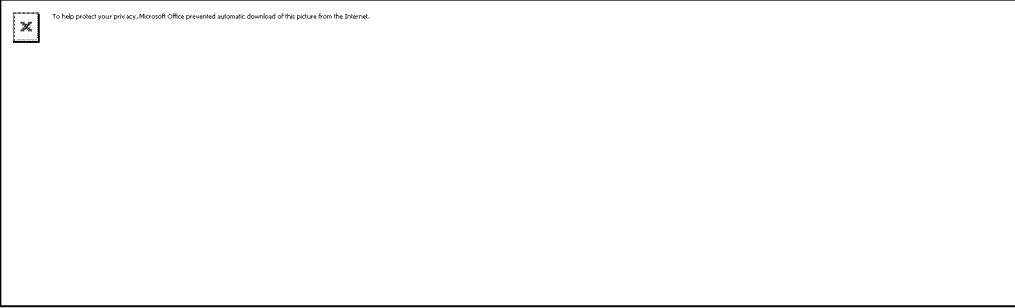


Charlene Way

From: clerk@meridiancity.org
Sent: Thursday, August 13, 2020 1:48 PM
To: Charlene Way
Subject: Development Application Transmittals - Compass Pointe ALT, AZ, PUD, PP H-2020-0062

 <small>To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.</small>	
Development Application Transmittal	
Link to Project Application: Compass Pointe ALT, AZ, PUD, PP H-2020-0062	
Transmittal Date: August 13, 2020	Hearing Date: September 17, 2020
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.

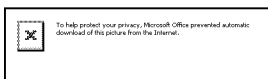
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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: September 17, 2020

Planner: Joseph Dodson

File No.: H-2020-0062

Project Name: Compass Pointe

Request:

- Annexation and zoning of 7.69 acres of land with the R-15 zoning district;
- Preliminary Plat consisting of 50 single-family attached building lots and 8 common lots on approximately 7.6 acres of land in R-15 zoning district;
- Request for Alternative Compliance for the purpose of connecting a private street directly to an arterial street;
- Request for a Planned Unit Development for the purpose of reducing the rear setback of the R-15 zoning district, by A-Team Land Consultants.

Location: The site is located at the southwest corner of E. Victory Road and S. Locust Grove Road, in a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 3N., Range 1E.



STAFF USE ONLY:
Project name:
File number(s):
Assigned Planner: Related files:

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
Daycare
Home Occupation
Home Occupation/Instruction for 7 or more
Administrative Design Review
DR Modification
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
CZC Modification
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Permit Modification (check only 1)
Director
Commission
Development Agreement Modification
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
Director
Commission
Council
UDC Text Amendment
Vacation (check only 1)
Director
Commission
Variance
Other PUD

Applicant Information

Applicant name: A Team Land Consultants Phone: 208-871-7020
Applicant address: 1785 Whisper Cove Avenue Email: steve@ateamboise.com
City: Boise State: ID Zip: 83709
Applicant's interest in property: Own Rent Optioned Other Project Management/Real Estate
Owner name: Bulter Realty LLC Phone: 208-871-7020
Owner address: 204 Franklin Street Email: steve@ateamboise.com
City: Redwood City State: CA Zip: 94063
Agent/Contact name (e.g., architect, engineer, developer, representative): Representative
Firm name: A Team Land Consultants, Steve Arnold Phone: 208-871-7020
Agent address: 1785 Whisper Cove Avenue Email: steve@ateamboise.com
City: Boise State: ID Zip: 83709
Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 3245/47 Locust Grove Road Township, range, section: 3N, 1E, sec 30
Assessor's parcel number(s): S1130110080, 100 Total acreage: 7.69 Zoning district: RUT

Project/subdivision name: Compass Pointe Subdivision

General description of proposed project/request: The applicant is proposing 50 townhouse to be platted on their own individual lots so they can be individually sold. All common area and lot area will be maintained by HOA.

