

**Public Hearing for Pivot Point Subdivision (H-2024-0029) by KB
Homes, generally located south of W. Pine Ave. and east of N. Black
Cat Rd.**

- A. Request: Annexation of 7.98 acres of land with R-8 zoning district
- B. Request: Preliminary Plat consisting of 41 building lots and, 10 common lots on 7.98 acres of land currently zoned RUT

Lorcher: Okay. All right. Last application for the evening is Pivot Point Subdivision for annexation and preliminary plat for 41 building lots and ten common lots. We will begin with the staff report.

Napoli: Thank you, Madam Chair and Commission. Item No. 8 on the agenda is an annexation, preliminary plat for Pivot Point Subdivision. The applicant is requesting annexation, zoning and preliminary plat to construct 41 single family homes with ten common lots on 7.9 acres at a gross density of three point -- 5.37 units per acre. The site consists of 7.98 acres of land, zoned -- currently zoned RUT in Ada county, located south of West Pine Avenue between North Black Cat Road and North Ten Mile Road. As shown on the screen, the current zoning is RUT and the FLUM designation is R-8 or medium density residential. Pivot Point currently neighbors three other R-8 developments, Chesterfield Subdivision to the east, Alexander Landing to the southwest and Horse Meadows Subdivision to the west. Alexander Landing and Horse Meadows Subdivision -- Subdivisions are both owned by KB Homes, which is the applicant on Pivot Point. Access is proposed via North Biltmore Avenue and West Quarter Horse Lane. Access off of West Pine Avenue via North Biltmore Avenue shall align with North Biltmore Avenue on the north side of Pine. ACHD found the alignment to not meet their policy and this shall be revised with the submission of the final plat. A minimum of 15 percent of qualified open space is required to be provided with this development. The applicant is proposing 1.24 acres of common open space for the development with 1.15 acres of this area as qualified open space, meeting the minimum requirements of 15 percent. There are two main open spaces proposed within Pivot Point. The linear open space along the Kennedy -- Kennedy Lateral and the open space located on Lot 19, Block 1. The largest central open space area is approximately 45,935 feet in size and is the largest usable open space within the project. Staff is recommending that Lot 2 of Block 1 as shown with the cursor on the screen is removed to create more integrated open space. The placement of Lot 2, Block 1, creates an isolated parcel that abuts open space, a gravel road and street landscape buffers. Additionally, the lot creates possible conflict points when having -- when having ingress and egress from -- for the property owner. Due to these concerns staff finds that UDC 11-3G-3-2B open space shall be accessible and well connected throughout the development is not being met. Additionally, staff is recommending the applicant provide a five foot paved micro-pathway in Lot 19 of Block 1 to provide a convenient access and pedestrian connectivity to Pine for the people living in the western portion of the subdivision. The property size of 7.9 acres -- 7.98 acres requires a minimum of two points for the amenities. The applicant is proposing the following amenities worth one point. An outdoor fire ring and the applicant is also proposing a pathway. However,

the pathway does not meet the minimum requirement to qualify for a point. In order for the pathway to count towards the amenity it shall be paved and landscaped in accord with the UDC and connect to North Biltmore Avenue and West Pine Avenue. If the irrigation district does not allow for these improvements within the easement the applicant shall provide an additional qualifying amenity equal to one point or more with the final -- final plat application. I did talk with the applicant earlier today and she did notify me that they -- if they cannot do the pathway that they do have a tot lot that they will implement with the final plat to meet that minimum amenity requirement. So, 12 conceptual building elevations and floor plans were submitted to demonstrate what the future homes in the development will look like. Variations in one and two-story homes with two car garages are proposed. The submittal -- the submitted elevations depict a number of different architectural and design styles with field materials of lap siding, different color accents, roof profiles and various home style -- varying home styles. Staff finds these elevations to meet our architectural standard and follow the city's standards. Staff is recommending approval of this project. We did receive written -- three written testimony today. One from Karla Ehlers with concerns about traffic congestion, the density of the project being too high and schools being at capacity in the area. Kathy Gallentine also had similar concerns with traffic and congestion on Pine and Black Cat. The density of this development being too high for the neighborhood and schools being over capacity. And, then, finally, Natalie Purcell had similar concerns about the density, traffic and congestion in the area. Fuller Park being overcrowded, which is the nearest park to this development and schools being over capacity. And I will stand for questions.

