



Development Application Transmittal

Link to Project Application: [Quartet Northeast AZ, PP H-2020-0017](#)

Transmittal Date: 4-29-2020 Hearing Date: 06-18-2020

To view the City of Meridian Public Records Repository, [Click Here](#)

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: June 18, 2020

Planner: Sonya

File No.: H-2020-0017

Project Name: Quartet Northeast

Request:

- Annexation of a total of 68.73 acres of land with R-8 (48.42 acres) and C-G (20.31 acres), by Brighton Development, Inc.; and,
- Preliminary Plat consisting of 137 buildable lots (136 residential and 1 commercial), 19 common lots, and 2 other lots on 66.52 acres of land in the R-8 and C-G zoning districts.

Location: The site is located at 4020 & 4340 N. Black Cat Rd., in the NW ¼ of Section 34, Township 4N., Range 1W.



RECEIVED
FEB 13 2020

Planning Division

BY: ANNEXATION/REZONE ■ Application Checklist

ne-H-2020-0017
se-H-2020-0018

Project name: QUARTET SUBDIVISIONS	File #:
Applicant/agent: BRIGHTON DEVELOPMENT BY MICHAEL D WARDLE	

Application is required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Development Review Application	✓
✓	Narrative fully describing the proposed project	✓
✓	Legal description of the property to be annexed and/or rezoned <ul style="list-style-type: none"> • Include a metes and bounds description commencing at a section corner or quarter corner to the section line (when applicable) or center-line of all adjacent roadways, stamped and signed by a registered professional land surveyor, (please also provide a basis-of-bearing from a section corner to an adjacent quarter-corner to allow for accurate input into our GIS system) • Scaled exhibit map showing the boundaries of the legal description in compliance w/ the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01.h • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map <i>*Note: When also submitting a Preliminary Plat application, a separate legal description is required for the boundaries of the plat, excluding property to the section line or center-line as required for annexations/rezone</i>	✓
✓	Recorded warranty deed for the subject property	✓
✓	Affidavit of Legal Interest signed and notarized by the property owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)	✓
✓	Scaled vicinity map showing the location of the subject property	✓
✓	Pre-application meeting notes (All applications that require a public hearing are required to conduct a pre-application meeting with the Planning Division)	✓
✓	Neighborhood meeting sign-in sheet (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application)	✓
✓	Commitment of Property Posting form signed by the applicant/agent	✓
✓	Written confirmation of parcel verification from Community Development. Please email the project name, parcels number(s), and a vicinity map to communitydevelopment@meridiancity.org to obtain confirmation	✓
✓	Fee (Please call the Planning Division to calculate correct fee. Applications with incorrect fees will not be accepted.)	
For new public utility construction (water, sewer, reclaimed water) applicants are required to submit:		
✓	(2) Sets of conceptual engineering plans, including pipe sizes and profiles	✓
✓	(1) Disk with electronic version of the conceptual engineering plans in a format that complies with the specifications for project Drawings found at: www.meridiancity.org/public_works/autocad_standards/index.asp	✓

Note: Only one copy of the above items need be submitted when submitting multiple applications

Additional Requirements for Annexation/Rezone Applications:

Applicant (✓)	Description	Staff (✓)
N/A	If this application is not accompanied by a plat, conditional use permit, or planned unit development application, submit a conceptual development plan and elevations for the property (also submit an electronic version of the plan(s) in pdf format on a disk with the file named with project name and plan type [i.e. conceptual development plan, elevations]).	✓

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE CHECKLIST ARE SUBMITTED.



