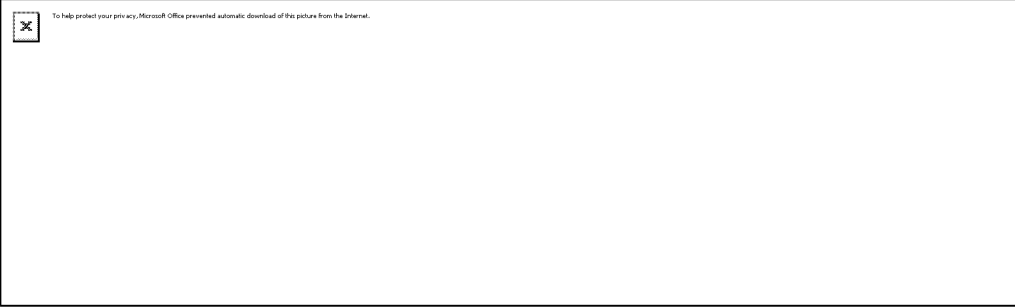


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Thursday, June 04, 2020 7:53 AM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals Apex Southeast PP H-2020-0057


<b>Development Application Transmittal</b>
<b>Link to Project Application: <a href="#">Apex Southeast PP H-2020-0057</a></b>
<b>Transmittal Date: 6-4-2020    Hearing Date: July 9, 2020</b>
<b>Assigned Planner: Sonya Allen</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></i>

The above "Link to Project Application" will provide you with any further information on the project.

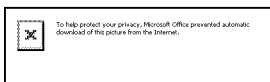
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org).

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208.888.4433 | Email: [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)



*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*

## Commission Hearing Date: July 9, 2020

Planner: Sonya

File No.: H-2020-0066

Project Name: Apex

Request:

- Modification to existing Development Agreements (H-2015-0019: Brighton Investments, LLC – Inst. #2016-007072; SCS Brighton, LLC – Inst. #2016-007073; Murgoitio Limited Partnership – Inst. #2016-007074) to replace the agreements with one new agreement based on the proposed development plan;
- Annexation of 40.09 acres of land with an R-2 zoning district; and,
- Rezone of 384.27 acres of land from the R-4 to the R-8 (144.78+ 119.28=264.06 acres), R-15 (76.93 acres) and C-C (43.28 acres) zoning districts.

Location: The site is generally located east of S. Meridian Rd. and north of E. Columbia Rd., in Sections 31 (S.  $\frac{1}{2}$  and NW  $\frac{1}{4}$ ) and 32 (SW  $\frac{1}{4}$ ), Township 3N., Range 1E; and Sections 5 (NW  $\frac{1}{4}$ ) and 6 (NE  $\frac{1}{4}$ ), T.2N., R.1E.

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File No.: H-2020-0056

Project Name: Apex Northwest

Request:

- Preliminary Plat consisting of 120 residential buildable lots, 11 commercial buildable lots and 14 common lots on 41.75 acres of land in the C-C and R-15 zoning districts, by Brighton, Murgoitio et al.

Location: The site is located at the northwest corner of S. Locust Grove Rd. and E. Lake Hazel Rd., in the SE  $\frac{1}{4}$  of Section 31, T.3N., R.1E.

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File No.: H-2020-0057

Project Name: Apex Southeast

Request:

- Preliminary Plat consisting of 237 residential buildable lots, 2 commercial buildable lots, 30 common lots and 10 other (shared driveway) lots on 81.63 acres of land in the C-C and R-8 zoning districts, by Brighton, Murgoitio et al.

Location: The site is located at the southeast corner of S. Locust Grove Rd. and E. Lake Hazel Rd., in the NW  $\frac{1}{4}$  of Section 5, T.2N., R.1E.



STAFF USE ONLY:

Project name: \_\_\_\_\_
File number(s): \_\_\_\_\_
Assigned Planner: \_\_\_\_\_ 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 (check 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

two pre-plats

Applicant Information

Applicant name: BRIGHTON, MURGOTTIO ET AL Phone: \_\_\_\_\_
Applicant address: 2929 W NAVIGATOR #400 Email: \_\_\_\_\_
City: MERIDIAN State: ID Zip: 83642

Applicant's interest in property: [X] Own [ ] Rent [ ] Optioned [ ] Other

Owner name: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Agent/Contact name (e.g., architect, engineer, developer, representative): MICHAEL D. WARDLE
Firm name: BRIGHTON CORPORATION Phone: 208.287.0512
Agent address: 2929 W NAVIGATOR #400 Email: mwardle@brightoncorp.com
City: MERIDIAN State: ID Zip: 83642

Primary contact is: [ ] Applicant [ ] Owner [X] Agent/Contact

Subject Property Information

Location/street address: LAKE HAZEL / LOCUST GROVE Township, range, section: SEE ATTACHED PARCEL LIST
Assessor's parcel number(s): ATTACHED PARCEL VERIFICATION LIST Total acreage: 407 +/- Zoning district: RUT/R-4



