



CAR17-00024 &PUD17-00022 / Biltmore Company

Summary

The applicant is requesting a rezone of approximately 5-acres located at 11716 W. Fairview Avenue from A-1 (Open Land) to 1-acre of C-2D (General Commercial with Design Review) and 4.13 acres of R-3D (Multi-Family Residential with Design Review). A conditional use permit for a mixed-use planned development to include a 1-acre retail parcel and 96 multi-family residential units on the 5-acre parcel is also requested.

Prepared By

Susan Riggs, Associate Planner

Recommendation

Approval

Reason for the Decision

Rezone

The rezone is in compliance with *BCC 11-03-04.03*. The parcel is designated as "Commercial" on the Land Use Map of *Blueprint Boise* and R-3D and C-2D are permissible implementing zones. Given the surrounding development pattern, the existing A-1 zone at one unit per acre is an underutilization of the property. The R-3D zone will allow development of a form and density that is consistent with the existing residential uses and those reasonably expected to develop. The rezone is in the best interest of the public. *Goal CC1 and Policy CC1.1* encourage infill development as a way to reduce vehicle miles traveled and avoid unnecessary and expensive extensions of infrastructure. The property is located close to parks, schools, churches, stores, and restaurants. The change in zoning will accommodate additional residents that can take advantage of these services.

PUD

The project is consistent with Section *11-03-04.6.C(7)(a)* of the Development Code. The development is compatible with the surrounding area which is comprised of a mixture of densities and uses including single and multi-family developments, commercial and office uses. The density does not exceed the limitations of the underlying zone and all height and perimeter setback standards have been met and required amenities provided. Comments from public agencies confirm the development will not place an undue burden on the transportation system or other infrastructure in the area. Conditions of approval will assure the project will not adversely affect other property of the vicinity. The project is consistent with *Blueprint Boise*. The property is designated "Commercial" on the Land Use Map which allows commercial and multi-family development. *Goals IDP-N.1, IDP-N.2 and NAC3.1* encourage infill development and mixed-use developments along major corridors. Fairview Avenue is a major corridor and the C-2 zoning along Fairview will add to the mix of uses in this development.

This report includes information available on the Boise City Website.

The entire public record, including additional documents, can be viewed through [PDS Online](#).

CAR17-00024 & PUD17-00022

1" : 300'



