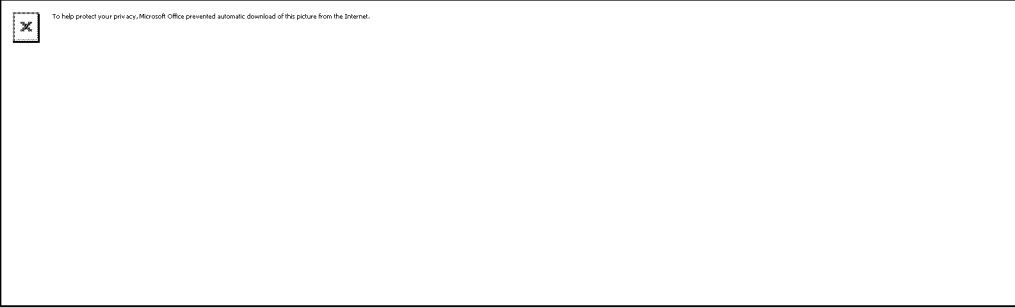


Charlene Way

From: clerk@meridiancity.org
Sent: Wednesday, September 23, 2020 4:48 PM
To: Charlene Way
Subject: Development Application Transmittals - Oakwind Estates Subdivision MDA, PP H-2020-0093

	
Development Application Transmittal	
Link to Project Application: Oakwind Estates Subdivision MDA, PP H-2020-0093	
Transmittal Date: 9-23-2020	Hearing Date: November 5, 2020
Assigned Planner: Alan	
<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.

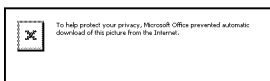
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online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

Commission Hearing Date: November 5, 2020

Planner: Alan

File No.: H-2020-0093

Project Name: Oakwind Estates Subdivision

Request: Preliminary Plat for 94 single family lots, 92 townhome lots, 26 common lots and 3 common driveway lots on 24.54 acres, by Engineering Solutions.

Location: The site is located at 5685 N. Black Cat Rd, in the SW ¼ of the SW ¼ of Section 28, Township 4N. Range 1W.

Council Hearing Date: TBD (MDA should run concurrent with PP at Council)

Request: Modification to the existing Development Agreement (Inst. # 114030972) to allow townhomes and patio homes whereas the existing development agreement allows self-storage and multifamily.



Type of Review Requested

Hearing

File number: <u>H-2020-0093</u>
Assigned Planner: _____
Related Files: _____

Applicant Information

Applicant name: SHARI STILES Phone: _____

Applicant address: 1029 N.ROSARIO STREET, SUITE 100 Zip: 83642 Email: sharis@engsol.org

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Zip: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): BECKY MCKAY

Firm name: ENGINEERING SOLUTIONS, LLP Phone: _____ Fax: _____

Address: 1029 N. ROSARIO Zip: 83642 Email: beckym@engsol.org

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Zip: _____ Email: _____

Subject Property Information

Location/street address: 5685 N BLACK CAT RD

Assessor's parcel number(s): S0428314950

Township, range, section: 4N1W28

Project Description

Project/Application Name: Oakwind Estates Subdivision - MDA, PP

Description of Work: Oakwind Estates Subdivision Preliminary Plat (see attached narrative)

Application Information

APPLICATION TYPES	
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0401
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Townhouse:	CHECKED
PROPERTY INFORMATION	
General Location:	NE Corner of N. McDermott/W. McMillan
Current Land Use:	Vacant
Total Acreage:	24.54
Prior Approvals (File Numbers):	AZ-13-008 et al
ZONING DISTRICT(S)	
R-15:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	24.54
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	9/2/20
Landscape Plan Date (MM/DD/YYYY):	9/2/20
Elevations Date (MM/DD/YYYY):	8/13/20
Who will own and Maintain the Pressurized Irrigation System in this Development:	The Oaks North HOA
Irrigation District:	Settlers Irrigation District and Creason Lateral Association
Primary Irrigation Source:	Creason Lateral
Secondary Irrigation Source:	Well
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	N/A
Proposed Building Height:	Max. 35'
Number of Residential Units:	186
Gross Density:	7.58
Net Density:	10.12
In Reclaimed Water Buffer:	No
PLATS ONLY	
Number of Building Lots:	186 sfr and townhome
Number of Common Lots:	30 (3 driveway and 1 alley)
Total Number of Lots:	216
Minimum Lot Size:	2,000 sf