SEE ZING.  
DATA TABLE  
P.5 NARR

Project/subdivision name: APEX SUBDIVISION: NORTHWEST & SOUTHEAST  
General description of proposed project/request: OVERALL PROJECT ZONING WITH TWO PRELIMINARY PLATS FOR 357 DWELLINGS AND COMMERCIAL  
Proposed zoning district(s): R-2, R-4, R-8, R-15, C-C  
Acres of each zone proposed: R2: 40.79; R4: 22.23; R8: 264.06; R15: 76.93; CC: 43.28  
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? OWNERS ASSN  
Which irrigation district does this property lie within? BOISE PROJECT  
Primary irrigation source: SURFACE Secondary: \_\_\_\_\_  
Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 0

**Residential Project Summary (if applicable)**

Number of residential units: 357 Number of building lots: 370  
Number of common lots: 44 Number of other lots: 10 SHARED DRIVES  
Proposed number of dwelling units and square footage of living area (for multi-family developments only):  
1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_  
(up to: 500 sq. feet) (up to: 250-500 sq. feet) (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_  
Minimum property size (s.f.): SEE DATA TABLE, P.6 NARRATIVE Average property size (s.f.): \_\_\_\_\_  
Gross density (Per UDC 11-1A-1): 4.22 Net density (Per UDC 11-1A-1): 7.27  
Acreage of qualified open space: 17.12 Percentage of qualified open space: 13.88  
Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): SEE OPEN SPACE EXHIBITS AND PRE-PLAT DATA TABLES  
Amenities provided with this development (if applicable): SEE PROJECT NARRATIVE  
Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse  
 Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

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

Number of building lots: 13 Common lots: \_\_\_\_\_ Other lots: \_\_\_\_\_  
Gross floor area proposed: TBD Existing (if applicable): N/A  
Hours of operation (days and hours): TBD Building height: TBD  
Total number of parking spaces provided: TBD Number of compact spaces provided: TBD

**Authorization**

Print applicant name: MICHAEL D. WARDLE  
Applicant signature: [Signature] Date: 4.30.2020



## Mike Wardle

---

**From:** Mike Wardle  
**Sent:** Friday, March 20, 2020 10:11 AM  
**To:** Mike Wardle  
**Subject:** Apex Address Verification Complete

Address verification is complete for record Lдав-2020-0070  
Project: Apex Subdivision  
Address: 6575 S LOCUST GROVE RD, MERIDIAN, ID 83642

### Parcels

S1406110110  
S1406110015  
S1406110350  
Subdivision: 2N 1E 06

R7824220042  
R7824220044  
S1131244500  
S1131131675  
S1131417200  
S1131417251  
S1131438400  
S1131438900  
Subdivision: 3N 1E 31

S1132325800  
Subdivision: 3N 1E 32

S1405223000  
Subdivision: 2N 1E 05

Parcel verification City of Meridian  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208-888-4433  
[www.meridiancity.org](http://www.meridiancity.org)

April 3, 2020

*[Revised April 30, 2020]*

**C. Caleb Hood, Planning Division Manager**  
Community Development Services  
Meridian City Hall

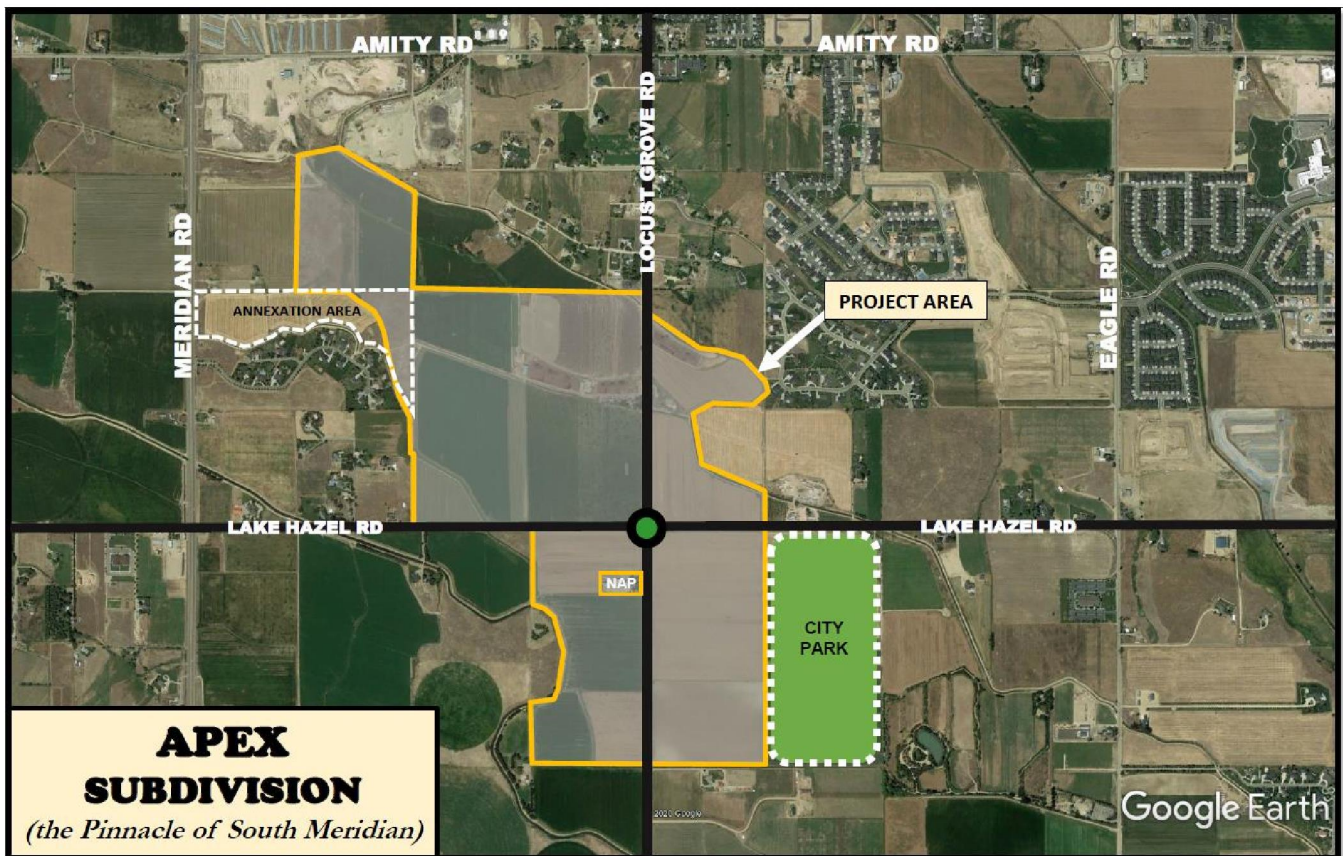
***RE: Apex Subdivision – Annexation, Rezoning, Preliminary Plat, and DA Modification Applications***