Proposed zoning district(s): R-15

Acres of each zone proposed: 7.69

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? NMID

Which irrigation district does this property lie within? NMID

Primary irrigation source: Surface Water Secondary: City Water

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: 50 Number of building lots: 50

Number of common lots: 8 Number of other lots: N/A

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
(up to: 500 sq. feet) (up to: 250-500 sq. feet) (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): 1,600 Maximum building height: 30-feet

Minimum property size (s.f.): 2,100 Average property size (s.f.): 2,350

Gross density (Per UDC 11-1A-1): 6.5/acre Net density (Per UDC 11-1A-1): 7.8/acre

Acreage of qualified open space: 2.58 Percentage of qualified open space: 34-percent

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Total buffer =33,651 s.f
Buffer x . 5 = 16,825.5 - 2.96 total common landscape = 2.58 for gazebo, pathways, plaza, pocket park, play ground.

Amenities provided with this development (if applicable): _____

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____


Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: A Team Land Consultants, Steve Arnold

Applicant signature:  Date: 5-4-2020



August 3, 2020

Mr. Bill Parsons, Planning Manager
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

Dear Bill:

Subject: Revised Narrative - Compass Pointe Subdivision

On behalf of Butler Realty LLC., A Team Land Consultants presents to the City of Meridian an alternative compliance, preliminary plat, PUD, and a Rezone application for the proposed Compass Pointe Subdivision. The subject property is located at the southwest corner of Locust Grove Road and Victory Road. The property contains 7.69 acres and is identified as Ada County Assessor's Tax Parcel Number S1130110080 and S1130110100.

Project Summary

The applicant is proposing 50 residential townhouse units on 7.69 acres. The site is currently zoned RUT and the applicant is requesting R-15. The proposed gross density of the residential area is calculated at 6.5 units per acre. Under the existing FLUM, the site is allowed up to 8 units per acre. The applicant is proposing to subdivide each of the townhouse building, so they have their own lot, and this is being done because they are a for sell product.

Alternative Compliance, Access and Roads

The site is adjacent to both Locust Grove Road and Victory Road. Ada County Highway District (ACHD) has in their five-year work plan to widen both roads and install a roundabout at the intersection. Both roads will require an additional 17-foot of right-of-way dedication for the planned roadway improvements. The submitted site plan and plat conforms with ACHD's design for both roadways.

The applicant is proposing a 24-foot roadway section with rolled curbs and gutter and 4-foot sidewalk on either side. The main access is off Locust Grove Road, in alignment with Coastline Street. ACHD has approved this location and is recommending no addition access into this development, and they are also asking that the roads are private. Due to ACHD not accepting the roads we are required to build them as private roads, because they are private the applicant is requesting alternative compliance with City Code for private streets off an arterial. The Homeowners Association will maintain the roads and there will be financial and maintenance provisions spelled out in the CC&R's.

There will be a fire access drive off Victory Road that will be gated off from general use. That design will be coordinated with the Meridian Fire Department. There are no additional driveways on either road proposed with this development, and other than the approved private road location there will be no direct lot access allowed to either road.

Proposed Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The buildings are proposed with modern finishes and extensive outdoor decking. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to make the buildings more architecturally attractive. Three-foot fencing will be provided to screen the mechanical units. There are a mix of unit types, some are proposed to be two bedroom and two and a half baths and others will be three bedroom and two baths. A mix is provided to meet the demand for a mix in housing types. All of the buildings will have two car garages with an additional two car parking space provided in front of the garage. Additional parking is provided within the subdivision in addition to the individual parking. Nearly all the townhouses will have direct access to a pathway in their back yard or adjacent to the private road.

Landscaping and Amenities

A landscape plan has been prepared in accordance with the City standards. There is a proposed 25-foot buffer along Locust Grove Road and Victory Road and the Ten Mile Creek provides for over 100-feet of buffer from the properties to the west. We are planning berms along with a fence at the top of the berms along both Locust Grove Road and Victory Road. This is being done to ensure privacy and buffering from both roads.