Average Lot Size:	3702 detached, 2,481 attached
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	CHECKED
Acres of Qualified Open Space:	4.16
Percentage of Qualified Open Space:	16.95
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
Additional 5% Open Space:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	CHECKED
Other Qualified Site Amenities:	Outdoor kitchen and shelter with barbeque
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	SLS
MISC	
Is new record:	No

OAKWIND ESTATES SUBDIVISION
Development Agreement Modification
and Preliminary Plat Applications

Written Narrative

Introduction

BB Living, a division of Toll Southwest LLC, seeks the City of Meridian's approval of Oakwind Estates Subdivision, located northeast of the intersection of W. McMillan Road and N. McDermott Roads in Meridian, Idaho. Formerly approved as a portion of The Oaks North preliminary plat approvals, the applicant is requesting a development agreement modification and new preliminary plat which includes 94 single-family residential lots, 92 townhomes lots, 3 common driveway lots, 1 alley lot and 26 common lots on 24.54 acres. The property is zoned R-15 (Medium-High Density Residential) and is currently vacant.

Project Overview

This portion of The Oaks was formerly proposed as a future multi-family residential and mini-storage area within the original preliminary plat. A second preliminary plat was submitted for the subject site, also called Oakwind Subdivision, to develop the area as all single-family dwellings and with a rezone to R-8 and R-4. The applicant withdrew the application from the City. Changing market conditions over the past six years have caused the developer to reevaluate the best uses within this area of The Oaks North project. It was determined that incorporating detached patio homes and attached townhomes would provide a component that was not represented within The Oaks North development. The original Oaks North Subdivision was designed as a mixed-density residential community, providing an assortment of housing types and lot sizes within each individual neighborhood and significant amenities for all residents. Amenities at The Oaks North include multi-use pathways, a central park with a swimming pool facility, a pond, barbeque area and playground, and gathering area. Numerous smaller parks are designed into the project with gazebos and play equipment comprising more than 27 acres of open space.

Oakwind Estates Subdivision will continue the high-quality design and mixed-density synergy of the overall development. Providing a variety of housing types and sizes offered at a series of price points. Regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community must be approved by an architectural committee through an internal design review process to ensure consistent quality.

Oakwind Estates Subdivision is designed with internal access through existing phases of The Oaks North development. Primary access will be from the residential collector, N. Trident Way and secondary access from the local street portion of N. Trident Way.

The subject parcel is designated as Medium Density Residential (3 to 8 dwelling units per acre) on the Meridian Comprehensive Plan Land Use Map. The gross density of the proposed preliminary plat is 7.58 dwelling units per acre, with a net density of 10.13 dwelling units per

acre, which complies with the City's designation of Medium Density Residential and is less than the allowable 8 dwelling units per acre. The requested density is consistent with existing zoning designation of R-15 (Medium-High Density Residential).

Community Amenities

Recreational and open space amenities within The Oaks North and South Subdivisions will be available to all residents of the Oakwind Estates Subdivision, which includes an expansive pathway and park system, including a multi-use pathway along Five Mile Creek, neighborhood parks, active recreation opportunities such as biking and jogging, which will allow residents to enjoy a walk throughout the community. The pathways include distinctive road crossings to facilitate a pedestrian-friendly and interconnected system. The pathway system will connect amenities within the community including a central park and community center, several smaller neighborhood parks providing an abundance of open space, and the Five Mile Creek greenbelt.

