

Hearing Date: December 17, 2020

File No.: H-2020-0099

Project Name: Mile High Pines Subdivision

Request:

- Annexation of 17.46 acres of land with a request for C-C (6.04 acres) and R-15 (11.42 acres) zoning districts;
- Preliminary Plat consisting of 3 building lots and 1 common lot on 15.95 acres of land in the proposed C-C and R-15 zoning districts;
- Conditional Use Permit for a multi-family development consisting of a total of 135 residential units on 11.42 acres in the proposed R-15 zoning district, by Baron Black Cat, LLC.

Location: The site is located in the southwest corner of N. Ten Mile Rd. and W. Pine Ave., in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2020-0099
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: KENT BROWN, KENT BROWN PLANNING SERVICES Phone: 2088716842

Applicant address: 3161 E SPRINGWOOD DR Zip: 83642 Email: kentlkb@gmail.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Zip: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): KENT BROWN

Firm name: KENT BROWN PLANNING SERVICES Phone: 208-871-6842 Fax: _____

Address: 3161 E SPRINGWOOD DR Zip: 83642 Email: kentlkb@gmail.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Zip: _____ Email: _____

Subject Property Information

Location/street address: 3401 W PINE AVE

Assessor's parcel number(s): S1210417250, S1210141925

Township, range, section: 3N1W10

Project Description

Project/Application Name: Mile High Pines - AZ, PP, CUP, PS, DES

Description of Work: Annexation and Zoning of 17.46 acres of land from RUT to C-C and R-15; CUP for 135 multi-family units; Prelim Plat for 3 building lots and 1 common lot; and Private Streets.

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
Design Review - DR:	CHECKED
Preliminary Plat - PP:	CHECKED
Private Street - PS:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0617
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	CHECKED
Commercial:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	SWC Ten Mile & Pine
Current Land Use:	RESIDENTIAL/AG
Total Acreage:	16.46
Prior Approvals (File Numbers):	N/A
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-15:	CHECKED
C-C:	CHECKED
FLUM DESIGNATION(S)	
Mixed Use Community:	CHECKED
Acreage - Mixed Use Community:	16.46
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	10/21/20
Landscape Plan Date (MM/DD/YYYY):	9/29/20
Elevations Date (MM/DD/YYYY):	10/1/20
Who will own and Maintain the Pressurized Irrigation System in this Development:	property owner
Irrigation District:	Nampa Meridian
Primary Irrigation Source:	Nampa Meridian
Proposed Building Height:	35.2
Existing Floor Area (If Applicable):	0
Gross Floor Area Proposed:	29,000 +/-

Hours of Operation (Days and Hours):	0
Number of Standard Parking Spaces Provided:	442 comm/319 res
Number of Compact Parking Spaces Provided:	0
Number of Residential Units:	135
Minimum Square Footage of Living Area (Excluding Garage):	681
Gross Density:	8.2
Net Density:	10.68
What was the date of your pre-application meeting?:	6/11/2020
What was the date of your neighborhood meeting?:	9/16/2020
In Reclaimed Water Buffer:	Yes
AZ / RZ ONLY	
R-15:	CHECKED
Acreage - R-15:	11.42
C-C:	CHECKED
Acreage - C-C:	6.04
MULTI-FAMILY	
Total Number of Units:	135
Number of 1 Bedroom Units:	44
Number of 2-3 Bedroom Units:	91
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	0
Number of Units Containing 500-1,200 sq. ft.:	77
Number of Units Containing 1,200+ sq. ft.:	58
PLATS ONLY	
Number of Building Lots:	3
Number of Common Lots:	1
Total Number of Lots:	4
Minimum Lot Size:	.59
Average Lot Size:	3.99
Area of Plat:	16.46
Plat Date (MM/DD/YYYY):	10/21/20
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Plaza(s):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
10' Parkway Along Arterials:	CHECKED
Other Qualified Open Space:	1.15
Acres of Qualified Open Space:	2.47
Percentage of Qualified Open Space:	10.9

QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	CHECKED
Picnic Area:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Park and Ride Lot:	CHECKED
Walking Trails:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	KENT BROWN
MISC	
Is new record:	No

