PDS Online | eApply
City of Boise • Planning & Development Services • (208) 384-3802 • pds.cityofboise.org

## #117: Planned Unit Development

Case #: PUD16-00027

Street Number:	Prefix:	Street Nan				Unit #:
2350	W	KOOTENA	I ST		12.150	
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
SEC 15 3N 2E			15	3	2	R-1C
Parcel Number:		nal Parcel Nu	mbers:			
S1015325410	S10153	25550				
Primary Contact						
Who is responsible for receiving  Ogent/Representative		oading file:	s and commun	icating with E	Boise City?	
Applicant Information						
First Name:	Last Name	e:				
Donna	Jacobs					
Company:						
Vista Village, LLC.						
Address:	City:			State:		Zip:
P.O. Box 8286	Boise			ID	~	83707
Marylana Cara Cara	The second second	5049577				
E-mail: donnadjacobs@gmail.com	(208) 342			Cell:		Fax:
Agent/Representative Informat	ion					
	nd Developer		Engineer C	Contractor	Oother	
Role Type:   Architect OLa	nd Developer		Engineer C	Contractor	Oother	
Role Type: OArchitect OLa First Name: Robert	nd Developer		Engineer C	Contractor	Oother	
Role Type: OArchitect OLa First Name: Robert Company:	nd Developer		Engineer C	Contractor	Oother	
Role Type:   Architect OLa  First Name:  Robert  Company:  Dave Evans Construction	nd Developer  Last Name		Engineer C		Oother	7
Role Type: OArchitect OLa  First Name: Robert  Company: Dave Evans Construction  Address:	nd Developer  Last Name Powell  City:		Engineer C	State:		<b>Zip:</b> 83714
Role Type: Architect OLa  First Name: Robert  Company: Dave Evans Construction  Address: 7761 W. Riverside Dr. #100	Last Name Powell  City: Boise	e:	Engineer C	State:	Oother	83714
Role Type: OArchitect OLa  First Name: Robert  Company: Dave Evans Construction  Address: 7761 W. Riverside Dr. #100  E-mail:	nd Developer  Last Name Powell  City: Boise Phone Nu	e: mber:	Engineer C	State: ID Cell:	<u>~</u>	83714 Fax:
Role Type: Architect OLa  First Name: Robert  Company: Dave Evans Construction  Address: 7761 W. Riverside Dr. #100	Last Name Powell  City: Boise	e: mber:	Engineer	State:	<u>~</u>	83714
Role Type: Architect OLa  First Name: Robert Company: Dave Evans Construction Address: 7761 W. Riverside Dr. #100 E-mail: scottg@devansconstruction.com	Last Name Powell  City: Boise Phone Nu (208) 853	mber: 3-1203	Engineer C	State: ID Cell: (208) 870-4	<u>~</u>	83714 Fax:
Role Type: Architect OLa  First Name: Robert Company: Dave Evans Construction Address: 7761 W. Riverside Dr. #100 E-mail: scottg@devansconstruction.com Owner Information	Last Name Powell  City: Boise Phone Nu (208) 853	mber: 3-1203 yes, leave th		State: ID Cell: (208) 870-4	<u>~</u>	83714 Fax:
Role Type: Architect OLa  First Name: Robert Company: Dave Evans Construction Address: 7761 W. Riverside Dr. #100 E-mail: scottg@devansconstruction.com Owner Information Same as Applicant? ONo Ove	Last Name Powell  City: Boise Phone Nu (208) 853	mber: 3-1203 yes, leave th		State: ID Cell: (208) 870-4	<u>~</u>	83714 Fax:
Role Type: Architect OLa  First Name: Robert Company: Dave Evans Construction Address: 7761 W. Riverside Dr. #100 E-mail: scottg@devansconstruction.com Owner Information Same as Applicant? No Ye	Last Name Powell  City: Boise Phone Nu (208) 853	mber: 3-1203 yes, leave th		State:  ID   Cell:  (208) 870-4	<u>~</u>	83714 Fax:
Role Type:   Architect OLa  First Name: Robert  Company: Dave Evans Construction  Address: 7761 W. Riverside Dr. #100  E-mail: scottg@devansconstruction.com  Owner Information  Same as Applicant? No   Ye  First Name:	Last Name Powell  City: Boise Phone Nu (208) 853	mber: 3-1203 yes, leave th		State:  ID   Cell:  (208) 870-4	<u>~</u>	83714 Fax: (208) 853-1220

