



February 22, 2016

Todd Tucker, Associate Planner  
City of Boise Planning & Development Services  
150 N. Capitol Boulevard  
Boise ID 83701

Re: **Ben's Crow Inn Subdivision**  
**6781, 6751, 6827 East Warm Springs Avenue**  
**Annexation, Preliminary Plat, Planned Unit Development**

Dear Mr. Tucker:

Attached for your review and favorable consideration are the applications for the Ben Crow's Inn (BCI) Subdivision located on East Warm Springs Avenue. We respectfully request approval of our Annexation, Zoning, Planned Unit Development, and Floodplain Review applications.

For design and planning purposes, our design team used the Boise City Comprehensive Plan, Zoning Code and the Barber Valley Specific Plan as the policy basis for the design of the BCI Neighborhood. We have thoughtfully designed Twenty-Four residential dwellings on 4.2 acres that will add to the existing and planned development of Harris Ranch and the Barber Valley. Located on the west side of Warm Springs Avenue and adjacent to the recently developed East Valley Community, BCI will add to the mix of the valley's available housing opportunities. Homeowners will have access to amenities such as the Boise River Greenbelt, Ridge to Rivers Trails, Idaho Shakespeare Festival and the ever developing services in Harris Ranch.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, [jconger@congergroup.com](mailto:jconger@congergroup.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim D. Conger", is written over the word "Sincerely,".

Jim D. Conger  
Managing Member

JDC:ml



## Ben's Crow Inn Neighborhood – Narrative

BCI Neighborhood is located at 3644 E. Warm Springs Avenue in Southeast Boise. This neighborhood will consist of 24 detached residential homes that will be located on the former Ben's Crow Inn location. Ben and Connie have worked this business through its ups and downs for over 40 years and have earned the right to retire and travel. This business was for sale since October 2015 with several restaurant owners analyzing the feasibility of the operation's location as well as the significant amount of investment needed to improve the structure and premises to current standards. Our development group started talking with Ben in January 2016 after there were no restaurant type operators interested in purchasing the property.

Barber Valley provides access to a variety of recreational amenities, including:

- The Boise River and its associated Greenbelt Path.
- Access to the foothills and its regional trails network.
- Barber Park, Marianne Williams Park, Simplot Sports Park, Warm Springs Golf Course as well as the future Alta Harris Park.
- Barber Pool Reserve, Barber Observation Point, Oregon Trail Reserve, Lucky Peak and numerous other wonderful amenities.

This development minimizes impacts to wildlife habitat, open space, and other natural resources as this location was previously developed prior to the 1960's. The established wildlife corridors from the Idaho Fish and Game's WMA are not impacted and are located to the north and south of this project. The previously approved River Heights and East Valley Developments have established the accepted wildlife corridor locations.

Tahoe Homes will be the homebuilder that will complete the residential dwellings. These high quality and well-designed homes have been proven to be a great addition to the Boise City residential options in two previous East Boise Projects. The proposed housing product was approved and built in Elevation Ridge (HI21 - adjacent to Columbia Village and Micron in 2012/2013) and in the Barber Valley at Triplett Ranch (adjacent and east of Harris Ranch in 2013/2014).

### **SUMMARY OF APPLICATIONS**

BCI Subdivision is a twenty-four lot planned unit development on 4.2 acres located on East Warm Springs Avenue in Barber Valley. The Applicant is requesting the following approvals:

- Annexation / Zoning: From Ada County RUT (R1 & R6) to Boise City R-1B
- Subdivision
- Planned Unit Development
- Floodplain Review



### Property Information

| Parcel      | Address                   | Current Zone | Proposed Zone |
|-------------|---------------------------|--------------|---------------|
| S0933141920 | 6781 E. Warm Springs Ave. | RP           | R-2/R-1B      |
| S0933141905 | 6751 E. Warm Springs Ave. | RP           | R-2           |
| S0933142110 | 6827 E. Warm Springs Ave. | RP           | R-1B          |

