

September 27, 2021

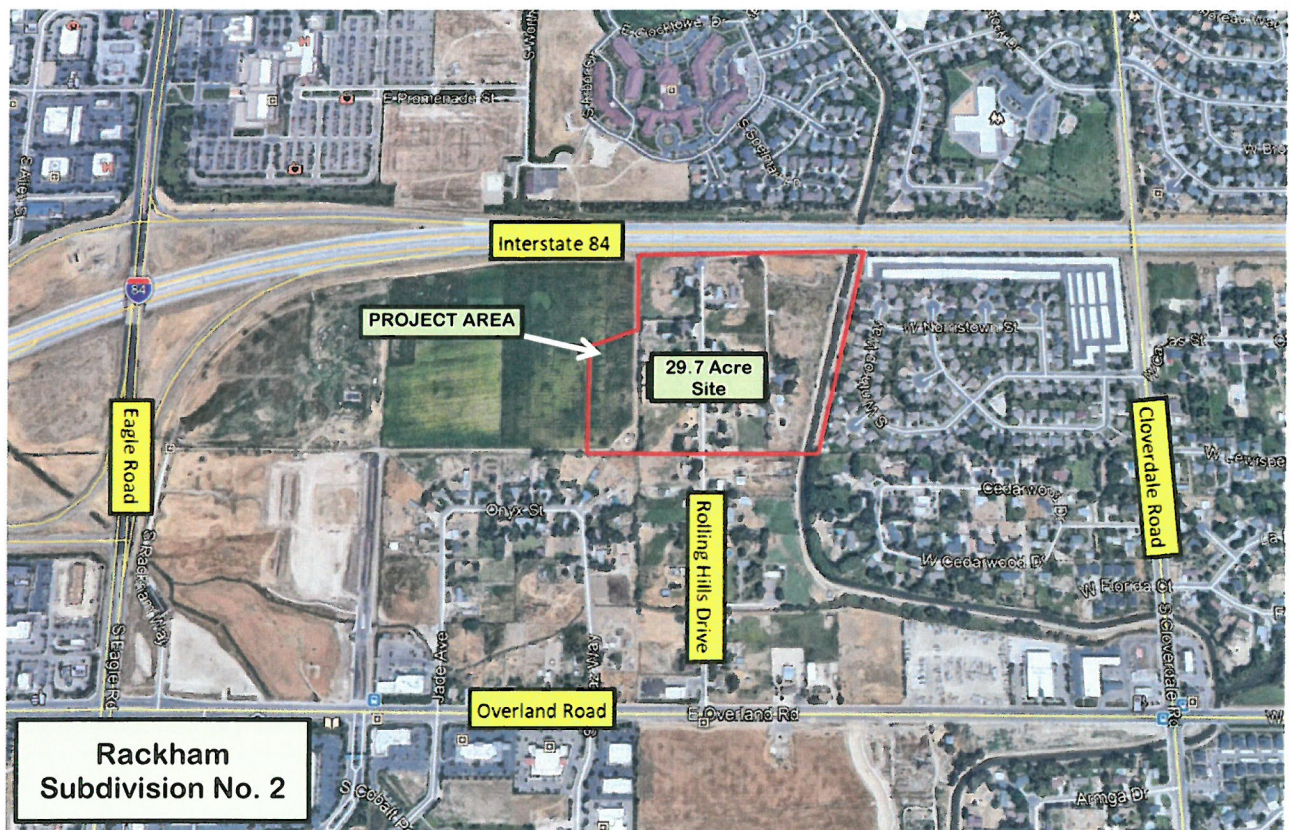
C. Caleb Hood, Planning Division Manager
Community Development Services
Meridian City Hall