s this a Modification applic	cation?	Oyes	⊚ <sub>No</sub>	File number being modified:		
. Neighborhood Meeting Hel	ld (Date):					
7/19/16						
. Neighborhood Association:	:					
Depot Bench		~				
Comprehensive Planning A	lrea:					
Central Bench		~				
This application is a reques	st to construc	t, add or cl	hange the use	of the property as follows:		
Construct a 91 Unit multi	i-family devel	lopment				A
Size of Property:  7.39 Acres Osqu	are Feet					
. Water Issues:						
A. What are you fire flow	requirement	ts? (See Ir	nternational Fi	ire Code):		
1500						gpm
D. Norskan of hodersky (s	-hl	:	I==\.			
B. Number of hydrants (s Note: Any new hydrants/ Number of Existing: C. Is the building "sprink	/hydrant pipir		United Water	r approval.  Number of Proposed:	3	
Note: Any new hydrants/ Number of Existing: C. Is the building "sprink D. What volume of water	/hydrant pipii lered"?	o O Ves	United Water	Number of Proposed:	3	
Note: Any new hydrants/ Number of Existing: C. Is the building "sprink	/hydrant pipii lered"?	o O Ves	United Water	Number of Proposed:	3	gpm
Note: Any new hydrants/ Number of Existing: C. Is the building "sprink D. What volume of water 1500	/hydrant pipii lered"? r is available?	ng require  0  •••ve:	United Water  No United Water	Number of Proposed:	3	gpm
Note: Any new hydrants/ Number of Existing: C. Is the building "sprink D. What volume of water 1500	/hydrant pipii lered"? r is available? es on the prop	ng require  0  •••ve:	United Water  No United Water	Number of Proposed:	3	gpm
Note: Any new hydrants/ Number of Existing: C. Is the building "sprink D. What volume of water 1500  Existing uses and structure Vacant land, railroad trace	/hydrant pipii lered"? r is available? es on the prop k spurs	ng require  0  •••ve:	United Water  No United Water	Number of Proposed:	3	gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on the	/hydrant pipii lered"? r is available? es on the prop k spurs the property?	o o ve: ? (Contact perty are as	United Water  No United Water  follows:	Number of Proposed: of Idaho at 362-7330):		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on the	/hydrant pipii lered"? r is available? es on the prop k spurs the property?	o o ve: ? (Contact perty are as	United Water  No United Water  follows:	Number of Proposed:		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on t (Such as canals, hazardon)	/hydrant pipii lered"? r is available? es on the prop k spurs the property? us material s	o o ve: ? (Contact perty are as	United Water  No United Water  follows:	Number of Proposed: of Idaho at 362-7330):		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on to (Such as canals, hazardoun/a  Adjacent property informations  Building types	/hydrant pipir lered"? r is available? es on the prop k spurs the property? us material s ation: Number of	o o ve: ? (Contact perty are as	United Water  No United Water  follows:	Number of Proposed: of Idaho at 362-7330):		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on to (Such as canals, hazardoun/a  Adjacent property information uses	/hydrant pipin lered"? r is available? es on the prop k spurs the property? us material s ation: Number of Stories	O Very Contact  Points, soil of Zone	United Water  No United Water  follows:	Number of Proposed:  of Idaho at 362-7330):  amination.) If so, describe them and g		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on t (Such as canals, hazardon)  Adjacent property informa Building types and/or uses  North: Residential Single	/hydrant pipin lered"? r is available? es on the property? us material s ation: Number of Stories	(Contact perty are as pills, soil of Zone	United Water  No United Water  Follows:	Number of Proposed:  of Idaho at 362-7330):  amination.) If so, describe them and g		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on t (Such as canals, hazardon)  Adjacent property informa Building types and/or uses  North: Residential Single South: W. Kootenai St /	/hydrant pipin lered"? r is available? es on the property? us material s ation: Number of Stories  1	yeills, soil o	United Water  United Water  United Water  Follows:  Or water conta	Number of Proposed:  of Idaho at 362-7330):  amination.) If so, describe them and g		gpm
Note: Any new hydrants/ Number of Existing:  C. Is the building "sprink  D. What volume of water 1500  Existing uses and structure Vacant land, railroad trac  Are there any hazards on t (Such as canals, hazardon)  Adjacent property informa Building types and/or uses  North: Residential Single	/hydrant pipin lered"? r is available? es on the property? us material s ation: Number of Stories 1 2	Zone  (R-1C	United Water  No United Water  Follows:	Number of Proposed:  of Idaho at 362-7330):  amination.) If so, describe them and good ly Resider		gpm

