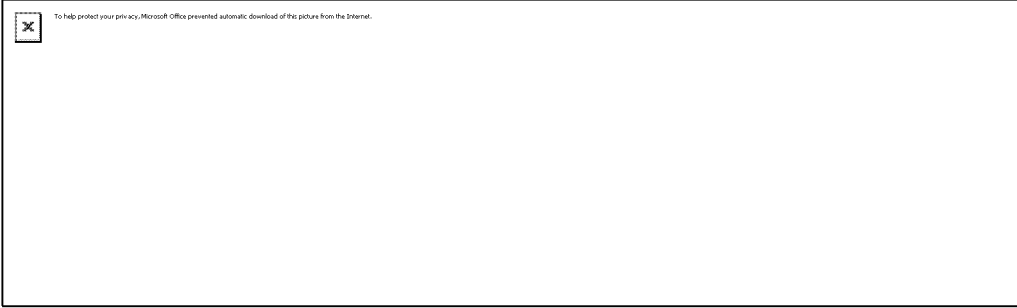


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Thursday, April 16, 2020 2:04 PM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals Modern Craftsman at Black Cat CUP, MDA, PS, RZ H-2020-0022

	
<b>Development Application Transmittal</b>	
<b>Link to Project Application: <u><a href="#">Modern Craftsman at Black Cat CUP, MDA, PS, RZ H-2020-0022</a></u></b>	
<b>Transmittal Date: 4-16-2020</b>	<b>Hearing Date: 5-21-2020</b>
<b>Assigned Planner: Joe Dodson</b>	
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></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](mailto: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](mailto:cityclerk@meridiancity.org)



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*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.*



## **Hearing Date: May 21, 2020**

File No.: H-2020-0022

Project Name: Modern Craftsman at Black Cat

Request:

- Rezone a total of 21.59 acres of land for the purpose of reducing the C-C zone from approximately 7 acres to 0.74 acres and increase the R-15 zone from approximately 15.1 acres to 20.85 acres;
- Short Plat consisting of 2 building lots and 2 common lots on 21.59 acres of land in the C-C and R-15 zoning districts;
- Conditional Use Permit for a multi-family development consisting of 195 residential units on 20.13 acres in the R-15 zone;
- Modification to the existing development agreements (Inst. #'s: 106151218; 107025555; 110059432; and 114054272) for the purpose of removing the subject property from the boundaries and terms of previous agreements and enter into a new one, consistent with the proposed development plan, by Baron Black Cat, LLC

Location: The site is located in the northeast corner of N. Black Cat Rd. and W. Chinden Blvd. (SH 20/26), in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, Township 4N., Range 1W.

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STAFF USE ONLY:
Project name: Modern Craftsman at Black Cat
File number(s): H-2020-0022
Assigned Planner: Joe Dodson
Related files:
RECEIVED FEB 19 2020

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: BARON BLACK CAT LLC
Applicant address: 1401 17TH ST STE 700
City: DENVER
State: CO Zip: 80202
Applicant's interest in property: [X] Own
Owner name:
Owner address:
City:
State: Zip:
Agent/Contact name (e.g., architect, engineer, developer, representative): KENT BROWN
Firm name: KENT BROWN PLANNING
Agent address: 3161 E SPRINGWOOD DR
City: MERIDIAN
State: ID Zip: 83642
Primary contact is: [X] Agent/Contact

Subject Property Information

Location/street address: 4740 W CHINDEN BLVD
Township, range, section: 4N;1W; SEC 22
Assessor's parcel number(s): R7219170103;R7219170214
Total acreage: 21.59
Zoning district: CC&R-15
S0422336150;S0422336200

Project/subdivision name: MODERN CRAFTSMAN AT BLACK CAT/ DETACHED BARON BLACK CAT SUBD

General description of proposed project/request: THIS IS A 3 LOT SUBDIVISION ONE RESIDENTIAL ONE COMMERCIAL AND ONE COMMON

Proposed zoning district(s): We have 2 existing zones CC&R-15 we are reducing the CC zone to match the commercial in the southwest corner of the site.