**Dear Mr. Hood:**

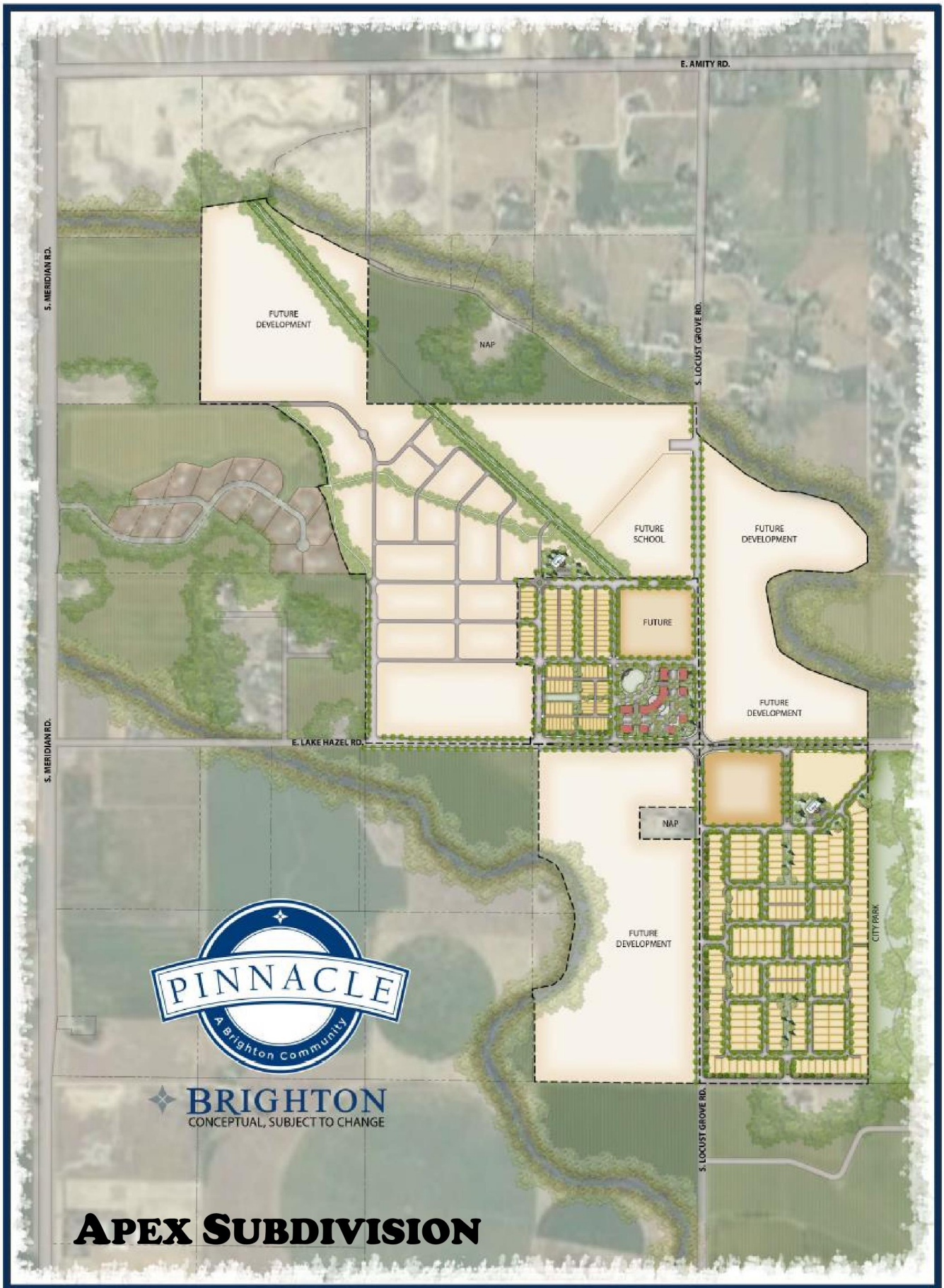
Enclosed are the referenced applications for ***Apex Subdivision*** (because the project is to be known and marketed as “***Pinnacle***”, that name may be found occasionally in application graphics and narrative).

