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Planning & Development Services

February 9, 2016

Larry Hellhake

Pleasant Valley South, LLC

3837 Holl Drive

Eagle, ID 83616

ljhres@msn.com

(sent via email)

Re: CPA15-00008, CAR15-00029 & SUB15-00055 / 6298 S. Cole Road

Dear Mr. Hellhake:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for an amendment to Policy SW-CCN 2.5 of the Comprehensive Plan to remove both the area and density limits on residential development north of the future Lake Hazel Road Extension in the Reserve Planned Community Area, a rezone of approximately 601 acres from A-2 (Open Land) to SP-03 (Syringa Valley Specific Plan). The new zone will include a number of sub-districts with a range of use allowances and dimensional standards and a preliminary plat for a residential subdivision comprised of 452 buildable and 20 common lots on approximately 101 acres generally located in a proposed SP-03 (Syringa Valley Specific Plan) zone.

The Boise City Planning and Zoning Commission, at their meeting on **February 8, 2016**, **recommended** to the Mayor and Boise City Council **approval** of your rezone and Comprehensive Plan amendment requests based on the attached Reasons for the Decision and recommended conditions of approval.

On **February 8, 2016**, the Boise City Planning & Zoning Commission recommended **denial** of the Preliminary Plat of the Kirsten Subdivision to the Boise City Council.

These applications will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

If you have any questions, please contact me at (208) 384-3834.

Sincerely,

Todd Tucker

Associate Planner

Boise City Planning and Development Services

TT/wm

cc: Kent Brown / Kent Brown Planning Services / kentkb@gmail.com (sent via email)
Southwest Ada County Alliance, Inc. / Attn: Annette DeAngelis / jangels10@gmail.com (sent via email)

Reason for the Decision

Rezone

The rezone is consistent with the goals, objectives and policies of the Comprehensive Plan. **Policy NAC7.1** encourages a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres. The specific plan provides a mix of housing types and products within its neighborhoods to help promote a community feel. The rezone is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties. The majority of the surrounding property to the northwest is currently developed with single-family residential homes. The specific plan includes adequate provisions for utilities, services, roadway networks and emergency vehicles access, and public service demands will not exceed the capacity of existing and planned systems. Public utilities are available to the site and the applicant will be extending those utilities throughout the development. No commenting agency has indicated that the specific plan will place a burden on the public infrastructure in the area. The specific plan will enhance the potential for superior urban design and land use in comparison with development under the base district provisions that would apply if it were not approved. The property is identified as Planned Community on the Land Use Map. Approval of a specific plan is the mechanism the applicant has used to facilitate a planned community. The specific plan has language that regulates the design of the development. It will insure a cohesive development pattern and continuity throughout the specific plan area.

Comprehensive Plan Amendment

The amendment is required for the public convenience or necessity, or for the general welfare of the community. To achieve the densities needed along Lake Hazel to warrant transit service in the future, and to provide a buffer to the lower densities further to the south an increase in density is needed. As such, the amendment is for the public convenience, necessity, and for the general welfare of the community.

The amendment is necessary to address changes in conditions within the community that have occurred since the Boise City Comprehensive Plan was adopted or is necessary to correct one or more goal, objective, or policy that exist in the plan. In 2015 the Boise Airport conducted an update to the Noise Exposure Maps and Noise Compatibility Program. The results indicated that no changes to the Airport Influence Overlay for this property would occur. As such, an increase to the allowed density and area allowed for residential development north of Lake Hazel is possible. The amendment is in compliance with and will further the goals, objectives, and policies of the Boise City Comprehensive Plan. Increasing the density in this area will allow for a greater number of homes to be constructed within current City Limits. This development pattern will limit urban sprawl and provide for better opportunities for a mixture of housing types. The amendment will not create inconsistencies between the goals, objectives, and policies within or between any chapters of the Boise City Comprehensive Plan. **Policy CC9.1(a)** promotes development patterns that will help build new routes and enhanced service over time. Increasing the density in this area will provide the need for new transit routes in this part of the City. The amendment will not place an undue burden on transportation or other public facilities in the planning area, and does not adversely impact the delivery of services by any political subdivision providing services. Correspondence from commenting agencies confirms the project will not place an undue burden on the transportation system or other public facilities in the vicinity. The Ada County Highway District (ACHD) Commission approved the project on **January 27, 2016**.

Recommended Conditions of Approval

Specific Plan

1. Prior to approval of any further development within the Syringa Valley Specific Plan beyond the Kirsten Subdivision an amendment to both the plan and ordinance shall be approved. The amendment shall include, but is not limited to, the following:
 - a. Orchard Street Alignment
 - b. Block Prototypes
 - c. Xeriscaping Landscape Palate
 - d. Permeable Paving
 - e. Mix of Product Type Requirements
 - f. Mix of Uses Requirements
 - g. Phasing Plan for Schools, Parks, Pathways, and Other Services
 - h. Amenity Package
2. A full line department store shall not be constructed within the specific plan.
3. Streetlight fixtures shall be of a design that will focus the light down to prevent light trespass from the development.
4. The residential development along the south side of Lake Hazel shall have a density range between 10 and 20 dwelling units per acre.
5. The residential development directly adjacent the city park, and elementary school located south of Lake Hazel shall have a density range between 6 and 15 dwelling units per acre.
6. All public streets within the specific plan shall be improved with detached sidewalks.
7. The Syringa Valley Specific Plan Ordinance shall be revised to reflect the attached revised ordinance.
8. All new residential development within the specific plan is subject to an avigation easement and required to meet the sound attenuation standards of a minimum noise level reduction (NLR) of 25 dB.”

Agency Requirements

9. The applicant shall comply with the requirements of ACHD as per their staff reports dated **January 27, 2016** (CAR15-00029 & CPA15-00008).

10. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW). The following is a list of department comments by division:

Grading & Drainage – September 29, 2015

Street Lights – September 29, 2015

Sewer – September 30, 2015

Pressure Irrigation – September 30, 2015

11. The applicant shall comply with any conditions of the Boise Fire Department from the memos dated **January 20, 2016**. Any deviation from this plan is subject to Fire Department approval.
12. The applicant shall comply with any conditions of the Boise Parks and Recreation Department from the memo dated **January 11, 2016**.
13. The applicant shall comply with any conditions of the Boise Building Division of Planning and Development Services from the memo dated **September 29, 2015**.
14. The applicant shall comply with any conditions of the Independent School District of Boise City #1 letters dated **November 5, 2015** (SUB15-00055) and **November 17, 2015** (CAR15-00029 & CPA15-00008).
15. The applicant shall comply with the requirements of the Ada County Street Name Committee evaluation dated **July 9, 2015** (CAR15-00029) and **September 10, 2015** (SUB15-00055).
16. The applicant shall comply with the requirements of the Central District Health Department memo dated **October 15, 2015** (SUB15-00055).
17. The applicant shall comply with the requirements of the Boise Project Board of Control from the comments submitted on **October 15, 2015**.