



October 10, 2017
Project No.: 17-142

Ms. Diana Sanders
Ada County Development Services
200 West Front Street
Boise, ID 83702

**RE: Charter Pointe Meadows East – Ada County, ID
Rezone, Preliminary Plat, Development Agreement, Development Agreement Modification, Master Site Plan, and Property Boundary Adjustment Application Narrative**

Dear Ms. Sanders:

On behalf of Charter Pointe Properties, LLC, we are pleased to submit the attached applications and required supplements for a rezone, preliminary plat, development agreement, development agreement modification, master site plan, and property boundary adjustment for Charter Pointe Meadows East Subdivision. Please accept this letter as the required written narrative regarding the project.

General Information

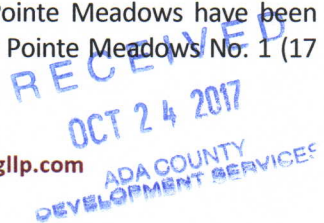
As you know, this project is located west of Maple Grove and south of Lake Hazel in Ada County, Idaho. The parcels encompassed by these applications are currently utilized as agricultural ground and include the following:

No.	Parcel	Address	Acreage (+/-)	Associated Application(s)
1	S1402449020	7477 South Maple Grove Road	2.5 acres	Rezone, Pre Plat, DA Mod, DA, MSP, PBA
2	S1402449100	South Cape View Way	4.5 acres	Rezone, Pre Plat, DA Mod, DA, MSP, PBA
3	S1402449955	9260 West Stonewood Drive	3.5 acres	Rezone, Pre Plat, DA Mod, DA
4	S1411110350	9103 West Tanglewood Drive	0.9 acres	Pre Plat, DA Mod, DA
5	S1411110050	7801 South Maple Grove Road	9.9 acres	Rezone, Pre Plat, DA Mod, DA
6	S1402449800	7550 South Rudder Avenue	17.9 acres	Rezone, Pre Plat, MSP, DA
7	S1402417230	7421 South Maple Grove Road	11.5 acres	PBA
8	Sliver Parcel*	No address	0.05 acres	Rezone, Pre Plat, DA

* This parcel was recently deeded from the HOA to Charter Pointe Properties to facilitate roadway access to Sea Breeze. The parcel number and address have not yet been issued per Ada County's GIS system.

History

In 2008, a larger project (which included parcels 1-6) was approved by Ada County via project number 200700222 S-ZC-DA-PBA-VAC for Charter Pointe Square Subdivision. However, due to market conditions at the time, the approvals for that project expired and the zoning reverted from the approved R-12 zone back to the original RSW designation. In 2014, Charter Pointe Properties reacquired a portion of that project (parcels 1-5) and received approval for a new entitlement package via project number 201400344 ZC-DA-S-PBA for Charter Pointe Meadows Subdivision. That entitlement included a rezone to R-8 and a preliminary plat for 92 buildable lots on approximately 33.5 acres. Since that approval, three phases of Charter Pointe Meadows have been platted including Charter Pointe Meadows North No. 1 (16 buildable lots), Charter Pointe Meadows No. 1 (17



buildable lots), and Charter Pointe Meadows No. 2 (15 buildable lots). The property boundary adjustment approved with that application has also been completed.

When Charter Pointe Meadows was approved, a large outparcel owned by another party (parcel 6) existed in the center of the layout. Since that time, the developer has entered into contract to purchase that parcel and is now pursuing an entitlement package that will not only plat the additional ground, but also revise the remaining unplatted portions of Charter Pointe Meadows. The following narrative outlines the various applications needed to accomplish the desired entitlements.

Rezone

Blueprint Boise designates this site as Compact, which allows for a variety of single- and multi-family residential developments with a typical density range between 6-15 units per acre. However, the current County zoning combination of RSW and R-8 does not allow for this project as designed. The enclosed applications propose to rezone portions of the site from the current RSW and R-8 zones to a combination of R-8 and R-12 per the attached exhibit. The proposed zoning is consistent with the 2008 and 2014 approvals, is compatible with the previous phases of Charter Pointe Subdivision, and will provide for continuity in lot sizing adjacent to previous phases while allowing for a variety of product types throughout the neighborhood. Please see the Preliminary Plat section below for additional details on lot counts and densities in these zones.