The Oakwind Estates development includes 4.97 acres of common area consisting of 20.25 percent of the site. The proposed qualified open space includes 4.16 acres or 16.95 percent of the subdivision. The amenities include a 1.07 acres central common area that includes an outdoor kitchen, barbeque area, seating area and playground equipment within a central plaza. Pedestrian pathways have been incorporated to provide convenient access to the primary amenity, to the future 10-foot-wide path along McDermott Road and to the Creason Lateral pathway corridor.

Residential Product Types

Oakwind Estates Subdivision includes proposed elevations that complement the styles of previous phases of The Oaks North and South Subdivisions. Elevations of the patio homes and townhomes have been included with this application. The homes in the community include front-loaded, alley-loaded and shared driveways, which will appeal to a variety of residents.

Traffic Impact Study and Transportation

A detailed Traffic Impact Study (TIS) for The Oaks was completed. Ada County Highway District indicates that further traffic study is not necessary for the Oakwind Estates Subdivision. The roundabout located at the mid-mile collector (Rustic Oak Drive) and McMillan Road has been constructed and was operational in 2019. The recommended improvements discussed in detail in the TIS, which included turn lanes and intersection improvements, were modified by the Commission since ACHD needs to acquire right-of-way at the intersection of McMillan and Black Cat Roads for installation of a traffic signal. The improvements will be installed when ACHD deems it necessary, based upon buildout of the communities in the area and the Capital Improvement Plan.

Merrill Sharp of the Idaho Transportation Department informed me that ITD was changing their State Highway 16 Corridor Plan and EIS to reduce the amount of right-of-way necessary to construct Phases 2 and 3 of the SH-16 Extension. Those changes included removal of the McMillan Road overpass and the McDermott Road bypass. ITD determined the cost would be significantly less if future State Highway 16 were constructed with an overpass of McMillan

Road. Therefore, the additional right-of-way for a McMillan Road overpass and McDermott bypass would not be necessary. The applicant revised the site plan accordingly to reflect the new ITD plans.

Infrastructure and Phasing

Central sewer and water service are available from the City of Meridian. A regional sewer lift station and pressure sewer line were installed with Oaks South Subdivision, extending east on McMillan Road and then south on Black Cat Road to the North Black Cat Lift Station. Oakwind Estates will connect to an existing 15-inch gravity sewer main line in N. Trident Way. An 8-inch sewer main line will be constructed within Oakwind Estates and will be stubbed through a common lot to McDermott Road for future service to the west. A 12-inch and 8-inch water main lines are located within N. Trident Way. The applicant will be required to extend the 12-inch water main located at the intersection of McMillan and McDermott Roads north along the developments McDermott frontage.

Development Agreement Modification

The original file numbers for The Oaks North and South Subdivisions are AZ-13-008, RZ-13-008, PP-13-013, PP-13-014 and MDA-13-015. The Oakwind parcel was formerly approved as part of the overall The Oaks North preliminary plat. The annexation ordinance (Ordinance No. 14-602, recorded as Instrument No. 114030973) and Development Agreement (Instrument No. 114030972) were approved by the Meridian City Council on April 22, 2014, and recorded on April 25, 2014. We respectfully request that an addendum to the development agreement be entered into that modifies the multi-family component allowing for townhomes and detached patio homes (Conditions of Approval 5.1.4, 5.1.12 of the Development Agreement and Planning Department Conditions of Approval 1.1.1.D. and 1.1.1.L.).