South
Slough

Dr

N Coolwater Ave

N Cribbens St

N Delmar St

N Silversage
Ave

N Mumbarto Ave

W Olympus St

W Halstead St

BOISE
GIRLS
ACADEMY

W Delmar St

MARANATHA
CHRISTIAN
SCHOOL

W Cloverbrook Ln

W Cloverfield Ln

N Dawn Pl

W Halstead Ct

N Cribbens
Ave

W Halstead Ave

N Bryson Rd

W Olympus Ct

N Shamrock Ave

W Knightsbridge Ct

W King St

W King Way

W Fairview Ave

N Dawn Dr

W Gabrielle Ct

W Gabrielle Dr

N Shamrock St

W Gabrielle Dr

N Nichole
Ave

W Azure Dr

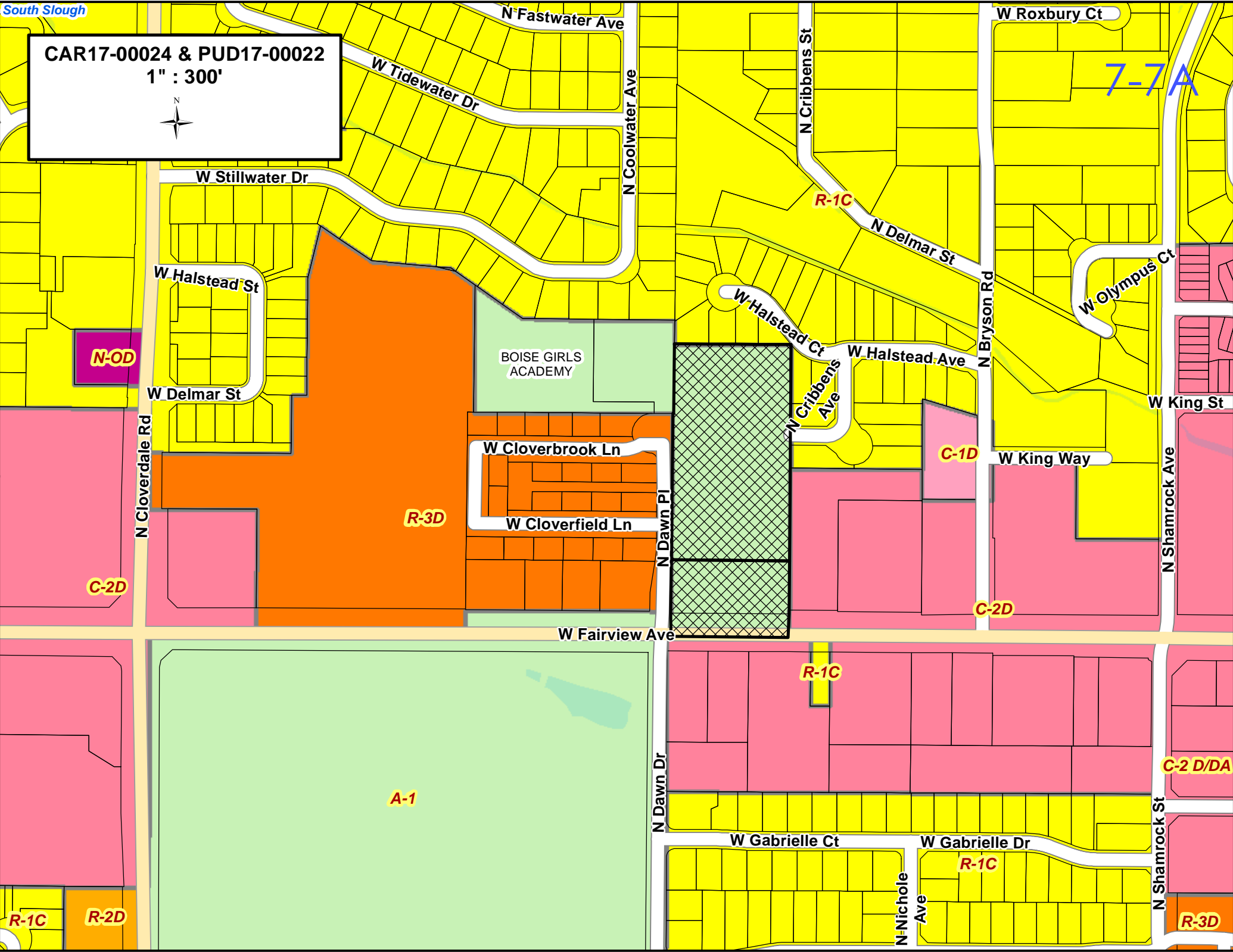
W Azure Ln

South Slough

CAR17-00024 & PUD17-00022
1" : 300'



7-7A



CAR17-00024 & PUD17-00022

1" : 300'



South
Slough

Dr

N Coolwater Ave

N Cribbens St

N Bryson Rd

N Shamrock Ave

N Silversage
Ave

W Olympus St

Suburban

N Delmar St

W Olympus Ct

Mixed Use

W King St

W King Way

Commercial

High Density

BOISE GIRLS
ACADEMY

MARANATHA
CHRISTIAN
SCHOOL

W Cloverbrook Ln

W Cloverfield Ln

N Dawn Pl

N Cribbens
Ave

W Halstead Ave

W Halstead Ct

W Halstead St

W Delmar St

Commercial

W Fairview Ave

Parks/Open
Space

N Cloverdale Rd

High
Density

N Dawn Dr

N Shamrock St

W Gabrielle Ct

W Gabrielle Dr

Compact

N Nichole
Ave

W Azure Dr

W Azure Ln

PUD SITE PLAN 11716 FAIRVIEW APARTMENTS

A PORTION OF SW 1/4 OF SECTION 3
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
BOISE, ADA COUNTY, IDAHO
2017



VICINITY MAP
N.T.S.

SITE FEATURES

BUILDINGS

- (3) 24 UNIT 3 STORY
- (3) 8 UNIT 2 STORY
- TOTAL DWELLING UNITS - 96
- (1) COMMERCIAL LOT - USE TBD

PARKING

- 169 TOTAL PARKING STALLS
- 39 ON STREET PARKING
- 124 STANDARD 9'x18' WITH 8' SIDEWALK ABUTTING
- 6 HCAP VAN ACCESSIBLE STALLS
- PARKING RATIO - 1.76 STALLS PER DU
- BICYCLE PARKING - 96 TOTAL
- (8) 10 RACK STALLS (1) 12 RACK STALLS
- 24 COVERED STALLS UNDER STAIRS OF APARTMENT BUILDINGS

TRASH

- TWO 12x18' SCREENED ENCLOSURE
- MANEUVERING AREA DEPICTED

FIRE ACCESS

- NO DEAD ENDS > 150' - MANEUVERING AREA DEPICTED

SIGNS

- NONE PROPOSED WITH THIS APPLICATION

LIGHTING

- SHIELDED PARKING AREA LIGHT STANDARDS
- LIGHTS AT ENTRIES ON EACH BUILDING

PROPERTY ADDRESS

11716 W. FAIRVIEW AVE
BOISE, ID 83713

OWNER

LISA TATE
317 WESTVIEW DR
MISSOULA, MT, 59803

DEVELOPER

BILTMORE CO
1548 CAYUSE CREEK STE 100
MERIDIAN, ID 83646

ENGINEER

DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N. BROOKSIDE LANE
BOISE, ID 83714