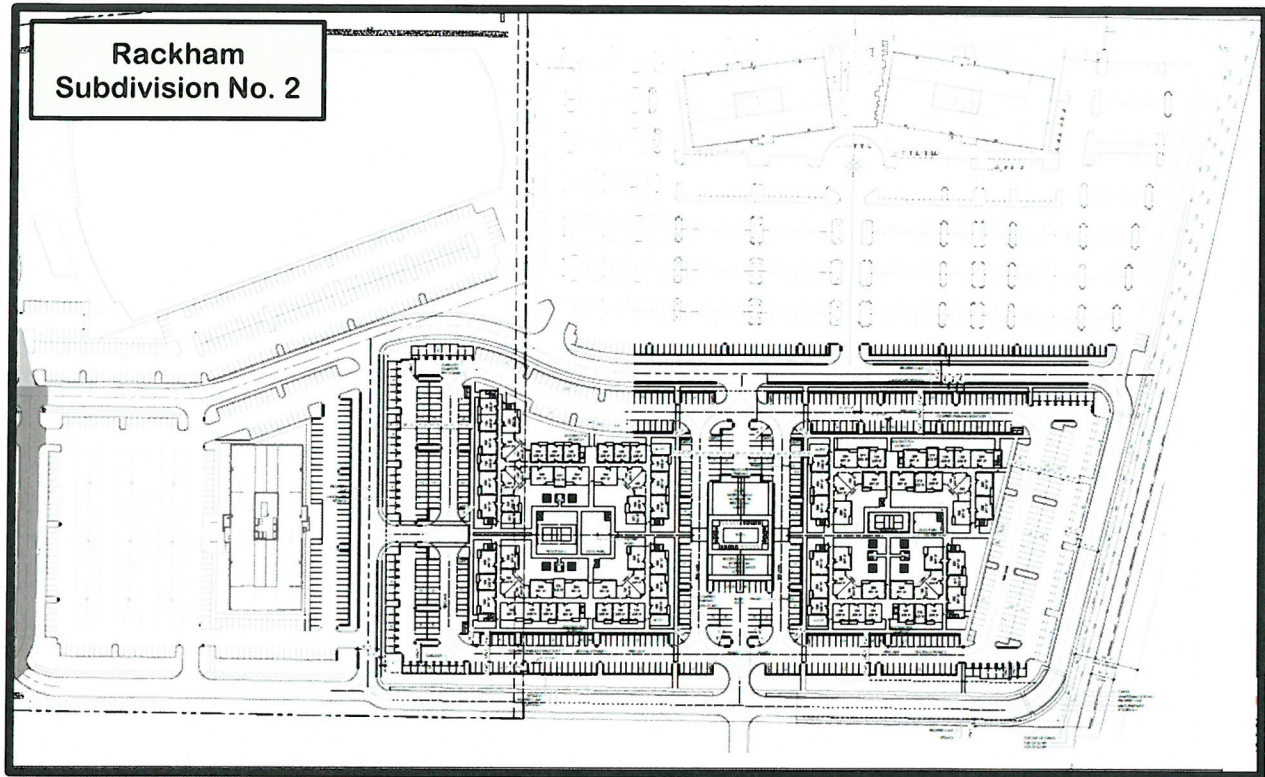
Re: Rackham Subdivision No. 2 – Annexation/Zoning, Preliminary Plat, Conditional Use Permit and Alternative Compliance

Dear Mr. Hood:

Brighton Investments, LLC, in conjunction with BVA Rolling Hills No 1, LLC, is pleased to submit the applications for ***Rackham Subdivision No. 2***, a 29.7 acres mixed-use development along I-84 in east Meridian. (The multi-family development is to be known and marketed as “**Eagle View Apartments**”, so that name may be found occasionally in application graphics and narrative.)

The project is located north of Overland Road and East of Eagle Road within the area below, and depicted conceptually on the following page.