### Location Map



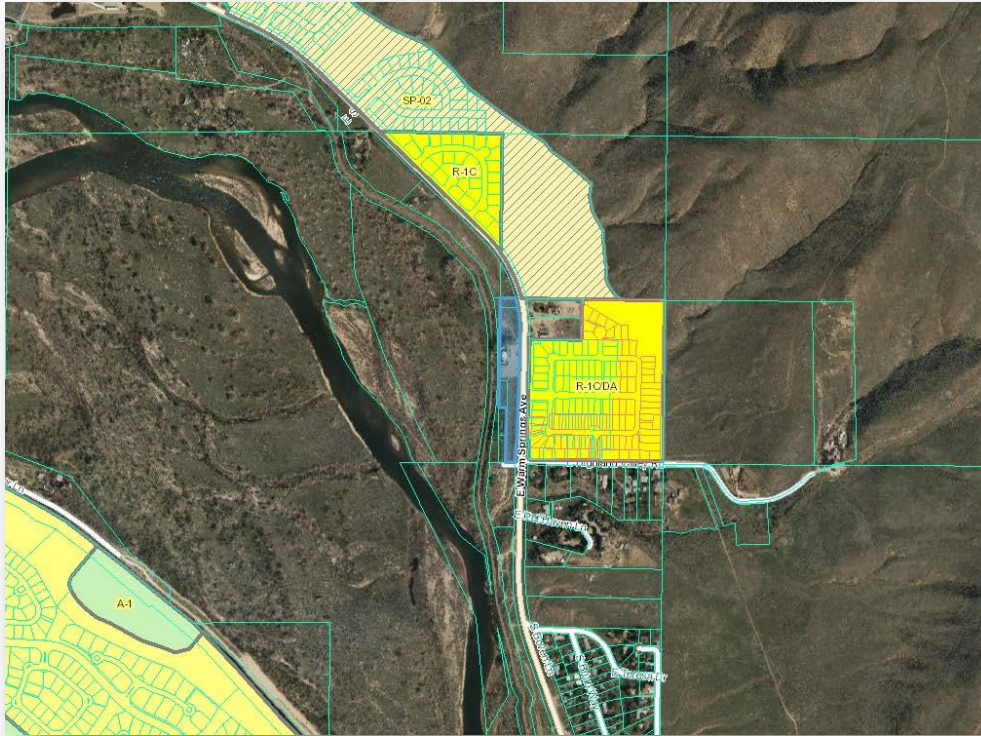
### Adjacent Property Information

| Area  | Building Types and / or Uses:                                    | Zone                 |
|-------|------------------------------------------------------------------|----------------------|
| North | -Residential<br>-Ada County Parcel                               | Ada County RUT<br>RP |
| South | -Residential                                                     | Ada County R6 & RP   |
| East  | -Residential: East Valley Subdivision<br>-Commercial: Ada County | R-1C<br>C2           |
| West  | -Open Land<br>-Residential Land                                  | RP<br>R6 / RP        |





## Zoning Map



### **COMPREHENSIVE PLAN**

This 4.2 acre land parcel has two designations as outlined by the comprehensive plan map. The larger portion of 2.43 acres is mapped with a land use category of Commercial. The remaining 1.76 acres has a land use category of Large Lot. During our pre-application meetings with the Boise City Planning Team it was established that the project would need to be annexed and zoned R-2 and R-1B.

Commercial land use – we are using the most limiting “R” zone permitted for calculating density for this area. The R-2 zone is what was used to establish the allowable density.

- R-2: 2.43 acres @ 14.5 lots / acre = 35.2 lots allowable by Boise City planning standards

Large Lot land use – as noted above, we are using the R-1B as permitted by City of Boise Code to establish the allowable density.

