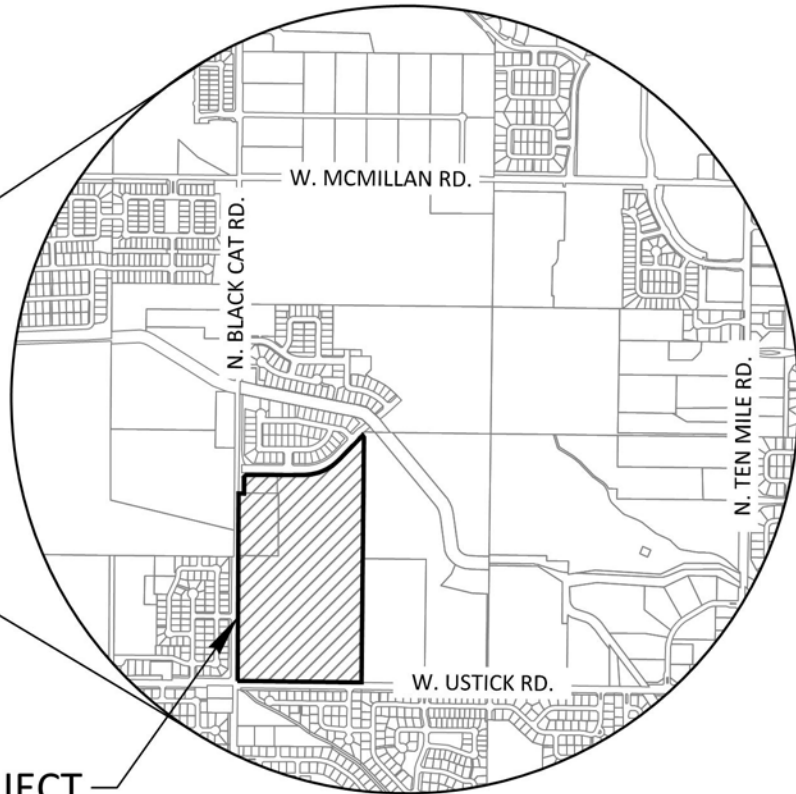


Project Information	Contacts Information	Fees Information	Reference Links
<p data-bbox="175 296 561 321">Application Number H-2021-0088</p> <p data-bbox="209 331 686 357">Application Type Planning/Hearing/NA/NA</p> <p data-bbox="269 430 402 455">Description Hearing Date: January 20, 2022 Assigned Planner: Alan Tiefenbach Annexation of 67.61 acres of land with the R-8 (48.83 acres) and R-15 (18.78 acres) zoning districts; and a preliminary plat consisting of 229 single-family residential lots, 2 multi-family lots with 140 townhouse units, and 42 common lots, by Brighton Development Inc. Location: The properties are Parcels #S043432586 and S0434325410, at the northeast corner of W. Ustick Rd. and N. Black Cat Rd. in the West ½ of the SW ¼ of Section 34, Township 4N., Range 1W.</p>			

P:\21-027\CAD\EXHIBITS\21-027 VICINITY MAP.DWG, LACHLIN KINSELLA, 7/14/2021, DWG TO PDF.PC3, 08.5X11 P [PDF]



