



Planning & Development Services

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MEMORANDUM

MEMO TO: Planning and Zoning Commission

FROM: David Moser, Associate Planner
Boise City Planning and Development Services

RE: CUP14-00015 / 1173 W. University Drive

DATE: June 2, 2014

Background

The applicant requests a conditional use permit for an approximately 38,000 square foot alumni center with associated site improvements on 2.4 acres located at 1173 W. University Drive in a U (University) zone. A height exception and a variance for parking within the street side setbacks along Denver Avenue and Belmont Street is included with this application.

The planning team recommends condition of approval #2 be modified to incorporate the changes suggested by the Southeast Neighborhood Association (SENA) in their letter dated May 31, 2014. The existing recommended condition of approval #2 requires addition landscaping be installed to screen the properties to the east. The proposed modification is similar to the existing condition and further details the landscaping design. In addition, the applicant is agreeable with these changes. The new recommended condition of approval #2 shall state the following:

“A three foot high solid landscaping buffer shall be installed along east property line adjacent to the parking lot. The landscape buffer shall be three high at the time of installation.”

Attachments:

SENA Correspondence date May 31, 2014

David Moser

From: Fred <ffritchman@msn.com>
Sent: Saturday, May 31, 2014 4:04 PM
To: David Moser
Subject: RE: CUP14-00015 - BSU Alumni Center

Hi David,

As we discussed on the telephone Friday, the SENA Board did not have an issue with the requested variance for the parking lot setback on Denver and Belmont from 20 feet to 10 feet, provided that minimum 3 foot tall solid landscaping, probably in the form of a hedge or shrubbery on the Denver side, be required as a condition of use. The Board was concerned about the effect of headlights shining into the windows of the many apartments located across Denver Avenue from the parking lot. The hedge would need to be solid and three feet tall at time of planting in order to provide immediate screening for the residents across Denver.

Hopefully the Planning and Zoning commission can consider this change and still have this item be on the consent agenda. If not, I will be at the hearing Monday and can testify if necessary.

Thanks,
Fred Fritchman, Board Member
Southeast Neighborhood Association

From: DMoser@cityofboise.org
To: ffritchman@msn.com
Subject: CUP14-00015 - BSU Alumni Center
Date: Thu, 8 May 2014 14:56:46 +0000

I'm working on the conditional use application for the redesigned BSU Alumni Center and was wondering if you have any questions or concerns with the proposal. If you have any questions please call me at 208-384-3823.

Thank You
David Moser