

**Public Hearing for Apex Phenomenal (H-2024-0041) by Brighton Corporation, generally located on the north side of E. Lake Hazel Rd. approximately 1/4 mile west of S. Locust Grove Rd.**

- A. Request: Preliminary Plat consisting of 64 building lots and 11 common lots and (1) other lot for future development on 16.15 acres of land in the R-15 zoning district.

Lorcher: All right. Now we are going to do four one. Apex Phenomenal for a preliminary plat near Lake Hazel and Locust Grove and we will start with the staff report.

Parsons: Thank you, Madam Chair, Members of the Commission. The last item on the agenda tonight is Apex Phenomenal. This project is for -- requested for a preliminary plat. Site consists of 16.15 acres of land currently zoned R-15 and as you mentioned it's located -- generally located on the north side of Lake Hazel Road, approximately a quarter mile west of South Locust Grove Road. This property was rezoned in 2020 from R-4 to R -- to the R-15 zone that you see today and it was also part of the overall Apex -- or we call it Pinnacle. There is many names out there, but we -- it did come in as Apex as part of the annexation and it -- it was required to enter into a development agreement. So, the applicant is just here with more specifics on how they intend to develop this R-15 piece. So, this is the first plat for it. Current Comprehensive Plan designation for this property is medium high density residential. In that designation we anticipate residential densities between eight and 12 dwelling units to the acre and this particular project this evening comes in at -- right at eight. So, we are right, again, on the low end, but still -- so, probably more dense than what we typically see that is in a multi-family project. So here -- again, here is the preliminary plat. Main access will be coming in from a private street to -- to serve the home. So, the 64 lots the applicant is proposing the homes are entered to be single family attached and detached. So, a mix of residential types here, which is consistent to what they actually have constructed on the east side of the site across from Apex Avenue that you see here on the screen. The -- the proposed plan also has 11 common lots. One thing I would like to mention to the Commission is this additional larger lot applicant doesn't have any details for that at this time. Maybe a continuation of this same product on that portion, but they are recording it as one lot currently and, then, they will come back with a future application when they decide how they want to further subdivide that. Because the development is over that five acre threshold the applicant is required to provide 15 percent open space and two amenity points per the UDC. The plat before you tonight shows 2.27 acres of qualified open space, which exceed UDC standards and they are also providing four amenity points as well. You can see some of the details of -- of what they are doing with the amenities in that central open space and, again, that mirrors what's happening on the east side of the road. Also like to mention that the residents in this portion of Apex also have the benefit of additional open space and amenities that are currently planned or will be constructed in the near future. So, again, one cohesive design as the applicant moves forward. So, I wanted to -- here is the open space exhibit, along with some of the pedestrian connectivity that we can envision. Also like to mention that Lake Hazel is currently being improved or may be done at this time. So, those improvements along that frontage are

completed already per cooperative development agreement with ACHD and those improvements do carry all the way to the Meridian Road intersection as well. Again more details of how they intend to use that -- that private open space and, then, here are the elevations, which, again, are consistent with what's being developed out there. Staff has looked at the public record and did not see any public testimony on this and the applicant, again, is in agreement with all staff's recommended conditions of approval. With that we are recommending approval and I will stand for any questions you may have.

Lorcher: Would the applicant like to come forward? Good evening.

McNutt: Good evening. Amanda McNutt. 2929 West Navigator Drive, Meridian, Idaho. 83642. Do you have our presentation? There we go. Okay. All right. So, the first thing I wanted to talk about is kind of what has already happened out at Pinnacle. I know you guys kind of have gotten a lot of updates on this recently because we keep coming back with more projects. As Bill mentioned, Lake Hazel is now complete and open, so that's really exciting. I know a lot of people out there have been waiting for that. Here we notice -- or we note that the roundabout there is open. We have the eighth mile at recreation and, then, Lake Hazel and Meridian is all the way through there. We have mentioned it a couple times as well that we have the Gem Prep Charter School out there complete and operational. Meridian Library just had their opening a while back and the Sony Amphitheater is also underway out there as well. Sublimity and the mini roundabout at Crescendo is shown here. It's also built. This is a -- a graphic that we actually took a drone footage of so you can kind of see the new beautiful pavement out there and, then, also that internal street connectivity is all complete as well. So, this is the latest development in the Pinnacle community, as Bill has already described, at 16.15 acres, 64 single family residential lots, which encompasses about 8.2 acres of this property, 11 common lots and, then, another future -- future lot that is just under eight acres. We do have almost 30 percent of qualified open space here and this is the location there of that multi-sport court. Bill also mentioned that we basically are mirroring the other side. On that other side they will have access to a gazebo and a little barbecue area, so we felt a sports thing over on this side kind of benefits both of them, kind of brings a little bit of variety there. So, this is that multi-court sports arena. You can do pickleball, tennis, soccer and some other things there, just to give variety and give options to the residents. Several sidewalks will be proposed with this development. We are very proud of how this is developing out there with lots of pedestrian accessibility and this is just another addition to that. These will be our Carriage Lane product, both paired and single family detached. Again Bill mentioned it for us, but this is kind of mirroring that other product on the other side. So, it's just a continuation. I think it's going to flow really nicely there. Everything's going to be facing outward. So, you will see these frontages on all of those main roadways. It is in the medium high density future land use map area. We are not asking for a modification of the FLUM, nor are we asking for a modification of zoning, as it's already zoned R-15, and as Bill mentioned we do concur with the staff recommendation for approval. I will stand for any questions.

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

McNutt: Thank you.

Lorcher: Thank you. Madam Clerk, do we have anyone who would wish to testify?

Lomeli: Thank you, Madam Chair. No one has signed up.

Lorcher: Amanda, you good? Any other comments? All right. Can I get a motion to close the public hearing?

Smith: So moved.

Seal: Second.

Lorcher: It's been moved and seconded to close the public hearing for Apex. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Any comments, Commissioners? It just seems to be another phase of their project that they are doing. It's well laid out, especially if they can mirror later other amenities that would benefit the -- the homeowners.

Rust: Madam Chair?

Lorcher: Commissioner Rust.

Rust: After considering all staff, applicant and public testimony I move to recommend approval to the City Council of File No. H-2024-0041 as presented in the staff report for the hearing date of November 7th, 2024.

Smith: Second.

Lorcher: It's been moved and seconded to recommend File No. 0041 to City Council. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: And I will take one more.

Seal: Madam Chair --