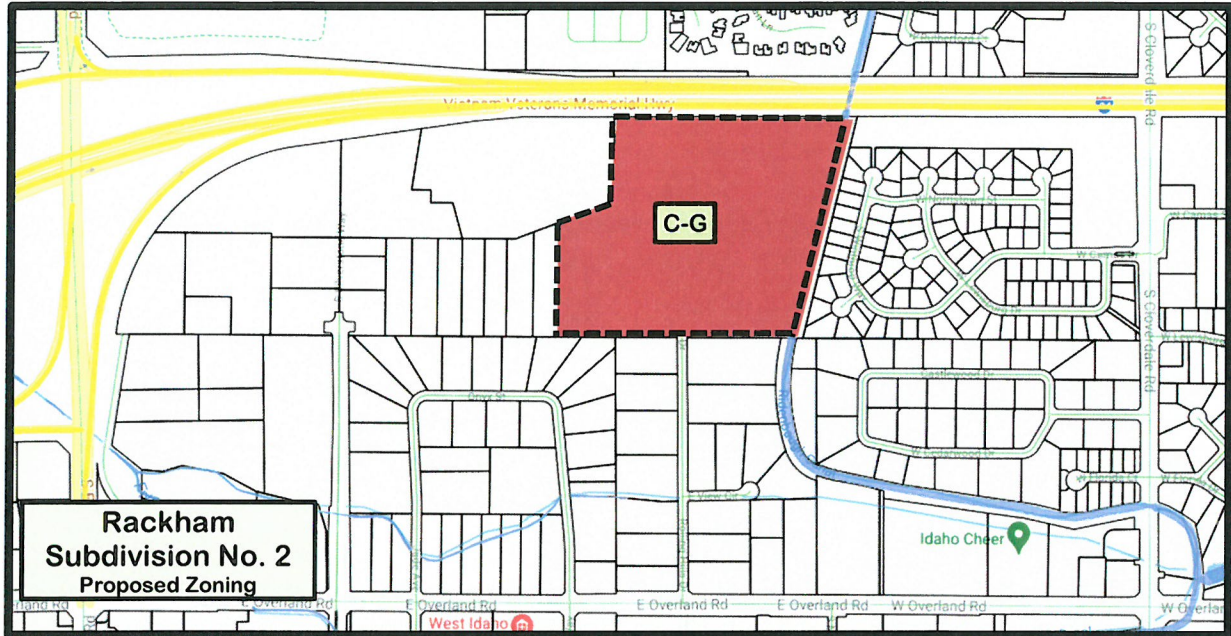
The Annexation and Zoning Application in Detail

We are proposing to annex 25.760 acres of land into the City of Meridian, which includes a portion of Rolling Hill Subdivision. The “path” for the annexation of Rackham Subdivision No. 2 into the City of Meridian was created in 1995 with the annexation of the parcels to the west (Ord. 719, Langley/Power Mall).

Rackham Subdivision No. 2 is on the eastern edge of Meridian’s Area of Impact, contiguous to the “Eagle View Landing” project directly to the west; is bordered by I-84 on the north and is adjacent to the Rolling Hills and Jewell Subdivisions on the south.

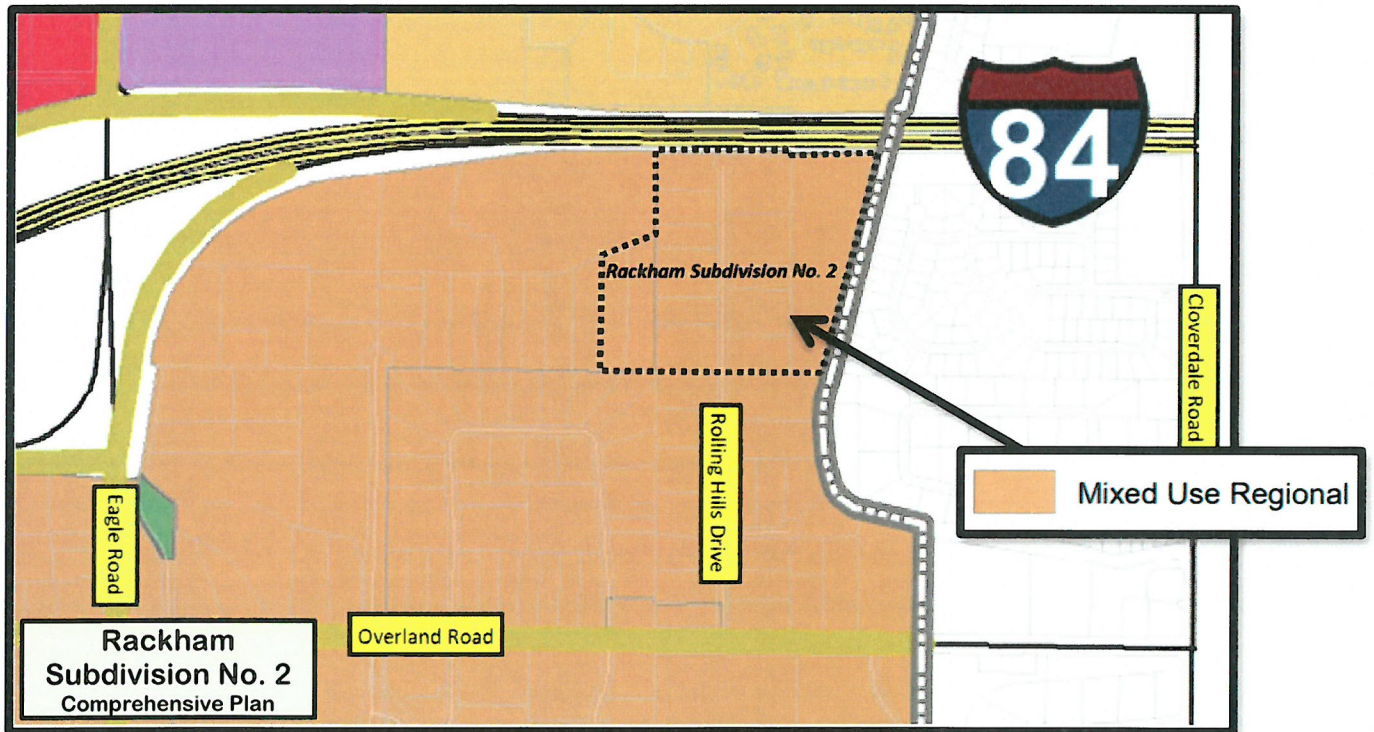
The City’s *General retail and service commercial district* (C-G) zone is proposed. The C-G zone allows for a variety of uses, including retail, office and multi-family residential.

