ATTACHMENTS:

1. Approve the Final Plan of Shops at Victory Subdivision and authorize the President to endorse.

RECOMMENDATION:

5. The Preliminary plan was approved on July 17, 2008. All conditions of the Preliminary plan have been

4. The applicant is Mr. Victory Crossing, LLC and the Principal of the applicant is H. James White.

3. Shops at Victory Subdivision does not have available transit.

2. Shops at Victory Subdivision is located on the southeast corner of the E. Victory Road and S. Eagle Road intersection.

1. Shops at Victory Subdivision is a 3 building lot Commercial Subdivision on 36 acres. This site is

FACTS & FINDINGS:

Meeting Date: May 18, 2016
Project Number: PPI16-0039
Subject: Shops at Victory Subdivision

From: Kent Cardillo, Assistant City Manager

To: ACHD Commission

May 12, 2016

Development Services Department

Committed to Service

ACHD

Jim D. Hansen, Commissioner
Sara M. Baker, Commissioner
Rebecca W. Armbrecht, Commissioner
Paul Woods, Vice President
Kent Cardillo, President
Final Plat of
Shops at Victory Subdivision

Certificate of Owner

This is a certificate of ownership of a portion of lot 1 by the named plat of lots 1, 4, 6, 8, and 10 of Branch's Estates and a portion of "The Branches" in Section 1, Township 3 North, Range 1 West, Unit 1, according to the plat, filed September 30, 1962, and recorded in the office of the Clerk of the Circuit Court of the County of Clark, State of Indiana, under the record number 62-123.

The certificate holder is entitled to the possession and enjoyment of the lands described herein, subject to the rights and restrictions set forth in the plat and the deed of conveyance from the last recorded deed of record.

Acknowledgment

STATE OF INDIANA

COUNTY OF CLARK

IN THE YEAR 2016, BEFORE ME, the undersigned, a Notary Public in and for the State of Indiana, personally appeared, ANDREW H. SMITH, and acknowledged the execution of the instrument to be a true copy of the instrument recorded in the office of the Clerk of the Circuit Court of the County of Clark, State of Indiana, under the number 62-123.

I, ANDREW H. SMITH, being the demise of OXENHICKLE, also known as O'XENHICKLE, WADE, and having been identified as such by the undersigned, a Notary Public in and for the State of Indiana, do hereby declare that the signature on the instrument recorded in the office of the Clerk of the Circuit Court of the County of Clark, State of Indiana, under the number 62-123, is a true and correct copy of the instrument executed by OXENHICKLE, ANDREW H. SMITH.

THE LAND GROUP

453 South Broadway, Suite 801
Peoria, Illinois 61602
Phone: (309) 688-6492
Fax: (309) 688-6494
www.hallwagener.com

Page 1 of 2
Sheet 2 of 2
Attachment: Shops at Victory Staff Report

cc: City of Meridian
Development Services
Planning
Mindy Wallace, ACIP

Sincerely,

If you have any questions, please contact me at (208) 387-6178.

The applicant will be required to pay all applicable review fees prior to final approval.

Driveways may be further restricted or closed in the future.

The applicant would coordinate the design and construction of the median with
each driveway. The applicant should coordinate the design and construction of the median with
the installation of the raised median. The median should extend 75 feet beyond the rear edge of
the driveway on Victory Road located 20 feet east of Eagle Road located 20 feet south of Victory
Road.

Consistent with the findings and recommendations of the Shops at Victory staff report, the applicant
required to restrict the driveways on Victory Road located 20 feet east of Eagle Road located 20 feet south of Victory Road.

This is staff level approval for R-AL 90-0061.

Bose, ID 83702
885 W. Emerald
Kenneth Leen

Representative:

Bose, ID 83702
350 N. 9th Street, #201
Dave McKinney

December 21, 2015
the hearing. An appeal is supported by the law and evidence presented at
rehearing in the record, or otherwise, and all findings of fact and
conclusions of law, unless otherwise agreed to by the applicant, the
hearing examiner, unless otherwise agreed to by the applicant, the
Development Services Manager shall have ten (10) working
days from the date of the filing of the notice of appeal to reply to the notice of appeal.

(c) Time to Reply: The Development Services Manager shall have ten (10) working
days after the notice of appeal is filed with the Hearing Examiner to file a response to the
appeal.

(d) Notice of Hearing: Unless otherwise agreed to by the applicant, the hearing shall
be held within thirty (30) days following the delivery to the applicant of the
development services agency or a regular meeting of the hearing examiner.

(e) Action by Commission: Following the hearing, the Commission shall either affirm,
reverse, or modify the decision or grant a new hearing.

