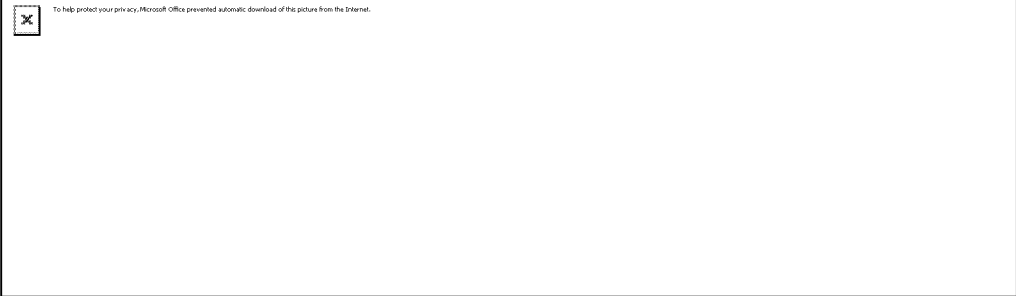


Charlene Way

From: clerk@meridiancity.org
Sent: Thursday, June 17, 2021 8:16 AM
To: Charlene Way
Subject: Development Application Transmittals - Briar Ridge Subdivision MDA, PP, RZ H-2021--0036


Development Application Transmittal
Link to Project Application: Briar Ridge Subdivision MDA, PP, RZ H-2021-0036
Hearing Date: August 5th
Assigned Planner: Joe Dodson
<i>To view the City of Meridian Public Records Repository, Click Here</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.

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



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.

Hearing Date: August 5, 2021

Planner: Joseph Dodson

File No.: H-2021-0036

Project Name: Briar Ridge Subdivision

Request:

- Rezone a total of 40.99 acres of land from the R-4 zoning district to the TN-R zoning district (Traditional Neighborhood Residential);
- Preliminary Plat consisting of 227 residential building lots and 47 common lots on 38.86 acres of land; and
- Modification to the existing development agreement (Inst. #2016-007070), as required by the existing development agreement provisions, for the purpose of updating the development plan and to redevelop the subject property to incorporate the proposed preliminary plat, by Gem State Planning.

Location: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0036
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: JANE SUGGS, GEM STATE PLANNING Phone: _____

Applicant address: 9840 W. OVERLAND ROAD, SUITE 120, BOISE, ID 83709 Email: jane@gemstateplanning.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): JANE SUGGS

Firm name: GEM STATE PLANNING Phone: _____ Fax: _____

Address: 9840 W. OVERLAND ROAD, SUITE 120 Email: jane@gemstateplanning.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1236417204

Township, range, section: 3N1W36

Project Description

Project/Application Name: Briar Ridge Subdivision - MDA, PP, RZ

Description of Work: Rezone of 40.99 acres of land from R-4 to the TN-R (Traditional Neighborhood Residential) zoning district; a Preliminary Plat consisting of 227 building lots and 40 common lots on 38.86 acres; and a Development Agreement Modification to update the concept plan per the existing requirements outlined in the DA provisions from the South Meridian Annexation (2015).

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0259
TYPE OF USE PROPOSED	
Single-Family Detached:	CHECKED
Townhouse:	CHECKED
PROPERTY INFORMATION	
General Location:	Hwy 69, betw. Amity and Lake Hazel
Current Land Use:	County Ag
Total Acreage:	Plat - 38.86; AZ - 40.99
Prior Approvals (File Numbers):	H-2015-0019
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-4:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	approx 19 acres
Medium-High Density Residential:	CHECKED
Acreage - Medium-High Density Res:	approx 19 acres
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	04/07/21
Landscape Plan Date (MM/DD/YYYY):	03/10/21
Elevations Date (MM/DD/YYYY):	5/5/21
Percentage of Site Devoted to Building:	51%
Percentage of Site Devoted to Landscaping:	20%
Percentage of Site Devoted to Paving:	29%
Who will own and Maintain the Pressurized Irrigation System in this Development:	Briar Ridge HOA
Irrigation District:	Boise Project
Primary Irrigation Source:	McBirney Lateral
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Proposed Building Height:	40
Number of Residential Units:	227
Minimum Square Footage of Living Area (Excluding Garage):	1400

Gross Density:	5.8 du/acre
Net Density:	11.3 du/acre
What was the date of your pre-application meeting?:	04/14/2021
What was the date of your neighborhood meeting?:	04/21/2021
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
TN-R:	CHECKED
Acreage - TN-R:	38.86
PLATS ONLY	
Number of Building Lots:	227
Number of Common Lots:	47
Total Number of Lots:	274
Minimum Lot Size:	2082
Average Lot Size:	3833
Area of Plat:	38.86
Plat Date (MM/DD/YYYY):	04/07/21
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Other Qualified Open Space:	Path along Hwy 69
Acres of Qualified Open Space:	4.52 acres
Percentage of Qualified Open Space:	11.8%
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Jane Suggs
MISC	
Is new record:	Y

Gem State Planning, LLC

May 5, 2021

Mr. Caleb Hood, Planning Division Manager
Mr. Joe Dodson, Associate City Planner
City of Meridian
33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642

Subject: Briar Ridge Subdivision
Applications for Rezone, Development Agreement Modification & Preliminary Plat

Dear Mr. Hood and Mr. Dodson:

On behalf of Challenger Development, please accept the attached applications for the development of the Briar Ridge Subdivision, located on the west side of Meridian Road/Hwy 69, between Amity Road to the north and Lake Hazel Road to the south (3N, 1W, Section 36). Briar Ridge Subdivision will include 123 detached single family homes and 104 attached townhomes (227 total dwelling units) on 38.86 acres, for a density of 5.8 du/acre.