STAFF USE ONLY:

Project name: Quarlet Northeast
File number(s): M-2020-0017
Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: BRIGHTON DEVELOPMENT INC. Phone: 378-4000
Applicant address: 2929 W NAVIGATOR #400 Email: _____
City: MERIDIAN State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other UNDER CONTRACT
Owner name: QUENZER FARMS LLLP Phone: _____
Owner address: 3680 N BLACK CAT RD Email: _____
City: MERIDIAN State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): MICHAEL D. WARDLE
Firm name: BRIGHTON CORPORATION Phone: 208-287-0512
Agent address: 2929 W NAVIGATOR #400 Email: mwardle@brightoncorp.com
City: MERIDIAN State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4020/4340 N BLACK CAT Township, range, section: 4N 1W 534
Assessor's parcel number(s): 50434233652 Total acreage: 86.448 Zoning district: RUT
50434244210, 50434233920, 50434325860 PARTIAL

Project/subdivision name: QUARTET SUBDIVISION - NORTHWEST & SOUTHWEST
 General description of proposed project/request: 186 SINGLE-FAMILY LOT RESIDENTIAL PROJECT WITH ONE NON-RESIDENTIAL (C-G) PARCEL IN MU-NR.
 Proposed zoning district(s): R-8 AND C-G
 Acres of each zone proposed: R-8: 66.363; C-G: 20.09
 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? OWNERS ASSN.
 Which irrigation district does this property lie within? NAMPA & MERIDIAN
 Primary irrigation source: SURFACE Secondary: —
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): N/A

Residential Project Summary (if applicable) SEE TABLE IN NARRATIVE

Number of residential units: 186: 136/50 Number of building lots: 186: 136/50
 Number of common lots: 29: 19/10 Number of other lots: 1 NON-RESIDENTIAL
 Proposed number of dwelling units (for multi-family developments only): N/A
 1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
 Minimum square footage of structure (excl. garage): _____ Maximum building height: _____
 Minimum property size (s.f.): 6,866 Average property size (s.f.): 9,145
 Gross density (Per UDC 11-1A-1): SEE TABLE Net density (Per UDC 11-1A-1): TABLE
 Acreage of qualified open space: TABLE Percentage of qualified open space: TABLE
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): SEE QUALIFIED OPEN SPACE EXHIBITS
 Amenities provided with this development (if applicable): PEDESTRIAN PATHWAY, TOT LOT, COMMUNITY POOL
 Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) N/A

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: MICHAEL D. WARDLE
 Applicant signature: [Signature] Date: 2.12.20

THE PRELIMINARY PLATS

The Site Data Table below provides specific information for each of the two *Quartet* preliminary plats, as well as a combined summary, since, from the applicant’s perspective, they combine to form a single project, and will be marketed as such.

SITE DATA	Quartet-NE	Quartet-SE	COMBINED
Annexation Area	66.525	19.923	86.448
Proposed Zoning	R-8 / C-G	R-8	R-8 / C-G
Zoning Area	46.44 / 20.09	19.923	66.363 / 20.09
Residential Lots	136	50	186
Common Lots	19	10	29
Shared Driveway Lots	2	---	2
Non-Residential Commercial Lots	1	---	1
Minimum Residential Lot Size	6,866 sf	6,899 sf	---
Average Residential Lot Size	9,213 sf	8,960 sf	9,145 sf
Acreage of Qualified Open Space	7.56 acres	4 acres	11.56 acres *
Percentage of Qualified Open Space	16.28%	20.08%	17.4% *
Gross Density	2.93 du/ac	2.51 du/ac	2.8 du/ac
Net Density	4.73 du/ac	4.86 du/ac	4.76 du/ac

* R-8 platted areas only; excludes non-buildable parcel, Lot 1 Block 14

Open Space & Amenities

As noted in the table, above, and depicted in the *Q-NE* and *Q-SE* Qualified Open Space composite on the following page, the combined qualified open space for the residential components of this project is 17.4%, significantly exceeding the UDC’s 10% requirement.

In accordance with UDC Section 11-3G-3A, a total of three project amenities are required—four are provided, including:

- A pedestrian pathway along Five Mile Creek in compliance with the March 2019 Meridian Pathways Network Map. (*UDC Section 11-3G-3C.3*)
- Additional qualified open space
 - At 10%, a minimum of 289,060 square feet is required; a total of 503,554 s.f. is provided.
 - The 214,494 s.f. “excess” qualifies as an additional amenity. (*UDC Section 11-3G-3C.1f*)
- A community pool and park located in Lot 7, Block 3. (*UDC Section 11-3G-3C.2a*)
- A tot lot play area also located in Lot 7, Block 3. (*UDC Section 11-3G-3C.2b*)