Development Agreement

As a result of the rezone request for this project, the owners understand that a Development Agreement (DA) will be required. We are requesting the following special provision to be included with this new DA:

- The developer envisions that the zero lot line portion of the project will include a combination of attached and detached housing product. However, market conditions will ultimately dictate which type of product goes on which lots. In order to provide the most flexible building experience for future homebuyers while still meeting the intent of the code, we are proposing that in lieu of graphically depicting the building footprints on each lot in the zero lot line portion of the development, we place a condition in the new DA stipulating that no lot within the zero lot line development may utilize a zero setback on more than one (1) interior lot line.

The Conceptual Phasing Plan submitted with these applications reflects build-out of this project in four (4) phases. While it is the intent of the developers to follow the phasing plan, future market conditions and lot absorption rates will affect how the project is ultimately phased and constructed. In light of this, we would like to request that the phasing plan be excluded from the new DA.

Development Agreement Modification

As a part of the Charter Pointe Meadows approval, a DA was put in place (DA No. 10789 recorded as Instrument No. 2014-065997) which will need to be modified to accommodate the changes proposed by this new plat. We will look to staff for direction on how to modify this agreement so that it remains in effect for the platted phases of Charter Pointe Meadows, while also being superseded by the new DA for Charter Pointe Meadows East. It would seem that the most straightforward approach to accomplish this would be to record a document releasing the unplatted portions of Charter Pointe Meadows from the old DA with the understanding that the ground will now be encompassed by the new DA. If this avenue is acceptable to Staff, we will provide a legal description of the ground to be released.

In conjunction with the other modifications, we are also requesting to have the small area of ground being deeded to Mr. Murgoitio via the property boundary adjustment released from the existing DA. The ground was part of the original Charter Pointe Meadows entitlement and was, therefore, encumbered by the agreement. However, with the adjustment to remedy the driveway encroachment further discussed herein, the ground going to Mr. Murgoitio will no longer be part of the Charter Pointe project and should not be encumbered by any of the agreements. Again, we will look to staff for the best way to accomplish this, but would suggest that the same DA release document described above could accomplish the task.

Preliminary Plat

The attached preliminary plat proposes 178 buildable lots and 13 common lots across approximately 38.9 acres and 2 zoning designations. Consistent with the Code, the R-8 portion of the project proposes 87 buildable lots and 5 common lots on 22.2 acres, resulting in a density of 3.9 units per acre. Also consistent with the Code, the R-12 portion of the project proposes 71 buildable single-family lots, 48 multi-family units, and 8 common lots on 16.7 acres, resulting in a density of 7.1 units per acre.

As you can see, a portion of the ground encompassed by this plat was previously part of the Charter Pointe Meadows preliminary plat. At the time of that entitlement, the roads and utilities were laid out around the Murgoitio outparcel. Now that the Murgoitio ground is part of the project, the unplatted portions of Charter Pointe Meadows are being modified with this new plat to better align roadways and provide a more efficient layout across the site.

The housing product slated for the R-8 zone consists of single-family detached homes on varied lot sizes, while the product slated for the R-12 zone includes a mix of single-family detached homes, single-family attached homes, and multi-family (4-plex) buildings. As previously mentioned, the developer is requesting zero lot line setbacks for the single-family R-12 portion of the project to accommodate the product mix. The developer will also be utilizing the code allowance for up to 20% reduced street frontage in the zero lot line project.

The multi-family units are slated for Lots 1-12, Block 7, as depicted on the attached preliminary plat. Please see the master site plan section below for additional details on this portion of the project.

While County Code does not require open space or amenities as a part of a regular subdivision, the developers are proposing to provide both with this project. These open space areas will provide resident recreation and enjoyment, buffering from major roadways, and easement accommodation for both ACHD and the Boise Project Board of Control. The open space will be managed and maintained by the existing Charter Pointe HOA and will conceptually follow the open space management plan included with this submittal. The southern boundary of this site abuts the New York Canal, and a portion of a regional pathway planned along the Canal was constructed as a part of previous phases of Charter Pointe and Charter Pointe Meadows. This project proposes to continue that pathway along our eastern boundary to connect with sidewalk to be constructed along Maple Grove.