Lorcher: Would the applicant like to come forward?

Durtschi: Is it up full screen? Looks great. Thank you.

Lorcher: If you can state your name and address for the record that would be great.

Durtschi: Absolutely. Madam Chair, Members of the Commission, hello and good evening. For the record my name is Sabrina Durtschi. I am here on behalf of KB Home. My business address is 1299 North Orchard Street, Boise, Idaho. 83706. And this evening I'm so excited to present to our applications for Pivot Point Subdivision. So, real quick before I start our application I really would like to introduce you to KB Home. We are a national home builder that was founded in 1957. Everything that KB Home does is focused around our customers and offering a superior home buying experience. For over 60 years we have operated from the belief that the best homes start with the people who live in them and the commitment to our customers can be seen by being ranked the number one national home builder when it comes to customer service and satisfaction and we at KB Home take this ranking extremely serious for our pledge to exceed all customers' expectations by having each home a hundred percent complete and our customers a hundred percent satisfied before they finalize the purchase of their home. We are the number one energy efficient national home builder as well and we are committed to sustainability and energy efficiencies with each home being Energy Star certified. This provides to our homeowners lower housing costs, promotes water conservation and helps preserve the environment and natural resources with each home

we built. So, now let me welcome you to Pivot Point Subdivision. The subdivision is going to be a welcoming community and a special place for our future residents to call home in the Treasure Valley. Our site design hosts many creative features that will showcase a thoughtfully designed in-fill development for our proposed residential lots. Here is a picture of our main entrance point into our community. With Pivot Point we are requesting annexation and zoning of R-8 and a preliminary plat for a total of 41 single family residential lots. Our gross density will be 5.51 units per acre, with our residential lot sizes ranging from 4,000 square feet up to 5,595 square feet. Situated near the corner of Black Cat and Pine Avenue, Pivot Point will provide quick access and an easy commute to all the surrounding amenities. Don't do that. Hold on. It's getting out of hand. To the nearby schools and employment for its future residents, since it's really kind of in the heart of the Treasure Valley in its location. So, as Nick has mentioned, we already have two projects that KB Home already owns. To the northwest we have Horse Meadows that is zoned R-8. This site is currently under construction and consists of 26 lots. South of that is Alexander's Landing. This is zoned R-8 as well and has a total of 24 lots. We will begin construction on the site next spring of 2025 and our plan for Pivot Point, if approved, is to start late fall construction, so that the site will be ready in the spring of 2026. Here is a depiction of all the sites built out together. We really want them to seamlessly transition and blend in perfectly together. We will have one CC&Rs, one HOA management, and they will probably market it under one name. This is really just to create a community instead of three separate small developments. So, here is our utility plan and it -- as we -- I mentioned with Horse Meadows, we have begun construction. This will provide all of our public infrastructure needed for our site, such as sewer and water. We are also coordinating the upgrade with Nampa-Meridian Irrigation concerning the existing irrigation pump house to facilitate all three developments. This is great, since we will be not stretching any city services to the site since they will be available. Since Pivot Point is an in-fill development existing public services are nearby. Elementary, middle and Meridian High are all close and as stated in the staff report do have some capacity still left. I was told by your Captain Brandon Medica -- I could be saying that wrong. I apologize. That both Fire Station No. 2 located at Ten Mile and Station No. 6 on Overland will service this site. This area in the comp plan is slated for medium density residential. We feel that Pivot Point captures the vision of the comp plan and the direction of the Mayor of wanting in-fill development to be a priority. Based on this information and input from staff we are requesting the R-8 zone. Our largest -- our largest customer segment is first time home buyers. The homes we build address the significant need in many of our markets, such as the Treasure Valley, to create additional housing that is affordable at median income levels. With each home we offer personalization and choices from the selection of the home site to the floor plan and construction options. This allows the homeowners a built to suit option that works with their budget and most importantly their lifestyle. KB Home's motto is that we are built on relationships and the most important relationship is with our customers. So, before the foundation is poured or the first nail is set, we get to know our home buyer on a personal level and together we design a personalized home around how they live day to day. Within Pivot Point we are offering a variety of housing options that will range in size from approximately 1,200 square feet up to 2,800 square feet and my marketing guys told me the house pricing is estimated, because it's in 2026, but we are going to be in the mid 300 range to the upper 500,000 dollar range. Within each