- R-1B: 1.76 acres @ 4.8 lots / acre = 8.5 lots allowable by Boise City planning standards

Density Allowed per the Boise City Ordinance and the Comprehensive Plan would be 43.7 residential lots. Our submitted land plan will have 24 residential lots which is only 55% of the allowable density. We will have the PUD and Development Agreement to assure the City of Boise and the neighbors that these land parcels will be restricted a maximum of 24 residential dwellings. Please see Exhibit 1.



## Continued – Comprehensive Plan

The following Goals of the Boise City Comprehensive Plan are achieved with the annexation / zone of BCI:

- Goal PDP5: Require adequate public facilities and infrastructure for all development. (Boise City has existing facilities including a 1-year old sewer lift station that is sized for growth and will provide sewer service to this site. With very few parcels remaining in this area this will assist with City Maintenance Budgets as there will be added taxpayers to contribute with funding to the operation of an existing system)
- Principle GDP-N.1: Connectivity. A continuous network of pedestrian and bicycle connections is needed through and between the city's neighborhoods. (connection added / continued to the existing greenbelt system – Note: our proposed pathway does stub to an existing pathway that is located on private property before connecting to the greenbelt system.)
- Principle GDP-N.1.a: Provide a continuous network of sidewalks, bicycle, and pedestrian paths, and roadways to connect different areas of neighborhoods. (adding sidewalk for 1,300 linear feet adjacent to Warm Springs Road.)
- Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods. (this small 4.2 acre site will have two housing types and price ranges.)
- Goal NAC7.1: Mix of Housing. Encourage a mix of housing type and densities in residential neighborhoods, particularly for projects greater than two acres. (the two goals above are being achieved by having 2 housing types with varying price ranges.)
- Goal GDP-C.5: The Comprehensive Plan encourages higher residential densities along corridors with transit service. Although, there is currently no transit service available beyond the Harris Ranch Commercial area the philosophy of increased density along the Warm Springs corridor will be a factor to create increased ridership and support for additional transit service.

Although the property is limited in size, the design is dedicated to the goal of connectivity while identifying and implementing improvements that will enhance the ease and safety of multi-modal travel in the Barber Valley. Connecting land uses within the Barber Valley and create connections to adjacent areas such as the Boise River Greenbelt and Ridge to River Trails.

### **ANNEXATION / ZONING**

The property is currently zoned RUT (County).

This 4.2 acre parcel has two map designations as outlined in the Comprehensive Plan section on Page 4 of this document. During our pre-application meetings with the Boise City Planning Team, it was established that the project would be within Boise City Code and be well served with the blend of an R-2 and R-1B residential zoning.

Density Allowed per the Boise City Ordinance and the Comprehensive Plan would be 43.7 residential lots. The submitted land plan will have 24 residential lots which is 55% of the allowable density. We will have the PUD and Development Agreement to assure the neighbors that these land parcels will be restricted to a maximum of 24 residential dwellings.



### **SUBDIVISION APPLICATION**

The BCI neighborhood will be adjacent to the existing public right-of-way of Warm Springs and will be adding the sidewalk improvement as required by the Ada County Highway District and City of Boise. Sanitary Sewer service is being provided by the City of Boise. Boise City has existing sewer facilities installed in Warm Springs roadway including a 1-year old sewer lift station that is sized for growth and will provide sewer service to this site. United Water will be providing domestic water service to these homeowners from an existing main line in Warm Springs Road. This neighborhood design complies with the requirements of the Boise City Comprehensive Plan, Boise City Subdivision Ordinance and as approved with the Planned Unit Development application.

### **PLANNED UNIT DEVELOPMENT**

We are proposing this Planned Unit Development which consists of 24 residential lots on 4.2 acres of land. The comprehensive plan identifies this land as Commercial and Large Lot which allows for the requested R-2 and R-1B Zoning.

**DENSITY:** The R-2 zoning allows for 14.5 units per acre, the R-1B zoning allows for 4.8 units, per acre per and at 4.2 acres, the maximum density allowed is 43.69 potential units. BCI has proposed to lock the density at 24 residential home sites and that approval would run with the land.