History

The 2 parcels that comprise Briar Ridge were annexed into the City of Meridian in 2015, as part of the annexation of large number of properties in the area. The Briar Ridge parcels were annexed with a Development Agreement (DA) and a R-4 (Medium-Low Density Residential) zoning designation; and with an expectation that future development of the parcels would follow the Meridian ordinances and Comprehensive Plan at the time of development. Development would require the DA to be modified with an amendment.

Rezone

The current Meridian Comprehensive Plan designates the northern half of the property to be Medium Density Residential (3-8 du/acre) and the southern half to be Medium-High Residential (8-12 du/acre). After many discussions with City staff and with the recognition of our traditional gridded streets and mix of lot/housing types, we are requesting to rezone the property to TN-R or Traditional Neighborhood Residential district. This zoning designation provides “a variety of residential land uses including attached and detached single-family residential, duplex, townhouse, and multifamily”. This zone promotes open space and pedestrian activity with attractive streetscapes. The UDC notes a minimum density of 6 du/acre. Our proposed density of 5.8 du/acre is very close and can be rounded up per the Comprehensive Plan allowance. The TN-R district is appropriate, not only because of the mix of housing types or the design, but also because of the location of the development adjacent to Hwy 69 – a potential transit corridor, and due to the commercially zoned (C-G) property to the south.

9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709

The time is right for this property to be developed. The Prevail Subdivision, located to the northeast, was approved by the City of Meridian in 2020 and is currently under construction. Shafer View Terrace, just across Hwy 69 from Briar Ridge is currently being considered for development by the Meridian City Council. Apex Subdivision, approved by the City of Meridian in 2020, clearly establishes this southeast area of Meridian to be appropriate for development.

Preliminary Plat

As noted previously, there are 123 single family detached home lots planned for the north and western portions of the development. Thirty two (32) of the 123 detached home lots are alley loaded (26%).

The 104 attached townhome lots are in the southern portion of the property, next to the Hwy 69 and the neighboring commercially zoned property. The townhome lots are all served by alleys. The townhomes on Block 17 and Block 18 will face green space (“mews”) instead of a street. We have also added additional parking spaces within the townhome blocks. The parking spaces are accessed via the alleys. The townhome blocks include mid-block pathways.

All lots in Briar Ridge will meet the dimensional standards for the TN-R zone (UDC 11-2D-6).

Landscaping, Open Space and Amenities

Landscaping is an integral part of Briar Ridge. Over 20% of the development is common area and the useable open space is 4.52 acres or 11.8% of the site. We have included an open space exhibit with our application.

Briar Ridge streets have detached sidewalks that allow an 8’ wide planting strip for street trees. A 2-acre park will serve all residents and will include a playground and picnic shelter; plus, over an acre of lawn for open play. We have also included gazebos/pergolas on Blocks 17 and 18, as convenient gathering spaces for townhome residents.

A tree lined buffer runs along W. Quartz Creek Street, a mid-mile collector street. And a 10’ wide pathway and noise wall will be constructed along the Hwy 69 frontage. That 10’ pathway will continue into Briar Ridge Subdivision and connect to the neighborhood park. This pathway follows the route of the McBirney Lateral that is being enclosed in pipe.

Streets and Utilities

Most internal streets will be constructed to meet ACHD standards and will be 33’ wide b/c-b/c in a 47’ right of way. Since W. Celestine Ave. has houses on only one side, the street will be constructed with 28’ b/c-b/c in a 42’ right of way. W. Quartz Creek Street will be constructed as ½ of a collector, plus 12’ of pavement. W. Howlite Street will be constructed along the south

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boundary, adjacent to the townhomes. Howlite Street and the Ametrine Way stub street will provide access to the commercial uses to the south when that property develops.

We have extended a 26' wide portion of W. Howlite Street to connect to Hwy 69. This connection will provide emergency access to Briar Ridge until the surrounding properties develop.

Potable water will be extended to the site from Amity Road (or picked up in E. Quartz Creek Street at S. Keara Ave. in the Prevail Subdivision). Over 1000' of offsite sewer will be constructed to serve Briar Ridge Subdivision. Pressure irrigation will be provided to all lots. As noted previously, the McBirney Lateral will be re-routed and enclosed in pipe.

A Traffic Impact Study was prepared by Kittelson and Associates. The study has been accepted by ACHD and ITD.

Neighborhood Meeting

A virtual neighborhood meeting was held on December 8, 2020, at 6 pm. Mr. Jay Story was the only attendee. Mr. Story represented the owners of the property just south of Briar Ridge. That neighborhood meeting expired, and a second virtual neighborhood meeting was held on April 21, 2021, at 6 pm. No one attended the second neighborhood meeting.

Summary

The time is right to develop the Briar Ridge property. Properties in the vicinity are already approved for development or awaiting approval. Briar Ridge is planned as a Traditional Neighborhood Residential development, with a mix of housing types, substantial open space, and exceptional landscaping.

We look forward to working with you and your staff through the approval process. Please contact me if you have questions about the proposed Briar Ridge subdivision or our applications.

Sincerely,


Jane Suggs

cc: Shawn Brownlee, Trilogy Development

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