community KB Home builds open usable space is extremely important, for it sets the foundation of our communities amenities, pathway and interconnectivity that really makes our communities special. Here in Pivot Point, as Nick told you earlier, we have designated a total of 1.15 acres -- that equates to 15 percent usable open space. Pathway connectivity and walkability is a priority within our community and can be seen within this pathway exhibit. Orange depicts our -- the regional pathway, blue depicts our community sidewalks and green illustrates our micro pathways. To create open space and provide safety for our future residents we have already coordinated and received approval from Nampa-Meridian Irrigation to tile the Kennedy Lateral. Within the tiling of this lateral we have been able to capture a great central open space feature for our future residents. For site amenities we will include a walking pathway and a gathering area for the neighbors to include a fire pit and a seating area and I just found out that one of our other communities in Nampa had a tot lot that we are not going to be using, so I'm like -- I know where to put that. We will put that in Pivot Point. So, I will try to get some of the renderings updated for City Council showing that. I just found that out yesterday, so I was pretty -- pretty excited. And I didn't have to spend any more extra money, so that I thought it was a win-win. The future residents will also be able to utilize the amenities in our other two developments. Within Horse Meadows there will be a picnic sheltered area and Alexander's Landing will have a playground for older children and a sitting area for the parents. I held a neighborhood meeting on June 17th of this year. I held it here at the City of Meridian's Conference Room A and we had nine people in attendance. The meeting went really well. The neighbors are very cordial and very respectful. They had questions concerning construction and timing of all the developments and one inquired on a possible four way stop at the new entrance where Biltmore and Pine is at. I did reach out to ACHD. They didn't have an answer for me yet. So, I'm kind of still vetting it to see if that's a possibility. And I also have been working really closely since we started construction at Horse Meadows with all the neighbors. They have my number. I'm like if you have any issues you call me immediately and I will hopefully take care of it, so -- while we are in complete agreement with the staff report we are requesting to retain Lot 2, Block 1. During our site design we wanted -- we -- first I needed to ensure that we were meeting all the R-8 requirements, which we are. I'm not asking for any variances. I'm not asking for any alternative compliance. Are -- we are meeting our R-8 requirements. Unfortunately, due to the easement of the lateral this is kind of created a -- kind of an odd area that we were able to fit one lot to meet the minimum standards. Now, is it ideal? No. But this is why in-fill sites are so tricky to develop. With the easement being a hundred feet wide at the Kennedy Lateral and really limited space, our options are very limited and also with these small sites one lot loss can make or break a project. We are not -- we don't have hundreds of lots to cover the cost of it. So, we are -- we are respectively requesting that any conditions for the removal of Lot 2 on Block 1 be removed and we also feel as these renderings are showing that the lots proposed on both sides of the open space really create a great flow of usable open space for the neighbors and we feel like it provides great -- integrated great into the open space for the community. And with that I will summarize real quickly -- quickly. We strongly feel that Pivot Point Subdivision will be an excellent community for the City of Meridian. Every detail has been designed to create a community that residents will love to call home and really complements the City of Meridian's vision for this area. I would like to thank Nick and Bill

and staff for their assistance with the application. Thank you, guys. And I would like to thank you all for the pleasure of your time, your thoughtful consideration and respectfully request a recommendation of approval this evening to City Council and I will stand for any questions you have. Thank you.