KENT BROWN PLANNING SERVICES

Date: October 22, 2020

Attn: Joe Dodson
Meridian City Hall
33 E. Broadway Ave
Meridian, ID 83642

RE: Modern Craftsman at Ten Mile -- Request for Annexation, Rezone, Preliminary Plat, Conditional Use Permit, and Private Street approval for Mile High Pines Subdivision

Dear Planning Staff, Planning and Zoning Commissioners, Mayor, and City Council Members:

Baron Ten Mile LLC (“Baron”) is pleased to submit applications for the Modern Craftsman at Ten Mile, a mixed-use residential, professional office, and retail/commercial development on the southwest corner W. Pine Avenue and N. Ten Mile Road. Applications include an annexation/rezone, conditional use permit, preliminary plat, and private street approval. The property will be platted as Mile High Pines Subdivision.

BARON PROPERTIES

Since 1983, Baron has been committed to providing high quality apartment living through the management and development of lifestyle rental communities. Baron operates in eight markets across the United States, employs over 105 individuals, and manages 16 multi-family communities. Baron prides itself on creating first-class communities with premier amenities and attentive property management with exceptional maintenance teams. Baron aims to create communities that embody the unique characteristics of each property’s surrounding location through detail-oriented design and hands-on property management.

COMMUNITY SUMMARY

Modern Craftsman At Ten Mile will offer 135 high-end leasable residential units and over 23,000 SF for non-residential mixed-use commercial. Appealing modern architecture, extensive amenities, walkable layout, and abundant landscaping will evoke the spirit of community. Designed for multiple generations, Modern Craftsman will provide spacious floor plans, sustainability initiatives, smart home integration, luxurious finishes, and ample storage.

EXISTING SITE

The site is 16.46 acres and consists of two parcels S1210417250 & S1210417221 (collectively, the “Property”). Each parcel has a house and out buildings, all of which will be removed. The Property is zoned RUT and surrounded on three sides by the City of Meridian.

ANNEXATION/REZONE

The Property is contiguous to the City of Meridian. All public utilities are available to serve the Property with water and sewer from Meridian. We are requesting C-C (Community Business) zoning for 6.01 acres and R-15 (Medium-High Density Residential) for 11.42 acres.

Consistent with the Comprehensive Plan FLUM designation of Mixed Use Community for the Property, Modern Craftsman at Ten Mile includes at least three land use types and vertical and horizontal integration between residential and non-residential uses.

The residential component includes a mixture of building types, including: two-story townhomes, attached single-story duplexes, and detached single-story homes with and without garages. This diverse range of residential structures and unit types enables the for-rent community to live, feel, and appear like a neighborhood rather than an apartment complex.

The commercial business area along Ten Mile Road and along both sides of the Pine Avenue access will accommodate approximately **17,842 SF** of commercial and mixed uses such as restaurant, retail, office, medical office, or daycare, pending user demand for the site.

The community will include two vertically-integrated live/work buildings, which Baron recently introduced at their Modern Craftsman at Black Cat neighborhood. Live/work buildings provide commercial space on the ground floor and residential living on the second floor. The two buildings will support approximately **10,800 SF** (5400 in each building) of commercial mixed use space, supporting a wide variety of opportunities to serve community residents such as a coffee shop or yoga studio.

The centrally-located clubhouse includes **535 SF** of work-from-home office space and private offices for resident use as well as community meeting space. This integrated use saves vehicle trips and provides a live-work opportunity that is in high demand among young and seasoned professionals alike. The clubhouse also includes a common area kitchen and coffee bar, a fitness center, and flex seating and meeting space throughout the structure.

Residences are connected to the clubhouse amenities, and commercial mixed uses through landscaped and hardscaped pathways and decorative crosswalks. All of these elements together provide a functional and desirable mixed use environment, with places to live, play, work and shop all in one small integrated community.

PRELIMINARY PLAT SUBDIVISION

The subdivision consists of four (4) lots, three (3) buildable and one (1) common. The three (3) buildable lots are two (2) commercial lots and one (1) residential/commercial lot. The commercial portion of the residential lot is the ground floor of live/work buildings, totaling 10,140 sf. The one (1) common lot is the required street buffer lots on W. Pine Avenue and N, Ten Mile Road.