**PRODUCT / LOT SIZES:** DevCo and Conger Management Group have teamed with Tahoe Homes to evaluate the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. To satisfy the comprehensive plan as well as adhere with our research results, we have provided a site plan that is single family detached residential. The housing renderings are designed by Tahoe Homes and are representative of what we anticipate to be constructed in BCI and it important to note again that this housing product has already been approved and successfully constructed in Elevation Ridge (HI21 - adjacent to Columbia Village and Micron) and in the Barber Valley at Triplett Ranch (adjacent and east of Harris Ranch).

**RESIDENTIAL DESIGN:** All of the units in the BCI neighborhood are single-family detached homes. There are two lot types within the BCI neighborhood land plan:

- Type 1 – 40 feet in width. These are lots 1 through 15 and 17 through 22 and sizes vary from 5,600 to 9,750 square feet. Renderings for Type 1 lots are included with these applications, see Exhibits No. 2 through 5.
- Type 2 – 92 to 106 feet in width. These are lots 23 through 25 and sizes vary from 13,909 to 15,160 square feet. Renderings for Type 2 lots are included with these applications, see Exhibits No. 6 through 10.

The following provides details about the proposed single-family homes for the two lot types:

| <b>Housing Product</b> | <b>Square Footage</b> | <b>Stories</b> | <b>Bedrooms</b> |
|------------------------|-----------------------|----------------|-----------------|
| Type 1                 | 2245 to 2270          | 2 to 3         | 2 to 3          |
| Type 2                 | 2245 to 3100          | 1 to 2         | 2 to 3          |



SITE DESIGN. The following provides site coverage information:

|                                                    |         |
|----------------------------------------------------|---------|
| % of Site Devoted to Residential Lot Coverage Area | 66.81%  |
| % of Site Devoted to Landscape Common Areas        | 18.11%  |
| % of Site Devoted to Roads / Parking               | 14.21%  |
| % of site Devoted to Other Uses                    | 0.87%   |
| Total                                              | 100.00% |

**DIMENSIONAL STANDARDS:** As part of the planned unit development, the applicant may request flexibility to the standard dimensional requirement for the underlying zone district. The following setbacks and standards are applicable to Belmar Estates:

| Dimensional Standard | R-1B           | R-2             | PUD Standards         |
|----------------------|----------------|-----------------|-----------------------|
| Average Lot Width    | 75 feet        | 50 feet         | 40 feet               |
| Density, Maximum     | 4.8 units/acre | 14.5 units/acre | 5.74 units/acre       |
| Front Yard           | 20 feet        | 20 feet         | 20 feet               |
| Side Yard            | 10 to 15 feet  | 5 to 15 feet    | 5 feet                |
| Rear Yard            | 30 feet        | 15 feet         | 15 feet               |
| Lot Area             | 9,000 sq. ft.  | 5,000 sq. ft.   | 5,500 sq. ft. minimum |

Note: Included in the 5' side setbacks would be the typical uses of fireplace pop outs and the privacy wing wall.

**AMENITIES:** As the developer we have a large amount invested in this property and we have researched, interviewed focus groups and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Boise City Development Code Chapter 11-03, Subsection 7 which requires that the application have two amenities from the approved list. The BCI neighborhood has four qualifying amenities that are proposed as follows:

1. Section 11-07-06 5.B.a. Water Conservation Measures

This project will employ best water conservation management practices for the common areas as well as the individual homes sites such as:

Lawns

- Use drought tolerant fescue blend turf. This turf area will be in less than 15% of the common areas and will be minimized.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigate all plants in planting beds.