It is anticipated that this project will annex into the existing Charter Pointe HOA and adopt the CC&Rs in place for the previous phases of the neighborhood. As required, a copy of those CC&Rs is included with this submittal.

As a part of the previous Charter Pointe Square project (200700222 S-ZC-DA-PBA-VAC), a Geotechnical Report and a Natural Features Analysis were submitted and approved, and there have been no major modifications to the ground since that time. Per staff recommendations at our pre-application meeting, we have not prepared those items again and ask that the versions submitted with the previous application be accepted and utilized for this new application.

Master Site Plan

In an effort to provide additional variety to the housing opportunities in the community, this project proposes twelve 4-plex units on approximately 3.3 acres. It is proposed that this multi-family component, called The Cottages at Maple Grove, will have its own driveway access to Maple Grove with pedestrian connectivity into the surrounding neighborhood. It will be part of the Charter Pointe community and will be subject to the same CC&Rs.

As you can see on the attached site plans and elevations, two different building types are proposed at The Cottages on Maple Grove. The layout of the underlying lots allows the buildings to be staggered while the two different footprints provide aesthetic variety. While each building is proposed to be constructed on its own parcel, the parking across the site is designed to be shared and a draft joint parking agreement is included with this submittal for review.

Please refer to the supplemental checklist and site plans for additional details on the various components of this project, such as parking, utilities, and landscaping. As with the preliminary plat portion of this project, the natural features analysis completed with the 2008 approvals included this ground. As directed by staff, we have not completed a new study and ask that the study on file be utilized.

Property Boundary Adjustment

As a part of this project we are proposing a minor property boundary adjustment to remedy a driveway encroachment between Mr. Murgoitio's ground (parcel 7) and Charter Pointe parcels 1 and 2. As shown on the attached exhibit, the line common to these parcels will be adjusted to add approximately 0.33 acres to parcel 7, ensuring that the driveway at the south end of the calving operation is entirely on Mr. Murgoitio's property. The preliminary plat boundary and legal descriptions for the rezone and development agreement boundaries reflect this adjustment.

Miscellaneous

As you know, the timing of the Sea Breeze connection to Maple Grove has been a continuing topic of discussion since the Charter Pointe Meadows project was entitled. After recently meeting with the County, ACHD, and Boise Fire, it is the intention of the developer to construct Phase 1 of Charter Pointe Meadows East without making the Maple Grove connection in an effort to lessen the immediate impacts to the Murgoitio's ongoing farming operations. As you can see on the attached conceptual phasing plan, the connection is anticipated with Phase 2 of the project. ACHD has approved this plan per the attached memorandum.

This property has shares within the New York Irrigation District which will be utilized to provide pressure irrigation to the project. The irrigation system for Charter Pointe Meadows East will tie into the existing Charter Pointe system. Any necessary upgrades will be coordinated with the irrigation district and the Charter Pointe HOA.

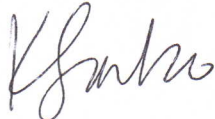
The public utilities providing services to this area have been contacted and none have expressed concerns with serving this project. These include the City of Boise, Suez, Idaho Power, Intermountain Gas, CenturyLink, and Cable One.

At this time, there are no known health, safety, or environmental problems that currently exist or that will exist as a result of this development.

Conclusion

This project reflects a mix of lot types that will not only accommodate various housing sizes, footprints, and market demands, but also complement the previous phases of the community and aid in the successful completion of the overall Charter Pointe neighborhood. Should you have questions or require further information in order to process these applications, please contact me.

Sincerely,
KM Engineering, LLP



Kirsti Grabo
Development Coordinator

cc: Charter Pointe Properties, LLC
Mr. Richard Murgoitio

RECEIVED
OCT 24 2017
ADA COUNTY
DEVELOPMENT SERVICES