Oakwind Estates Subdivision - Preliminary Plat

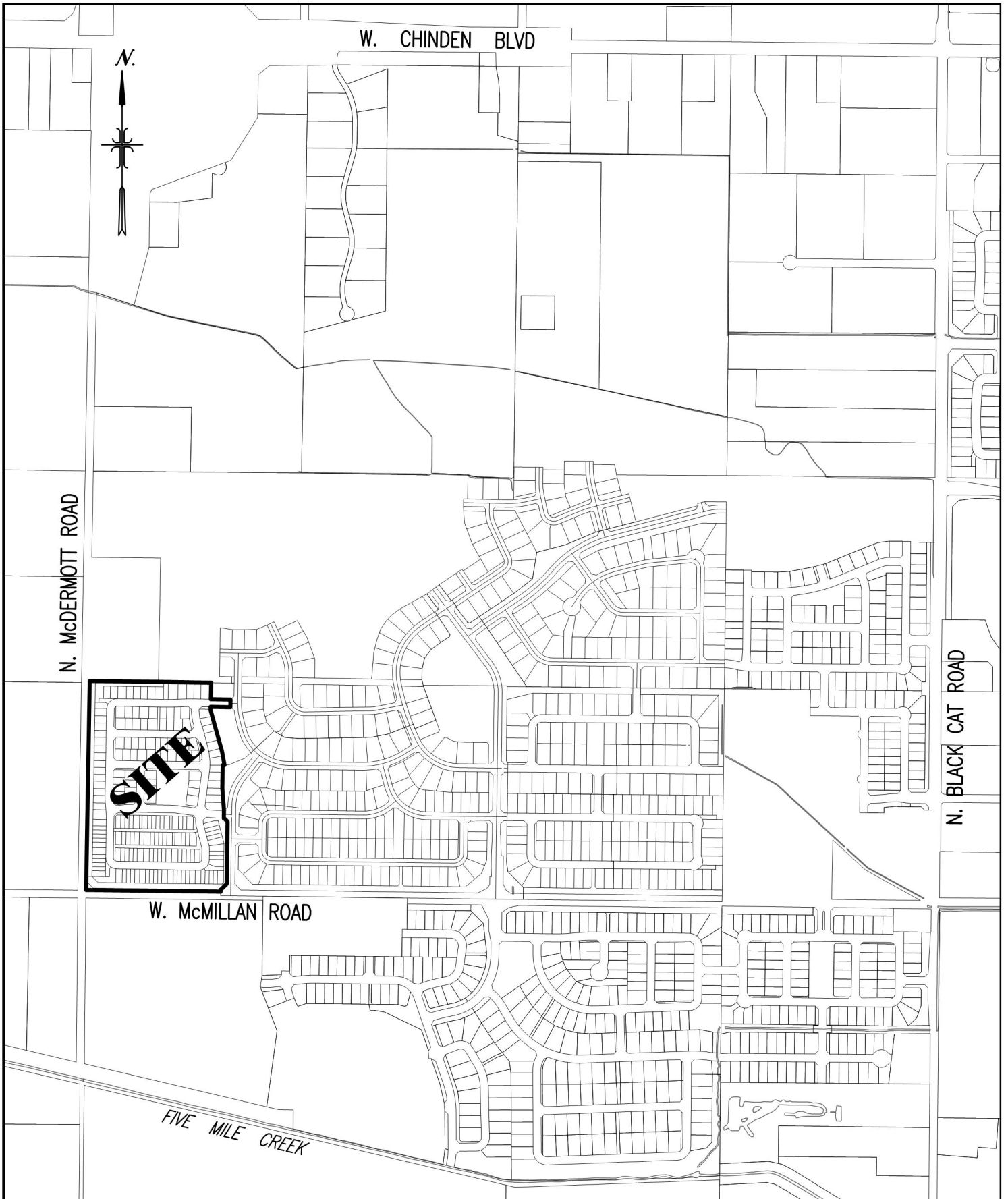
In addition to the modification of the existing development agreement, BB Living, a division of Toll Southwest LLC, requests preliminary plat approval of 94 single-family lots, 92 townhome lots, 3 common driveway lots, 1 alley lot and 26 common lots on 25.54 acres, for a gross density of 7.58 dwelling units per acre.

Oakwind Estates Subdivision will consist of detached single-family homes on lots ranging from 3,024 to 6,416 square feet. The average proposed lot size is 3,702 square feet. Home elevations representative of those proposed in the neighborhood are provided with this application. The attached townhomes are on lots ranging from 2,077 square feet to 3,471 square feet, with an average lot size of 2,481 square feet. No waivers or variances are requested with this application.