2. Section 11-07-06 5.B.c. Landscaped Open Space

- All common open space areas: 31,307 square footage / 18.11% (Required minimum amount to qualify as an amenity is 10%)



### Continued - Amenities

3. Section 11-07-06 5.B.d.                      Public Access to Public Open Space: Boise River Greenbelt
  - We are proposing a public pathway city that will go from the Warm Springs Road sidewalk through our neighborhood and connect to an existing pathway that connects to the Boise River Green Belt System. Note: The BCI pathway stub connects to an existing pathway that is located on private property (for approximately 30') before connecting to the greenbelt system.)
4. Section 11-07-06 5.B.e.                      Public Bicycle Circulation System
  - Through this process the BCI development will provide frontage warm springs frontage sidewalk of 1,326 lineal feet as well as provide the pathway connection stub for connection to the Boise River Green Belt System.

**ROADWAY ACCESS:** In an effort to minimize direct access points to East Warm Springs Avenue, BCI has designed a frontage drive that will allow one access point to Warm Springs Road for home sites 1 through 15 and 17 through 23. The two southern most lots share a private drive with access to Warm Springs Road. We have met with ACHD and have a preliminary acceptance of the proposed layout and access locations.

### **PARKING:**

Residence on lots 1 through 15 and 17 through 22 will have two car garages as well as a driveway apron with sufficient space for two (2) additional cars. Residences on lots 23 through 25 will have three car garages and a driveway apron with sufficient space for three (3) additional cars.

We have also included in this land plan additional guest parking that will accommodate nine parking spaces in three locations on the frontage drive.

### **WAIVER OF SUBDIVISION ORDINANCE**

#### **Warm Springs Buffer**

DevCo requests a waiver of the Subdivision Ordinance that requires a 30 foot wide buffer adjacent to Warm Springs Road for housing that does not take service from a frontage road. Out of our total 1,326 feet of frontage, there is 176 feet near the intersection of Warm Springs and Highland Valley Road that we are requesting the Buffer be reduced to 20 feet. The existing right of way does a unique jog at this location and becomes 10 feet wider than typical. This was an identical condition in East Valley Phase 2 that was approved by Boise City and constructed in 2015.

The request for this waiver is to allow us to design a single level home on Lot 24 which will be much more aesthetically pleasing when viewing from Warm Springs Road. With approval of this waiver we will restrict Lot 25 to a single level residential home in our Development Agreement.





Continued – Waiver of Subdivision Ordinance

**Pressure Irrigation**

DevCo requests a waiver of the Subdivision Ordinance that requires pressurized irrigation in subdivisions. The subject property does not have any water rights and per the provisions of the code this application would be eligible for this waiver.

**PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING**

The pre-application meeting was held with the Boise City planning and development staff on January 28, 2016.

The neighborhood meeting was held on February 11, 2016 at 6:00pm and hosted by Ben's Crow Inn. There were approximately thirty-four (34) people in attendance at this meeting.

**CONCLUSION**

DevCo is respectfully requesting approval of the annexation, subdivision, Planned Unit Development and Floodplain Review applications for 24 residential home sites located in East Boise. This project will provide quality, desirable and a minimum of two housing price points and densities while maintaining compatibility with Boise City Codes as well as the surrounding properties. Thank you.

