

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

R-15 | TN-R

Sample Use(s)

- ☐ Townhouses, row houses, duplexes, multi-family, and parks

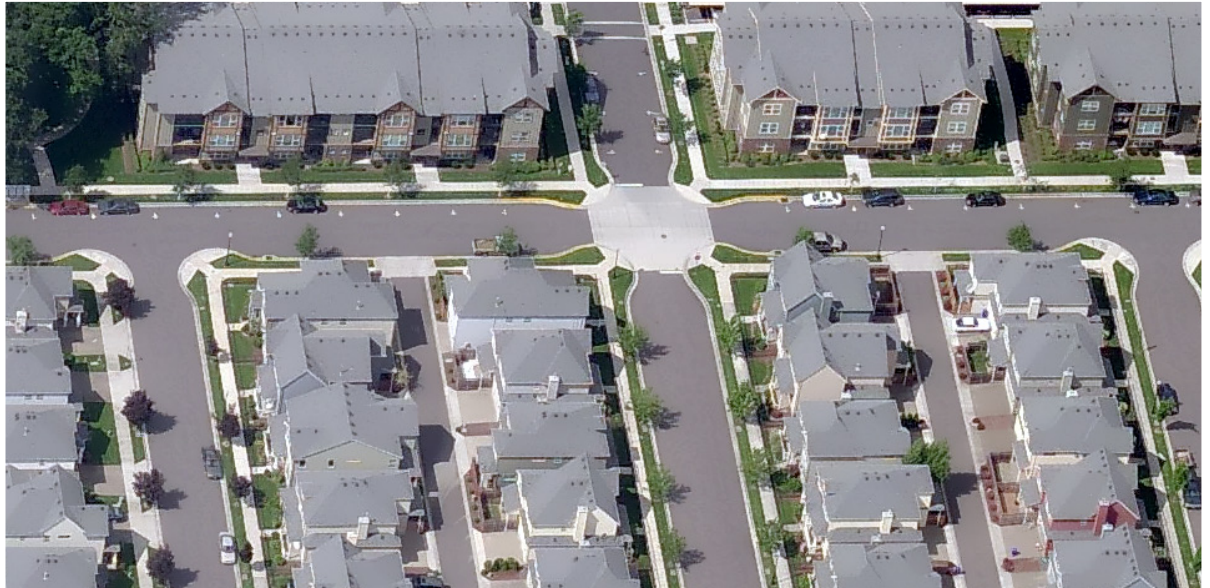
General Standards

- ☐ Target Density: 12 dwellings / acre; Range of 8 to 15 dwellings / acre
- ☐ Design Review required; see Architectural Standards Manual
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- ☐ Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- ☐ Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- ☐ Appropriately use setbacks or bring buildings up close to roadways to establish a uniform street presence and support a contiguous pedestrian environment. Orient primary building facades toward roadways and provide walkways that connect entrances.
- ☐ Where possible, coordinate the placement of common spaces and site amenities with adjacent properties to encourage integrated developments and support community connectivity.
- ☐ Design buildings to enhance the attractiveness and appeal of developments, define street presence, public and common spaces, and contribute to neighborhood identity.

Site Pattern



Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.

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Building Envelope and Other References



Placement

- » Primarily attached with moderate setbacks

Heights

- » 1 to 3 stories

Vertical Form

- » Facade modulation, architectural elements, and detailing facing all public spaces / roads.

Frontage

- » Porches / stoops. No front loaded garages. Predominantly alley loaded

Additional Cut Sheet References

Page

» Street Oriented Design	SOD.1
» Buildings to Scale	BSG.1
» Traditional Neighborhood Design	NHD.1
» Building Facades & Heights	BFC.2
» Roofs – Pitched	BFC.4
» Frontage	BFC.5
» Public Art	SGN.1

“ Medium High Density Residential areas typically are relatively compact areas within a larger neighborhood and generally should be located around and near more intensively developed areas, such as Mixed Use Commercial or Employment areas (Ten Mile Interchange Specific Area Plan).