	Gross Square Feet	Net Lea	sable Square Feet	
1st Floor	1620	0		
2nd Floor	0	0		
3rd Floor	0	0		
4th Floor	4th Floor 0		8	
B. Maximum Propose	ed Height:		25	
C. Number of stories	:		2	
D. Number of EXIST	ING non-residential stru	ictures to remain	n: 0	1
Square footage of ex	kisting non-residential str	uctures or addit	ions (If 5+ floors, attach na	rrative with chart):
	Gross Square Feet		sable Square Feet	
1st Floor	0	0		
2nd Floor	0	0	(1)	
3rd Floor	0	0		
4th Floor	0	0		
E Edding Charles				
E EVICTING STRUCTURA	Hoight(c):		0	
			0	
E. Existing Structure F. Number of Stories	:		0	
F. Number of Stories	:		0	
F. Number of Stories	:	applicable)::		
F. Number of Stories  Residential Structures  A. Number of Propo	:	10 831030	0	
F. Number of Stories  Residential Structures  A. Number of Propo	: : sed residential units (if a	applicable):	0	Total Square Feet
F. Number of Stories  Residential Structures  A. Number of Propo	: sed residential units (if a residential structures (if a Number of Un	applicable):	5	Total Square Feet 27288
F. Number of Stories  Residential Structures  A. Number of Propo  B. Size of Proposed r	sed residential units (if a residential structures (if a Number of Un oom: 36	applicable):	5 Square Foot per Unit	1/4/4
F. Number of Stories  Residential Structures  A. Number of Propo  B. Size of Proposed r  One-Bedro	sed residential units (if a residential structures (if a Number of Uniom: 36	applicable):	5 Square Foot per Unit 758	27288
F. Number of Stories  Residential Structures  A. Number of Propo  B. Size of Proposed r  One-Bedro  Two-Bedro	sed residential units (if a residential structures (if a Number of Uniom: 36	applicable):	Square Foot per Unit 758 1009	27288 39351
F. Number of Stories  Residential Structures A. Number of Propo B. Size of Proposed r  One-Bedro Two-Bedro Three-Bedro	sed residential units (if a residential structures (if a Number of Uniom: 36 oom: 39 room: 16	applicable):	5  Square Foot per Unit  758  1009  1230	27288 39351 19680
F. Number of Stories  Residential Structures  A. Number of Propo  B. Size of Proposed r  One-Bedro  Two-Bedro  Three-Bedro  Other:	sed residential units (if a residential structures (if a Number of Units) oom: 36 oom: 39 room: 16 1 oom: 0	applicable):	5  Square Foot per Unit  758  1009  1230  00	27288 39351 19680 00
F. Number of Stories  Residential Structures A. Number of Propo B. Size of Proposed r  One-Bedro Two-Bedro Three-Bedro Other: Total Numl C. Number of Existin	sed residential units (if a residential structures (if a Number of Units) oom: 36 oom: 39 room: 16 1 oom: 0	applicable):	5  Square Foot per Unit  758  1009  1230  00	27288 39351 19680 00

