


Charlene Way

From: clerk@meridiancity.org
Sent: Wednesday, December 16, 2020 2:57 PM
To: Charlene Way
Subject: Development Application Transmittals - Foxcroft Subdivision H-2020-0113

 To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.
Development Application Transmittal
Link to Project Application: Foxcroft Subdivision AZ, CUP, PP H-2020-0113
Hearing Date: February 4, 2021
Assigned Planner: Joseph 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: February 4, 2021

Planner: Joseph Dodson

File No.: H-2020-0113

Project Name: Foxcroft Subdivision

Request:

- Annexation of 23 acres of land with a request for the R-8 zoning district;
- Preliminary Plat consisting of 85 building lots and 31 common lot on 35.7 acres of land in the proposed R-8 zoning district and existing R-15 zoning district; and
- Conditional Use Permit for a multi-family development consisting of a total of 216 residential units on 12.74 acres in the existing R-15 zoning district, by Gem State Planning, LLC.

Location: The site is located directly west of Ten Mile Road, on both sides of the proposed Pine Avenue extension, and east of the Tenmile Creek, in the E ½ of Section 10, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2020-0113
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: JANE SUGGS, VIPER INVESTMENTS Phone: _____ Fax: _____

Owner address: 1977 E. OVERLAND ROAD, MERIDIAN, ID 83642 Email: jane@gemstateplanning.com

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: 3401 W PINE AVE

Assessor's parcel number(s): S1210141925

Township, range, section: 3N1W10

Project Description

Project/Application Name: Foxcroft Subdivision - AZ, CUP, PP

Description of Work: Annexation and Zoning of 23 acres from County zoning to the R-8 zoning district; Preliminary Plat on 35.7 acres to include 85 building lots and 31 common lots; and Conditional Use Permit for a multi-family development consisting of 216 units on 12.7 acres of land in existing R-15 zoning district.

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Annexation and Zoning - AZ:	CHECKED
AZ - Staff Prepared Consensual:	No
Conditional Use Permit - CUP:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0695
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	Pine Avenue, west of Ten Mile Road
Current Land Use:	SF homes and open
Total Acreage:	35.7 acres
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-15:	CHECKED
County:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	23.6
Mixed Use Community:	CHECKED
Acreage - Mixed Use Community:	12.06
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	11/13/2020
Landscape Plan Date (MM/DD/YYYY):	11/13/2020
Elevations Date (MM/DD/YYYY):	11/13/2020
Percentage of Site Devoted to Building:	45%
Percentage of Site Devoted to Landscaping:	29%
Percentage of Site Devoted to Paving:	26%
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	NMID
Primary Irrigation Source:	pump station on Ten Mile Road, just north of Ten Mile Stub Drain
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0

Proposed Building Height:	44'
Number of Standard Parking Spaces Provided:	429
Number of Residential Units:	292
Minimum Square Footage of Living Area (Excluding Garage):	1400 sf
Gross Density:	8.17
Net Density:	18.3
What was the date of your pre-application meeting?:	07/28/2020
What was the date of your neighborhood meeting?:	10/14/2020
In Reclaimed Water Buffer:	Yes
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-8:	CHECKED
Acreage - R-8:	22.98
MULTI-FAMILY	
Total Number of Units:	216
Number of 1 Bedroom Units:	54
Number of 2-3 Bedroom Units:	162
Number of 4+ Bedroom Units:	0
Number of Units Containing 500-1,200 sq. ft.:	216
PLATS ONLY	
Number of Building Lots:	85
Number of Common Lots:	31
Total Number of Lots:	116
Minimum Lot Size:	3571 sf
Average Lot Size:	8155 sf
Area of Plat:	35.7 acres
Plat Date (MM/DD/YYYY):	11/13/2020
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:	Multi-use Pathways
Acres of Qualified Open Space:	4.46 acres
Percentage of Qualified Open Space:	12.5%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Picnic Area:	CHECKED
Swimming Pool:	CHECKED

Children's Play Structure:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	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:	No

Gem State Planning, LLC

November 11, 2020

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

Subject: Foxcroft Subdivision – Pine Avenue, west of Ten Mile Road
Applications for Annexation, Rezone, Preliminary Plat and Conditional Use

Dear Mr. Hood:

On behalf of Trilogy Development, I am pleased to submit the attached applications for the development of the Foxcroft Subdivision*, located on both sides of the proposed Pine Avenue extension, west of Ten Mile Road (3N, 1W, Section 10). **This new development will include the construction of a much needed and long-awaited bridge over Ten Mile Creek and will complete Pine Avenue, a mid-mile collector, between Ten Mile Road and Black Cat Road.**

Overview

Our applications include 1) annexing and rezoning 23 acres of the 35.7 acre site from R-1 and RUT to R-8 for single family homes, 2) requesting Conditional Use approval for a multifamily development on property that is currently zoned R-15, and 3) submitting a preliminary plat to subdivide the properties.