PROJECT

VICINITY MAP

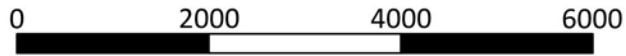
NO SCALE



ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: JULY 2021
PROJECT: 21-027

SHEET:
1 OF 1



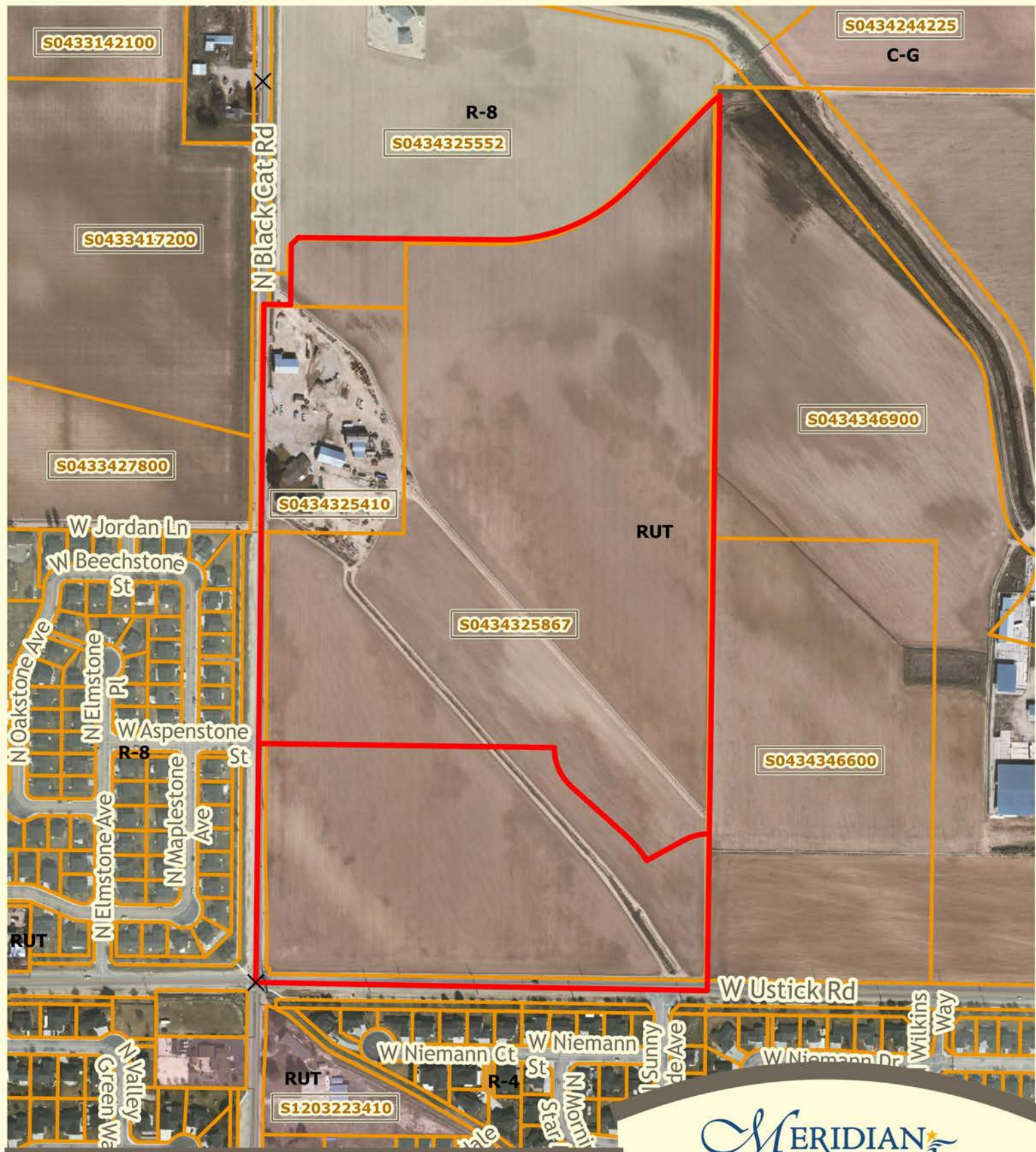
Plan Scale: 1" = 2000'