(f) Appeal of Staff Decision: The Commission shall affirm, reverse, or modify the
decision or grant a new hearing.
1. Existing Conditions:

A. Findings of Fact

Commercial Lots: 3
Current Zoning: R-6
Acres: 4.79 acres
Application Information:

Tech Review: July 14, 2008
E-mail: kristy.scovill@achd.idaho.gov
Phone: 208-387-6174
Kirsty Scovill

Staff Contact:

Representative: Landmark Development Group

Owner:

Approval:

Staff:

Site Address:

3210 S. Eagle Road
City of Meridian

This is a preliminary plan application for a 29.960 ft Commercial Development

Project File:

Shops at Victory: MAZ-08-0077/MPP-08-006/MCP-08-0114/MLT-08-012

Comprehensive Service Planning Review Division
Right-of-Way & Development Services

ACBD
Acceptable Level of Service for a two lane minor arterial roadway is "E" (14,000 VPD).
Acceptable Level of Service for a two lane minor arterial roadway is "D" (19,500 VPD).

<table>
<thead>
<tr>
<th>Speed Limit</th>
<th>Traffic Count</th>
<th>Roadway Classification</th>
</tr>
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<tbody>
<tr>
<td>20 Mph</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>40 Mph</td>
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</tr>
<tr>
<td>55 Mph</td>
<td>Exceeds 480</td>
<td>1/13/2007</td>
</tr>
</tbody>
</table>

Impacted Roadways:

A traffic impact study was not required with this application.

Traffic Impact Study:
- A traffic impact study was not required with this application.
- The building permit will be based on the impact fee that is assessed on the property the deed will be issued to.
- The deed will be an impact fee that is assessed on the property.

Development Impact Fees:

- This development is estimated to generate $1,327 per additional vehicle trips per day.

ACCD has not previously reviewed this site.

Site History:

- There are two defined access points to this property.
- The first is located at the site.
- The second access point is approximately 100 feet from the west property line (measured property line to road edge).
- The site is 50 feet of right-of-way existing for Falcon Drive (25 feet from centerline).
- Falcon Drive is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.
- There is 50 feet of right-of-way existing for Victoria Road (40 feet from centerline).
- Victoria Road is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.
- There is 50 feet of right-of-way existing for Eagle Road abutting the site (25 feet from centerline).
- Eagle Road is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.

Existing Roadway Improvements and Right-of-Way Adjacent To and Near the Site:

- There are two defined access points to this property.
- The first is located at the site.
- The second access point is approximately 100 feet from the west property line (measured property line to road edge).
- The site is 50 feet of right-of-way existing for Falcon Drive (25 feet from centerline).
- Falcon Drive is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.
- There is 50 feet of right-of-way existing for Victoria Road (40 feet from centerline).
- Victoria Road is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.
- There is 50 feet of right-of-way existing for Eagle Road abutting the site (25 feet from centerline).
- Eagle Road is currently improved with 2 traffic lanes and no curb, gutter or sidewalk abutting.
- From central line abutting the site.
Shops at Victory

Materials and fixtures is normally restricted. The developer shall try to use combined access points.

Artificial Collector Roadway Access Policy: District policy T207.8 states that direct access to

the roadway edge of all pavement of the roadway and internal pavement edges with 15-foot road abutting the existing

should be required to pave the roadway at the width of the roadway or be expanded in accordance with District policy T207.9.1. The applicant

shall bring access requested on the roadway. In accordance with District policy, T207.9.1. The applicant

Driveways Policy: Graveled driveways abutting public streets create maintenance problems due to

scheduled intersection project:

District with a road width in the amount of $9,600.00. In accordance with the definition of the roadway, the

provide the need for a 4-foot strip of the entire roadway of the roadway.

The applicant will be required to construct a 4-foot

Proposal: The applicant is proposing a 7-foot concrete sidewalk along Victory Road.

on all collector roadways and arterial roadways (T204.2).

Sidewalk Policy: District policy requires 7-foot wide sidewalk (or 5-foot dedicated) concrete sidewalk

for the construction of a 5-foot roadway with curb, gutter, 5-foot

(Fig. 1B). This right-of-way allows for the construction of a 5-foot roadway with curb, gutter, 5-foot

Right-of-Way Policy: District policy requires 66-feet of right-of-way on arterial roadways (Figure 1B).

Proposal: The applicant is proposing a 7-foot concrete sidewalk along Eagle Road.

on all collector roadways and arterial roadways (T204.2).

Sidewalk Policy: District policy requires 7-foot wide sidewalk (or 5-foot dedicated) concrete sidewalk

for the construction of a 5-foot roadway with curb, gutter, 5-foot

(Fig. 1B). This right-of-way allows for the construction of a 5-foot roadway with curb, gutter, 5-foot

Right-of-Way Policy: District policy requires 66-feet of right-of-way on arterial roadways (Figure 1B).

Findings for Consideration

Scheduled to be widened to 5 lanes between 2009 to 2013. With the road widening project, Victory Road from Eagle Road to Cloverdale Road is

the intersection of Eagle Road and Victory Road is scheduled to be widened concurrently

10.

The following improvements are scheduled in the City's Five Year Work Plan.

