

March 02, 2020

Caleb Hood, Planning Division Manager
City of Meridian
33 E. Broadway Avenue, Suite 102
Meridian, ID 83642

Brody Square – Project Narrative

Dear Mr. Hood,

The project plans and development applications for the Brody Square Subdivision are attached for your review. Brody Square is located on approximately fifteen (15) acres, just north from the northeast corner of Black Cat Road and McMillan Road. After receiving comments from planning staff and local neighbors and considering the City's Comprehensive Plan and Zoning Code our planning and development team, on behalf of Pinnacle Land Development LLC, has thoughtfully designed Brody Square to include 65 buildable lots and 7 common lots. The proposed development preserves nearly 17% of its total area as open space with the majority of that being located in a central amenity area. This project will increase street connectivity by continuing and connecting Daphne Street to Black Cat Road and providing stub streets to future developments.

We ask for your approval on the items stated below:

- Annexation and Rezone of the project site from RUT to R-8.
- Preliminary Plat of the project site.

Please find the attached project narrative, legal descriptions, open space exhibit, annexation and rezone application, preliminary plat application, and landscape plans. Thank you for your time and consideration. We believe Brody Square will be a great addition to the City of Meridian and will compliment existing neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Keith Nichter
Kimley-Horn
Planning Manager

PROJECT OVERVIEW

The proposed Brody Square Subdivision is located on approximately 15 acres just north of the northeast corner of Black Cat Road and McMillan Road (“Project Site”) as shown on Figure 1 below. The Project Site currently lies in unincorporated Ada County and is within Meridian’s area of city impact. Primary access to the Project Site is provided directly from Black Cat Road. There are also secondary access points on the north and south boundaries of the site to provide future connectivity to future developments.

