

Commission Hearing Date: Dec. 7, 2023

Request: Annexation of 27.36-acres of land with R-15 (4.32-acres), R-40 (16.71-acres) and C-G (6.33-acres) zoning districts; Conditional Use Permit for a multi-family development consisting of 312 dwelling units on 14.92-acres of land in the R-40 zoning district; and Preliminary Plat consisting of 26 building lots and 11 common lots on 24.98-acres of land in the R-15, R-40 and C-G zoning districts, by Bailey Engineering.

Location: South side of W. Chinden Blvd. and west side of N. Black Cat Rd. in the NE 1/4 of Section 28, T.4N., R.1W.



**Type of Review Requested**

Hearing

File number: H-2023-0043  
Assigned Planner: Sonya Allen  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: JUDY SCHMIDT, BAILEY ENGINEERING Phone: \_\_\_\_\_  
Applicant address: 1119 E STATE ST, 210, EAGLE, ID 83616 Email: jschmidt@baileyengineers.com

Owner name: SHAWN BROWNLEE, OPEN DOOR RENTALS LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Owner address: 1977 E. OVERLAND RD, MERIDIAN, ID 83642 Email: shawn@trilogyidaho.com

Agent name (e.g. architect, engineer, developer, representative): SHAWN BROWNLEE

Firm name: TRILOGY DEVELOPMENT Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 9839 W. CABLE CAR ST. STE. 101 Email: shawn@trilogyidaho.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_  
Assessor's parcel number(s): S0428111110  
Township, range, section: 4N1W28

**Project Description**

Project/Application Name: Blayden Subdivision - AZ, CUP, PP

Description of Work:

On behalf of Trilogy Development, please accept the subject applications and support materials for Blayden Subdivision, located west of N. Black Cat Rd and south of W. Chinden Blvd. (4N, 1E, Section 28) The site consists of 10 parcels to make up the 25- acre project.

Subdivision design has been developed to be consistent with the guidelines in the Comprehensive Plan for Mixed Use – Regional designation (MU-R).

---

## Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	CHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0221
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	UNCHECKED
Commercial:	CHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	CHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	SWC N Chinden Blvd and W Black Cat
Current Land Use:	Residential/Agriculture
Total Acreage:	24.975
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

<b>R-15:</b>	CHECKED
<b>R-40:</b>	CHECKED
<b>C-N:</b>	UNCHECKED
<b>C-C:</b>	UNCHECKED
<b>C-G:</b>	CHECKED
<b>L-O:</b>	UNCHECKED
<b>M-E:</b>	UNCHECKED
<b>H-E:</b>	UNCHECKED
<b>I-L:</b>	UNCHECKED
<b>I-H:</b>	UNCHECKED
<b>O-T:</b>	UNCHECKED
<b>TN-C:</b>	UNCHECKED
<b>TN-R:</b>	UNCHECKED
<b>County:</b>	UNCHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	UNCHECKED
<b>Medium Density Residential:</b>	UNCHECKED
<b>Medium-High Density Residential:</b>	UNCHECKED
<b>High Density Residential:</b>	UNCHECKED
<b>Commercial:</b>	UNCHECKED
<b>Office:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Civic:</b>	UNCHECKED
<b>Green Space Parks, Pathways, and Open Space:</b>	UNCHECKED
<b>Old Town:</b>	UNCHECKED
<b>Mixed Use Neighborhood:</b>	UNCHECKED
<b>Mixed Use Neighborhood with N.C.:</b>	UNCHECKED
<b>Mixed Use Community:</b>	UNCHECKED
<b>Mixed Use Community with N.C.:</b>	UNCHECKED
<b>Mixed Use Regional:</b>	CHECKED
<b>Acreage - Mixed Use Regional:</b>	24.975
<b>Mixed Use Non-Residential:</b>	UNCHECKED
<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED

<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	06262023
<b>Landscape Plan Date (MM/DD/YYYY):</b>	06272023
<b>Elevations Date (MM/DD/YYYY):</b>	05102023
<b>Percentage of Site Devoted to Building:</b>	23.7
<b>Percentage of Site Devoted to Landscaping:</b>	43.8
<b>Percentage of Site Devoted to Paving:</b>	32.51
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	Blayden HOA
<b>Irrigation District:</b>	Nampa and Meridian
<b>Primary Irrigation Source:</b>	NMID
<b>Secondary Irrigation Source:</b>	City of Meridian
<b>Square Footage of Landscaped Areas to be Irrigated by City Water Connection:</b>	476546
<b>Minimum Square Footage of Ground Floor Area for Multi-Story Units:</b>	Bldg A 12,280, Bldg B 10,400, Bldg C 4,500
<b>Proposed Building Height:</b>	38'4"
<b>Gross Floor Area Proposed:</b>	Ground Floor Gross 126,720, Total Building Gross 380,160
<b>Hours of Operation (Days and Hours):</b>	7 day a week, 24 hours
<b>Number of Standard Parking Spaces Provided:</b>	693
<b>Number of Compact Parking Spaces Provided:</b>	0
<b>Number of Single Family Residential Units:</b>	312
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	764
<b>Gross Density:</b>	1.04
<b>Net Density:</b>	1.49
<b>What was the date of your pre-application meeting?:</b>	06/03/2023
<b>Pre-Application Permit Number (ex PREAPP-2021-0001):</b>	PREAPP-2023-0131
<b>What was the date of your neighborhood meeting?:</b>	06/21/2023
<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-2:</b>	UNCHECKED
<b>R-4:</b>	UNCHECKED
<b>R-8:</b>	UNCHECKED
<b>R-15:</b>	CHECKED
<b>Acreage - R-15:</b>	4.32
<b>R-40:</b>	CHECKED
<b>Acreage - R-40:</b>	16.71
<b>C-N:</b>	UNCHECKED
<b>C-C:</b>	UNCHECKED
<b>C-G:</b>	CHECKED