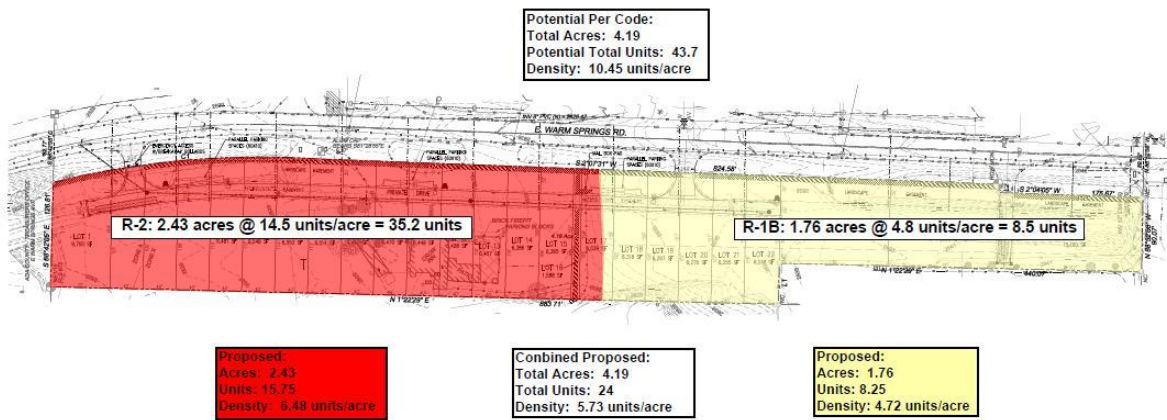


REAL ESTATE DEVELOPMENT

## Exhibit 1

### BCI SUBDIVISION

#### Density/Zoning Exhibit