The “*proposed zoning*” exhibit (*next page*) denotes the C-G request for the accompanying annexation, and the “*comprehensive plan map*” exhibit (*also next page*) demonstrates how the proposed zoning complies with the Comprehensive Plan FLUM.



Comprehensive Plan

The entirety of the proposed development is located within the Mixed-Use Regional land-use designation of the City of Meridian’s Comprehensive Plan Future Land Use MAP.



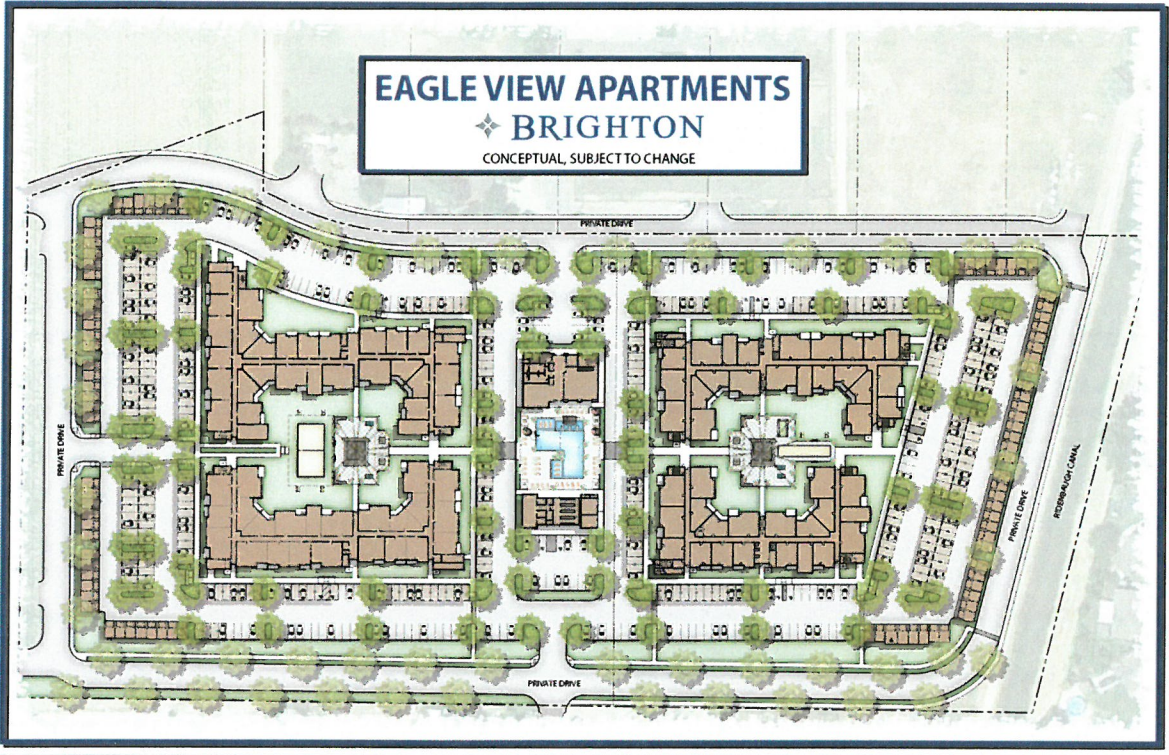
Meridian's Comprehensive Plan includes five sub-categories for Mixed Use: Neighborhood, Community, Regional, Interchange and Non-Residential. The following items are considered in all five categories:

