

**P & Z Letter of explanation for 1301 Bird St. Boise Id.**

**We propose to build 18 4 plex units, 1 6 plex unit, and 1 2 plex unit to consist of a total 80 rental units on a 5 acre infill parcel.**

**There are 4, 4 plex units ( same buildings ) to the north ,to the west are single family homes, build approx. in the 70's and to the south is a newer strip center that fronts on Overland Rd. between Maple Grove and Coal Rd.**

**Thank You for your attention in this matter.**

**Steve White**

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JUL 26 2016  
PLANNING DEPT.  
SUBDIVISIONS**

**PUD 16 - 00023**

# Planned Unit Development Application

PDS

Department Application

# 117

Case #: PUD16-00023

New! Type data directly into our forms and submit applications online.

Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application). For more information, go to [www.cityofboise.org/pds](http://www.cityofboise.org/pds) or call 208/384-3830.

## Property Information

Address: Street Number: 1301 Prefix: \_\_\_\_\_ Street Name: BIRD ST

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

\*Primary Parcel Number: 51113336100 Additional Parcels: \_\_\_\_\_

## Applicant Information

\*First Name: STEVE \*Last Name: WHITE 371-0219

Company: Summit Development \*Phone: 208-371-4039

\*Address: 9408 W. BURNETT DC \*City: BOISE \*State: ID \*Zip: 83709

E-mail: DISCAGGS@CABLEONE.NET Cell: 208-371-4039 Fax: \_\_\_\_\_

## Agent/Representative Information

First Name: STEVE Last Name: WHITE

Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: 1320 12<sup>TH</sup> AVE. S. City: Nampa State: ID Zip: 83651

E-mail: STEVE@IDORADO@AIM.COM Cell: 208-371-0219 Fax: \_\_\_\_\_

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

## Owner Information

Same as Applicant? ☒ Yes ☐ No (If yes, leave this section blank)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

[www.cityofboise.org/pds](http://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

Date Received: \_\_\_\_\_  
Revised 10/2008

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PUD 16 - 00023

Planned Unit Development Application (2)

1. Neighborhood Meeting Held (Date): 7/21/16 @ 6:00 PM

2. Neighborhood Association: Southwest Ada Alliance

3. Comprehensive Planning Area: SOUTH WEST

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

CUP + Re-ZONE/Sub 18 4-Plexes - 1-6 Plex 1-2 Plex  
Re ZONE to R-3D 5 ACRE PARCEL

A. Is this a modification? ☐ Yes ☒ No

B. File number being modified: \_\_\_\_\_

5. Size of property: 5 ☒ Acres ☐ Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 1500 gpm

B. Number of hydrants (show location on site plan): (Note: Any new hydrants/hydrant piping require United Water approval)

Number of Existing: 0 Number of Proposed: 2

C. Is the building sprinklered? ☒ Yes ☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) \_\_\_\_\_

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

NONE

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

NONE

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9. Adjacent Property Information

	Building types and/or uses:	Number of Stories:	Zone:
North:	<u>Multi family</u>	<u>2</u>	<u>C-3D/DA</u>
South:	<u>light Commercial</u>	<u>1</u>	<u>C-2D</u>
East:	<u>Open field</u>		<u>C-2D</u>
West:	<u>Single family</u>	<u>Mix</u>	<u>R-1C</u>

10. Non-Residential Structures

A. Number of **PROPOSED** non-residential structures: None

A. Square footage of proposed non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	<u></u>	<u></u>
2nd Floor:	<u></u>	<u></u>
3rd Floor:	<u></u>	<u></u>
4th Floor:	<u></u>	<u></u>

B. Maximum Proposed Height:

C. Number of Stories:

D. Number of **EXISTING** non-residential structures to remain: None

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	<u></u>	<u></u>
2nd Floor:	<u></u>	<u></u>
3rd Floor:	<u></u>	<u></u>
4th Floor:	<u></u>	<u></u>

E. Existing Structure Height(s):

F. Number of Stories:

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**11. Residential Structures**A. Number of **PROPOSED** residential units (if applicable):80 unitsB. Size of **PROPOSED** residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<u>0</u>		
Two-Bedroom:	<u>80</u>	<u>950-1100</u>	<u>71,000</u>
Three-Bedroom:			
Other:			
Total Number:	<u>80</u>		<u>71,000</u>

C. Number of **EXISTING** units to remain:0

D. Maximum Proposed Structure Height(s):

28'

E. Number of Stories:

2**12. Site Design**A. Percentage of site devoted to building coverage: 21%B. Percentage of site devoted to landscaping: 29%C. Percentage of site devoted to paving: 36%D. Percentage of site devoted to other uses: 14%E. Describe other use: ROW for S. Bird St. Barbecue pit.**13. Loading Facilities, if proposed (For Commercial uses only):**Number: 0

Location: \_\_\_\_\_

Size: \_\_\_\_\_

Screening: \_\_\_\_\_

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**14. Parking**

	Required	Proposed
A. Handicapped Spaces:	_____	Handicapped Spaces: _____
B. Parking Spaces:	_____	Parking Spaces: _____
C. Bicycle Spaces:	_____	Bicycle Spaces: _____
D. Proposed Compact Spaces:	_____	
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	_____	
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces? _____
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces? _____

**Note:** If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

**15. Setbacks** (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	20'	_____	1.5 per unit	1.5 per unit
Rear:	15'	_____	_____	_____
Side 1:	15' Between	_____	_____	_____
Side 2:	15' between	_____	_____	_____

**16. Waivers Requested**

A. Lot size:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Description: _____
B. Internal Setbacks:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Description: _____
C. Frontage:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Description: _____

**17. Sidewalks**

Proposed:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached
Adjacent:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached

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**18. Amenities**Number: 2Description: Energy STAR  
BBQ Pit + Tables  
  
  
  
**19. Density**

Allowed Density: \_\_\_\_\_

Proposed Density: 16 units/acre**20. Building Exterior**

	<b>Materials</b>	<b>Colors</b>
Roof:	<u>3 Tab Comp</u>	<u>BLACK</u>
Walls:	<u>MASONITE</u>	<u>T B D</u>
Windows/Doors:	<u>VYNAC</u>	<u>T B D</u>
Fascia, Trim etc.:	<u>MASONITE</u>	<u>T B D</u>

**21. Drainage** (Proposed method of on-site retention): \_\_\_\_\_**22. Floodways & Hillside**A. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☒ NoB. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☒ No**Note:** If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.**23. Airport Influence Area**

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☐ No ☒ Area A ☐ Area B ☐ Area B1 ☐ Area C

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**24. Street Layout****A. PUBLIC Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required? ☐ Yes ☒ No

**B. PRIVATE Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required? ☐ Yes ☒ No 3.4 trips per day for units accessing loop produces 238 trips per day.

C. Are you proposing public street connection to adjacent properties? ☒ Yes ☐ No

**25. Solid Waste**

A. Type of trash receptacles:

☐ Individual Can/Residential ☐ 3 Yd Dumpster ☒ 6 Yd Dumpster ☐ 8 Yd Dumpster ☐ Compactor

B. Number of trash receptacles: 3 Plan shows space for 4, 6 yard dumpsters

C. Proposed screening method: BLOCK / WOOD FENCE

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) ☒ Yes ☐ No

E. Is recycling proposed? ☒ Yes ☐ No

**Verification of Legal Lot or Parcel Status**

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

  
Applicant/Representative Signature

7/18/16  
Date

Print Form

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