10. Non-Residential Structures:

coverag	Percentage of site devoted to building verage:		11.2					
B. Perce	Percentage of site devoted to landscaping:		43.4					
C. Percentage of site devoted to paving:			22					
D. Percentage of site devoted to other uses:			23.4					
E. Describe other use:			Sidewalks, t	basketball court & rai	Iroad tracks			
3.Loading	Facilities, if proposed (F	or Commercial u	ises only):					
Number			<u> </u>	Location				
Size:				Screening				
4.Parking:	6)							
. III GIRING			Required			Proposed		
A. Hand	A. Handicapped Spaces:				Handicapped Spaces	: 5		
B. Parki	ing Spaces:		3 119		Parking Spaces:	144		
C. Bicyc	le Spaces:		91		Bicycle Spaces:	93		
D. Prop	D. Proposed Compact Spaces:							
E. Restr	ricted (assigned, garage	e, reserved spa	ces) parking sp	aces proposed:		91		
F. Are y	F. Are you proposing off-site parking?			⊚ <sub>No</sub>	If yes, how many sp	aces?		
			Oyes					
	G. Are you requesting shared parking or a parking reduction?			●No	If yes, how many sp	aces?		
	reduction?							
Note: I premise fewer o	If you are requesting shes and any additional in ff-street parking spaces	formation demosithan required	onstrating that by the Zoning	use by the regular e Ordinance.				
Note: I premise fewer o	of you are requesting shest and any additional in off-street parking spaces (Plans that are not gra	formation demosithan required	onstrating that by the Zoning	use by the regular e Ordinance. be accepted.)				
Note: I premise fewer o	if you are requesting shes and any additional in ff-street parking spaces (Plans that are not grand Building	formation demosithan required aphically dimen	onstrating that by the Zoning sioned will not	use by the regular enderdinance. be accepted.)  Parking	mployees and visitors to	the premises will require		
Note: I premise fewer o	of you are requesting shest and any additional in ff-street parking spaces (Plans that are not grandling Proposed	formation demonstrated from the second from th	onstrating that by the Zoning sioned will not	use by the regular el Ordinance. be accepted.)  Parking  Proposed	mployees and visitors to	the premises will require		
Note: I premise fewer o 5.Setbacks Front:	if you are requesting shes and any additional in ff-street parking spaces (Plans that are not grandling Proposed 200	formation demonstrated from the second from th	onstrating that by the Zoning sioned will not	use by the regular er Ordinance. be accepted.)  Parking  Proposed	mployees and visitors to	o the premises will require equired		
parking Note: I premise fewer o  5.Setbacke  Front: Rear:	of you are requesting shes and any additional in off-street parking spaces (Plans that are not grandless (Plans that are not grandless) Proposed 200	formation demonstrated from the formation demonstrated from th	onstrating that by the Zoning sioned will not	use by the regular el Ordinance. be accepted.)  Parking  Proposed  100  20	Re 1	0		
Note: I premise fewer o 5.Setbacks  Front: Rear: Side 1:	of you are requesting shes and any additional in ff-street parking spaces (Plans that are not grandled) Proposed 200 20 76	formation demonstrated	onstrating that by the Zoning sioned will not	use by the regular er Ordinance. be accepted.)  Parking  Proposed  100  20  70	Re 11	equired 0		
Note: I premise fewer of s.Setbacks  Front: Rear: Side 1: Side 2:	of you are requesting shes and any additional in ff-street parking spaces (Plans that are not grandled) Proposed 200 20 76	formation demonstrated from the formation demonstrated from th	onstrating that by the Zoning sioned will not	use by the regular el Ordinance. be accepted.)  Parking  Proposed  100  20	Re 1	equired 0		
Note: I premise fewer o 5.Setbacks  Front: Rear: Side 1: Side 2:	of you are requesting shes and any additional in off-street parking spaces (Plans that are not grandled) Proposed  200  20  76  70  Requested:	formation demonstrated from the second second from the second	onstrating that by the Zoning sioned will not ired	use by the regular er Ordinance. be accepted.)  Parking  Proposed  100  20  70	Re 11	equired 0		
Parking Note: I premise fewer o  5.Setbacke  Front: Rear: Side 1: Side 2: 6.Waivers A. Lot s	of you are requesting shes and any additional in off-street parking spaces (Plans that are not grandless (Plans that are not grandless) Proposed  200  20  76  70  Requested:	formation demonstrated formation demonstrated from the second second from the	onstrating that by the Zoning sioned will not	use by the regular er Ordinance. be accepted.)  Parking  Proposed  100  20  70	Re 11	equired 0		
Parking Note: I premise fewer o  5.Setbacke  Front: Rear: Side 1: Side 2: 6.Waivers A. Lot s	of you are requesting shes and any additional in ff-street parking spaces (Plans that are not grandled)  Building  Proposed  200  20  76  70  Requested: ize: Oyes  mal Setbacks: Oyes	formation demonstrated	onstrating that by the Zoning sioned will not ired	use by the regular er Ordinance. be accepted.)  Parking  Proposed  100  20  70	Re 11	equired 0		