The Foxcroft community totals 35.72 acres. The 12.74-acre property in the northeast is already zoned for 216 multifamily apartments. The remaining 22.98 acres will be zone R-8 and developed with 73 new lots for both detached and attached single family homes. These new homes will meet the high demand for quality and diverse housing that will serve a mix of demographics and lifestyles. There are three existing homes that will remain and become part of the subdivision. The overall density of Foxcroft is 8.17 du/acre $(216+73+3)/35.72=8.17$ du/acre).

Foxcroft is surrounded by property already annexed and developed in the City of Meridian. As a result of that location Foxcroft is a well-designed and well-integrated subdivision that complements the surrounding land uses: the Chaparral Elementary School and Fuller Park to the north, the recently submitted Modern Craftsman development to the east and the existing residential homes to the west.

In addition, the developers of Foxcroft and Modern Craftsman subdivisions have coordinated land uses, Pine Avenue road improvements and, of course, connectivity.

*Foxcroft Subdivision was previously referred to as Ten Pine Park Subdivision

9840 W. Overland Road, Suite 120, Boise, Idaho 83709

We have included a Connectivity Plan showing the extensive connections to the Chaparral School, Fuller Park, the Modern Craftsman development and the existing neighborhoods

Annexation and Rezone

As noted above, a portion of Foxcroft is already annexed and zoned R-15 and will be developed with 216 apartment units plus amenities. The property west of the apartments is designated as Medium Density in the Comprehensive Plan. We plan to construct lots for both single-family detached homes and duets or two-unit townhomes adjacent to the apartments. These homes will serve as a transition to single family detached homes next to Ten Mile Creek and the existing Creekstone Subdivision. There are 28 buildable lots in this 8.36-acre portion of Foxcroft, for a density of 3.3 du/acre.

The Foxcroft property south of Pine Avenue is designated as both Medium Density and Mixed-Use Community in the Comprehensive Plan. Our design of this portion of the development is informed by both opportunities and constraints. Two of the existing property owners will retain their homes and larger lots. These two lots are Lot 2, SW Block 4 at 1.4 acres and Lot 6, SW Block 4 at 0.9 acres. The size and location of these existing home lots constrained our layout and controlled the location of the street network and land uses.

This area of Foxcroft is also adjacent to the recently submitted Modern Craftsman development. Modern Craftsman, designated in the Comprehensive Plan as Mixed-Use Community, includes a variety of housing types and, due to its proximity to Ten Mile Road, over 23,000 sf for commercial uses. We consider this mixed-use development as an opportunity to develop new home lots that do not conflict with, but rather complement, the neighboring commercial uses.

Preliminary Plat

Our preliminary plat for Foxcroft includes standard front load home lots, rear load home lots, detached home lots, attached home lots and multifamily lots.

As noted previously, the area west of the apartments will be single-family detached and attached homes. These homes are adjacent to both Fuller Park and Chaparral Elementary School.

On the south side, homes will face Pine Avenue, a mid-mile collector; however, vehicles will access the rear of the homes via an alley or White Leaf Way. Each of these homes will have a two-car garage and a paved apron/driveway for two additional cars. There is plenty of parking on the surrounding local streets, White Leaf Way and Aleppo Avenue, for guest parking. These rear loaded homes fit in nicely with the cottages and live work units along Pine Avenue in Modern Craftsman, so that the streetscape of Pine Avenue will not be garage dominated or fenced off.

Traditional home lots are located adjacent to Ten Mile Creek and the existing Chesterfield Subdivision. The residents of the homes along Aleppo Avenue and Sugar Pine Court will enjoy a quiet neighborhood, with the benefit of excellent access to the commercial uses along Ten Mile Road and a short walk to the school and park.

Apartments – Conditional Use Permit and Design Review

We have included an application for Conditional Use Permit for the 9 apartment buildings in Foxcroft. Each apartment building is 3 stories and includes 24 apartment units, for a total of 216 units: 54 one-bedroom units and 162 two-bedroom units.

We have provided 429 parking spaces (415 required) on-site so that there will no need for residents or guests to park on adjacent properties. We have also exceeded the private and common open spaces that are required for multifamily developments. Please refer to the development data on the plat and in the open space discussion below.

Residents and guests will be greeted by the attractive clubhouse when entering the apartment community. The clubhouse includes a community room, kitchenette, and fitness room. The swimming pool includes ample gathering space around the pool for those hot summer days and warm evenings.

Open Space and Amenities

Foxcroft Subdivision is adjacent to Western Ada Recreation District's Fuller Park; with baseball fields, volleyball court, fishing pond, playground, exercise equipment and restrooms. Even with this public recreation facility so close by, Foxcroft includes open space and amenities: an open space with a gazebo in NW Block 2 and a playground in SW Block 3. These neighborhood scale open spaces provide for more intimate gathering areas for area residents and guests.