QUARTET SOUTH SUBDIVISION
MERIDIAN, IDAHO

VICINITY MAP

Vicinity Map

0 0.05 0.1 0.2 Miles



October 7, 2021

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

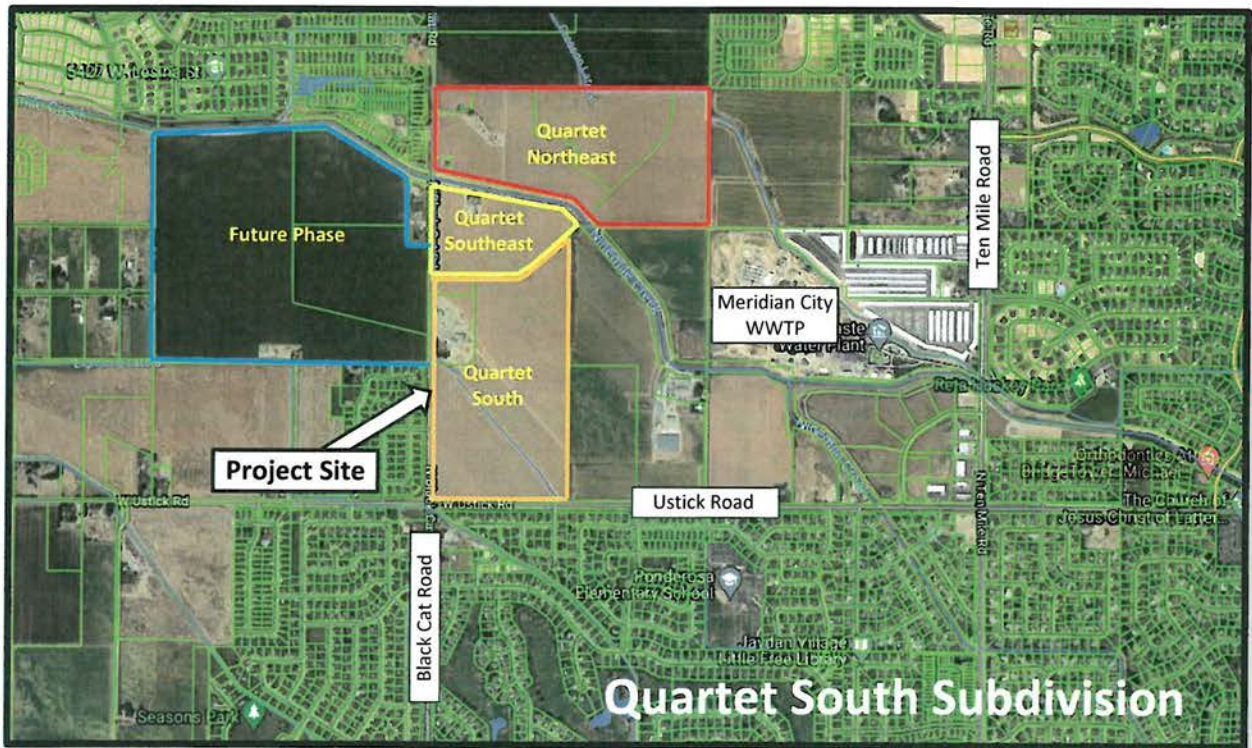
RE: Quartet South Subdivision – Annexation and Zoning, Preliminary Plat

Dear Mr. Hood:

Enclosed are applications for **Quartet South Subdivision**, a project consisting of 229 single-family residential lots and 140 townhomes on 67.606 acres of land on the east side of Black Cat Road, midway between McMillan and Ustick Roads as depicted below.

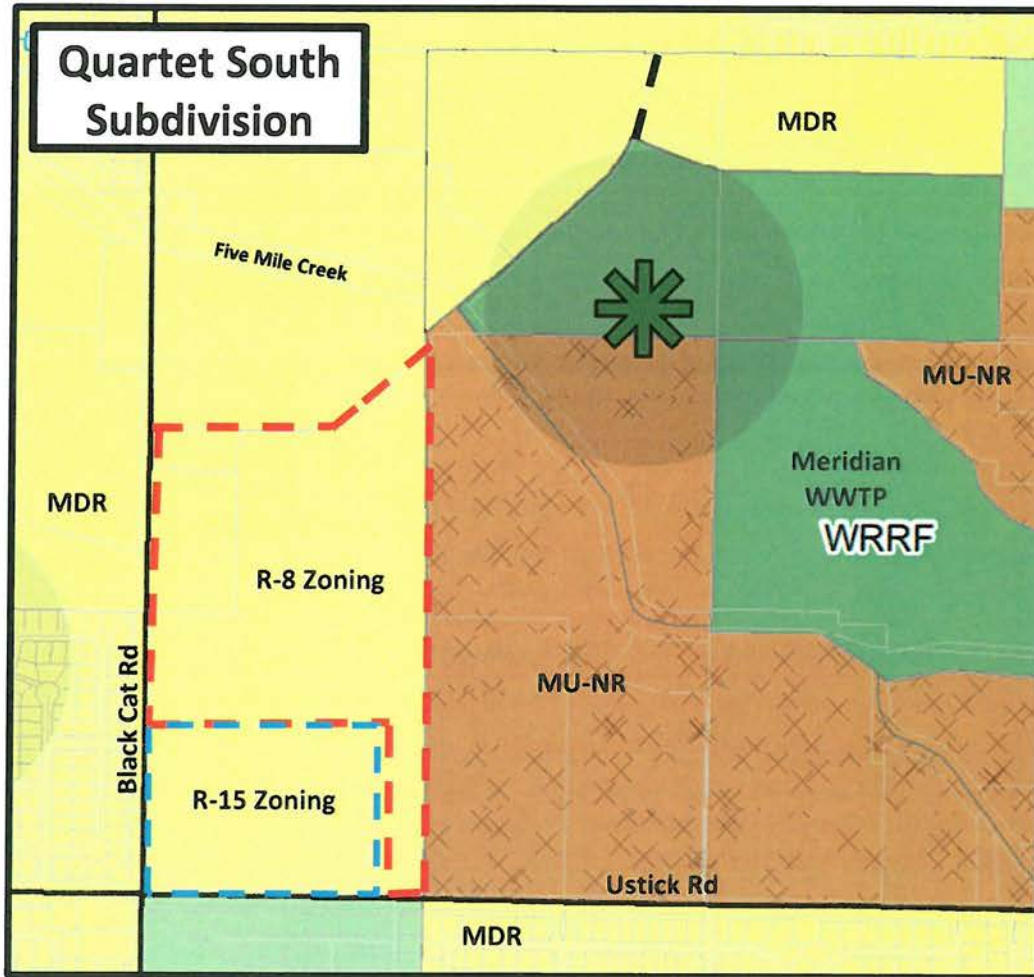
The overall **Quartet** Subdivision will develop as a single, integrated project, located along Black Cat Road and north of the Black Cat and Ustick intersection.

