



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

MEMO

TO: Planning and Zoning Commission
FROM: Cody Riddle, Current Planning Manager
DATE: 6/13/2017
RE: Time Extension: PUD15-00005 & CVA15-00019

PROJECT DESCRIPTION & BACKGROUND

Approved in June of 2015, this project is comprised of a 196 unit planned residential development that includes 11 apartment buildings on 7.89 acres located at 2105 S. Federal Way in an L-OD (Limited Office with Design Review) zone. A variance to reduce the parking setback along South Hudson Avenue was included.

This permit is set to expire on June 18, 2017.

APPLICANT'S REQUEST

The applicant is requesting a two-year time extension of the above noted applications. If approved, this will also extend the associated Design Review Permit.

RECOMMENDATION

The Planning Team recommends approval of the extension based on compliance with BCC 11-03-03.10.B(1). There have been no significant amendments to the Comprehensive Plan or Development Code, or changes in land use in the surrounding vicinity that impact the permit. There are also no recent hazardous situations that have developed in the area.

Attachments

Applicant's Request
Vicinity Map
Site Plan



June 13, 2017

Mr. Cody Riddle, Manager
Current Planning
Boise City Planning and Development Services
PO Box 500
150 N Capitol Boulevard
Boise, Idaho 83701-0500

RE: PUD15-00005 and CVA15-00019 / 2105 S Federal Way

Dear Mr. Riddle:

Please consider this letter as written request for the extension of the above referenced conditional use permit for a 196-unit planned residential development comprised of 11 apartment buildings on 7.89 acres located at 2105 S. Federal Way.

We respectfully request an extension to allow us additional time to complete a sales transaction. Your favorable consideration to extend our request is much appreciated.

Should you have any questions or require additional information please call me at 208.336.5355 or contact me by email at jconger@congergroup.com.

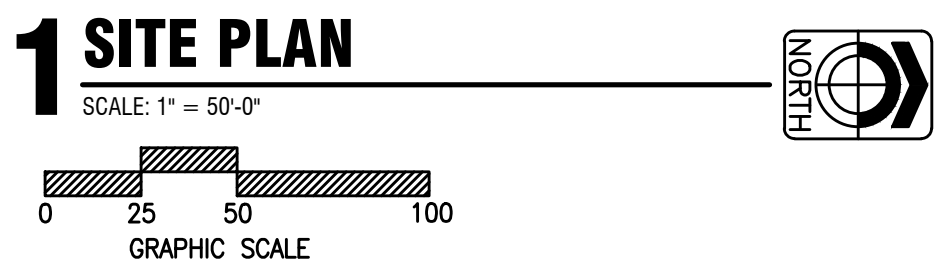
Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Conger", is written over a light blue horizontal line.

Jim Conger

JC:ml





UNIT DATA																													
UNIT TYPE	No. BED	No. BATH	BUILDINGS F, I				BUILDINGS B, G				BUILDINGS D, H				BUILDINGS A, C, E, J, K				UNIT TOTALS	* UNIT NET AREA	STORAGE AREA	DECK AREA	** UNIT GROSS AREA						
			BUILDING TYPE 1		T	x2	BUILDING TYPE 2		T	x2	BUILDING TYPE 3		T	x2	BUILDING TYPE 4		T	x5											
A	1	1	0	2				2			4									1	2		3	T	x2	1	2	3	T
B	1	1					4	4	4	12	24								4	4	4	12	60	84	703	22	72	797	
C	2	1						2	2	2	6	12							4	4	4	12	60	72	910	22	64	996	
D	2	2						2	2	2	6	12												12	968	22	66	1,056	
E	2	2											4	4	4	12	24							24	1,041	29	79	1,149	
TOTALS			0	2	0	2	4	8	8	8	24	48	4	4	4	12	24		8	8	8	24	120	196					

UNIT TYPE TOTALS		
UNIT TYPE	# OF UNITS	% OF PROJECT
UNIT A	4	2.04%
UNIT B	84	42.86%
UNIT C	72	36.73%
UNIT D	12	6.12%
UNIT E	24	12.24%
TOTAL	196	100.00%

* NET UNIT AREA IS MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS NOT INCLUDING DECK AND STORAGE ROOM.
** GROSS UNIT AREA IS MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS INCLUDING DECK AND STORAGE ROOM.

(2) "B" TYPE UNITS TO BE B-HC UNITS. SEE SITE PLANS AND BUILDING PLANS FOR LOCATIONS.
(2) "C" TYPE UNITS TO BE C-HC UNITS. SEE SITE PLANS AND BUILDING PLANS FOR LOCATIONS.