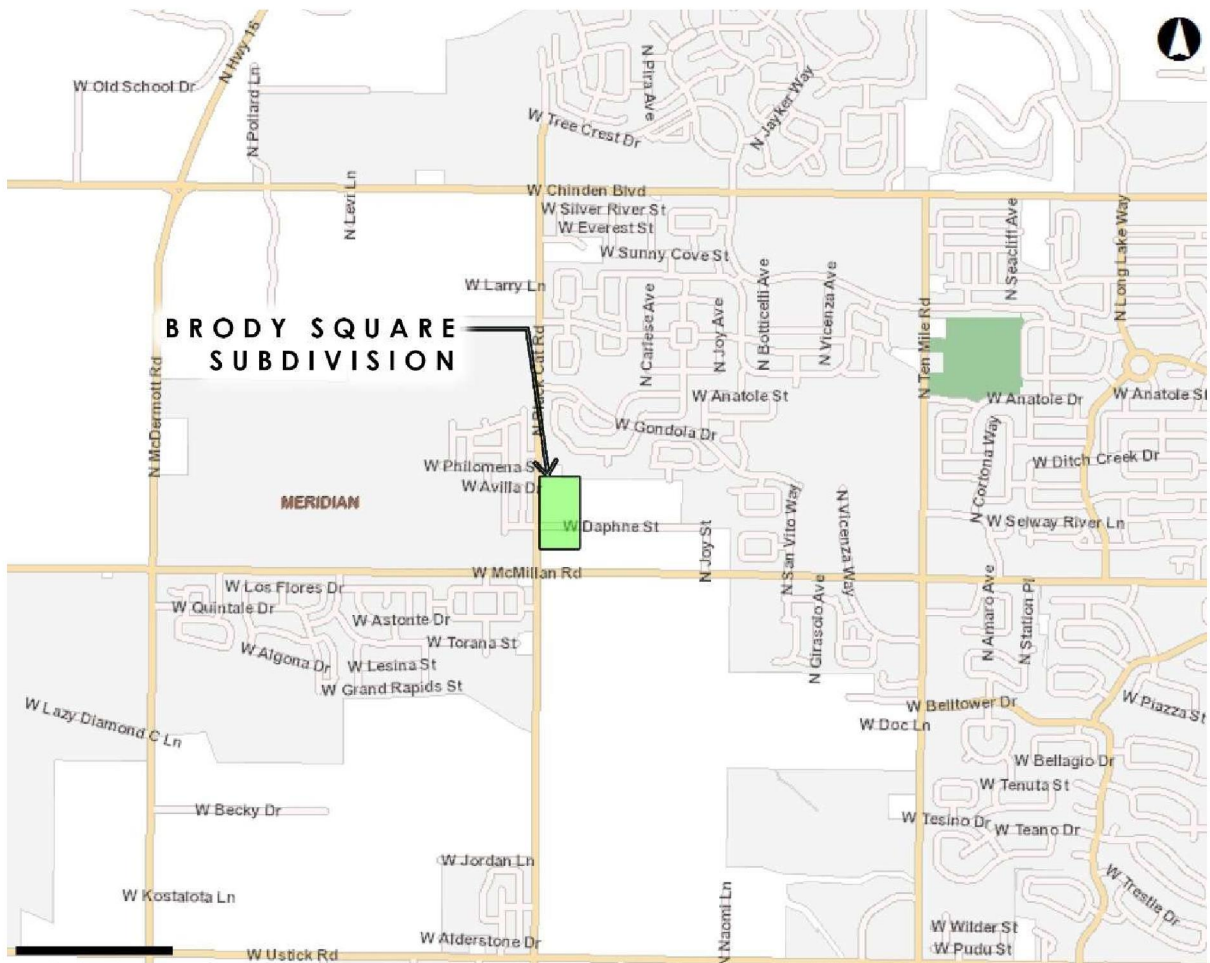


Figure 1 - Vicinity Map

The Project Site is currently zoned as Rural-Urban Transition (RUT). The applicant proposes annexation of the Project Site and a rezone to Medium-Density Residential (R-8). The proposed rezone is in conformance with the Future Land Use Map, which designates the Project Site as Medium Density Residential, as shown in Appendix A.

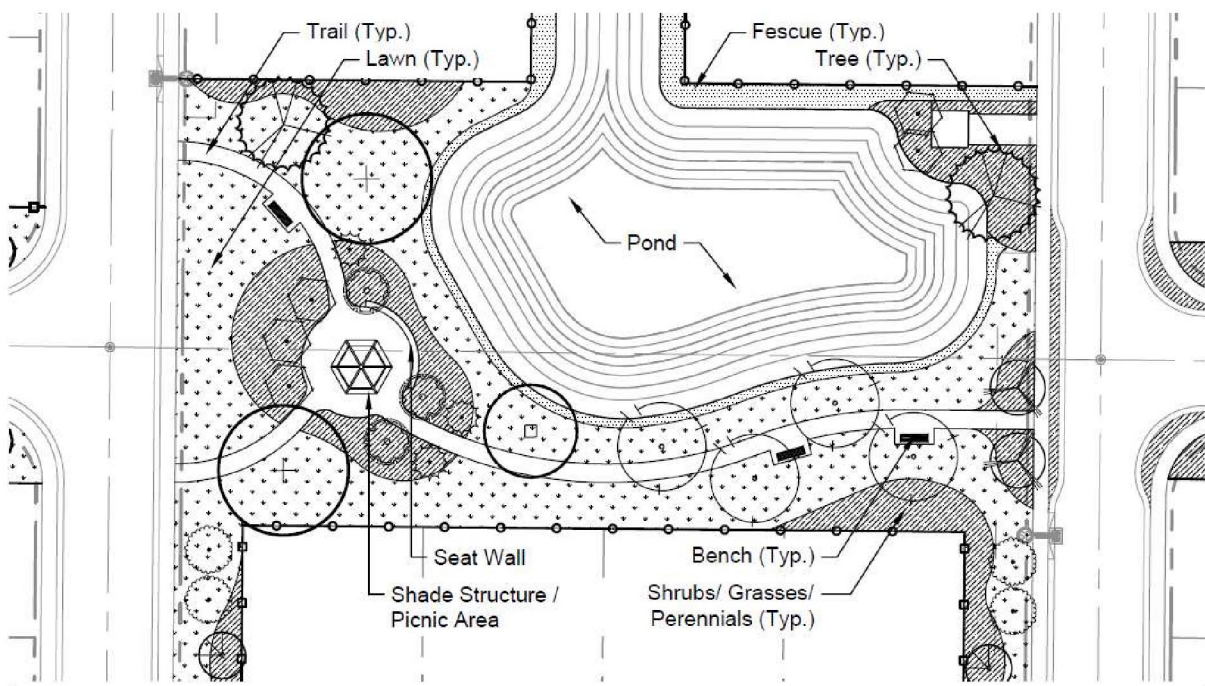
Brody Square will consist of 65 single-family detached dwelling units. The gross density of the project is 4.33 dwelling units per acre.