- **Residential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre.**
 - The total land area for the development is 29.7 acres and the total acreage for the multi-family residential portion is 15.937. The multi-family residential portion of the development is approximately 53%.
 - The proposed gross density of the multi-family residential portion of the development is 24.8 units/acre or approximately half of what is allowed by the Mixed-Use standards.
- **There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.**
 - The proposed project will likely consist of a mixture of the allowed uses.
- **Retail commercial uses should comprise a maximum of 50% of the development area.**
 - Retail commercial is expected to comprise only a small portion of the development, and will not comprise more than 50% of the development area.

The Preliminary Plat Application in Detail

We are proposing a preliminary plat exhibit (*next page*) that will consist of two (2) multi-family residential parcels (***Lots 1 and 2, Block 1***), and six (6) commercial parcels (***Lots 3-8, Block 1***).

- The boundary of the preliminary plat consists of 29.7 acres of land, which includes a portion of Rolling Hill Subdivision No. 1, as well as Lots 18 and 19, Block 1 of Rackham Subdivision No. 1. We are proposing to re-subdivide the previously mentioned parcels as part of the development.
- It is anticipated that many of the commercial parcels will be consolidated or realigned at final platting as users determine precise site area requirements.
- With the exception of the lots that will be re-subdivided as part of this project, Rolling Hills Subdivisions will remain in unincorporated Ada County.





EAGLE VIEW APARTMENTS
♦ **BRIGHTON**
CONCEPTUAL, SUBJECT TO CHANGE



CUP Project Specifics

- Site Area 15.937 acres
- Density 24.8 units per acre
- Unit Count 396 units: 48 - studio; 196 - one bedroom; 152 - two bedroom
- Unit size Studio - 616 s.f.; one bedroom – 696 s.f.; two bedroom – 977 s.f.

- Building Height At 48 feet, the projected building height is well within the C-G zone’s maximum height allowance of 65 feet.

- Parking Garages and carport spaces - 397;
uncovered spaces – 252
Total spaces provided: 649. Total spaces required: 648
Bicycle spaces: exterior rack spaces – 32

- Site Access Access is provided to the site from Rolling Hills Drive on the south and from private drive aisles that will connect to existing drive aisles to the west through Eagle View Landing, and ultimately to Silverstone Way.

- Qualified open space 21.9% of the site (3.49 acres) in the form of street landscape buffers, landscape around the leasing building, fitness building and pool (*see open space exhibit on page 11*).

- Amenities
 - Central Core Amenities
 - 24-hour resident lounge
 - Warming kitchen
 - Entertainment area
 - Game area
 - 24-hour fitness center featuring Rogue equipment
 - Locker Rooms with showers
 - Zoom conference room(s)
 - Wi-fi throughout all amenity areas
 - Resort style pool & year-round spa
 - Pool-side patio and grilling area

- Outdoor pool lounge
- Amazon parcel system
- Dwelo Smart Home Technology

- West Courtyard (*see page 10 for exhibit*)
 - Shade structure
 - Outdoor Kitchen with BBQ Grill
 - Benches
 - Outdoor seating surrounding a Fire Table
 - Festoon lighting
 - Cornhole
 - Outdoor Ping Pong Table
 - Sand Volleyball

- East Courtyard (*see page 10 for exhibit*)
 - Shade Structure
 - Outdoor Kitchen with BBQ Grill
 - Benches
 - Outdoor seating surrounding a Fire Table
 - String Lights
 - Cornhole
 - Outdoor Ping Pong Table
 - Snook Ball Court
 - Bocce Ball Court