***Apex*** is a mixed-use residential project with neighborhood-scaled services centered at the intersection of Locust Grove and Lake Hazel Grove Roads within the area below, and depicted conceptually on the following page with the detailed initial preliminary plat development phases.

***Apex*** will be developed as a single, integrated project. However, because the initial phases connect only at the point of intersection of Lake Hazel and Locust Grove, separate preliminary plats—***Apex Northwest*** and ***Apex Southeast***—are proposed.





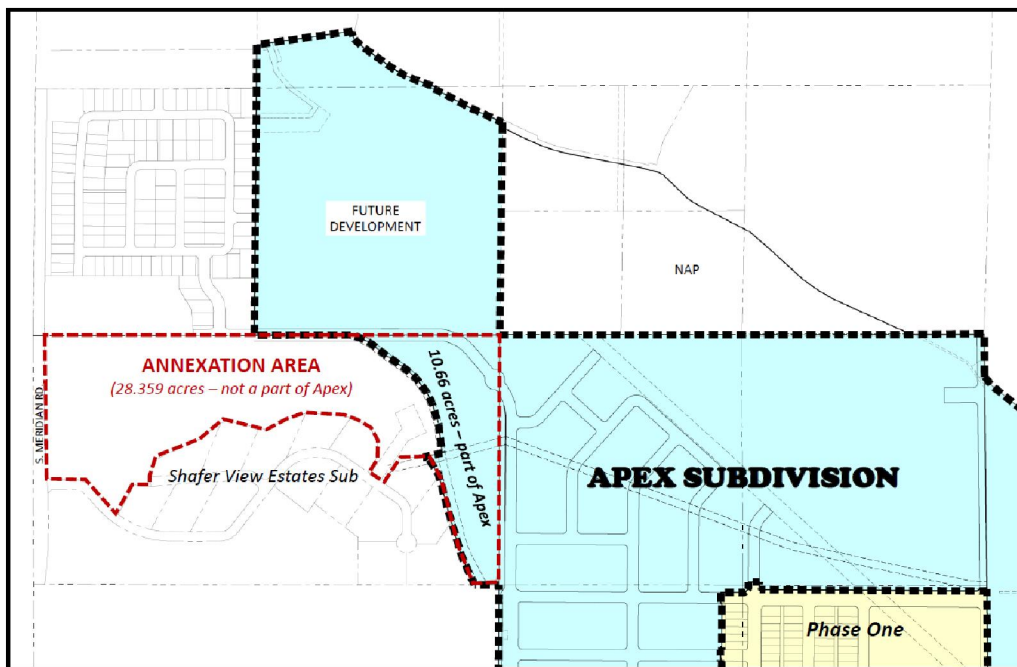




# The Applications in Brief

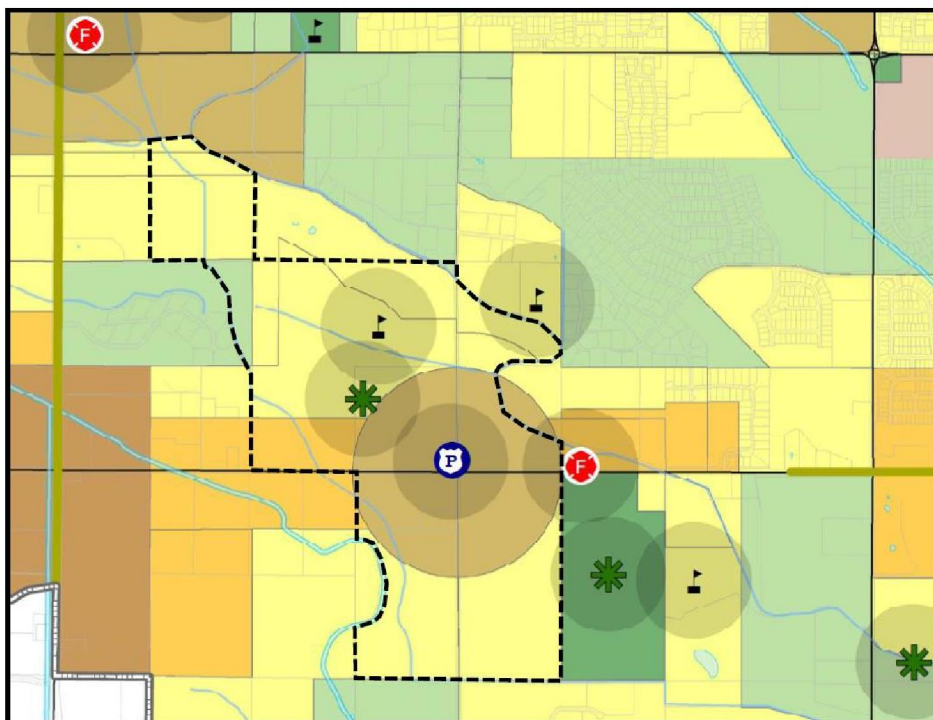
## Annexation

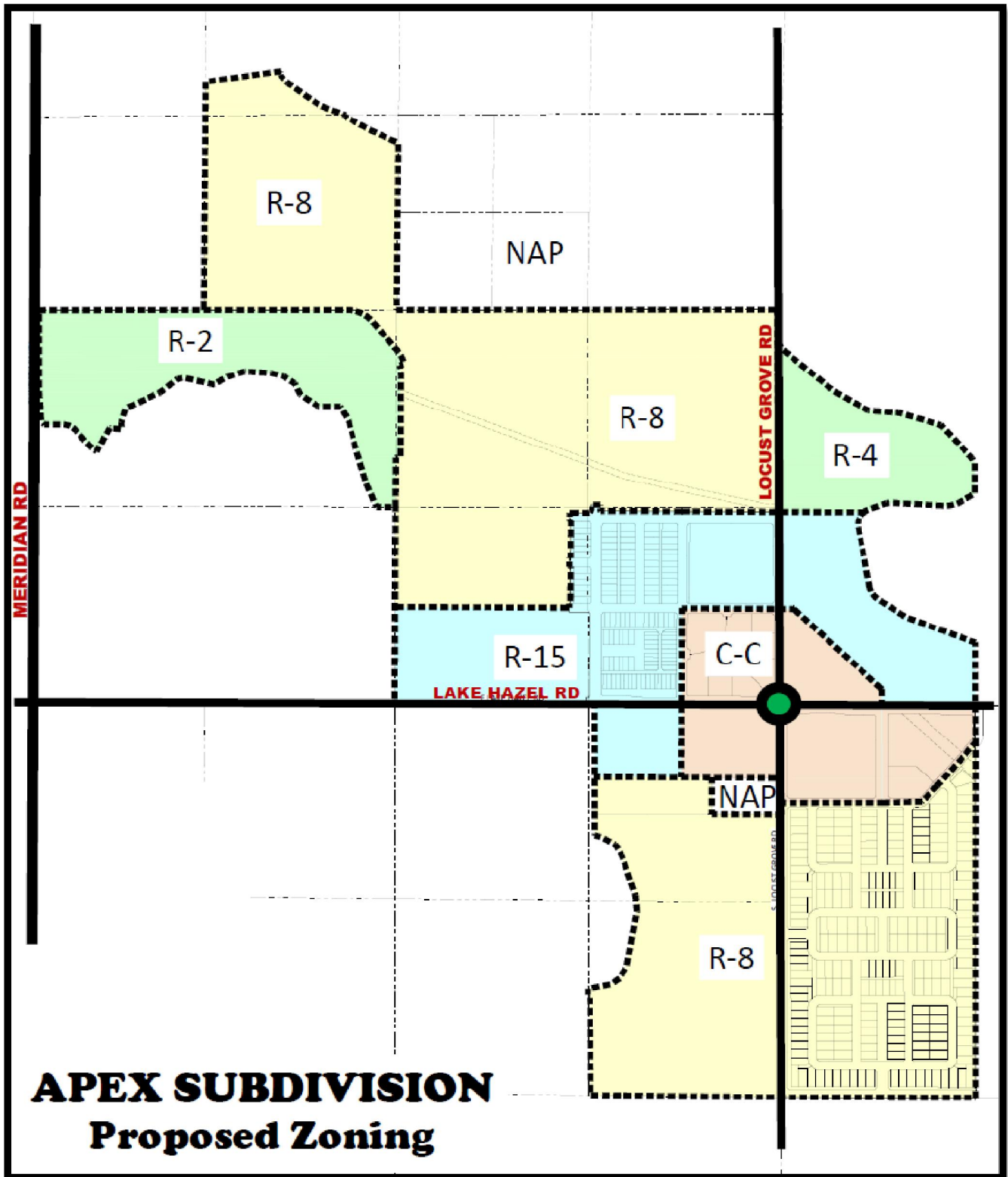
Lot 4, Block 1, Shafer View Estates Subdivision, below, will be annexed with this application; however, only the easterly 10.66 acres of that lot will be incorporated into a future phase of *Apex Subdivision*.



## Zoning & Rezoning

The “*proposed zoning*” exhibit (*next page*) denotes the R-2 request for the accompanying Shafer View annexation, and the rezoning of the R-4 zoned properties annexed by the City of Meridian in early 2016. The requested rezoning complies with the December 2019 Comprehensive Plan FLUM update, below.





One project, two preliminary plats: *Apex Northwest (A-NW)* and *Apex Southeast (A-SE)*. The two preliminary plats combine for a 357 single-family residential-unit subdivision with 13 commercial lots and 54 common lots, including ten (10) shared driveways, landscaped commons, street buffers, and active open space areas.

**Development Agreement Modification**

With the exception of the *Shafer View Subdivision* parcel proposed for annexation with this application, the remainder of the project’s 406.5 acres are subject to development agreements executed in early 2016, the result of the City-initiated annexation (*South Meridian H-2015-0019DA*). Specifically, the DA’s listed immediately below and detailed later in this narrative:

- Brighton Investments LLC – Instrument No. 2016-007072
- SCS Brighton LLC - Instrument No. 2016-007073
- Murgoitio Limited Partnership - Instrument No. 2016-007074

**The Applications in Detail**

**ANNEXATION & ZONING**

The combined area of Lot 4, Block 1, Shafer View Estates proposed for annexation, including public ROW—a portion of which will be included in *Apex*—is 40.09 acres. The northeasterly “tip” of that parcel created by the residential collector roadway that veers from its north/south alignment westerly toward Meridian Road, will be zoned R-8 with the contiguous “future development” areas to the north and east.

The future lots, when platted between the collector and the adjoining Shafer View Subdivision, are anticipated to be one-acre in size as a transition and buffer to the existing neighborhood.

The current R-4 zoning on the east side of Locust Grove Road, one-quarter mile north of Lake Hazel will remain unchanged. The balance of the property—both in the two preliminary plats and “future development” areas—will be zoned R-8, R-15 and C-C, as denoted in the zoning exhibit on the prior page, and in the table below.

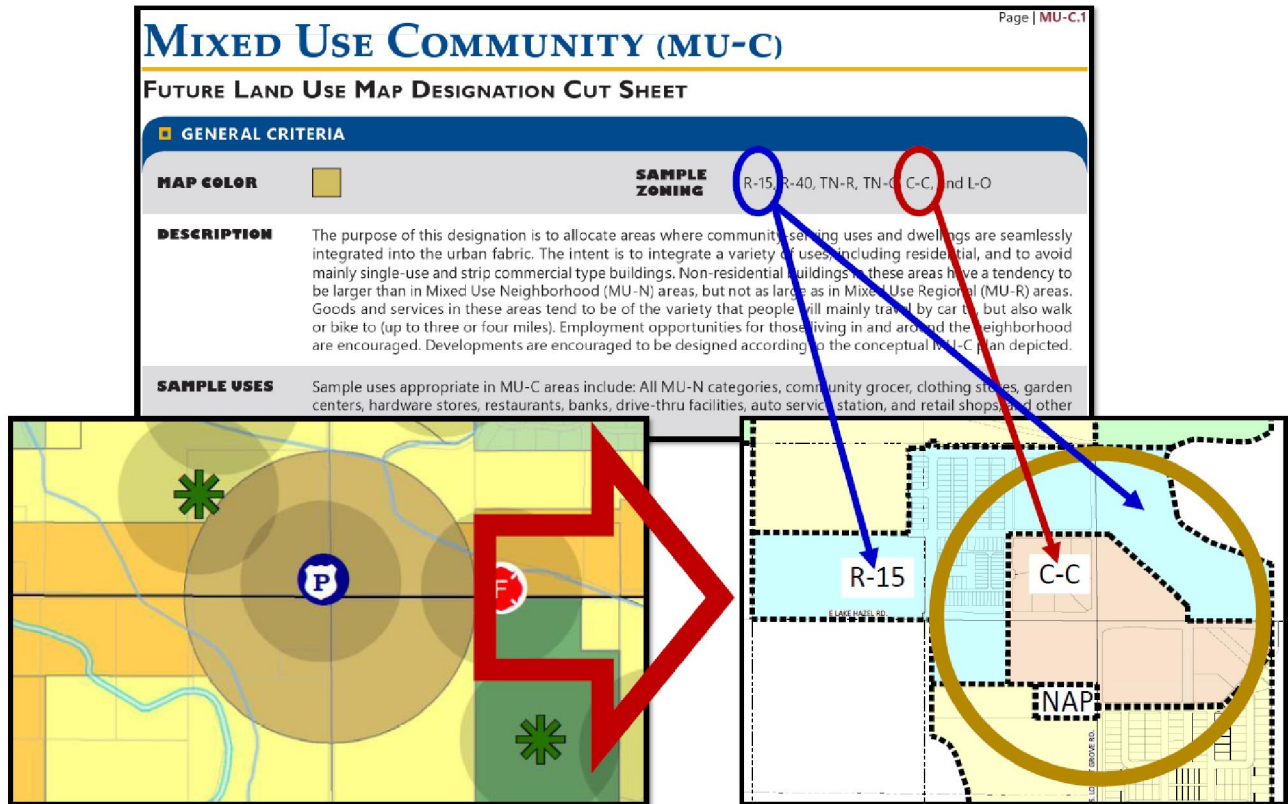
<b>ANNEXATION &amp; ZONING DATA</b>	<b>ZONE</b>	<b>ACREAGE</b>
Annexation of Lot 4, Block 1, Shafer View Estates	----	40.09
Annexation Parcel Zoning ( <i>westerly portion NAP of Apex Sub</i> )	R-2	40.79
Existing R-4 Zoning to Remain Unchanged	R-4	22.23
Rezoning of Previously-Annexed R-4 Parcels	R-8 ( <i>North &amp; South</i> )	264.06
	R-15	76.93
	C-C	43.28

Rezoning from the existing R-4 to R-15 and R-8 is proposed for the *A-NW* and *A-SE* preliminary plat residential development areas, respectively.

- R-15 is required for the proposed *A-NW* lot sizing and setback standards of the alley-loaded units of which 32 are “paired,” i.e., attached.
- The 24 alley-loaded lots in *A-SE* comply with the R-8 zone’s area, dimensional and setback standards; thus, they will be developed with the same zoning as the surrounding conventional single-family lots.



The remainder of the project’s Mixed-Use Community “core” will be zoned C-C, with the uses anticipated in the City’s Comprehensive Plan FLUM MU-C Cut Sheet. Rezoning of “Future Development” areas not detailed in this application (*graphics on pages 2 and 4, above*) is also proposed in anticipation of forthcoming subdivision and development proposals.



**THE PRELIMINARY PLATS**

The following Site Data Table provides specific information for the *Apex Northwest* and *Southeast* preliminary plats depicted on the following page, as well as a combined summary. From the applicant’s perspective, they are a single project, and will be marketed as such—as *Pinnacle*. A conceptual phasing plan is provided along with the appended project drawings and exhibits listed on page 12.

SITE DATA TABLE	APEX-NW	APEX-SE	COMBINED PRE-PLATS
Residential Lots	120	237	357
Commercial Lots	11	2	13
Common Lots	14	30	44
Shared Driveway Lots	---	10	10
Minimum Residential Lot Size	2,863 sf	4,840 sf	---
Average Residential Lot Size	3,885 sf	7,058 sf	---
Total Site Area	41.74 acres	81.64 acres	123.38 acres
Acreage of Qualified Open Space	6.33 acres	10.79 acres	17.12 acres
Percentage of Qualified Open Space	15.17% *	13.22% *	13.88% *
Gross Density	5.62 du/ac	3.75 du/ac	4.22 du/ac
Net Density	11.21 du/ac	6.17 du/ac	7.27 du/ac

\* Includes area within R-15 and C-C zoned parcels



**BRIGHTON**  
CONCEPTUAL, SUBJECT TO CHANGE

# APEX SUBDIVISION



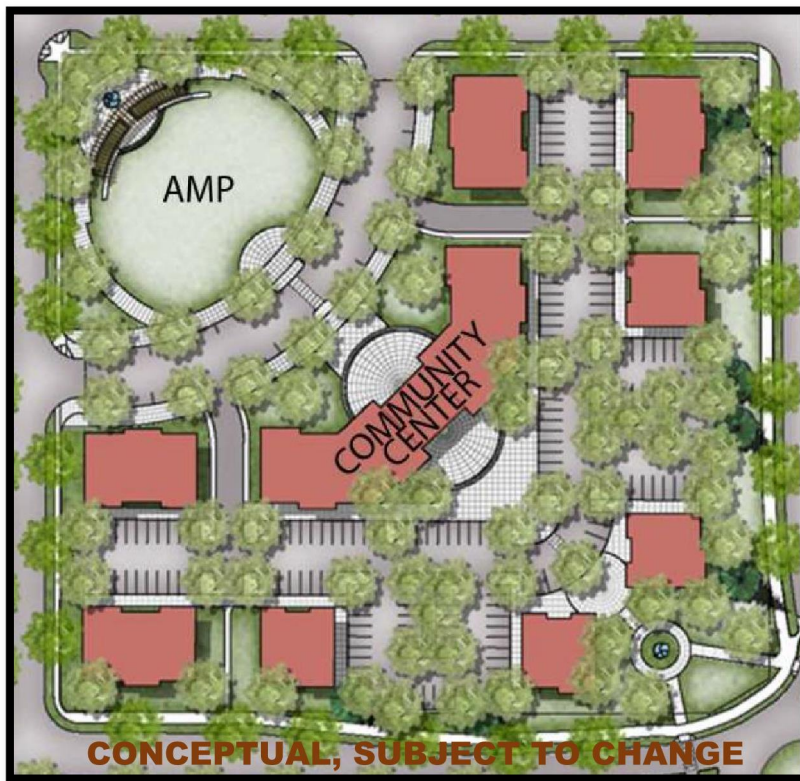
## Open Space & Amenities

As noted in the Site Data Table on page 5, above, and depicted in the *A-NW* and *A-SE* Qualified Open Space composite on page 10, the combined “qualified open space” for this project is 13.88%, exceeding the UDC’s 10% requirement. The qualified open space calculation is for the entire 123.38-acre site, including the C-C-zoned parcels which are subject to future development applications.