12.Site Design:

Proposed: Adjacent:  18. Amenities: Number: Description:  19. Density:	Attached	Detached 6			
Number: Description:		6			
Description:		6			
		Garden are	ea, walking path, outdoor plaza s	pace, clubhous	e, fitness room and
19. Density:		sports cour			
Allowed Densit	y: 14.5				
Proposed Dens	sity: 12.31				
20. Building Exterio	r:				
	Materials		Colors		
Roof:	Asphalt s	shingle			
Walls:	Hardi-Sid	ling			
Windows/Door	s: Vinyl / Fi	berglass			
Fascia, Trim et	c.: Hardi-Bo	ard			
21. Drainage (Prop	osed method of on-	-site retention):			
Sub-surface se		•			
22. Floodways & Hi	•				
A. Is any portion	on of this property	located in a Floodway	or a 100-year Floodplain?	Oyes	⊚ <sub>No</sub>
D. Door pay pr	etion of this parcel	have clones in evens	a of 150/ 2	Oyes	<b>⊚</b> No
March 18 House		have slopes in excess			
			will be required to submit an add uired application(s) for review at		
23. Airport Influenc	e Area:				
Is the subject s	site located within t	he Airport Influence /	Area? (If yes, please mark which	area.)	
⊚No OAre	a A OArea B	OArea B1	OArea 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.

	n 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to n impact study. A copy of this study must be submitted with this application.
Is a Traffi Oves	ic Impact Study required?
B. PRIVAT	E Street Layout Review
Study" (Ti roadway a	cts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact IS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site will exceed 240 vehicle trips per day.
Is a Traffi	ic Impact Study required?
Are you pr	roposing public street connection to adjacent properties?
25. Solid Wast	
	f trash receptacles:
200	ual Can/Residential 3 Yd Dumpster 6 Yd Dumpster 8 Yd Dumpster Compactor
	er of trash receptacles:
4	Tot trastiffeceptacies.
C. Propose	ed screening method:
CMU wall,	/ landscaping
D. Is the posts	proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)  No
E. Is recyc	cling proposed?
<b>Ves</b>	ONo
Verification	of Legal Lot or Parcel Status
have a Verific	of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must cation of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to s and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for uirements.
The undersign	ned declares that the above provided information is true and accurate.  ned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.
Agent/Repres	sentative Signature:
Date:	