The portion of the development we’re calling “**Quartet South**,” is depicted conceptually on the following page with the detailed preliminary plat.



The Applications in Brief

First **Annexation** with R-8 and R-15, Medium Density Residential, zoning, consistent with the recently up-dated Comprehensive Plan FLUM designation for the quarter-mile depth parallel to Black Cat Road.



Second **Preliminary plat:** The preliminary plat consists of 229 single-family residential lots; 140 townhome units on two (2) "Future Residential" lots; one (1) future common lot; and 41 common lots, including landscaped commons, collector and arterial street buffers, common driveways and alley lots, and several activity-area greens.

The Applications in Detail

ANNEXATION & ZONING

The proposed area for annexation including public ROW is 67.607 acres. The Comprehensive Plan FLUM designation for the property is Medium Density Residential. The proposed zoning designations for the property are R-8 (48.83 acres), and R-15 (18.78 acres) and conform with the Comprehensive Plan.

PRELIMINARY PLAT

The proposed Quartet South Subdivision includes 229 Single-Family Residential Lots, 140 townhome units on two (2) R-15 zoned lot, and 42 common lots, along with the associated amenities, and active open space areas.

The following Site Data Table provides specific information for the Apex West preliminary plat depicted on the following page.

SITE DATA TABLE	Quartet South
Single-Family Residential Lots	229
Future Residential R-15 Lots	2
Townhome Units (on parcel labeled "Future Residential R-15")	140
Total Common Lots	42
Total Site Area	67.607 acres
Acreage of Qualified Open Space	10.49 acres
Percentage of Qualified Open Space	15.5%
Gross Density*	4.69 du/acre
Net Density*	8.84 du/acre

*The future residential lots have been removed from this calculation.

Open Space & Amenities

As noted in the Site Data Table (above), and depicted on page 5, the "qualified open space" for this project is 15.5%, exceeding the UDC's 10% requirement. The qualified open space calculation is for the entire 67.607-acre site, including the parcels labeled "Future Residential," which are subject to future development applications.