All proposed streets will be public, designed to Ada County Highway District Standards with a 47-foot-wide right-of-way and a 33-foot-wide street section. The primary entrance of W. Daphne Street will have detached 5-foot-wide sidewalks along with the entrance at W. Cherrybrook Drive. All other proposed local streets will have attached sidewalks. A public alley is proposed as Apgar and will be improved with a 20-foot-wide travel lane. Those

townhomes with frontage on the alley shall take access from the alley. The proposed setback from the alley will be 20 feet to allow for off-alley parking.

The total common area proposed in Oakwind Estates Subdivision is 4.97 acres, equivalent to 20.25% of this phase of the project. Qualified open space equates to 4.16 acres, or 16.95%. The overall The Oaks North open space and amenities need to be considered, which included a five-acre central common area, swimming pool facility, playground, picnic facilities, pocket parks with amenities, and multi-use pathways. Oakwind Estates also includes a 35-foot buffer along N. McDermott Road since it is considered an entryway corridor and a 35-foot buffer along McMillan Road. The proposed landscaping and fencing with the project will be consistent with The Oaks North development. Landscape treatments along the arterial and collector roadway corridors will match the landscaping installed to the east with The Oaks North.



W. CHINDEN BLVD

N.

N. McDERMOTT ROAD

SITE

N. BLACK CAT ROAD

W. McMILLAN ROAD

FIVE MILE CREEK

OAKWIND ESTATES VICINITY MAP

1" = 800'

LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 28, T.4N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO

From: [Becky McKay](#)
To: [Shari Stiles](#)
Subject: FW: Oakwind Estates Subdivision - Modified
Date: Thursday, September 3, 2020 8:58:35 AM

See Mindy's comment below.

Becky McKay, Partner
Engineering Solutions LLP
208-938-0980
1029 N Rosario St., #100
Meridian, ID 83642

-----Original Message-----

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Thursday, September 3, 2020 6:49 AM
To: Becky McKay <Beckym@engsol.org>
Subject: RE: Oakwind Estates Subdivision - Modified

Hi Becky,

A traffic impact stud is not required for this application.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

-----Original Message-----

From: Becky McKay <Beckym@engsol.org>
Sent: Wednesday, September 02, 2020 1:57 PM
To: Mindy Wallace <Mwallace@achdidaho.org>
Subject: Oakwind Estates Subdivision - Modified

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mindy:

Two years ago we submitted application to the District and Meridian for Oakwind Subdivision which had 81 single-family lots. The request was a revised preliminary plat of approximately 16.52 acres that was originally approved with Oaks North for 204 multi-family units. We withdrew the application from Meridian when Toll Brothers changed their mind.

Attached is a new Oakwind Estates Subdivision which includes the area within the old Oakwind preliminary plat and an additional 7.83 acres of area originally planned for mini-storage. We are submitting to the City of Meridian a development agreement modification to eliminate the mini-storage and the multi-family components. The new Oakwind Estates preliminary plat will have 94 detached patio homes and 92 attached townhomes for a total number of 186 dwelling units.

I have an email from Merrill Sharp at ITD indicating they no longer need area for a McMillan Road overpass or a McDermott Road bypass due to changes in the State Highway 16 Extension Corridor Plan and EIS. ITD has decided to have SH-16 go over McMillan Road which will reduce costs for right-of-way acquisition.

I have an old email indicating that a traffic study is not required to submit a revised preliminary plat for the northeast corner of Oaks North since the proposed number of units is less than originally modeled and the fact the roundabout was in the process of being constructed. The roundabout at Rusti Oak and McMillan is complete and operational. Is this still the case and may I get an updated email stating a traffic study is not required.

Thanks,

Becky McKay, Partner
Engineering Solutions LLP
208-938-0980
1029 N Rosario St., #100
Meridian, ID 83642