Acres of each zone proposed: R-15 20.13ac C-C .74ac

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? BARON BLACK CAT LLC

Which irrigation district does this property lie within? NAMPA MERIDIAN IRRIGATION

Primary irrigation source: \_\_\_\_\_ Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): n/a Suez water system

**Residential Project Summary (if applicable)**

Number of residential units: 195 Number of building lots: 2

Number of common lots: 0 Number of other lots: 1

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: 74 2-3 bedrooms: 121 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): 1052 Maximum building height: 31.6 ft

Minimum property size (s.f.): 45,088 SF commercial lot Average property size (s.f.): 428,103SF

Gross density (Per UDC 11-1A-1): 8.7 Net density (Per UDC 11-1A-1): 11.1 minus commercial right way

Acreage of qualified open space: 2.36 Percentage of qualified open space: 10.9%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): see attached open space exhibit

Amenities provided with this development (if applicable): SEE ATTACHED EXHIBIT

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse  
 Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_  
for rent for rent

**Non-residential Project Summary (if applicable)**

Number of building lots: 1 Common lots: 0 Other lots: \_\_\_\_\_

Gross floor area proposed: TBD Existing (if applicable): TO RE MOVED

Hours of operation (days and hours): TBD Building height: TBD

Total number of parking spaces provided: 10 Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: KENT BROWN

Applicant signature:  Date: 2-6-2020

# KENT BROWN

## PLANNING SERVICES

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**Date:** February 19, 2020

**Attn:** Planning and Zoning  
City Council  
Meridian City Hall  
33 East Broadway Avenue  
Meridian, ID 83642

**RE:** **Modern Craftsman at Black Cat** – Request for Rezone, DA Mod, Short Plat, Conditional Use, and Private Street Approval for Detached Baron Black Cat Subdivision

Commissioners and Council Members:

Baron Black Cat LLC (Baron) is pleased to submit applications for the Modern Craftsman at Black Cat community, a mixed-use residential, professional office, and retail/commercial development on the northeast corner West Chinden Boulevard and North Black Cat Road. Applications include a rezone, development agreement modification, short plat, conditional use permit, and private street approval. The property will be platted as Detached Baron Black Cat Subdivision.

### INTRODUCTION TO BARON PROPERTIES

Since 1983, Baron Properties 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, cares and manages for 16 multifamily communities, and is working on seven active development projects in various states.

Baron prides itself on creating first-class communities with premier amenities, active and attentive property management with exceptional maintenance teams. Baron aims to create communities which embody the wonderful and unique characteristics of each property's surrounding location through detail-oriented design and hands-on property management. A great example of the care Baron takes in creating a community can be found in the apartment community illuminate in Phoenix, which Baron finished creating in 2016 and subsequently was awarded the Arizona Multifamily Apartment Association's Development for the Year Award in 2017. In addition, Baron has recently acquired Red Tail Luxury Apartment Homes, located in Meridian. Red Tail is known for its meticulous landscape and grounds as well as its wide range of amenities and diverse floor plans within the community.

A distinguishing factor that sets Baron Properties' developments apart and differs from other "residence-for-lease" communities and developments is that Baron does not and cannot, by design, sell the residences individually in the future. Each residence is a part of a single community operated and managed by Baron. Residences are located within a single platted parcel and are served by joint utilities, a structure that precludes future sales of individual lots. This design ensures continuity for residents with long-term internal compatibility, and it allows Baron to maintain its exceptional standard of care for all structures and amenities.

## SITE HISTORY

The four parcels in this application (R7219170103; R7219170214; S0422336150, and S0422336200) were annexed and zoned as part of the original Tree Farm development, which was approved by City Council on February 13, 2007 (AZ06-004).

## DEVELOPMENT AGREEMENT MODIFICATION

This property is a part of an existing Development Agreement (for Tree Farm) as amended, as follows:

Development Agreement, dated August 23, 2006, recorded as Instrument #106151218 (AZ 06-004);

First Addendum to Development Agreement, dated February 1, 2007, recorded as Instrument #107025555 (MI 06-010, 06-011);

Second Addendum to Development Agreement, dated September 19, 2007, recorded as Instrument #107141993 (MI 07-004);

Third Addendum to Development Agreement, dated June 22, 2010, recorded as Instrument #110059432 (MDA 10-004); and

Fourth Addendum to Development Agreement, dated July 8, 2014, recorded as Instrument #114054272 (MDA 14-006).

We request the subject property be removed from the existing Development Agreement, as amended, and to enter into a new, separate Development Agreement governing this property. This would allow both the City of Meridian and Baron to have a clear understanding of the zoning and development requirements for this development.

We also request the opportunity to obtain building permits for the development prior to the final plat recording, upon approval and execution of the new Development Agreement.

## SITE DESIGN

Baron's design team has focused on providing future residents with a single-family home living environment in a master planned community. Modern Craftsman homes are available to rent, and this lifestyle is in high demand. Residents will be able to enjoy the pleasures of living in a private home, surrounded by community amenities, without the upkeep typical of home ownership. These residents are renting by choice, not because of necessity.