PROJECT AMENITIES AND OPEN SPACE

The Brody Square Subdivision is planned to incorporate an appealing amenity package that will provide connectivity and recreation opportunities within the community. The development will provide approximately 2.48 acres of open space, which is approximately 17% of its project area. Appendix B details the open space provided by the project. The amenities selected are customized to current homebuyer preferences. The amenity package is also in compliance with and exceeds the Uniform Development Code's common open space requirements and will include the following:

1. One (1) shade structure/picnic area with picnic tables, a seat wall and benches.
2. Open grassy areas and trail connections for active recreation purposes.
3. A fifty (50) foot linear landscape / open space area with looped trail.

Figure 2 below depicts the central amenity area, which provides an active environment for all ages. Appendix C further details the project's amenities.



LEGEND	
DESCRIPTION	
	Festuca rubra Unmown Red Fescue
	Lawn
	Shrubs / Grasses / Perennials
	6' Solid Vinyl Fence Along Landscape Buffers, Property Perimeter, and Side Lots, Typ.
	5' Open Vision Lattice Top Vinyl Fence Along Common Areas, Typ.
	Ramada by Classic Recreation Systems 20' X 20' Charleston Model

Figure 2 - Amenity Area

ARCHITECTURAL ELEMENTS & SINGLE-FAMILY HOUSING

The architecture style of the project will largely be a mix of contemporary forms and modern styles. An elegant and plentiful blend of materials ranging from stone to stucco and board-and-batten siding materials are planned with stylish natural colors. Home sizes will range from 1,600 – 3,000 square feet. Similar to the homes in the surrounding new developments. Maximum building height will be 35 feet. Representative architecture elevations are shown in Appendix D.