February 12, 2020

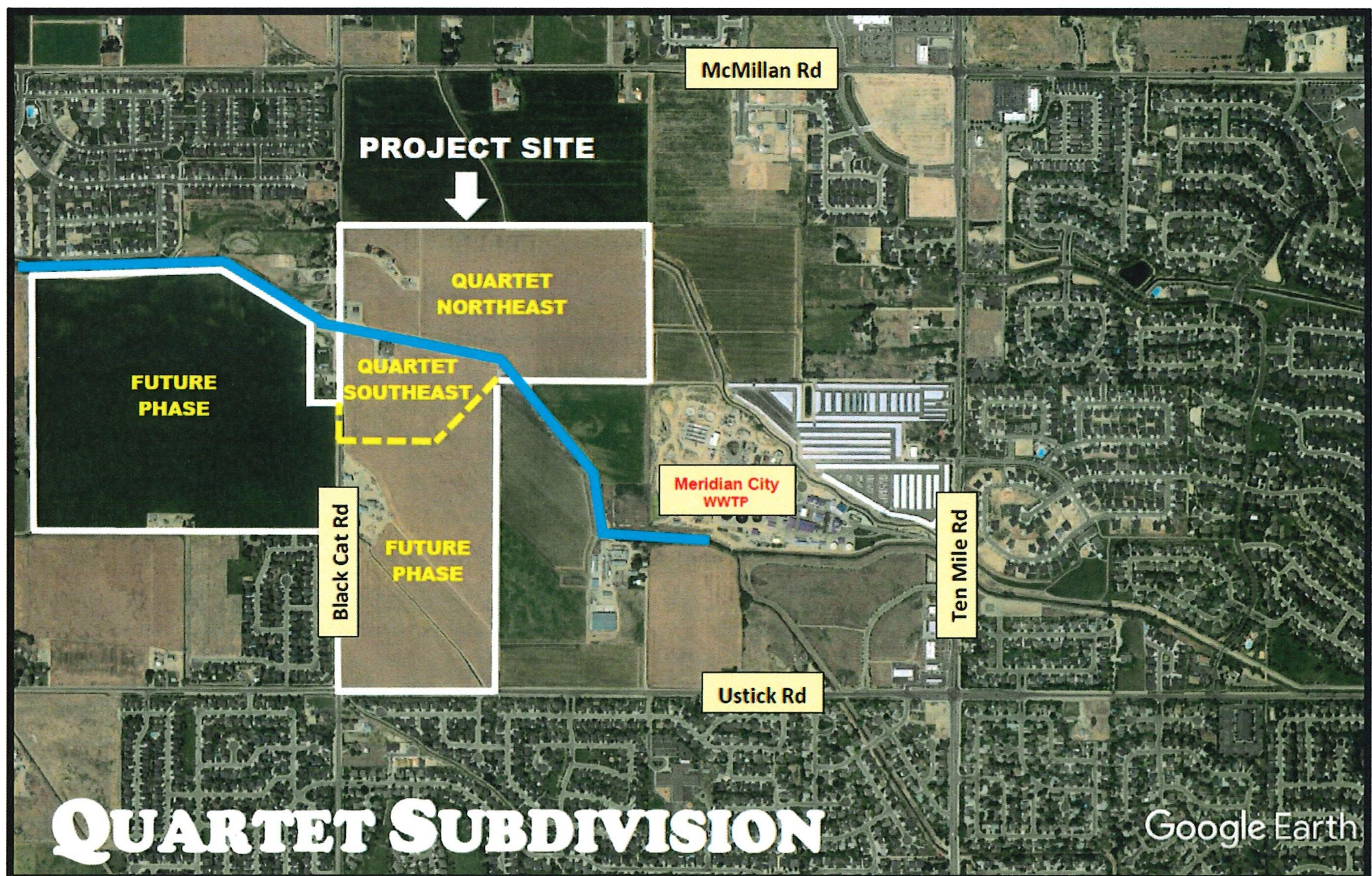
C. Caleb Hood, Planning Division Manager
Community Development Services
Meridian City Hall

RE: Quartet Subdivisions – Annexation, Zoning and Preliminary Plat

Dear Mr. Hood:

Enclosed are applications for *Quartet Subdivision*—a “*disconnected*” project of 186 single-family residential lots on 86.448 acres of Quenzer Farms LLP property on the east side of Black Cat Road, midway between McMillan Road and Ustick Road as depicted below.