There are two pocket parks, one as you enter the site and one centralized within the subdivision. The first park will have play equipment, gazebo and picnic area, along with a plaza and sitting area. The second pocket park will be a plaza/sitting area and picnic area and gazebo. Both will be extensively landscaped and maintained by the HOA.

Pathways are provided through out the subdivision and will connect to all common areas. The center blocks will have pathways in the back of the lots that will extend out to the sidewalk adjacent to Locust Grove Road. No fencing will be allowed adjacent to the lots; the only fencing will be the perimeter fence adjacent to Locust Grove Road and Victory Road. Where the pathways and fire access extend out to the road, there will be a break in the fence. All the lot landscaping and buffers will be maintained by the HOA, and not by individual lots owners.

Utilities, Irrigation, Storm Drainage

There are existing wet and dry utilities adjacent to this site's north and east of the property line. The developer is proposing to extend both sewer and water from Locust Grove Road and Victory. Dry utilities will also be extended into this site to all the lots. Portions of the common areas will be utilized for storm drain;

subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas and lot landscaped areas. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented.

Planned Unit Development

The City allows for Planned Unit Developments (PUD) provided they meet the standards as listed in 11-7-4 of the City Code and not merely for relief of dimensional standards. The only dimensional standard that we are seeking relief of is our rear setback which under City Code for this zone is required to be 12-feet from the rear lot line. We are requesting that it be 10-feet from the lot line. This does not affect any neighboring property. To the north is a vacant house purchased by a developer which is anticipated to be developed soon. Plus, Victory Road separates our development from that property. To the west is a developed subdivision that is separated from our site by 120-feet due to the Ten Mile Creek. To the east is a developed property separated by Locust Grove Road. The reduction of the setback is not anticipated to adversely impact any properties in the area.

One of the standards in a PUD is that there is a minimum of 80-feet private open space provided for each residential unit. With our buildings we are providing 84-feet on the first floor and over 100-feet on the second-floor areas. Another standard that we meet is that the site is an infill development of less than five acres. The properties around this site have been developed and the developable area of this site is approximately 3.5-acres, excluding the Ten Mile Creek area; which we are enhancing and utilizing as an amenity. As a required finding we will plan to preserve and protect the natural area of the Ten Mile Creek. Along the Ten Mile Creek we are providing a pathway that will interconnect with all the other pathways that are provided throughout the project. The pathway and vehicle connectivity is an additional standard of the PUD ordinance that our project is demonstrating compliance with.

Another standard within the code for a PUD is that we provide a variety of housing types. Our proposal includes single family detached, townhomes and triplex units. Each unit will be built on its own lot so they can be sold. The building will also be a variety of two bedroom, two and a half bathrooms along with three bedrooms and two and a half bathrooms. Each unit, as stated above, will be provided private open space. The architecture will be a more modern rustic look. Another standard we are meeting is the clustering of buildings along the Ten Mile Creek, the majority of those building are the triplex design and will not impact the natural amenity as required by 11-7-4A-4 of City Code. This project demonstrates complying with many standard of the PUD Ordinance and the relief from City code that we are asking for is minimal.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application. There were several neighbors that showed up to the meeting. The proposed site design was discussed in length and there were no major objections to what was

being proposed and was welcomed. The site was presented as a higher end townhouse project, which is the objective of the developer.

Vision Statement

Our vision is to promote a residential development is to increase a variety of housing choices within the City. This site is centrally located in an area of the City that has been developed with a significant amount of residential uses with a limited housing variety. The proposed townhomes will provide a mix of housing types that the City promotes. There are entertainment and employment centers in close proximity to the proposed development. This development will help meet the demand of a mix of housing.

The landscape entrance at the intersection off Locust Grove Road will be improved to create a nice approach as you enter this site. With nearly one mile of pathways and the pocket parks provided, this compact development will offer similar amenities provided in larger developments. The building types provided are superior to most townhouse developments of this nature. With the landscaping and screening provided the residents of this development will have a very private feel, and the neighboring roads and uses will have little impact on this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold".

Steve Arnold
Project & Real Estate Manager

Cc: William Butler
Jim Henson
Gina Henson