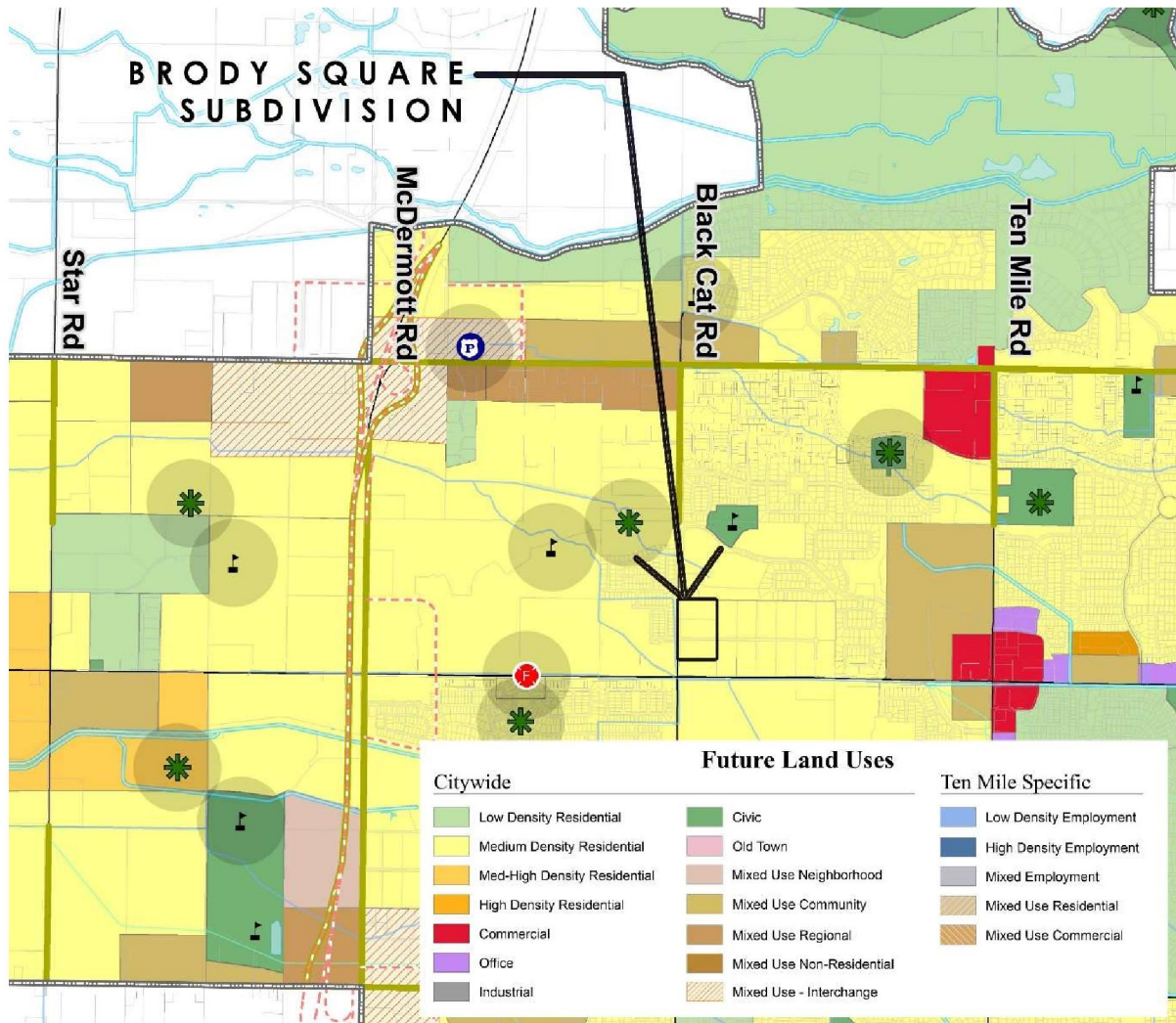
UTILITIES

Water and sewer service for the project is provided by the existing City of Meridian water and sewer facilities in Black Cat Road. Irrigation service is provided by Settlers Irrigation District via the Beach Lateral. The Beach Lateral is not a constant delivery system and the project will receive 36-hours of service per week, so a pond and pump station will be constructed onsite for irrigation water storage and pressure irrigation service. Excess irrigation water will be routed downstream to the existing outfall location.

CONCLUSION

As shown, Brody Square is an attractive & well-designed community. The development will provide a blend of appealing single-family homes and open space areas. The proposed R-8 zoning classification aligns with the Comprehensive Plan's Future Land Use Map designations. Open spaces and amenities will work together to create an active and interconnected recreational community. Our design team has carefully considered the input of existing neighbors and service providers. With these positive characteristics, approval of Brody Square is in the best interests of the City. The developer and design team respectfully request your approval of the Annexation and Rezone and Preliminary Plat applications for the Brody Square.

APPENDIX A – EXISTING/FUTURE LAND USE



	Adjacent Land Use	Adjacent Zoning
North	Medium-Density Residential	RUT & R-4
South	Medium-Density Residential	RUT
East	Medium-Density Residential	RUT
West	Medium-Density Residential	R-8 & R-15

APPENDIX B – OPEN SPACE ANALYSIS

Site Data
 Gross Area: +/-15.00 Acres
 Net Area: +/-13.90 Acres
 Existing Zoning: RUT (County)
 Proposed Zoning: R-8
 Proposed Lot Size: Min. 50' x 110'
 Proposed Units: 65 Lots
 Proposed Density: 4.33 du/ac

Open Space Data
 Required Open Space: 1.39 Ac. (10% Min.)
Provided Open Space:
 Total Open Space: +/-2.48 Ac. (+/-17.8%)
 Qualified Open Space: 1.79 Ac.
 Qualified Open Space (1/2 Area): 0.27 Ac. (0.54 Ac.)
 Total Qualified Open Space: 2.06 Ac. (+/-14.8%)



PRELIMINARY PLAT DATA

TOTAL ACRES	
TOTAL GROSS ACRES	15.00 AC.
TOTAL NET ACRES	13.90 AC.
TOTAL OPEN SPACE AREA	2.48 AC.
QUALIFIED OPEN SPACE	2.06 AC.
QUALIFIED OPEN SPACE PERCENTAGE	14.8%
TOTAL LOTS	72
SINGLE FAMILY LOTS	65
COMMON LOTS	7
ZONING	
EXISTING:	RUT
PROPOSED:	R-8
MINIMUM LOT SIZE (SF)	
SINGLE FAMILY	4,000 SF
AVERAGE LOT SIZE (SF)	
SINGLE FAMILY	5,500 SF
DENSITY (DU/AC)	
GROSS DENSITY	4.33 DU/AC
NET DENSITY	4.68 DU/AC

APPENDIX C – AMENITIES

Community Shade Structure/Picnic Area



Ramada:

- Manufacturer: Classic Recreation Systems
- Model: Charleston
- Size: 20' x 20'
- Material: Steel
- Color: "Cool Jade Green" (roof) and "Jet Black" (frame)

Community Pond (Example)



Stucco Seat Wall (Example)



Site Furnishings



Bench:

- Manufacturer: FairWeather
- Model: PL-3
- Material: Steel
- Color: Black



Trash Receptacle:

- Manufacturer: FairWeather
- Model: TR-12
- Material: Steel
- Color: Black



Picnic Table:

- Manufacturer: FairWeather
- Model: F-5P
- Materials: steel (table frame) and recycled plastic (table top)
- Color: black (table frame) and weathered wood (table top)

APPENDIX D – REPRESENTATIVE ARCHITECTURE EXAMPLES