Modern Craftsman will be bordered by 35- and 20-foot landscape buffers on Chinden and Black Cat Road, respectively, providing privacy for residents. The community will include pathways, accompanied by extensive landscaping, which will allow residents to easily access various parts of the community.

Modern Craftsman will include a mixture of building types, including: townhomes, attached single-story duplexes, and detached single-story homes with and without garages. Buildings will have a variety of roofing and siding styles throughout the community. There will also be a 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 options the residents will be able to choose from:

Modern Craftsman Unit Mixture	
Type of Unit	Percentage
1 Bedroom/1 Bath, 1-Story	38%
2 Bedroom/2 Bath (Types A & B), 1-Story	37%
2 Bedroom /2 Bath, Attached with Garage, 1-Story	3%
3 Bedroom/2 Bath, 1-Story	9%
2 Bedroom/2 ½ Bath, Attached with Garage, 2-Story	8%
3 Bedroom/2 ½ Bath, Attached with Garage, 2-Story	5%

## REZONE

Our site is the last property on the north side of Chinden Boulevard between Highway 16 and Linder Road to seek the city's approval for development. The property was annexed and zoned as a part of the Tree Farm development and is currently zoned R-15 (Medium-High Density Residential) and C-C (Community Business) based on a concept plan. A detailed design to help determine the correct size of each zone was not provided at that time, and much has changed in this area in the intervening 14 years.

The City's recent approvals of Costco and Central Valley Plaza, both of which are located within a half mile of our site, have reduced the need for C-C (Commercial Business) zoning on our property.

Costco is located near the corner of Chinden Boulevard and Ten Mile Road. Central Valley Plaza is located near the northeast corner of Highway 16 and Chinden Boulevard. Central Valley Plaza includes professional offices and flex spaces for professional office and retail uses, as well as a convenience store. There is also another five acres of C-C (Commercial Business) zoning adjacent to our site in the Fairbourne Subdivision, located on the northwest corner of Chinden Boulevard and Black Cat Road. We feel that some office or small retail user may have an interest in our ¾ acre site at the northeast corner of Chinden Boulevard and Black Cat Road.

## PRIVATE STREET

Baron is proposing private streets throughout the Modern Craftsman neighborhood. The residential portion of the community will be located within a single lot. The community will not have access onto Chinden Boulevard, and property to the north of the site has direct access to Black Cat. 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.



## COMMUNITY SUMMARY

Modern Craftsman by Baron will be a high-end rental residential and mixed-use community not yet seen in Meridian or any surrounding city. The appealing architecture, extensive amenities, acute layout, and extensive landscaping will evoke the spirit of community. Designed for multiple generations, Modern Craftsman will provide spacious floor plans, sustainable initiatives, smart home integration, luxurious finishes, and ample storage.

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. Residences will include one bedroom duplexes, detached two and three bedrooms units, and two story townhomes.

The community also includes 10,800 square feet of community business space, which is anticipated for a small office or retail user that will enjoy great visibility on the corner of Chinden Boulevard and Black Cat Road. This community meets the requirements of an infill project as we are the last project to develop in the area. All public utilities are available to the property, with water from SUEZ Water and sewer from Meridian City.

Modern Craftsman 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 site amenities and include:

- Clubhouse with pool and co-working spaces
- Community park with playground
- Fenced dog park
- Picnic shelter with BBQ
- 42 – 6x10 tenant storage units
- 145 – covered parking spaces
- 36 – detached 10x20 garages
- 50 – attached in-unit garages
- 6 – one car garages
- Parcel boxes with additional lockers at clubhouse
- Community pathways
- 2.36 ac (10.9%) qualified open space;  
2.96 ac (13.7%) total open space
- Copious amounts of well-maintained green space and lush landscaping
- Smart home systems
- 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 to the included smart home packages and other 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.

Millennials and Baby Boomers are targeted demographics for the Modern Craftsman community: Millennials who have entered a career path and 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. This community will provide a new housing product that is not currently available to serve these demographics.

Modern Craftsman at Black Cat  
Request for Rezone, DA Mod, Short Plat, Conditional Use, and Private Street Approval  
for Detached Baron Black Cat Subdivision

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As new technology and other innovative companies look to Meridian for siting their businesses, they will be interested in knowing whether Meridian can offer housing that appeals to their younger workers or creative types. Whether computer programmers, engineers, designers, or others, professionals of all ages will find appeal in Modern Craftsman's architecture, amenities, connected mixed uses, walking paths, and worry-free upkeep.

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