

#117: Planned Unit Development

Case #: PUD16-00024

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
2570	E	WARM SPRINGS AVE				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
SEC 13 & NW4NE4	0	0	13	3	2	R-1C
Parcel Number:	Additional Parcel Numbers:					
S1013437100						

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Bill	Clark		
Company:			
Warm Springs Entrprises, LLC			
Address:	City:	State:	Zip:
420 W. Main Street, Suite 204	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
bill@clarkdevelopment.com	(208) 342-2625	(208) 861-9111	(208) 342-2627

Agent/Representative Information

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

First Name:	Last Name:		
David	Powell		
Company:			
RiveRidge Engineering Company			
Address:	City:	State:	Zip:
2447 S. Vista Avenue	Boise	ID	83705
E-mail:	Phone Number:	Cell:	Fax:
dpowell@rvrdg.com	(208) 344-1180	(208) 830-4654	(208) 344-1182

Owner Information

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

First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
		ID	
E-mail:	Phone Number:	Cell:	Fax:

Project Information

Is this a Modification application? ☐ Yes ☒ No File number being modified:

1. Neighborhood Meeting Held (Date):

6/14/2016

2. Neighborhood Association:

East End

3. Comprehensive Planning Area:

North/East Ends

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

develop a 60-lot single family residential subdivision

5. Size of Property:

14.45 ☒ Acres ☐ Square Feet

6. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

1000 gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: 1 Number of Proposed: 5

C. Is the building "sprinklered"? ☐ Yes ☒ No

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

1500 gpm

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

vacant

8. Are there any hazards on the property?

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

remediated soil contamination in northeast corner, center of site. Lead contamination in 3 locations that are to be remediated under the supervision of IDEQ. Remediation planning is in progress. All remediation work is set to be completed

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	Boise City Parks	0	(A-1) Open Land 1 Acre mini
South:	Ada County Park	0	(A-1) Open Land 1 Acre mini
East:	Common open s	0	(A-1) Open Land 1 Acre mini
West:	Boise City Parks	0	(A-1) Open Land 1 Acre mini

10. Non-Residential Structures:A. Number of **Proposed** non-residential structures:

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	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

B. Maximum Proposed Height: C. Number of stories: D. Number of **EXISTING** non-residential structures to remain:

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	0	0
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0

E. Existing Structure Height(s): F. Number of Stories: **11. Residential Structures:**A. Number of **Proposed** residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	0	0	0
Two-Bedroom:	0	0	0
Three-Bedroom:	60	2200	132000
Other:	0	0	0
Total Number:	60	2200	132000

C. Number of **Existing** units to remain: D. Maximum Proposed Structure Height(s): E. Number of Stories:

12.Site Design:

- A. Percentage of site devoted to building coverage:
- B. Percentage of site devoted to landscaping:
- C. Percentage of site devoted to paving:
- D. Percentage of site devoted to other uses:
- E. Describe other use:

13.Loading Facilities, if proposed (For Commercial uses only):

- Number: Location:
- Size: Screening:

14.Parking:

- | | Required | | Proposed |
|--|---|--------------------------|----------------------------------|
| A. Handicapped Spaces: | <input type="text"/> | Handicapped Spaces: | <input type="text" value="2"/> |
| B. Parking Spaces: | <input type="text"/> | Parking Spaces: | <input type="text" value="12"/> |
| C. Bicycle Spaces: | <input type="text"/> | Bicycle Spaces: | <input type="text" value="0"/> |
| D. Proposed Compact Spaces: | <input type="text" value="0"/> | | |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: | | | <input type="text" value="240"/> |
| F. Are you proposing off-site parking? | ☐ Yes ☒ No | If yes, how many spaces? | <input type="text"/> |
| G. Are you requesting shared parking or a parking reduction? | ☐ Yes ☒ No | If yes, how many spaces? | <input type="text"/> |

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:	10	20	16	20
Rear:	15	15	20	20
Side 1:	3	5		
Side 2:	3	5		

16.Waivers Requested:

- A. Lot size: ☐ Yes ☒ No Description:
- B. Internal Setbacks: ☒ Yes ☐ No Description:
- C. Frontage: ☒ Yes ☐ No Description:

17. Sidewalks:

Proposed: ☒ Attached ☐ Detached
Adjacent: ☒ Attached ☐ Detached

18. Amenities:

Number:
Description:

19. Density:

Allowed Density:
Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	WUI	undetermined
Walls:	WUI	undetermined
Windows/Doors:	WUI	undetermined
Fascia, Trim etc.:	WUI	undetermined

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 ☒ No
- B. 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

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

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:

60

C. Proposed screening method:

rear yard, alley

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 Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date: