


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Monday, December 14, 2020 11:14 AM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Aviator Subdivision H-2020-0111

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.
<b>Development Application Transmittal</b>
<b><u><a href="#">Link to Project Application: Aviator Subdivision CPAM, RZ, MDA H-2020-0111</a></u></b>
<b>Hearing Date: January 21, 2021</b>
<b>Assigned Planner: Joseph Dodson</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)



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## Hearing Date: January 21, 2020

Planner: Joseph Dodson

File No.: H-2020-0111

Project Name: Aviator Subdivision

Request:

- Comprehensive Plan Map Amendment to return the subject site back to the future land use designation of Medium-High Density Residential (MHDR) for the purpose of developing the site with residential instead of a school site as previously approved;
- Rezone a total of 9.8 acres of land from the M-E zoning district to the R-15 zoning district to align with the proposed map amendment; and
- Modification to the existing development agreement (Inst. #2018-079763) for the purpose of removing the subject property from the boundaries and terms of the previous agreement and enter into a new one, consistent with the proposed residential concept plan, by the Land Group, Inc.

Location: The site is located near the northeast corner of N. Black Cat Rd. and W. Franklin Rd., directly north of Compass Public Charter School, in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 10, Township 3N., Range 1W.

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**Type of Review Requested**

Hearing

File number: H-2020-0111  
Assigned Planner: Joseph Dodson  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: KRISTEN MCNEILL, THE LAND GROUP, INC. Phone: \_\_\_\_\_

Applicant address: 462 E SHORE DR SUITE 100, EAGLE, ID 83616 Email: kmcneill@thelandgroupinc.com

Owner name: LARRY KINE, IAG SADIE CREEK, LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: 800 W MAIN STREET, SUITE 1460, BOISE, ID 83702 Email: brady@lasherenterprises.com

Agent name (e.g. architect, engineer, developer, representative): KRISTEN MCNEILL

Firm name: THE LAND GROUP, INC. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 462 E SHORE DR SUITE 100 Email: kmcneill@thelandgroupinc.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_

Assessor's parcel number(s): S1210325951

Township, range, section: 3N1W10

**Project Description**

Project/Application Name: Aviator Subdivision - CPAM, MDA, RZ

Description of Work: Comprehensive Plan Map Amendment to return property back to residential future land use (MHDR); DA Mod to remove property from existing DA and enter into a new one tied to updated residential concept plan; and a Rezone from M-E to R-15.

**Application Information**

<b>APPLICATION TYPES</b>	
<b>Is this application exempt from fees?:</b>	No
<b>Comprehensive Plan Map Amendment - CPAM:</b>	CHECKED
<b>Is this City Initiated?:</b>	No
<b>Development Agreement Modification - MDA:</b>	CHECKED
<b>Rezone - RZ:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2020-0647
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	generally located east of N. Black Cat Road and north of W. Franklin Rd and directly north of Compass Charter School
<b>Current Land Use:</b>	vacant
<b>Total Acreage:</b>	+/- 9.8 acres
<b>Prior Approvals (File Numbers):</b>	H-2018-0048; DA 2018-079763
<b>Traffic Study Required per ACHD:</b>	No
<b>ZONING DISTRICT(S)</b>	
<b>M-E:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Mixed Employment:</b>	CHECKED
<b>Acreage - Mixed Employment:</b>	+/- 9.8 acres
<b>PROJECT INFORMATION</b>	
<b>Irrigation District:</b>	Nampa Meridian
<b>What was the date of your pre-application meeting?:</b>	08/20/2020
<b>What was the date of your neighborhood meeting?:</b>	10/13/2020
<b>In Reclaimed Water Buffer:</b>	No
<b>PROPERTY POSTING</b>	
<b>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</b>	CHECKED
<b>AZ / RZ ONLY</b>	
<b>R-15:</b>	CHECKED
<b>Acreage - R-15:</b>	+/- 9.8 acres
<b>PROPOSED FLUM DESIGNATION(S)</b>	
<b>Medium-High Density Residential:</b>	CHECKED
<b>Acreage - Medium-High Density Res:</b>	+/- 9.8 acres
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24

<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Kristen McNeill
<b>MISC</b>	
<b>Is new record:</b>	No



December 10, 2020

City of Meridian  
Planning Division  
33 E. Broadway Ave, Suite 102  
Meridian, Idaho 83642

RE: Aviator Development | Meridian, Idaho  
Comprehensive Plan Amendment, Rezone and Development Agreement Modification  
Application | PN 120035

Dear Staff, Planning and Zoning Commission, and City Council Members:

We are pleased to submit applications for the Comprehensive Plan Amendment, Rezone and Development Agreement Modification associated with the Aviator Development. The Aviator Development is generally located east of N. Black Cat Road and north of W. Franklin Rd, and north of and adjacent to COMPASS Charter School along W. Aviator Street. The current application is limited to restoring the pre-2018 Comprehensive Plan (FLUM) land use designation and to rezone as R-15. A conceptual land use site plan has been developed and is included in this application for reference. However, the conceptual land use site plan will need to remain flexible as the alignment and schedule for the eastward extension of W. Aviator Street continues to be determined with surrounding landowners and ACHD. At this time, development plans for the parcel have not been finalized. Once finalized, a pre-plat application will be submitted separately.

As discussed with city staff during our pre-application conferences, the included applications request a comprehensive plan amendment to Medium-High Density Residential and rezone to R-15.

The intent is to develop the parcel with a residential use to build on the vision of the Ten Mile Interchange Specific Area Plan. The plan, formalized in 2007, identified this parcel as Medium-High Residential to support the vision of the area plan. This vision clearly communicates a desire to develop a unique district that “will not empty out at 5pm”. This change of land use designation and zoning supports this vision by providing residential housing in the heart of the plan area. Additionally, the vision for the plan area desires to provide neighborhoods that will, “include a variety of housing styles, densities and prices” that will offer, “easy access to recreation”. By restoring the Medium-High Density Residential use with an R-15 zoning we will be able to partner with the City to support the vision of the specific plan to provide a highly desirable neighborhood in the heart of the plan area which is able to access the multitude of community amenities planned in the nearby lifestyle center.

The Development Agreement Modification proposes to remove the property from the existing development agreement and create a new development agreement with a concept plan for the property.

#### **HISTORY:**

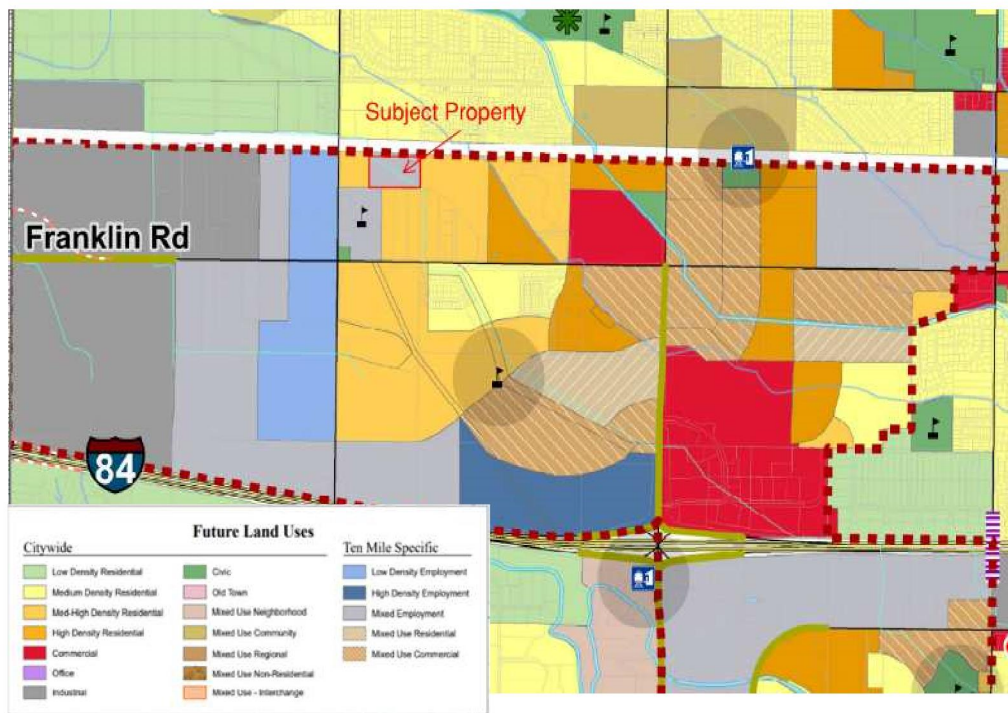
In 2018, this parcel was part of a development plan in conjunction with COMPASS Charter School. COMPASS petitioned the City of Meridian to annex the parcel from Ada County, change the

Comprehensive Plan Future Land Use Map and Zoning Designation to support their charter school project. At that time, it was rezoned from RUT to M-E and the Comp Plan FLUM was changed from Medium-High Density residential to Mixed Employment (ME). A development agreement was executed at that time when the parcel was part of a development plan in conjunction with COMPASS Charter School. The school’s concept plan and development has since changed, and the parcel is under new ownership. Now that the parcel is no longer planned for COMPASS Charter School use, it is appropriate to return the parcel to its original designation as medium-high density residential.

**COMPREHENSIVE PLAN AMENDMENT:**

To support the Ten Mile Interchange Specific Area Plan, the applicant is requesting a Comprehensive Plan Map Amendment for parcel S1210325951 (9.8 acres) to change the map from M-E back to Medium-High Density Residential. No amendment to the Comprehensive Plan text is proposed.

In keeping with the Ten Mile Interchange Specific Area Plan, this parcel as medium high density residential will be within ½ mile walking distance of areas designated as mixed employment, low density employment, and commercial. Additionally, the parcel is directly adjacent to the COMPASS Charter School providing education for grades K-12. Developing this project as Medium-High residential supports the Comprehensive Plan and the Ten Mile Area Plan by adding a variety of housing types to an area with a variety of uses within walking distance. This will support community connectivity by creating an area where people can live, work, and raise a family. Residential development will answer critical housing needs of current and future growth. As future development is completed eastward along W Aviator St, additional pathways will create safe and efficient neighborhood connections to additional amenities. This request will restore the land use designation envisioned in the Ten Mile Interchange Specific Area Plan.



City of Meridian Future Land Use Map



**REZONE APPLICATION:**

To support the Ten Mile Interchange Specific Area Plan, the applicant proposes the rezone of approximately 9.8 acres (includes parcel S1210325951) from M-E to R-15. This land use and zoning will allow for the development of the envisioned neighborhood environment. This land use and zoning will promote the desired density identified in the Area Plan supporting the desired benefits of increased transportation options while maintaining the suburban appeal of trees and human-scale buildings.

As defined in the Area Plan, Medium-High Density Residential are recommended primarily for multi-family housing types such as row houses and should include a mix of housing types with an overall target of 12 units per gross acre while falling in the range of 8 to 15 units per acre. The R-15 zoning provides a much-needed balancing to the higher density developments that exist and/or are in the development phases near Ten Mile Road. This request will restore the zoning designation envisioned in the Ten Mile Interchange Specific Area Plan.

For reference, the existing land uses and zones surrounding the property are:

Direction	Zoning	Description
East	RUT (Ada County)	Residential / Ag
South	R-15; M-E; M1; C2 (City of Meridian) & RUT; R1 (Ada County)	Education
West	R-15 (City of Meridian)	Future approved residential (Hensley Subdivision)
North	RUT (Ada County)	Residential/ Ag divided by train tracks

**DEVELOPMENT AGREEMENT MODIFICATION:**

A development agreement exists (#2018-079763) which governs development of the property. This development agreement was executed on August 16, 2018 (and recorded on August 22, 2018) when the parcel was part of a development plan in conjunction with COMPASS Charter School. Their concept plan and development has since changed, and the parcel is under new ownership.

The proposed development consists of one parcel. Platting may occur in the future but is not requested at this time.

This application proposes to remove the parcel from the existing development agreement and include a new conceptual site plan and conceptual building elevations in a new development agreement. Prior to submitting for building permit, Administrative Design Review, and Certificate of Zoning Compliance approval is required.

The new Development Agreement would be entered with the current property owner:

IAG Sadie Creek LLC  
3327 N Eagle Rd. Ste 110-148  
Meridian, ID 83646

### PRE-APPLICATION MEETING AND NEIGHBORHOOD MEETING:

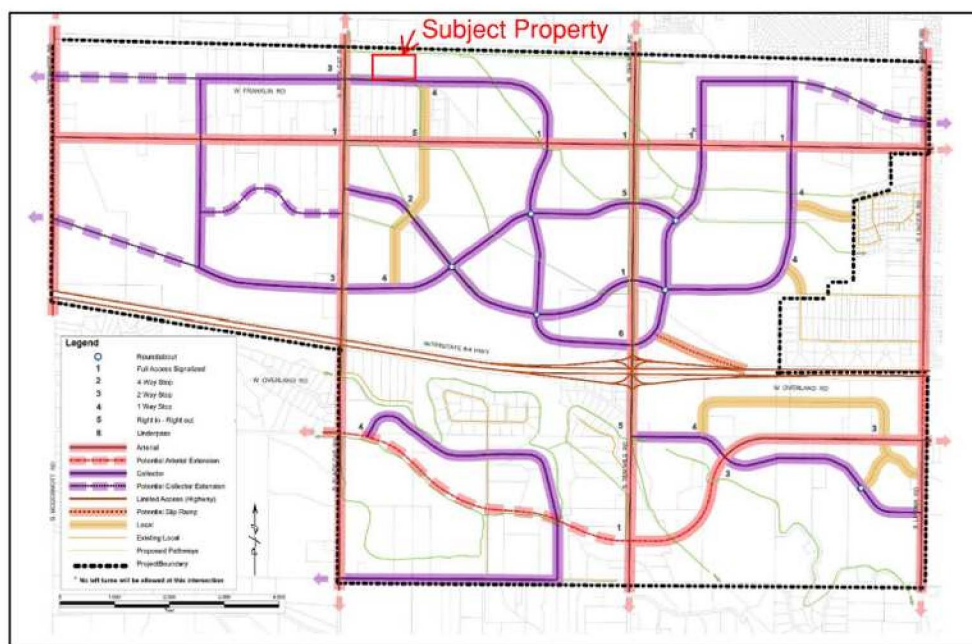
Pre-application meetings were held with the City of Meridian Planning and Development staff on March 26, July 23 and August 20, 2020.

A neighborhood meeting was held on October 13, 2020 from 6:00 – 6:30pm at the property. There were approximately 5 people in attendance. Those in attendance voiced support of the requested land use designation and zoning. There was no opposition from any of the neighbors who attended.

The meeting invitations were mailed to neighbors within a 500 ft radius of the subject parcel. In addition, a website was hosted to provide information to the public and an opportunity to share comments about the application (<https://www.thelandgroupinc.com/aviator-subdivision>). To date, no comments have been submitted

### ACCESS:

Access to this property currently exists from the west along the existing W. Aviator Street. W. Aviator Street is currently stubbed with a temporary cul-de-sac at the south west corner of the parcel. We understand that COMPASS Charter School is current seeking approval to extend the roadway further east. It is anticipated that this collector will extend to the east edge of the Aviator Development parcel and at some time in the future cross the Purdam Drain and eventually connecting with Franklin Road (see *Ten Mile Plan Transportation System Map below for reference*). While the exact alignment of W. Aviator Street has not been finalized, this anticipated extension to the east will allow for connectivity to future development further east and compliance with the Ten Mile Plan, Fire Code, and ACHD requirements. The Aviator Development concept land use plan anticipates two connections from the development to W. Aviator Street.

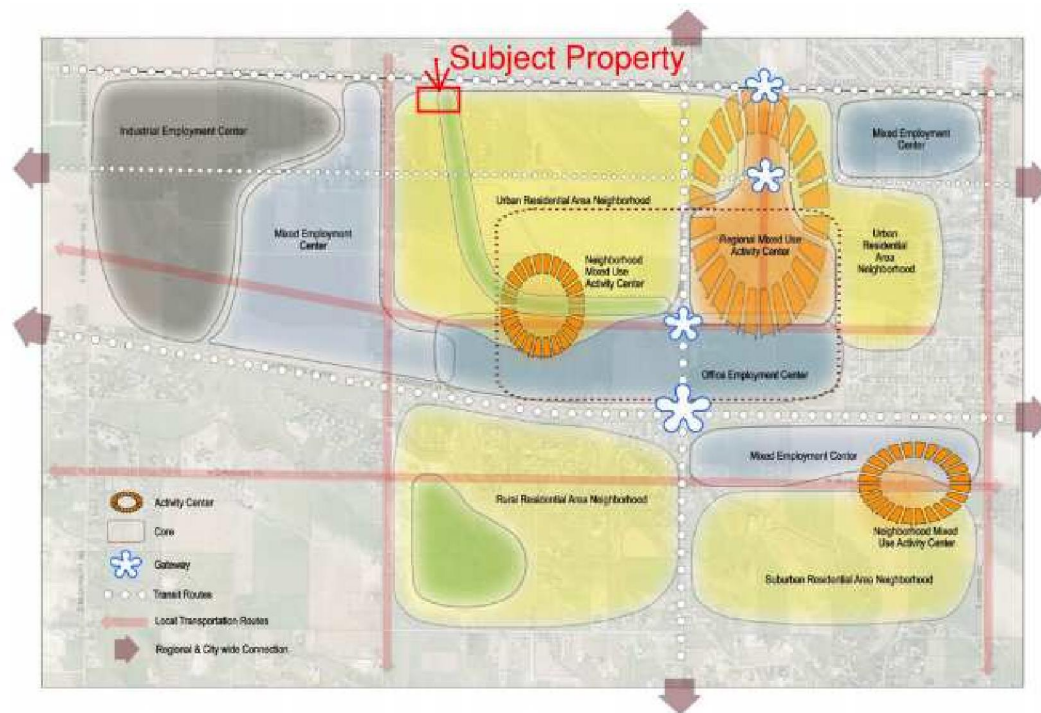


Ten Mile Plan Transportation System Map

## NEIGHBORHOOD DESIGN:

While this application does not formally include a pre-plat, the applicant has evaluated appropriate options to create a neighborhood that supports the Ten Mile Interchange Specific Area Plan. This applicant anticipates submitting a pre-plat application in the future.

The Area Plan envisions residential lots that feature walkable neighborhoods porches and a community feel. We have created a solution that is predominately alley loaded with all units having front porches. The majority of these homes are alley loaded and face onto open space. We have a large centrally located open space to support community recreation and social gathering and provide two public street connections to the Aviator Collector. The large central open space is also consistent with the Area Plan Land Use Framework and provides a possible multi-use pathway corridor to connect to the City pathways system.

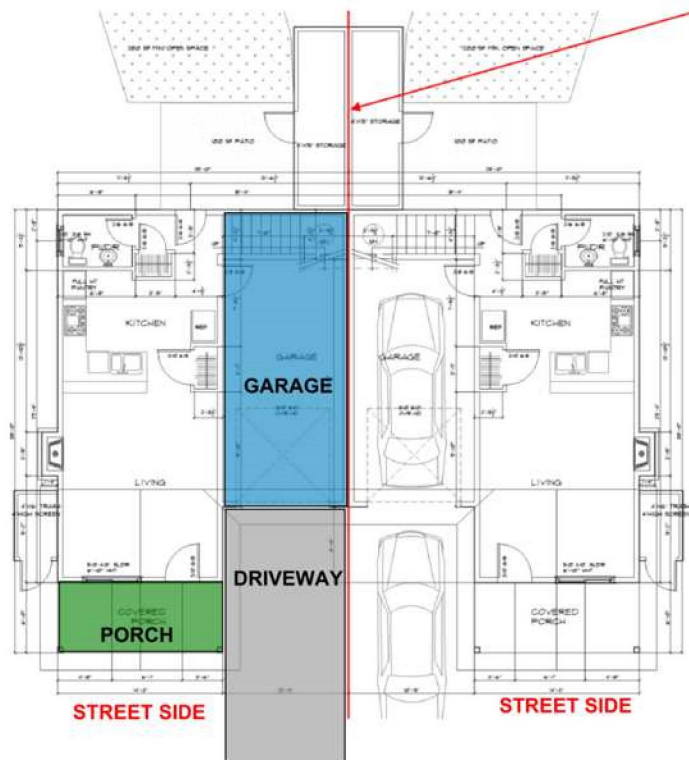


*Ten Mile Plan Land Use Framework*

Specific Neighborhood design features to note:

- The Purdam Drain is proposed to be partially piped to provide for a more efficient street & lot layout and improved pedestrian circulation.
- The interior of the community has 25' wide alley loaded lots with duplex homes (54 lots). The majority of the alley loaded lots face the large common area.
- The edges of the community have 30' wide street loaded lots with duplex homes (41 Lots). The homes that face the street have a garage set back behind the front porch. See example below.
- Lots will have attached homes with moderate setbacks.
- We anticipate all homes will be two story

- With the use of 80' and 90' depth lots we are able to implement not only varied facades but a modulation of the front and back of the structure to provide greater architectural variety and interest
- All homes have front porches!
- Complimentary to existing and planned nearby neighborhoods.

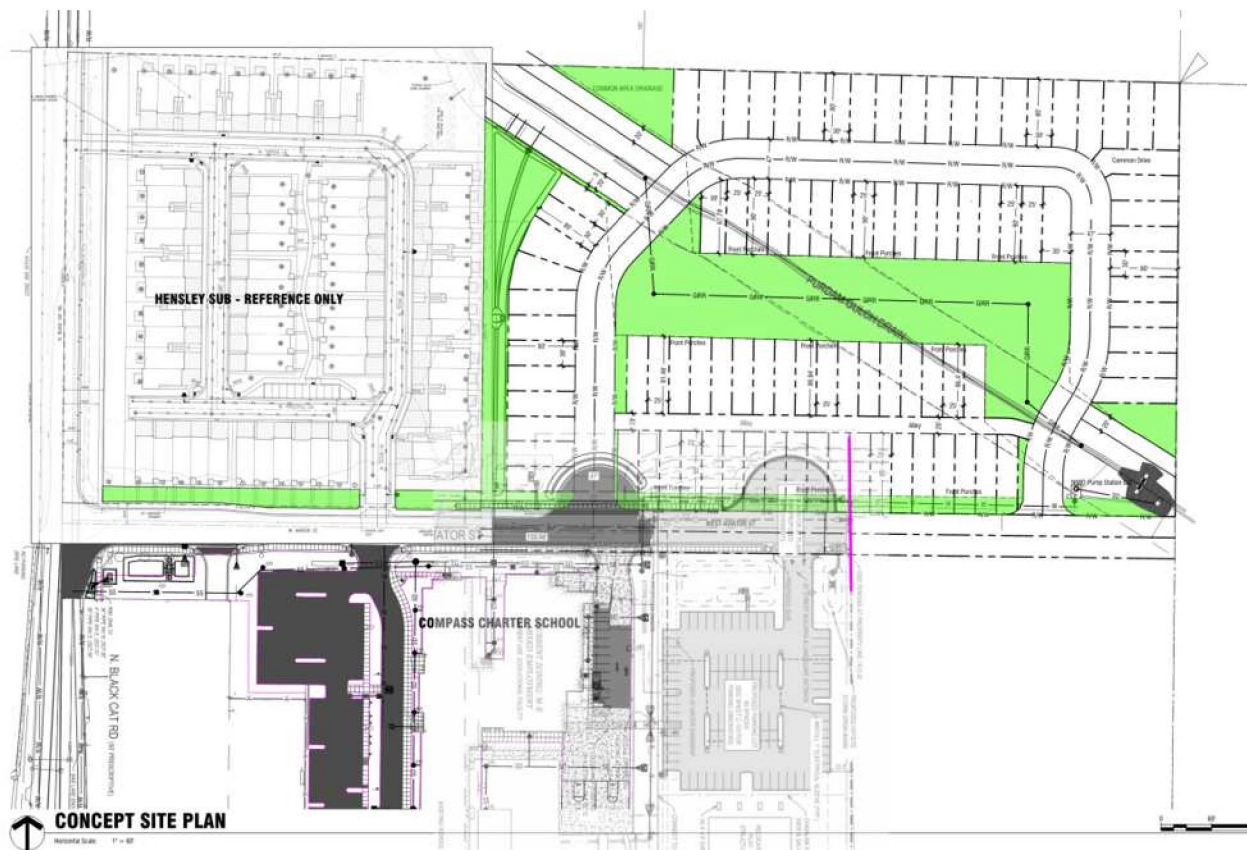


*Conceptual Neighborhood Housing Type Plan*



*Conceptual Neighborhood Housing Type Elevation*

We are excited to be able to present a solution that has nearly 10 units per acre a large central open space and continue the street presence and strong residential character on Aviator established in the neighboring development to our west. Our proposed open space is visually and physically connected to the adjacent development on the Purdam Drain alignment. We believe that the Aviator Subdivision will have a strong contribution to the unique identity of this area and the Ten Mile Specific Plan Area in general.



*Conceptual Neighborhood Land Use Plan – Subject to Change*

**PUBLIC UTILITY INFRASTRUCTURE:**

City of Meridian Sanitary Sewer will be available from the west through the Hensley Sub and is at a depth that will allow the Aviator project to build sewer to and through and stub to the east edge of the project.

City of Meridian Domestic Water is available in W. Aviator Street from the west and is planned to be continued to and through and stubbed at the east edge of the project.

We appreciate the opportunity to formally present these applications to the City Planning and Zoning Commission and City Council. As you complete your review, please do not hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to [kristen@thelandgroupinc.com](mailto:kristen@thelandgroupinc.com) or at 208-939-4041.

Sincerely,



Kristen McNeill  
Project Planning Coordinator

**The Land Group, Inc.**

Enclosures - Comprehensive Plan Amendment – Map, Rezone and Development Agreement  
Modification Applications and specified supporting attachments