Lorcher: Commissioners, do we have any questions for the applicant at this time?

Sandoval: Madam Chair?

Garrett: Not from me.

Lorcher: Commissioner Sandoval, go ahead.

Sandoval: Yeah. Staff, so you mentioned 5.37 units per acre. The applicant said 5.51. Are you guys not in alignment? Was that a clerical error? Did I hear wrong? Was it because there is 1.24 acres of total space compared to 1.15 of usable open space? I was just curious.

Napoli: Madam Chair, Commissioner Sandoval, thank you for catching that. You know, I did catch that -- correct. It is 5.51. I -- I mis -- misspoke as far as with -- we actually did change the annexation exhibit part way through this to incorporate more acreage, because I had to go to the center line of Pine and with that is where I -- that is where the 5.37 came from, instead of 5.51. So, I apologize. Thank you for catching that.

Sandoval: Thank you.

Lorcher: Commissioner Garrett, did you have any comments?

Garrett: No.

Lorcher: Okay. Commissioner Smith.

Smith: Madam Chair. Your question I -- I think I misunderstood the staff briefing. So, we are not removing Lot 2, Block 1. Where do you anticipate the tot lot going specifically?

Durtschi: Oh. Madam Chair, Commissioner Smith, that's a great question. I -- well, I will take a look at it. I usually let my landscape architects, because they are way more creative than me. But probably -- when I create the amenities I really like for like the sitting area to be maybe more focused on adults area, more quiet area. So, probably the tot lot will be in the -- in the green space, but maybe in a different location. I will have to consider the road for public safety, so I will take some of those items into consideration. Commissioner Smith, do you have a suggestion for me that I can take into --

Smith: No. I was just curious. In my head I see -- I'm not a landscape designer. In my head I saw Lot 2, Block 1 as kind of the -- the natural spot for a tot lot. So, I was just curious. I think maybe you put my visual --

Durtschi: Sure.

Smith: -- references on top of what staff was saying.

Durtschi: And maybe I will maybe massage it and we will maybe move the tot lot where the fire pits is going to be and we can move it to a different area. I'm just really concerned about safety for the kids. I don't like them really up close to the road. So, we will just -- we will dial in a good spot that will look great as well, so --

Lorcher: I did have a question in regard to the lateral. So, you got permission to tile it in and what kind of coverage will be on top of it. Is that going to be a -- are they allowing you to do a paved path or is that going to be gravel?

Durtschi: Madam Chair, that's a great question. I actually was with Nampa-Meridian today at their shop and they said they would be happy if we paved it. So, whatever the standards that the city has will be -- I will ensure that we meet those.

Lorcher: And based on your renderings as well, all of the lots that face the open space, are they going to be open fences like we see on the rendering?

Durtschi: Yea. Madam Chair, correct. That is per your -- your code. So, we are required to do that.

Lorcher: Okay. So, a homeowner couldn't change it for whatever reason?

Durtschi: No. No. No. That -- yes. That's based on -- and Bill could correct me -- for public safety and kind of eyes on the area. So, yes, it will -- it will be disclosed to the homeowners that it has to be right of way.

Lorcher: Open.

Durtschi: Yes.

Lorcher: Okay. Thank you.

Durtschi: Yes.

Lorcher: All right. Thank you very much.

Durtschi: Thank you.

Lorcher: Madam Clerk, do we have anybody to testify?

Lomeli: Madam Chair, no one has signed up.

Lorcher: Anybody in Chambers? Nope? You are good? All right. Could I get a motion to close the public hearing.

