

KENT BROWN PLANNING SERVICES

September 17, 2015

City of Boise
Planning Department
150 N. Capitol Boulevard
Boise ID 83701-0500

RE: Preliminary plat Kirsten Subdivision

Gentlemen:

Respectfully request the City of Boise approval of the preliminary plat for Kirsten Subdivision, which is located at northeast corner of future W. Lake Hazel Road and S. Cole Road. Kirsten Subdivision is 100.9 acres of the overall 601 acres in the Syringa Valley Specific Plan.

To comply with both the City of Boise's Comprehensive Plan and Syringa Valley Specific Plan, Kirsten Subdivision has a variety of residential lot types and sizes. The design promotes pedestrian friendly environment where residents connected with each other by detached sidewalk and micro paths. This interconnection is also supported with shorter block lengths and no cul-de-sacs. The subdivision has an overall density of 4.7 units per acre, with 453 single family residential lots and 41 common lots and 6 multi-family lots.

Kirsten Subdivision is also located in Airport Influence Area "A", and is allowed to have residential uses. We are working with utility companies to bring services to the site. United Water and Boise City are planning to construct water and sewer extensions in this area. We are also working with the New York Irrigation District and other irrigation districts to provide pressure irrigation to the development. As a backup to that plan we have an agreement to work with United Water to drill a well for irrigation water.

SUMMARY:

Total number of lots 495
Total number of single family lots 429
Total number of multi-family lots 6
Total number of common area lots 41
Zoning : LR Low Density Residential Sub-Zoning District
If there are any questions please feel free to call me.

Sincerely,

Kent Brown, Planner