<b>Acreage - C-G:</b>	6.33
<b>L-O:</b>	UNCHECKED
<b>M-E:</b>	UNCHECKED
<b>H-E:</b>	UNCHECKED
<b>I-L:</b>	UNCHECKED
<b>I-H:</b>	UNCHECKED
<b>O-T:</b>	UNCHECKED
<b>TN-C:</b>	UNCHECKED
<b>TN-R:</b>	UNCHECKED
<b>PROPOSED FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	UNCHECKED
<b>Medium Density Residential:</b>	UNCHECKED
<b>Medium-High Density Residential:</b>	UNCHECKED
<b>High Density Residential:</b>	UNCHECKED
<b>Commercial:</b>	UNCHECKED
<b>Office:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Civic:</b>	UNCHECKED
<b>Green Space Parks, Pathways, and Open Space:</b>	UNCHECKED
<b>Old Town:</b>	UNCHECKED
<b>Mixed Use Neighborhood:</b>	UNCHECKED
<b>Mixed Use Neighborhood with N.C.:</b>	UNCHECKED
<b>Mixed Use Community:</b>	UNCHECKED
<b>Mixed Use Community with N.C.:</b>	UNCHECKED
<b>Mixed Use Regional:</b>	UNCHECKED
<b>Mixed Use Non-Residential:</b>	UNCHECKED
<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED
<b>MULTI-FAMILY</b>	
<b>Total Number of Units:</b>	312
<b>Number of 1 Bedroom Units:</b>	72
<b>Number of 2-3 Bedroom Units:</b>	240
<b>Number of 4+ Bedroom Units:</b>	0
<b>Number of Units Containing 500 sq. ft. or Less:</b>	0
<b>Number of Units Containing 500-1,200 sq. ft.:</b>	312

<b>Number of Units Containing 1,200+ sq. ft.:</b>	0
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	26
<b>Number of Common Lots:</b>	11
<b>Total Number of Lots:</b>	37
<b>Minimum Lot Size:</b>	2401
<b>Average Lot Size:</b>	3223
<b>Area of Plat:</b>	24.98
<b>Plat Date (MM/DD/YYYY):</b>	06/26/2023
<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Community Garden:</b>	CHECKED
<b>Ponds or Water Features:</b>	UNCHECKED
<b>Plaza(s):</b>	CHECKED
<b>Additions to Public Park:</b>	UNCHECKED
<b>Collector Street Buffer(s):</b>	UNCHECKED
<b>Arterial Street Buffer(s):</b>	CHECKED
<b>Parkways:</b>	UNCHECKED
<b>10' Parkway Along Arterials:</b>	CHECKED
<b>Stormwater Detention Facilities:</b>	CHECKED
<b>Open Water Ponds:</b>	UNCHECKED
<b>Acres of Qualified Open Space:</b>	2.82
<b>Percentage of Qualified Open Space:</b>	11.29
<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Fitness Facilities:</b>	UNCHECKED
<b>Enclosed Bike Storage:</b>	UNCHECKED
<b>Public Art:</b>	UNCHECKED
<b>Picnic Area:</b>	CHECKED
<b>Additional 5% Open Space:</b>	CHECKED
<b>Communication Infrastructure:</b>	UNCHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Neighborhood Business Center:</b>	UNCHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Sports Courts:</b>	UNCHECKED
<b>Pedestrian or Bicycle Circulation System:</b>	CHECKED
<b>Transit Stop:</b>	UNCHECKED
<b>Park and Ride Lot:</b>	UNCHECKED
<b>Walking Trails:</b>	UNCHECKED



<b>Open Grassy Area (min. 50' x 100') - Multi-Family:</b>	CHECKED
<b>PLAN REVIEW</b>	
<b>Verified submittal standards and checklist items:</b>	CHECKED
<b>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:</b>	CHECKED
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Judy J. Schmidt
<b>MISC</b>	
<b>Is new record:</b>	No