


Charlene Way

From: clerk@meridiancity.org
Sent: Thursday, June 3, 2021 11:31 AM
To: Charlene Way
Subject: Development Application Transmittals - TM Creek Phase 3 Apartments ALT, CUP, RZ H-2021-0035


Development Application Transmittal
<u>Link to Project Application: TM Creek Apartments Phase 3 H-2021-0035</u>
Hearing Date: July 1st
Assigned Planner: Sonya
<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



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Commission Hearing Date: July 1, 2021

Planner: Sonya

File No.: H-2021-0035

Project Name: TM Creek Apartments Phase 3

Request:

- Rezone of 5.58-acres of land from the TN-C to the C-G zoning district; and
- Conditional use permit for a multi-family development consisting of 238 apartment units (including 2 live/work units) on 7.83-acres of land in the C-G zoning district

by Brighton Corporation.

Location: The site is generally located south of W. Franklin Rd. and east of S. Ten Mile Rd., in the NW ¼ of Section 14, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0035
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: KAMERON NAUAHI, BRIGHTON CORPORATION Phone: 2088303629

Applicant address: 12601 W. EXPLORER, BOISE, ID 83713 Email: knauahi@brightoncorp.com

Owner name: KAMERON NAUAHI, BRIGHTON DEVELOPMENT Phone: _____ Fax: _____

Owner address: 2929 W NAVIGATOR DR, 2929 W. NAVIGATOR D, MERIDIAN, ID 83642 Email: knauahi@brightoncorp.com

Agent name (e.g. architect, engineer, developer, representative): MIKE WARDLE

Firm name: BRIGHTON CORPORATION Phone: 2088303629 Fax: _____

Address: 2929 W NAVIGATOR DR STE #400 Email: mwardle@brightoncorp.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 194 S WAYFINDER AVE

Assessor's parcel number(s): R8483040240

Township, range, section: 3N1W14

Project Description

Project/Application Name: TM Creek Apartments Phase 3 - ALT, CUP, RZ

Description of Work: 238 Mult-family unit, rezone of 5.58 acres from TNC to CG and Alt Compliance for Variations to Parking and Private Open Space Standards. See narrative in uploaded documents.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	CHECKED
Conditional Use Permit - CUP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0345
TYPE OF USE PROPOSED	
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	Ten Mile and Franklin
Current Land Use:	Vacant
Total Acreage:	5.58
Prior Approvals (File Numbers):	AZ-13-015, PP-13-030, H-2015-0018, H-2016-0067, H-2020-0074
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
TN-C:	CHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	4/30/21
Landscape Plan Date (MM/DD/YYYY):	3/2021
Elevations Date (MM/DD/YYYY):	4/23/2021
Percentage of Site Devoted to Landscaping:	32.1
Who will own and Maintain the Pressurized Irrigation System in this Development:	CAMA
Irrigation District:	Nampa Meridian Irrigation District
Primary Irrigation Source:	Surface
Secondary Irrigation Source:	Well
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Proposed Building Height:	48'-7"
Number of Standard Parking Spaces Provided:	379
Number of Residential Units:	238
What was the date of your pre-application meeting?:	03/09/2021
What was the date of your neighborhood meeting?:	04/12/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
C-G:	CHECKED
Acreage - C-G:	5.58

MULTI-FAMILY	
Total Number of Units:	238
Number of 1 Bedroom Units:	120
Number of 2-3 Bedroom Units:	74
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.:	236
Number of Units Containing 1,200+ sq. ft.:	2
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Parkways:	CHECKED
Acres of Qualified Open Space:	2.51
Percentage of Qualified Open Space:	32.1
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	CHECKED
Communication Infrastructure:	CHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Sports Courts:	CHECKED
Walking Trails:	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:	Kameron Nauahi
MISC	
Is new record:	No