GROSS BUILDING AREAS		
BUILDING TYPE 1 (2-BUILDINGS)		
FIRST FLOOR	2,798	S.F.
SECOND FLOOR	1,190	S.F.
TOTAL BUILDING TYPE 1	3,988	S.F.
BUILDING TYPE 2 (2-BUILDINGS)		
FIRST FLOOR	8,353	S.F.
SECOND FLOOR	8,016	S.F.
THIRD FLOOR	8,016	S.F.
TOTAL BUILDING TYPE 2	24,385	S.F.
BUILDING TYPE 3 (2-BUILDINGS)		
FIRST FLOOR	5,045	S.F.
SECOND FLOOR	4,933	S.F.
THIRD FLOOR	4,933	S.F.
TOTAL BUILDING TYPE 3	14,911	S.F.
BUILDING TYPE 4 (5-BUILDINGS)		
FIRST FLOOR	8,233	S.F.
SECOND FLOOR	7,896	S.F.
THIRD FLOOR	7,896	S.F.
TOTAL BUILDING TYPE 4	24,025	S.F.
TOTAL BUILDINGS (11-BUILDINGS)	206,693	S.F.

GENERAL SITE NOTES

SCALE: 1"=50'-0"
ZONING: LOD
TOTAL AREA: ±7.89 ACRES
PARCEL No.:
CONSTRUCTION TYPE/OCCUPANCY:
APARTMENTS: V-B/R-2
CLUB HOUSE: V-B/A-3
BUILDING AREAS:
CLUBHOUSE: 4,389 S.F.
APARTMENT BUILDINGS: 206,639 S.F.
GARAGES: 4,840 S.F.

SETBACKS:	Building Proposed	Required	Parking Proposed	Required
Front (Federal Way)	40'	20'	40'	20'
Front (S. Hudson)	84'	20'	10'	10'
Front (W. Targee)	27'	20'	10'	10'
Rear	15'	15'	10'	10'
Side (north)	15'	15'	10'	10'
Side (south)	15'	15'	5'	5'

SITE AREA RATIOS:		
BUILDING COVERAGE:	24.15%	83,074 S.F.
LANDSCAPING:	37.55%	129,177 S.F.
PAVING:	38.30%	131,756 S.F.
TOTAL:	100%	344,007 S.F.

OPEN AREA AMENITY: 92,142 S.F., 26.78% OF SITE (NOT INCLUDING SETBACKS)

PARKING REQUIRED:		
1-Bedroom	1x88 = 88	
2-Bedroom	1.25x108 = 135	
Guest	196/10 = 20	
TOTAL	= 243 SPACES REQUIRED	

ACCESSIBLE SPACES REQUIRED: 7 SPACES, 8 SPACES PROVIDED

BICYCLE PARKING REQUIRED: 25 SPACES, 218 SPACES PROVIDED

TOTAL PARKING PROPOSED:	303 (1.52/UNIT)
GARAGE SPACES PROPOSED:	26 (1-ACCESSIBLE SPACE)
CARPORT SPACES PROPOSED:	177 (3-ACCESSILBE SPACES)
STANDARD OPEN SPACES PROPOSED:	71 (4-ACCESSIBLE SPACES)
COMPACT OPEN SPACES PROPOSED:	29

FIRE SPRINKLERS: APT'S YES (NFPA 13R), CLUBHOUSE NO
FIRE FLOW REQUIRED: 1,750 GPM (CLUBHOUSE IS MOST RESTRICTIVE)
FIRE FLOW AVAILABLE: 2,500 GPM
FIRE HYDRANTS: 4-EXISTING, 2-ADDITIONAL PROPOSED
FIRE ALARMS: APT'S YES, CLUBHOUSE NO

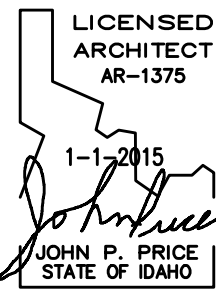
MAX. BLD HT PROPOSED (MID-ROOF) SLOPE: 35 FT. (MID POINT OF ROOF)

PROJECT

SKYLINE APARTMENTS

2105 S. FEDERAL WAY
BOISE, IDAHO

SEAL



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FILE

DATE

MAY 22, 2015

FILE NO.

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DRAWN

JOHN PRICE

REVISIONS

SHEET

A1.0

ARCHITECTURAL SITE PLAN