



## Planning & Development Services

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# MEMORANDUM

**MEMO TO:** Boise City Planning and Zoning Commission

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

**RE:** CAR14-00015

**HEARING DATE:** February 2, 2015

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### **BACKGROUND:**

This request is an annexation of approximately 16.3 acres located at 6012 and 6050 N. Pierce Park Lane with R-1B (Single Family Residential - 4.8 DU/acre) zoning. The Planning and Zoning Commission originally heard this item on September 15, 2014, and recommended approval of the annexation request to the City Council with R-1A (Single Family Residential – 2.1 DU/acre) zoning. In response, the applicant provided additional information demonstrating that the greater surrounding area has primarily been zoned R-1C and developed with a higher density than the recommended R-1A zone. In addition, the applicant noted the Comprehensive Plan encourages higher residential densities along corridors with available transit service (*Principle GDP-C.5*).

Based on this information, the Commission decided to reconsider the annexation at the October 6, 2014 hearing and a new date was scheduled for November 3, 2014. At this hearing the applicant requested this application be deferred to the February 2, 2015 hearing in order to prepare a conceptual site plan.

### **REQUEST:**

The applicant requests an indefinite deferral to allow time to prepare and submit a comprehensive development project that includes an application for an Annexation, Planned Unit Development and Subdivision.

### **ATTACHMENTS:**

Deferral Request Letter



**TEALEY'S LAND  
SURVEYING**

12594 W. Explorer Ste.#150 -Boise, ID 83713

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January 13, 2015

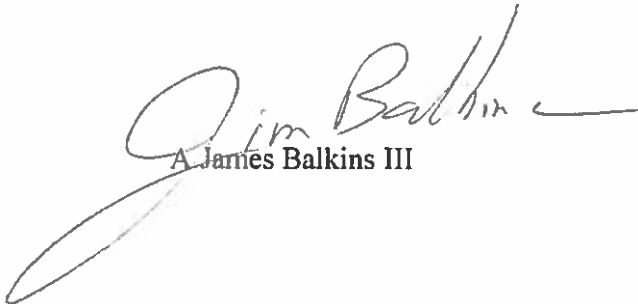
Boise City Planning and Development  
ATTN: David Moser

RE: CAR14-00015 / 6012 & 6050 N. Pierce Park Ln  
Reconsideration hearing by Boise City Planning and Zoning Commission set for February  
2, 2015

Request for Deferral of Hearing Date:

The applicant hereby requests a delay for the above referenced hearing set for February 2, 2015. The applicant expects Jim Conger to file for a subdivision development plan and a planned unit development, as discussed with you. Therefore, the applicant requests that the hearing date be deferred to a date certain that coincides with the expected hearing on the additional applications to be filed by Jim Conger.

Thank you for your consideration.



A. James Balkins III