The open spaces in Foxcroft exceed the City's code requirements. UDC 11-3G-3.A.1 requires 10% open space or 3.57 acres. We are providing 4.46 acres. There are additional open space requirements for the multifamily units: Common open space of 250 sf for each unit or 54,000 sf. We are providing 63,575 sf of common open space for the apartments. Code requires 80-85 sf of private usable open space per apartment unit, based on unit size. The code requires 17,280 sf for our unit size. We are providing 18,360 sf or 85 sf of private usable open space per unit.

Our landscape plan and landscape rendering show the attention to detail for each of our open spaces. Even our surface drainage lots show attractive plantings that do not interfere with the operation of the storm water management system. Detached sidewalks long Pine Avenue allow for significant trees and shrubs in the planting strip and behind the sidewalk.

Connectivity

One of the most important features of Foxcroft is **connectivity**. As noted above, Foxcroft residents will benefit from the close proximity to Fuller Park and Chaparral Elementary. Residents will enjoy easy access to the Park and School by way of the 10-foot community pathway along the entire north boundary. Multiple sidewalks throughout the community connect to this pathway.

We are also completing a significant section of the Ten Mile Pathway that runs along Ten Mile Creek. This community pathway is located on the west side of Ten Mile Creek in the Creekstone Sub, north of Pine Avenue. The Foxcroft Subdivision will continue the path south of Pine Avenue on the west side of the Creek, adjacent to the Chesterfield Subdivision. This path was not completed when Chesterfield Subdivision was built because the developer did not control the land. That property is now within the Foxcroft development and we can construct the path along the west side of the Creek. A portion of the west side of Ten Mile Creek is not within the control of the Foxcroft developer, so we are working with Nampa and Meridian Irrigation District to construct a section of the path on the east side of the Creek in the NMID maintenance easement. (The NMID maintenance road is located on the east side of Ten Mile Creek both north and south of Pine Avenue) A portion of the NMID easement is also subject to an access easement for the residents of 3725 W. Pine Avenue (S1210417400). The Ten Mile Pathway connects to Meridian's proposed community pathway along the railroad track easement.

The railroad pathway continues eastward through the adjacent Modern Craftsman development all the way to Ten Mile Road. Pedestrians and bicyclists can access Ten Mile Road and the commercial uses in Modern Craftsman using this community pathway if they don't want to use the Pine Avenue detached sidewalks. We are also connecting to the neighboring development with several internal sidewalks and a gated street connection on N. White Leaf Way. We have included a Connectivity Exhibit in our Preliminary Plat set that shows the many avenues of connection between Foxcroft and Modern Craftsman.

Of course, we cannot discuss connectivity without mentioning again that the development of Foxcroft will include the construction of a **bridge across Ten Mile Creek** and the completion of **Pine Avenue – a mid-mile collector that will connect Ten Mile Road to Black Cat Road**.

Streets and Utilities

Along with the completion of Pine Avenue, all streets in Foxcroft are public streets and meet ACHD and City of Meridian standards. We have carefully spaced/off-set the street and driveway connections to Pine Avenue. In fact, the eastern driveway into the Foxcroft Apartments is aligned with the Modern Craftsman private road.

Since Pine Avenue does not exist from Ten Mile Road to Ten Mile Creek, Corey Barton and Baron Ten Mile have entered into a Development Agreement to ensure the full right-of-way is available for the completion of Pine Avenue as a public street.

Potable water, sewer and pressurized irrigation are all readily available to the property.

It is important to note that the property owner, Viper Investments, and developer, Trilogy Development, worked with the City of Meridian in 2012 to provide an easement for the extension of the Pine Trunk Sewer Connector that runs along the north boundary of the Foxcroft property. Please see the appreciation letter from Meridian Public Works included in our application documents.

Neighborhood Meeting

Due to the COVID-19 pandemic, the neighborhood meeting for Foxcroft was held as a virtual Zoom meeting. The meeting was held at 6 pm on Wednesday, October 14, 2020. The meeting notice included a copy of the development plan and an invitation to contact the project planner (me) at any time with questions or concerns. The names of Zoom attendees are listed on the neighborhood meeting attendance sheet. Neighbors who emailed for more information are also listed on the attendance sheet with their contact information.

Summary

We are pleased to submit our development applications that will provide a mix of homes at this special location in Meridian. The construction/extension of Pine Avenue and a bridge over Ten Mile Creek will serve all Meridian residents.

We look forward to working with you, your staff and Meridian's decision makers through the approval process. Please do not hesitate to contact me or Shawn Brownlee if you have questions about our proposed development or the applications.

Sincerely,


Jane Suggs

cc: Shawn Brownlee, Trilogy Development