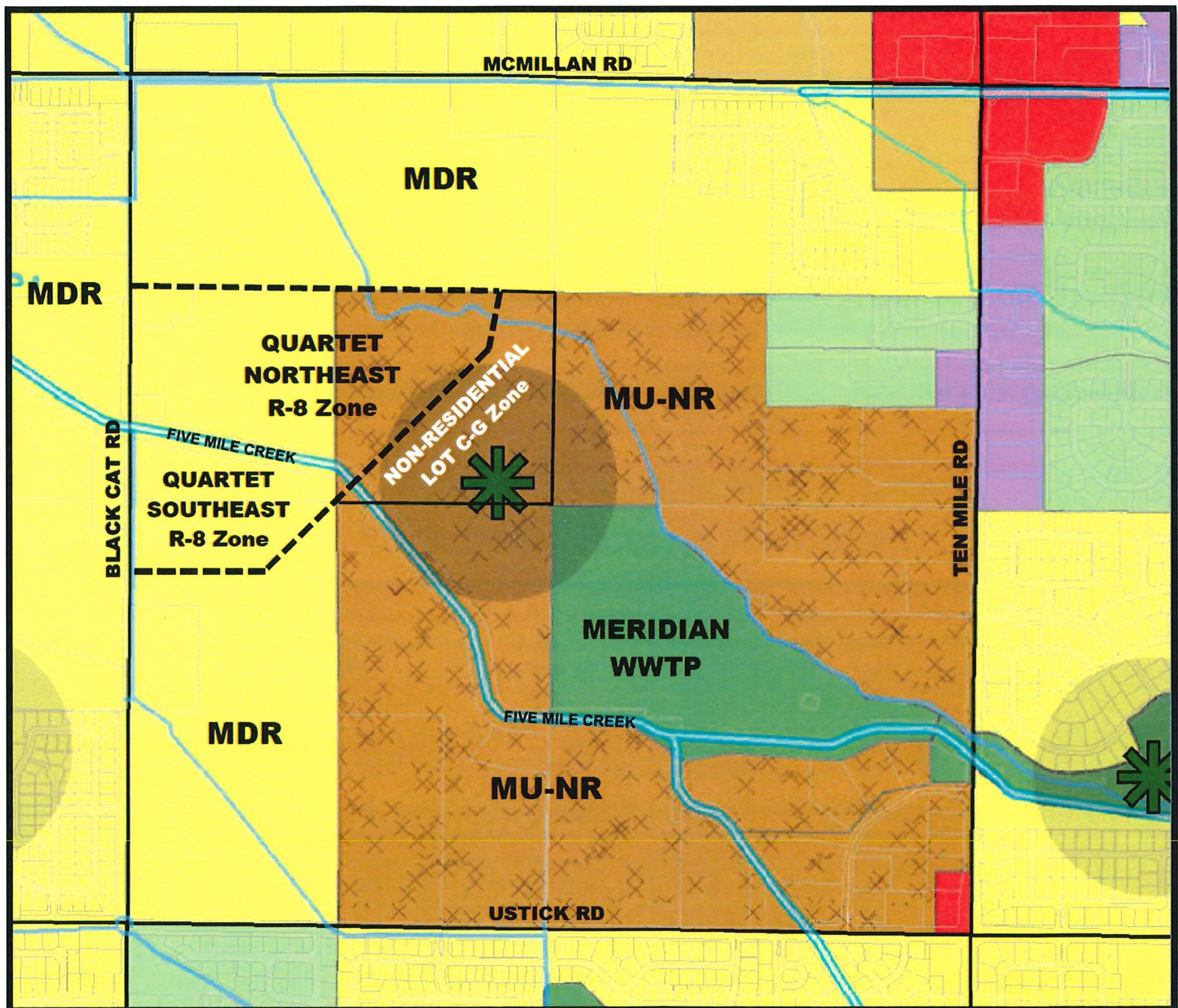
“*Disconnected,*” because Five Mile Creek, a waterway corridor owned in fee by the Nampa & Meridian Irrigation District, bisects the Quenzer properties included in the initial development area. That right-of-way necessitates the submittal of two *Quartet* preliminary plats—*Northeast* and *Southeast*, even though they are connected by a collector roadway bridge over the creek.