In accordance with UDC Section 11-3G-3A, the amenities proposed with this phase of the Quartet development are as follows:

- Community pool and changing rooms – Lot 1, Block 10 (UDC Section 11-3G-3C.2a) [Conceptual, subject to change of layout and location]
- Children’s Play Structure – Lot 1, Block 10 (UDC Section 11-3G-3C.2b) [Conceptual, subject to change of layout and location]
- Clubhouse – Lot 1, Block 10 (UDC Section 11-3G-3C.1a) [Conceptual, subject to change of layout and location]
- Additional qualified open space (UDC 11-3G-3C.1f)
 - At 10%, a minimum of 6.76 acres is required; a total of 10.49 acres is provided
 - The 3.73 acre “excess” (162,478 s.f.) qualifies as an additional amenity

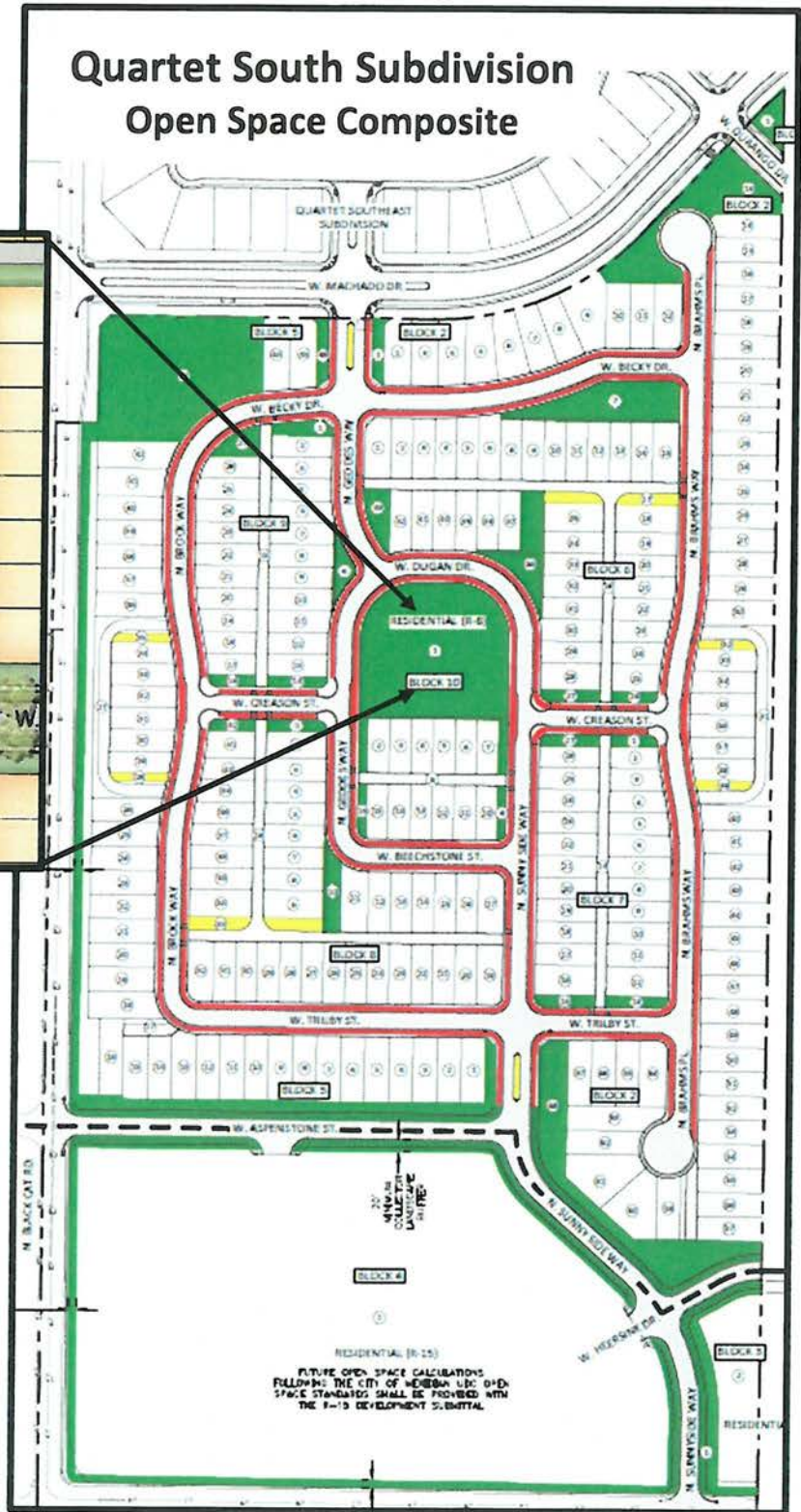
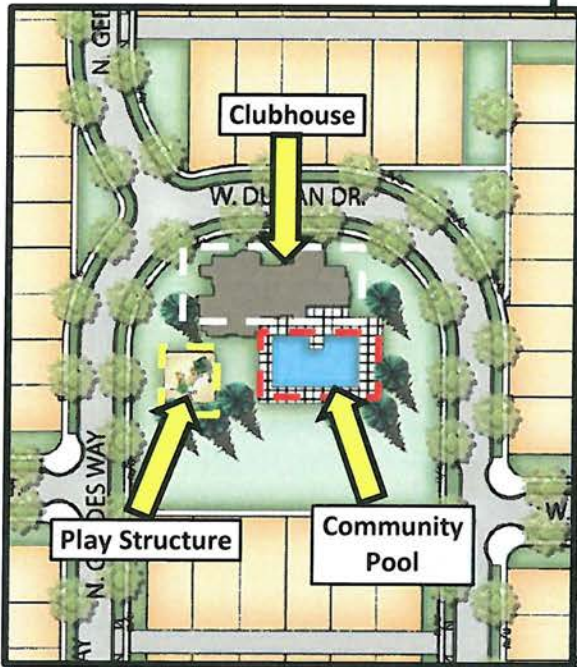
Quartet