PRIVATE STREETS

Baron is proposing private streets throughout the Modern Craftsman At Ten Mile. The residential portion of the Project will be located within a single lot. Public streets are not necessary to provide connectivity through the community and would change the look and feel of the neighborhood. Private streets allow privacy and help foster a pedestrian-friendly community. We will ensure there is clear signage for directing emergency responders to specific residences. Baron will be responsible for maintenance of the private streets.

CONDITIONAL USE PERMIT

Baron requests approval of a conditional use permit to allow a multifamily use. Modern Craftsman

homes are available to rent, and this lifestyle is in high demand. The unique design of the Modern Craftsman at Ten Mile feels and lives like a single-family residential community with detached and attached homes. Residents will be able to enjoy living in a private home, surrounded by community amenities, without the upkeep of typical of home ownership. These residents are renting by choice, not because of necessity.

Modern Craftsman will include a mix of building types including: townhomes, attached single story duplexes, and detached single story homes. Buildings will have a variety of roofing and siding styles throughout the community. Avoiding repetition, each section of Modern Craftsman will be different with unique views at every turn. The elevated style of the mixed flat and sloped roofs with tasteful exterior packages will make these homes stand out.

There will be mixture of one, two, and three bedroom units to meet the needs of a wide range of residents. The following chart describes the variety of housing options the residents will be able to choose from:

Modern Craftsman Unit Mixture	
Type of Unit	Percentage
1 Bedroom/1 Bath, 1-Story	24%
1 Bedroom/1 Bath, 2 Story(Live /work units)	9%
2 Bedroom/2 Bath (Types A & B), 1-Story	25%
3 Bedroom/2 Bath, 1-Story	12%
2 Bedroom/2 ½ Bath, Attached with Garage, 2-Story	25%
3 Bedroom/2 ½ Bath, Attached with Garage, 2-Story	5%

Each residence will enjoy their own private open space. All have patios, and—unique to this development style—most units also have private yards ranging from 350 SF-925 SF.

The community includes 30 detached 10x20 garages, 42 attached to unit garages, and 104 covered parking spaces. Storage is provided through 85 6x10 self-storage lockers, available for rent to residents, located in and throughout the community and housed within the enclosed parking garage buildings. The self-storage allows residents to size their living space to what they really want and use, while still providing close-proximity storage for occasional need items, saving them from having to travel to/from off-site storage.

The development will be bordered by 35 and 20 foot landscape buffers on Pine Avenue and Ten Mile Road, respectively, providing privacy for residents. The community will include a network of pathways, accompanied by extensive landscaping, which will allow residents to easily access various parts of the community.

AMENITIES

Modern Craftsman At Ten Mile will include extensive amenities. Designed with modern architecture and attractive gathering places, residents will find a variety of means to entertain, exercise, and live productively. These amenities exceed the City of Meridian's requirements of two (2) site amenities and include:

- Clubhouse with Pool & Coworking spaces
- Community Park with Playground
- Picnic Shelter with BBQ
- 85 – 6x10 Tenant Storage Units
- 104 – Covered Parking Spaces
- 30 – Detached 10x20 Garages
- 42 – Attached in Unit Garages
- Parcel Boxes with additional lockers at Clubhouse
- Community Pathways
- 2.77 Acres, or 16.8%, of Open Space 2.47 Acres, or 10.9% Qualified Open Space
- Copious amounts of well-maintained green space and lush landscaping
- Luxury Interiors and Appliances

All common area amenities will be complimentary. Additional fees will be applied for residents who want to add on additional features like surround sound, cameras, etc. Baron prides itself on its attentive property management with exceptional maintenance teams to ensure the community remains attractive and welcoming to the residents and surrounding neighbors for the long term.

OUR RESIDENTS

Millennials and Baby Boomers are targeted demographics for the Modern Craftsman community: Millennials who have entered a career path, are looking to settle down, and perhaps wanting to start a family; and Baby Boomers who have sold their home and want to live in a quality neighborhood among a diverse demographic with no maintenance responsibilities.

Modern Craftsman's architecture, amenities, connected mixed uses, walking paths, and worry-free upkeep provide our residents with a unique and enriching living experience.

Thank you for allowing Baron and Kent Brown Planning Services to work with you on another successful project for the City of Meridian.

Sincerely,

Kent Brown

Planner