The Applications in Brief

First Annexation with R-8, Medium Density Residential, zoning, consistent with the recently updated Comprehensive Plan FLUM designation for the quarter-mile depth parallel to Black Cat Road; and for a portion of the 40-acre area designated *Mixed Use Non-Residential (MU-NR)* on the west side of N. Joy Way, the proposed collector roadway which will separate that parcel from the single-family lots.

Annexation of the remainder of the *MU-NR* parcel (*Non-Residential Lot 1, Block 14*) east of N. Joy Way with C-G, commercial zoning consistent with the *MU-NR* designation. That lot will be the subject of discussion with the City regarding a potential park site as depicted by the FLUM land-use designation symbol in graphic below; or consideration of other potential buffer uses from the results of the Public Works Department's noise/odor study.



Second One project—two preliminary plats: *Quartet Northeast (Q-NE)* and *Quartet Southeast (Q-SE)*. The two pre-plats combine for 186 single-family lots residential-unit subdivision; one non-residential lot as noted above; and 29 common lots, including landscaped commons, arterial and collector street buffers, and several activity-area greens.

The Applications in Detail

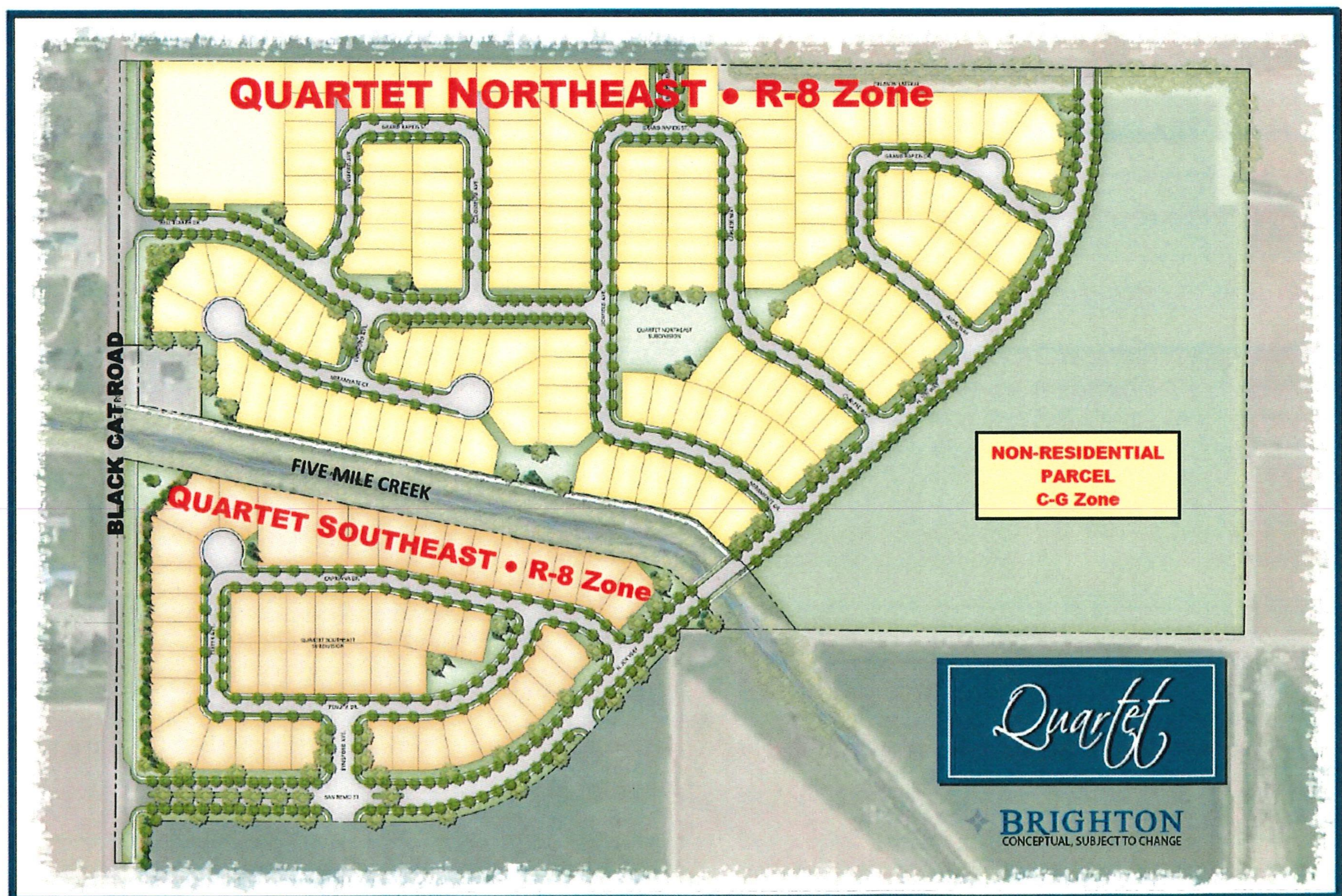
ANNEXATION & ZONING

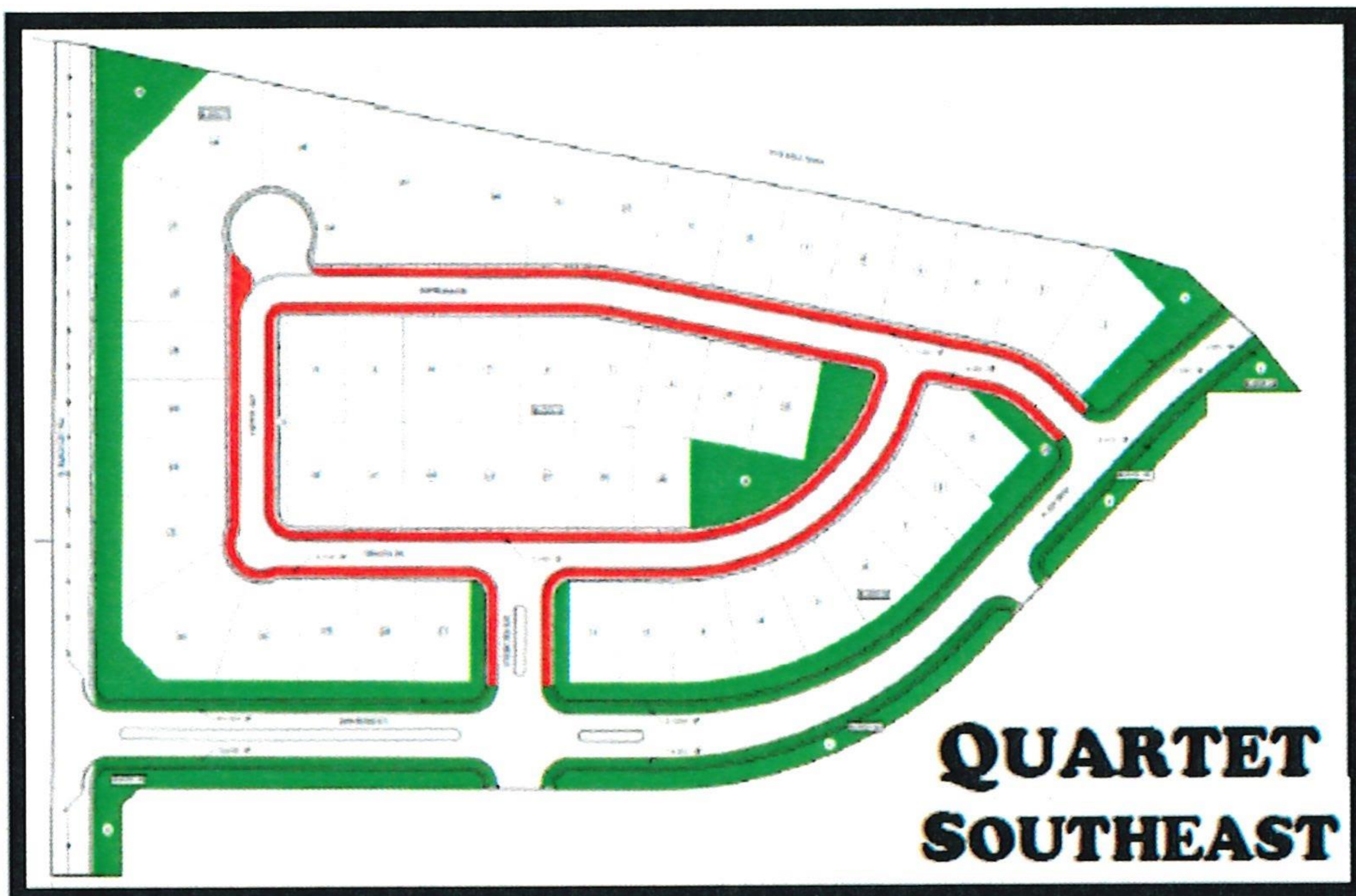
The combined annexation area of the two preliminary plats is 86.448 acres. The *Q-NE* plat includes 46.44 acres of development area and the 20.09-acre the non-residential, C-G, parcel, Lot 1, Block 14.