CONCEPTUAL, SUBJECT TO CHANGE



◆ BRIGHTON

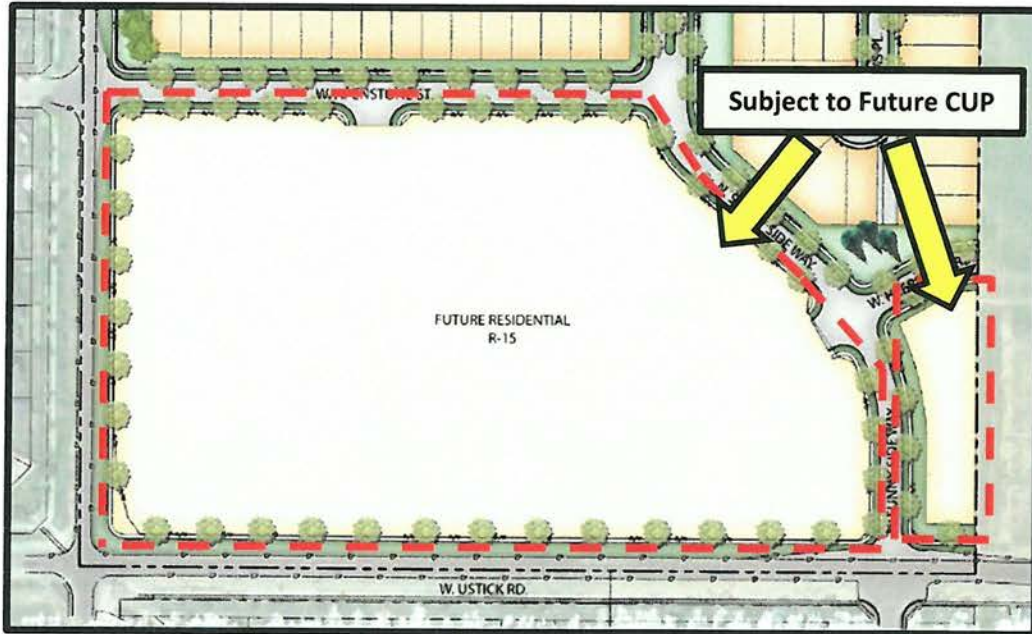
Quartet South Subdivision Open Space Composite



"The Future"

A little more than one-quarter of the area depicted conceptually in this application is "Future Development," and will be subject to future neighborhood meetings and public hearings. For the purposes of future applications, the 140 townhome units (with an approximate density of 7.45 du/acre) have been included in the traffic study.

- The parcels labeled "Future R-15," (see exhibit below) will be subject to a future Conditional Use Permit application.



Traffic Study

A traffic study has been completed by Kittelson & Associates as noted by the email from ACHD dated September 23, 2021. ACHD has received the traffic study, but has not yet reviewed it. To expedite the review, we have provided a copy of the preliminary plat.

In Conclusion

Based on the foregoing, as supported by the accompanying applications and documentation, we request approval of the preliminary plat for Quartet South Subdivision.

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

For Brighton et al

Josh Beach

Assistant Project Manager - Entitlement