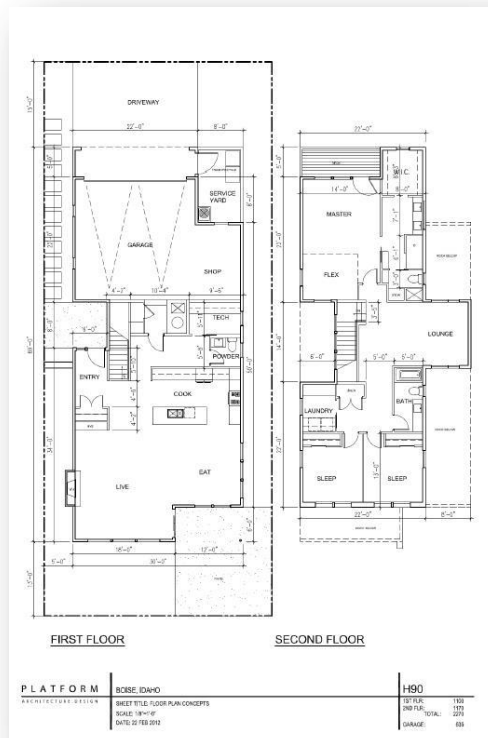


**Exhibit 2**





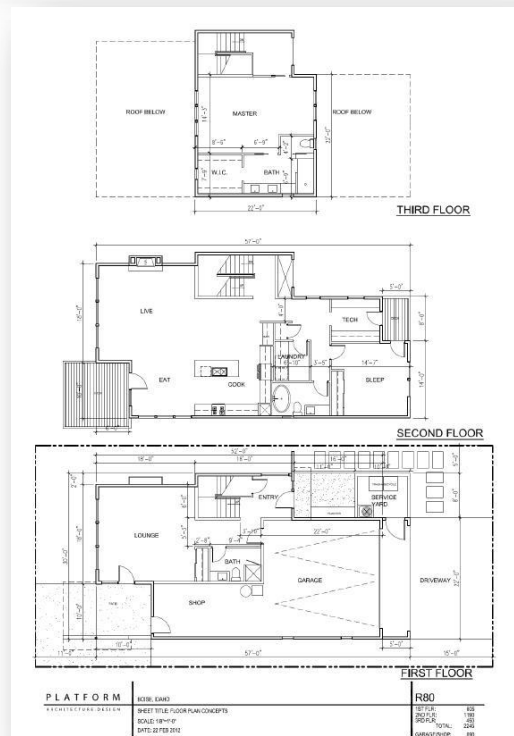
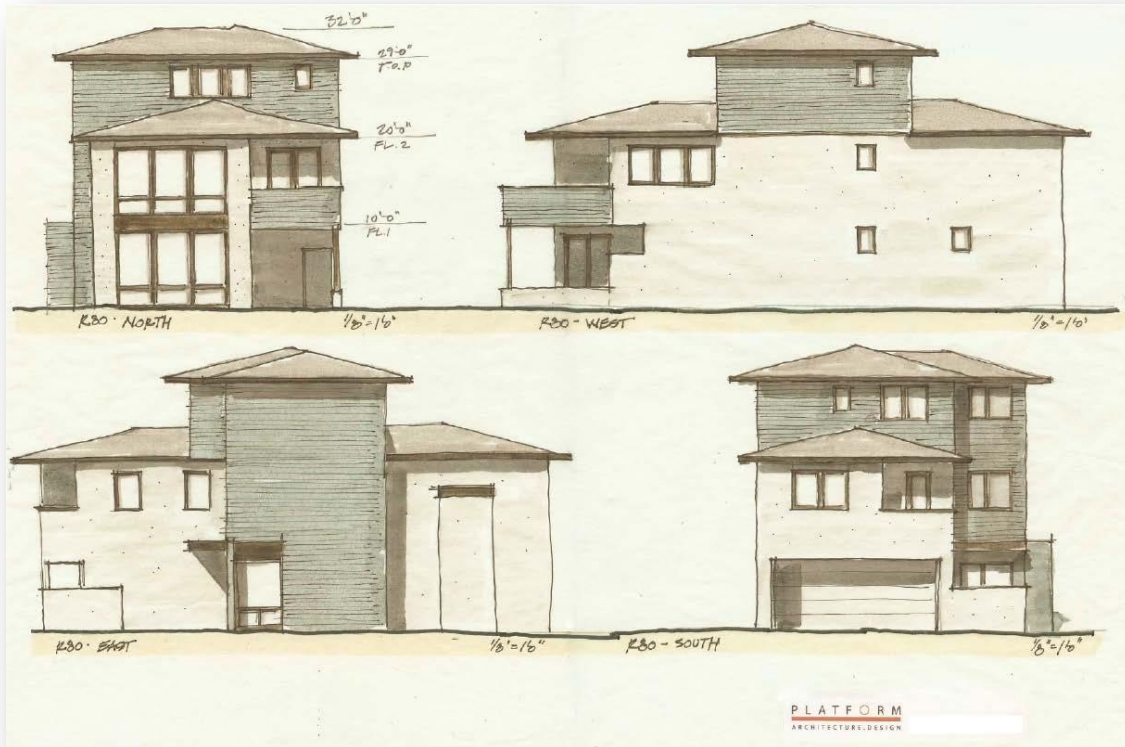
**Exhibit 3**