The 19.923-acre *Q-SE* plat parcel is the combination of Parcel S0434233920 with the northerly portion of Parcel S0434325860. The remainder of the latter parcel will be the subject of a future annexation and development proposal. If the City determines that a property boundary adjustment is required, that process can be conditioned for completion prior to City Council approval of the annexation ordinance.

Zoning of R-8 is proposed for the preliminary plat development parcels, including a portion of the northeasterly 40-acres currently designated MU-NR by the City's Comprehensive Plan. Pre-application discussions with staff suggested that "floating" the FLUM's Medium Density Residential designation, and corresponding R-8 zoning, within that MU-NR area west of the proposed collector street, N. Joy Way, was consistent with the intent of the Comprehensive Plan.

Commercial C-G zoning is proposed for the remainder of the MU-NR "non-residential" area discussed previously.





**QUARTET
SUBDIVISION
QUALIFIED OPEN SPACE**

QUARTET NE – 16.28%
QUARTET SE – 20.08%
COMBINED – 17.4%

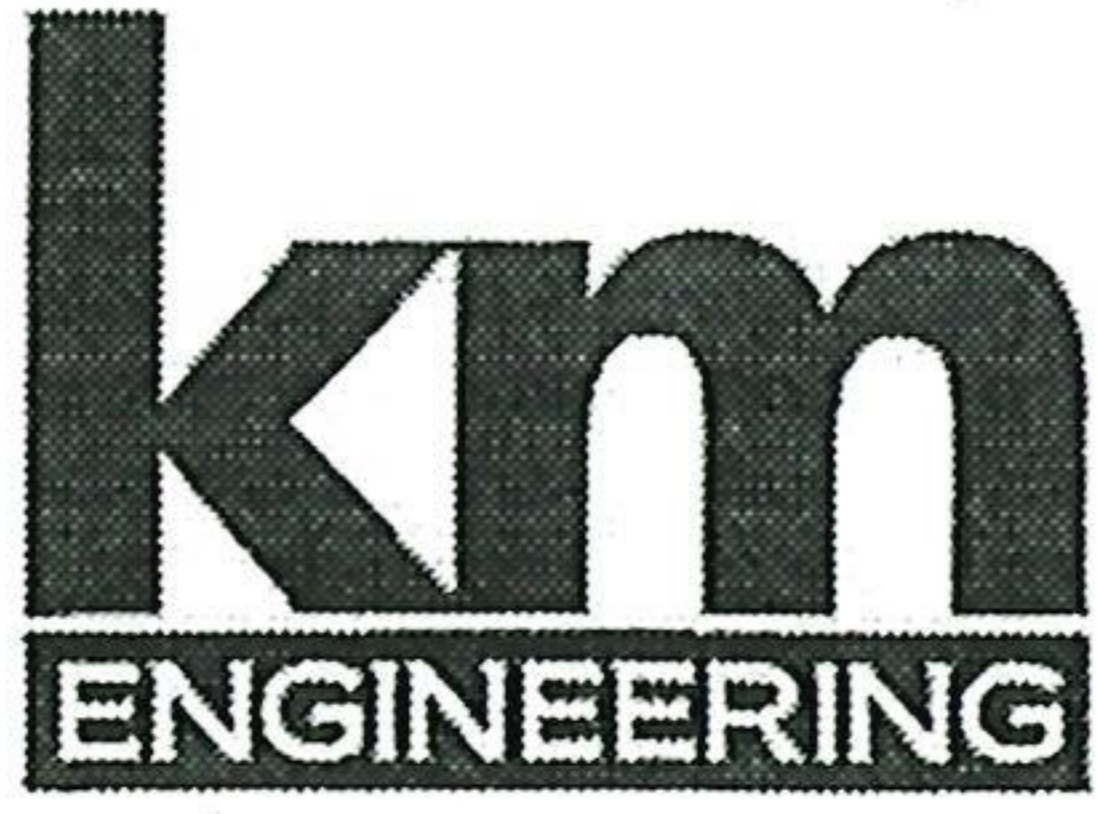
IN CONCLUSION

Based on the foregoing, as supported by the accompanying applications and documentation, we request approval of *Quartet Subdivision*; specifically, the *Quartet Northeast* and *Quartet Southeast* annexation, rezoning and preliminary plats.

If you or your staff have questions, or require additional information, please let me know for expedited response.

For Brighton Development Inc.,

Michael D. Wardle
Director of Planning



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

February 4, 2020
Project No. 19-010

**Exhibit A
Legal Description for
Annexation
Quartet Northeast**

