

CAR 16-00002

Annexation & Rezone Application Form

PDS

Department Application

105

Case #: _____

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 6781 Prefix: East Street Name: Warm Springs AvenueSubdivision: _____ Block: _____ Lot: _____ Section: 33 Township: 3N Range: 3E*Primary Parcel Number:

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 Additional Parcels: S0933141905, S0933142110

Applicant Information

*First Name: Jim *Last Name: CongerCompany: DevCo LLC *Phone: (208) 336-5355*Address: 4824 W. Fairview Avenue *City: Boise *State: ID *Zip: 83706E-mail: jconger@congergroup.com Cell: _____ Fax: _____

Agent/Representative Information

First Name: Marcel Last Name: LopezCompany: DevCo LLC Phone: _____Address: 4824 W. Fairview Avenue City: Boise State: ID Zip: 83706E-mail: marcel@congergroup.com Cell: _____ Fax: _____Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

Owner Information

Same as Applicant? ☐ Yes ☒ No (If yes, leave this section blank)First Name: Clavis B. Last Name: HamiltonCompany: Ben's Crow Inn Phone: (208) 342-9669Address: 6916 E. Pet Haven Lane City: Boise State: ID Zip: 83712E-mail: bbungard@arthurberry.com Cell: _____ Fax: _____

RECEIVED

FEB 22 2016

PLANNING DEPT.
SUBDIVISIONSDate Received: _____
Revised 10/2008

www.cityofboise.org/pds

City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

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1. **Neighborhood Meeting Held (Date):** February 11, 2016

2. **Neighborhood Association:** Riverland East

3. **Comprehensive Planning Area:** Barber Valley

4. **This application is a request to construct, add or change the use of the property as follows:**

Annexation of parcels, S0933141905, S0933141920 and S0933142110 into the City of Boise totaling approximately 4.19 acres on East Warm Springs Avenue for the development of 24 single family detached residential and 1 common lot. Please see the attached letter for a detail description of the project.

5. **Type of Request:** ☐ Rezone ☒ Annexation & Rezone

6. **Current Zone:** Ada County RP

7. **Requested Zone:** R-2 and R-1B

8. **Size of property:** 4.19 ☒ Acres ☐ Square Feet

9. **Existing uses and structures on the property are as follows:**

The property was the location of Ben's Crow Inn a restaurant and tavern. Owner's Ben and Connie are retiring and closing the business after Labor Day 2016. Structures include the main building and related structures.

10. **Are there any existing land uses in the general area similar to the proposed use?**

If so, describe them and give their locations:

Yes. Directly across East Warm Springs Avenue is the East Valley Subdivision which was recently annexed into Boise with R-1C zoning and is a similar residential development. The parcel at our south boundary is a single family residential property.

11. **On what street(s) does the property have frontage?** East Warm Springs Avenue

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12. Adjacent Property Information

Uses:	Zone:
North: <u>Vacant undeveloped land and residential</u>	<u>RUT & R6</u>
South: <u>Residential and vacant undeveloped land</u>	<u>RP & R6</u>
East: <u>East Valley Subdivision and open land</u>	<u>R-1C</u>
West: <u>Open land and the Boise River</u>	<u>RP</u>

13. Why are you requesting annexation into the City of Boise?

To attain a zoning of R-2 and R-1B on the property for the purpose of developing into a 24 single family detached and 1 common lot
subdivision as allowed per the Boise Comprehensive Plan and development code.

14. What use, building or structure is intended for the property?

Single family detached 1, 2 and 3 story homes. The proposed homes are similar to the existing neighborhood recently constructed
at Triplett 2 next to Harris Ranch in the Barber Valley.

15. What changes have occurred in the area that justify the requested rezone?

The entire East Valley area is experiencing a growth in the development of residential uses. East Valley Subdivision is directly across
this property on East Warm Springs Avenue and is a similar development. This development will be a valued addition to the current
development in the area.

16. What Comprehensive Plan policies support your request?

Goal PDP5: Require adequate public facilities and infrastructure. Boise City has existing facilities including a 1-year old sewer lift station sized for growth and will provide sewer service. Principle GDP-N.1: Connectivity. This neighborhood will provide a stub to the greenbelt system. Principle GDP-N.1.a: Provide a continuous network of sidewalks, bicycle, and pedestrian paths, and roadways. This neighborhood will add 1,300 linear feet of sidewalk adjacent to Warm Springs Road. Goal NAC7: Facilitate a mix of housing types and price ranges in neighborhoods. This small 4.2 acres site has two housing type and price ranges. Goal NAC7.1 Mix of Housing. This neighborhood meets this goal with 2 housing types of varying price ranges. Goal GDP-C.5 Although there is currently no transit service available beyond the Harris Ranch Commerical area the philosophy of increased desnsity along the Warm Springs corridor will be a factor to create increased ridership and support for additional transit service.


Applicant/Representative Signature
Date[Print Form](#)

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