**Exhibit 4**





**Exhibit 5**

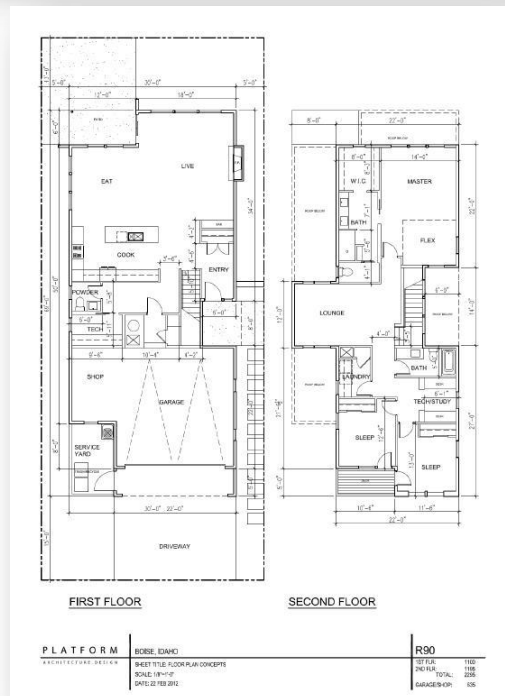




Exhibit 6

ANTHEM



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS



REAL ESTATE DEVELOPMENT

Exhibit 7

BROOKFIELD



FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS





**Exhibit 8**

LEADVILLE



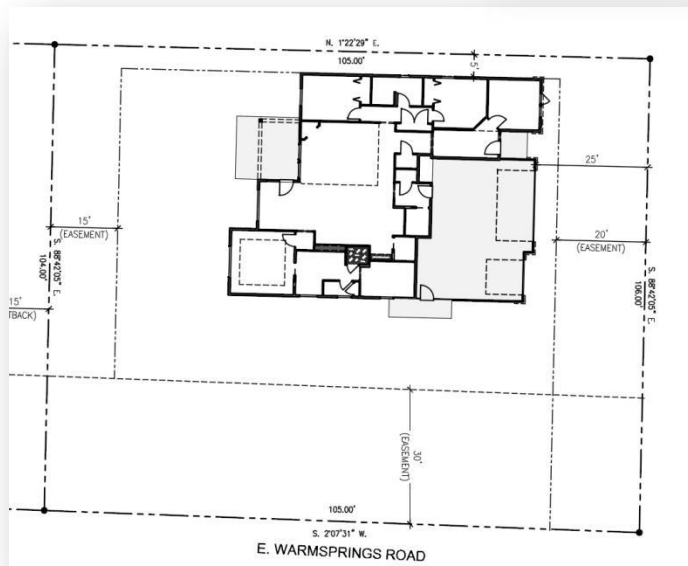
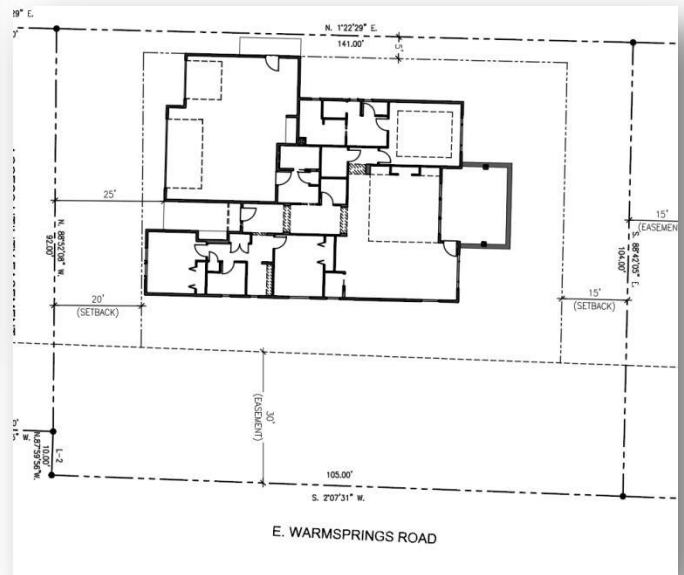
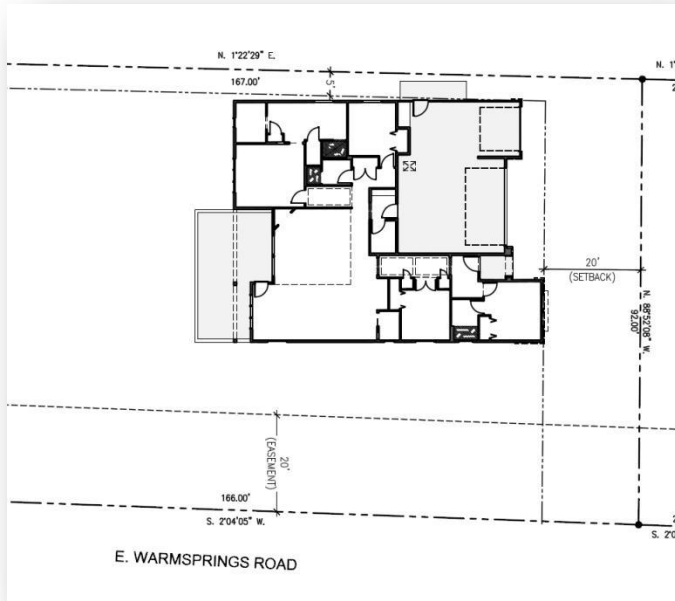
FRONT ELEVATION



SIDE ELEVATION  
FROM WARMSPRINGS



**Exhibit 9**





**Exhibit 10**

