18.52'	S89°31'31"E

HORROCKS ENGINEERS
2775 W. NAVIGATOR DR., SUITE 210
MERIDIAN, ID 83642
(208) 895-2520
www.horrocks.com

PARCEL A EXHIBIT B

VICTORY COMMONS DA MODIFICATION BOUNDARY

DATE	08/24/19
SCALE	1" = 100'
REV #	DATE
PROJ NO.	ID-1450-18

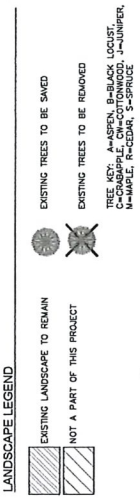
B

PAGE 01



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HxW	CLASS
3	3	Acer platanoides 'Columbifolium' Norway Spruce	2" CAL BAB	40'x25'	Class II
12	12	Acer rubrum 'Tombarbari' Red Sunset Maple	3" CAL BAB	40' x 30'	Class II
10	10	Prunus americana 'Millum Puriss' Autumn Purple Ash	3" CAL BAB	50'x40'	Class II
7	7	BOTANICAL / COMMON NAME Blue Ailia Cedar	6"-8" BAB	30'x20'	CLASS
9	9	Pinus pungens 'Glauc' Suburban Blue Spruce	7"-8" BAB	35'x15'	
15	15	Pinus nigra Austrian Black Pine	6"-8" BAB	40'x25'	
6	6	BOTANICAL / COMMON NAME Cedrus deodora Cedar	2" CAL BAB	25'x30'	Class I
9	9	Morus x 'Fragifera' Purifera Crab Apple	2" CAL BAB	15'x15'	Class I
12	12	Prunus cerasifera 'Nanport' Nanport Flowering Pear	2" CAL BAB	20'x15'	Class I
21,849 sf	21,849 sf	BOTANICAL / COMMON NAME Festuca rubra Creeping Red Fescue			
28,742 sf	28,742 sf	BOTANICAL / COMMON NAME Turf Sod Rizomatosa Rhizomatous Turf Sod			