WEST APARTMENT COMPLEX

AMENITY FEATURES

- CORNHOLE BOARDS
- BENCH
- SAND VOLLEYBALL COURT WITH 10' SAFETY ZONE
- 4' x 8' PRECAST CONCRETE STEPPING STONE
- OUTDOOR KITCHEN WITH BUILT-IN GRILL
- KORNEGAT DESIGN ASPECT SERIES PLANTER POTS, DAVIS COLOR 8064 DARK GRAY, SIZES VARIES, ASP-TT, ASP-21
- OUTDOOR PING PONG TABLE
- 4'x4' SAWCUT CONCRETE
- FREE STANDING DECORATIVE POSTS FOR STRING LIGHT ATTACHMENT
- OVERHEAD EXTERIOR STRING LIGHTS
- FIRE TABLE
- OUTDOOR SEATING
- BELGARD MODULINE PAVERS
- OVERHEAD SHADE STRUCTURE, PERGOLA OR SHADE SAILS

SHADE STRUCTURE

FIRE TABLE

STRING LIGHTS

PAVERS

BENCH

KORNEGAT PLANTER POTS

EAST APARTMENT COMPLEX

AMENITY FEATURES

- OUTDOOR KITCHEN WITH BUILT-IN GRILL
- FREE STANDING DECORATIVE POSTS FOR STRING LIGHT ATTACHMENT
- OVERHEAD EXTERIOR STRING LIGHTS
- KORNEGAT DESIGN ASPECT SERIES PLANTER POTS, DAVIS COLOR 8064 DARK GRAY, SIZES VARIES, ASP-TT, ASP-21
- FIRE TABLE
- 4'x4' CONCRETE SAWCUT
- BELGARD MODULINE PAVERS
- OUTDOOR SEATING
- OVERHEAD SHADE STRUCTURE, PERGOLA OR SHADE SAILS
- FREE STANDING DECORATIVE POSTS FOR STRING LIGHT ATTACHMENT
- KORNEGAT DESIGN ASPECT SERIES PLANTER POTS, DAVIS COLOR 8064 DARK GRAY, SIZES VARIES, ASP-TT, ASP-21
- SMOOK BALL COURT
- CORNHOLE BOARDS
- BOCCIE BALL COURT
- BENCH
- 4'x4' CONCRETE SAWCUT
- OUTDOOR PING PONG TABLE

SHADE STRUCTURE

FIRE TABLE

STRING LIGHTS

PAVERS

BENCH

KORNEGAT PLANTER POTS

ALTERNATIVE COMPLIANCE

Parking Standards –

- **UDC Section 11-3A-19B.3:** “...no more than fifty percent (50%) of the total off street parking area for the site shall be located between building facades and abutting streets.”
 - Because the design of Eagle View Apartments significantly expands and enhances usable site amenities, internally focused on the fitness building, pool and outside activity areas within the east and west courtyards—all to the benefit of the project residents—alternative compliance is requested in lieu of the specific use standard of UDC Section 11-3A-19B.3.
- **UDC Parking Table 11-3C-6** lists parking space requirements for multi-family one- and two-bedroom units-but none studio units. The Table provides for *vertically-integrated* residential at one parking space per unit regardless of the number of bedrooms.
 - Alternative compliance is requested for application of the vertically-integrated standard of one parking space for each of the project’s 48 studio units.

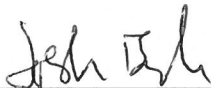
Private Open Space Standards – UDC Section 11-4-3-27B.3: “A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. ...the Director may consider an alternative design proposal through the alternative compliance provisions....”

Project unit design provides the following per-unit balcony/deck area:

- 196 one-bed units: 54-60 s.f. depending on layout (67.5% - 75% of standard)
- 152 two-bed units: 58-85 s.f. (68% - 106% of standard)
- 48 studio units -0- s.f.

The extraordinary site amenities noted above, coupled with innovative, new urban design with an emphasis on integrated, internal open space, facilities, form the basis for this alternative compliance request in lieu of the specific use standard of UDC Section 11-4-3-27B.3.

For Brighton et al,



Josh Beach

Project Manager - Entitlement