A parcel of land situated in a portion of the South 1/2 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the northwest corner of said Section 34, which bears N00°27'24"E a distance of 2,631.60 feet from an aluminum cap marking the west 1/4 corner of said Section 34, thence following the westerly line of said Northwest 1/4 of Section 34, S00°27'24"W a distance of 1,315.80 feet to the north 1/16 corner of said Section 34 and Section 33 and being the **POINT OF BEGINNING**

Thence leaving said westerly line and following the northerly line of said South 1/2 of the Northwest 1/4 of Section 34, S89°26'06"E a distance of 2,647.62 feet to an aluminum cap marking the northeast corner of said South 1/2 of the Northwest 1/4 of Section 34 (C-N 1/16 corner);

Thence leaving said northerly line and following the easterly line of said South 1/2 of the Northwest 1/4 of Section 34, S00°43'47"W a distance of 1,323.39 feet to a 5/8-inch rebar marking the center of said Section 34;

Thence leaving said easterly line and following the southerly line of said Northwest 1/4 of Section 34, N89°16'14"W a distance of 1,045.99 feet;

Thence leaving said southerly line, N38°17'55"W a distance of 191.40 feet;

Thence N46°51'55"W a distance of 154.93 feet;

Thence N73°28'41"W a distance of 126.86 feet;

Thence N79°57'01"W a distance of 204.51 feet;

Thence N77°05'23"W a distance of 111.72 feet;

Thence N79°05'40"W a distance of 326.98 feet;

Thence N78°22'23"W a distance of 307.04 feet;

Thence N78°15'35"W a distance of 113.38 feet to a 5/8-inch rebar;

Thence N00°27'24"E a distance of 170.44 feet to a 5/8-inch rebar;

Thence N89°32'36"W a distance of 195.00 feet to the westerly line of said Northwest 1/4 of Section 34;

Thence following said westerly line, N00°27'24"E a distance of 664.43 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 66.525 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



2.4.2020