KEYNOTES

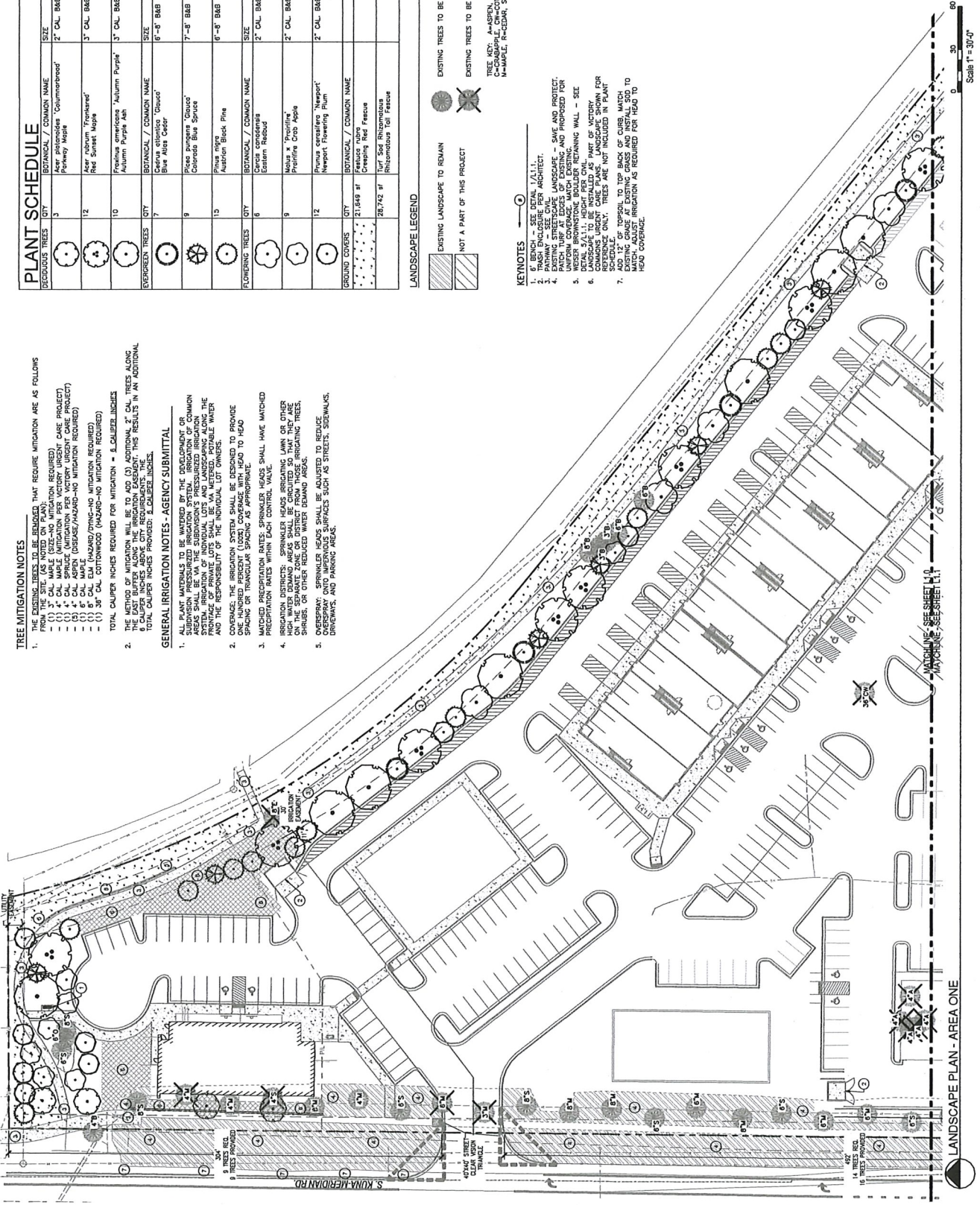
1. BENCH MARK SEE DETAIL 1/1.1.
2. FINISH GRADE SEE DETAIL 1/1.1.
3. PATHWAY - SEE CIVIL ARCHITECT.
4. PATCH TURF AT EDGES OF EXISTING AND PROPOSED TURF.
5. UNIFORM COVERAGE MATCH EXISTING AND PROPOSED TURF.
6. DETAIL 5/1.1, HEIGHT PER CIVIL ARCHITECT.
7. COMMONS URGENT CARE PLANS. LANDSCAPE SHOWN FOR REFERENCE ONLY. TREES ARE NOT INCLUDED IN PLANT SCHEDULE. ADD 12" OF TOPSOIL TO TOP BACK OF CURB. MATCH EXISTING FINISH GRADE AND INSTALL 12" OF TOPSOIL TO MATCH EXISTING FINISH GRADE. MATCH EXISTING FINISH GRADE AS REQUIRED PER 1/2.1.10 HEAD COVERAGE.

TREE MITIGATION NOTES

1. THE EXISTING TREES TO BE REMOVED THAT REQUIRE MITIGATION ARE AS FOLLOWS FROM THE SITE (USE NOTES ON PLANT SCHEDULE):
 - (1) 4" CAL MAPLE (MITIGATION PER VICTORY URGENT CARE PROJECT)
 - (1) 4" CAL SPRUCE (MITIGATION PER VICTORY URGENT CARE PROJECT)
 - (1) 6" CAL MAPLE (MITIGATION PER VICTORY URGENT CARE PROJECT)
 - (1) 6" CAL MAPLE (MITIGATION PER VICTORY URGENT CARE PROJECT)
 - (1) 3" CAL CEDAR (MITIGATION PER VICTORY URGENT CARE PROJECT)
2. TOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 2 CALIPER INCHES. THE METHOD OF MITIGATION WILL BE TO ADD (1) ADDITIONAL 2" CAL TREES ALONG WITH 6 CALIPER INCHES ABOVE CITY REQUIREMENTS. THE TOTAL CALIPER INCHES PROVIDED = 2 CALIPER INCHES.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPER OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. IRRIGATION OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER SYSTEMS. RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. PROVIDE ONE-HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
2. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
3. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER AREAS SHALL BE ADJUSTED TO MATCH PRECIPITATION RATES OF THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
4. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY INTO ADJACENT AREAS SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



LANDSCAPE PLAN - AREA ONE