In accordance with UDC Section 11-3G-3A, two project amenities are required for *A-NW* and four are required for *A-SW*. The following are proposed:

### Apex Northwest

- Community Center for the overall project (*Lots 9-10, Block 7*)
  - Clubhouse
  - Central community post office
  - Café
  - Library/business center
  - ...and more—to be determined with design and programming prior to CZC/DR

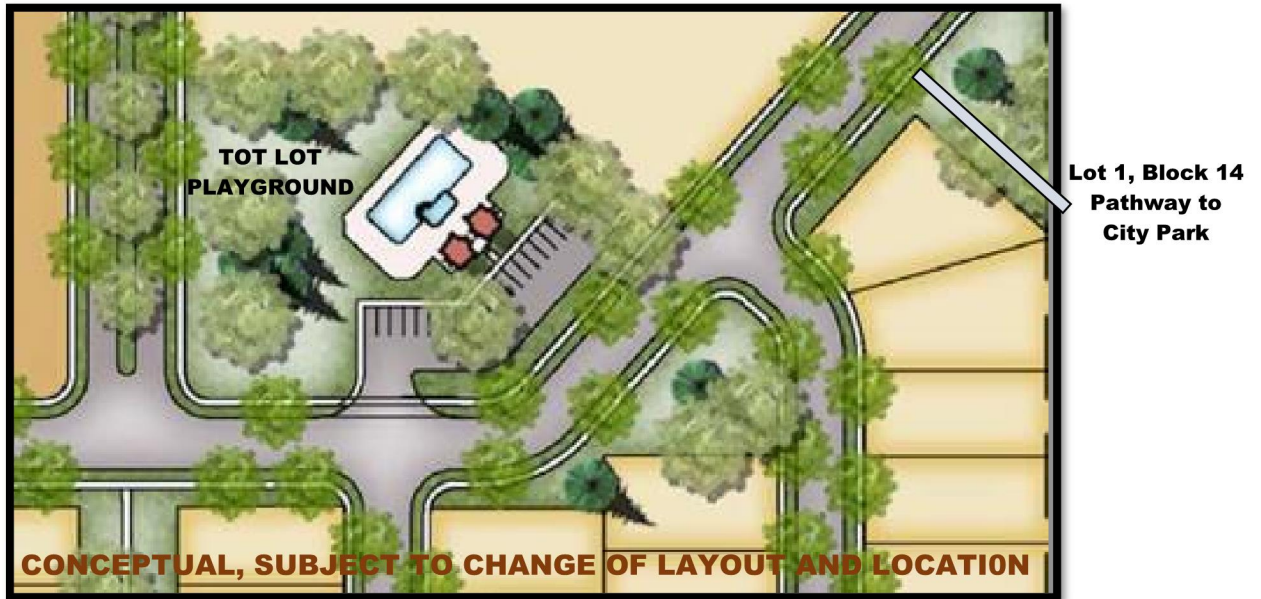


- Community gathering amphitheater (*Lot 1, Block 7*) [*Conceptual, subject to change*]
  - Open lawn with perimeter hardscape
  - Performance platform
- Additional qualified open space
  - At 10%, a minimum of 4.174 acres is required; a total of 6.33 acres is provided
  - The 2.16-acre “excess” (94,090 s.f.) qualifies as an additional amenity (*UDC 11-3G-3C.1f*)



Apex Southeast

- Community pool – Lot 2, Block 9 (*UDC Section 11-3G-3C.2a*) [*Conceptual, subject to change of layout and location*]



- Tot lot playground – Lot 2, Block 9 (*UDC Section 11-3G-3C.2b*)
- Pathway accesses to City of Meridian’s Discovery Park – Lots 1, above, & 31, Block 14, below

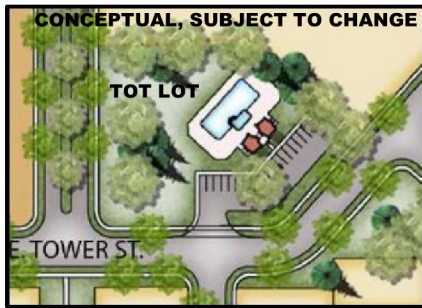


- Additional qualified open space (*UDC 11-3G-3C.1f*)
  - At 10%, a minimum of 8.16 acres is required; a total of 10.79 acres is provided
  - The 2.63-acre “*excess*” (114,562 s.f.) qualifies as an additional amenity (*UDC 11-3G-3C.1f*)

**(APEX NORTHWEST  
COMMUNITY POOL  
FUTURE PHASE)**

**FUTURE  
SCHOOL  
SITE**

# COMMUNITY CENTER COMPLEX



**APEX SOUTHEAST  
COMMUNITY POOL  
AND TOT LOT  
PLAYGROUND**



# APEX SUBDIVISION Open Space Composite