1. Capital Improvements Plan/Five Year Work Program

2. Eagle Road project 14, 16 and 16.5 intersection project 90.
If the applicant chooses to move forward with the 4-driveways as proposed, then the driveway
access to the site and would improve circulation within the site.

Applicant's Proposal: The applicant is proposing to construct the first
street-level drive access to intersecting Eagle Road (measured property line to near edge)
and 32-foot in width. The applicant is proposing to construct the second drive access to intersecting Eagle Road
(measured property line to near edge) and 42-foot in width. The applicant is proposing to construct the second
street-level drive access to intersecting Eagle Road (measured property line to near edge) and 47-foot in width.

Commercial Driveway Width Policy: District policy 720.7.3 restricts commercial driveways
with existing of the proposed driveway.

Successive Driveway Policy (Eagle Road): District policy Z7-F.5 requires driveways located
on any existing of the proposed driveway.

Successive Driveway Policy (Victory Road): District policy Z7-F.5 requires driveways located
on any existing of the proposed driveway.

Commission:

if the developer can show that the use of a combined access point to a collector of arterial street is
impractical, the district may consider direct access points. Access points for proposed developments
should be located as far from the intersection as practical, and in no case closer than
a 90-foot measured distance from the intersection to locate an intersection to be located a minimum of 10-foot from

a 22-foot driveway and a minimum of 27-foot from the signalized intersection for a right-in/right-
out only driveway.
Shops at Victory

(4) Pour the driveways their full widths and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement layers with 15-foot radii abutting the existing roadway edge.

Proprietary line (measured property line to near edge): AND

Consider one all access driveway on Victory Road located 25-foot from the eastmost
Proprietary line (measured property line to near edge): AND

Consider one all access driveway on Eagle Road located 42-foot from the northmost

District Development Review and Traffic Services Staff:

Utilize 6-inch raised median from the intersection back 50-foot beyond the driveways to restrict

Road: AND

Consider one right-in/right-out access driveway 21-foot from the west property line on Victory

Road: AND

Consider one right-in/right-out access driveway 22-foot from the north property line on Eagle

OR

edge from the new curb line (measured near edge to near edge):

Consider one all access driveway on Victory Road located a minimum of 31.5-foot from the near
edge from the new curb line (measured near edge to near edge): AND

Consider one all access driveway on Eagle Road located a minimum of 36-foot from the near

3) Consider one of the following:

with the District’s scheduled intersection project

(3) Provide the District with a read receipt in the amount of $10,000 for construction of the sidewalk

Consider a 5-foot dedicated concrete sidewalk, a minimum of 4-foot from the centerline of the

(2) The applicant is required to construct one of the following along Victory Road abutting the site:

with the District’s scheduled intersection project

(2) Provide the District with a read receipt in the amount of $9,600 for construction of the sidewalk

Consider a 5-foot dedicated concrete sidewalk, a minimum of 4-foot from the centerline of the

(1) The applicant is required to construct one of the following along Eagle Road abutting the site:

C. Site Specific Conditions of Approval

1.) Other Access

widened arterial roadway. Other than the access specifically approved with this application, direct lot

with this application, direct lot access is prohibited to this roadway. Victory Road is classified as

Edge of Road is addressed as a principal arterial roadway. Other than the access specifically approved


5.) Other Access

with a minimum width of 10-foot.

Planters with a minimum width of 6-foot, and Class I and Class II lines may be allowed in planters

less than 8-foot in width without the installation of roof gutters. Class II lines may be allowed in

are restricted to a width of 35-foot.

install pavement layers with 15-foot radii abutting the existing roadway edge. Commercial driveways
Shops at Victory

11. Any change in the buildings or conditions of the subject property which is the subject of this application shall require the approval of the ACD Highway District.

10. The final ACD Highway District right-of-way plan shall be submitted to the ACD Highway District within 60 days of the approval date. The plan shall be reviewed and approved by the ACD Highway District.

9. The final approval is subject to the approval of the ACD Highway District.

8. Payment of applicable road impact fees shall be made prior to construction.

7. The applicable road impact fees shall be calculated in accordance with the ACD Highway District right-of-way plan.

6. Other required permits, which incorporate any required design changes, shall be obtained and approved prior to issuance of building permit (or certificate of occupancy).

5. All design and construction shall be in accordance with the ACD Highway District right-of-way plan.

4. Utilize state-of-the-art techniques in the design and construction of the project. The project shall comply with all applicable codes and standards.

3. By the developer: Replace any existing damaged conduit, gutter, and sidewalk. Any utilities damaged during the construction of the project shall be replaced.

2. Any existing right-of-way shall be relocated outside of the right-of-way.

1. Standard Conditions of Approval:

D. Comply with all standard conditions of approval.

7. Road and Victory Road.

6. Other than the access specifically approved with this application, direct access is prohibited to Eagle.

5. Commercial driveways are restricted to a width of 32-feet.
Conclusions of Law

Attachments

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

3. The Plan

4. The vicinity map

Attachment Guidelines

Site Plan

Victory Map