Smith: So moved.

Garrett: Second.

Lorcher: It's been moved and second to close the public hearing. All those in favor say aye. There are no's, so motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: This one's -- this one's tough. This -- how this family whoever lives -- been there. My husband used to go to school with them. They were kind of like isolated behind a white vinyl fence. They have been there for a long time. So -- you know. But they have the right to sell to whomever they want to and -- and a developer bought them. So, I actually don't like Lot No. 2. I -- for the very reasons that the city mentioned. What -- is that -- it's just being kind of isolated. It's the -- the flow of the subdivision is lovely. Your renderings are amazing as far as their graphics are concerned. But that -- that one house just kind of sitting to the side -- I wonder if there is a way you can look at your preliminary plat and maybe, you know, where your fire pit is to put a house there and, then, move your fire pit to where Lot No. 2 is, so that your open space has more connectivity and -- and consistency for that whole area. I'm -- I'm not going to deny it just based on that, but I mean as far as aesthetics are concerned and what the city would like to see as far as that open space to have that whole area just open, instead of that one house I think would just make it more consistent. I understand that the -- the people who have written in are concerned about density in that area, but it's always been slated for medium residential. I live at Black Car and Cherry. I'm right there. I'm in the Mill Iron Subdivision. We have 62 houses in our little circle. All about the same size. We go from about 1,200 square feet to about 3,800 square feet. So, it's not too much bigger or smaller. But it seems to be a right fit for that area. I do hope if -- when the time comes -- the Morrow family lives in the old Roosevelt schoolhouse that's in front of Horse Meadow. I think that's Horse Meadow. Right off of Quarter Horse. That school's been there since the late 1800s and it has been a school, of course, and now it's a personal residence and -- and they have an acre, maybe two, but you are surrounding them and original renderings I saw knock that building down and -- and just put more houses up and that would be a huge detriment to our community of Meridian, because if we lose the things that brought us to be Meridian, then, we lose our identity and we are just anywhere USA. But with that said, that's not your problem, because they are still living there and they are not selling at this point in time. I will have to give her a call and encourage her to keep it a single family home. So, with that I like your application, I'm just not a big fan of Lot No. 2.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I got to echo where you are at. I -- I don't think it's a deal breaker for me either way. In my head it almost feels like it should be on the other side of the pathway adjacent to the other houses that are there and that might make more sense, but, obviously, I'm sure there are reasons that it was intentioned -- like it was put on its own. I'm sure there are other restrictions that prevent that from being something that's feasible. I'm -- I'm kind of inclined to stick with the staff report, but -- but I don't -- again, if -- if that's -- that's some of the -- the other Commissioners want to change I don't -- I'm not going to suddenly oppose it. I -- I think it's a good project overall. I think it's just -- it's a small marginal kind of disagreement maybe -- maybe of taste, maybe of -- of -- of appropriateness. I'm not sure. But, yeah, I think overall it's great.

Sandoval: Madam Chair?

Lorcher: Commissioner Sandoval.

Sandoval: Yeah. I like the project overall. I do agree with staff on Lot 2, Block 1 and taking that out and making that open space just one block just makes a lot more sense. So, I'm in favor of moving forward with staff recommendation.

Lorcher: All right. Well, I can take a motion with that condition.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: After considering all staff, applicant and public testimony I move to recommend approval to the City Council of File No. H-2024-0029 as presented in the staff report for the hearing date of September 19th, 2024, with no modifications.

Garrett: I second.

Lorcher: It has been moved and seconded to approve Pivot Point -- oh, I lost my notes. One second.

Smith: To approve -- the motion at least is to approve of Pivot Point -- or to recommend approval of Pivot Point --

Lorcher: Recommend Pivot Point --

Smith: -- with the removal of Block 2.

Lorcher: -- the removal of Block 2 to City Council.

Smith: Yeah.

Lorcher: All those in favor say aye. Any no's? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.