SURVEYOR

IDAHO SURVEY GROUP
135 E. WATER TOWER
MERIDIAN, ID 83642

PLANNER/CONTACT

KENT BROWN
PLANNING SERVICES
3161 SPRINGWOOD DR
MERIDIAN, ID 83642
871-6842

DEVELOPMENT FEATURES

ACREAGE

TOTAL PARCEL - 5.00 ACRES

TOTAL LOTS - 3

BUILDABLE LOTS - 3

ZONING

EXISTING - A-1

PROPOSED - C-2, R-3

SEWAGE DISPOSAL

BOISE CITY SEWER

WATER SUPPLY

SUEZ IDAHO

CITY

BOISE CITY

SCHOOL DISTRICT

BOISE

FIRE DISTRICT

BOISE

IRRIGATION DISTRICT

NAMPA MERIDIAN IRRIGATION DISTRICT

SETTLERS IRRIGATION DISTRICT

BOISE PROJECTS BOARD OF CONTROL

NOTES

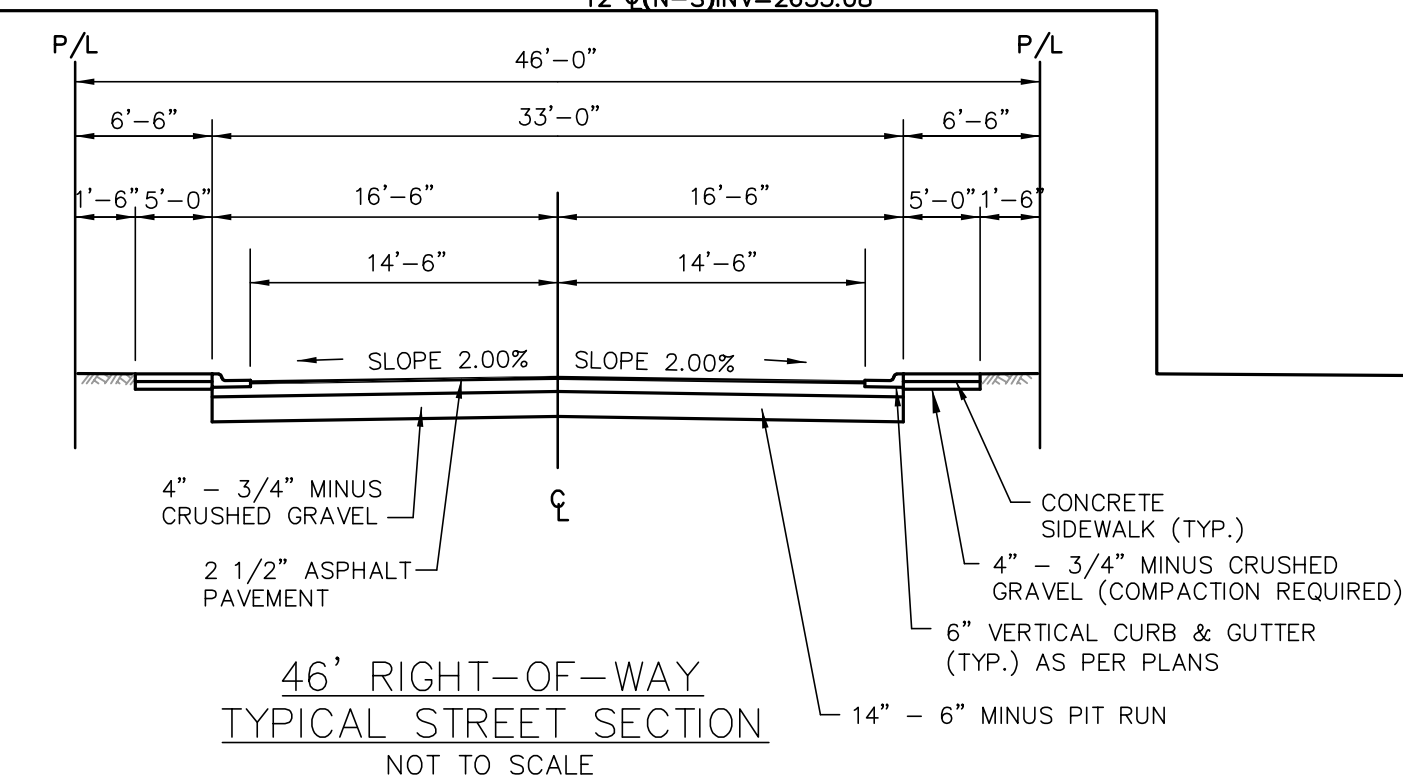
- SUEZ WATER AND BOISE CITY SEWER SERVICE SHALL BE EXTENDED TO ALL BUILDINGS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0252G EFFECTIVE FEBRUARY 19, 2003.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF BOISE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE SUBJECT PROPERTY LIES WITHIN THE NAMPA MERIDIAN AND SETTLERS IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE FACILITIES AS APPROVED BY ACHD AND THE CITY OF BOISE.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- THIS PROPERTY IS NOT SUBJECT TO HILLSIDE DEVELOPMENT REGULATIONS
- FIRE DEPARTMENT ACCESS WITHIN PARKING LOT AS SHOWN ON PLAN

PLAT LEGEND

	PROPOSED FIRE HYDRANT
	STREET LIGHT
	EXISTING CONTOUR
	BUILDING ENVELOPE (SETBACK LINE)
	PHASE LINE
	ZONING LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	GRAVITY IRRIGATION LINE
	SEWER LINE
	WATER LINE
	PRESSURE IRRIGATION LINE
	STORM DRAIN LINE
	ROAD CENTERLINE
	ROLLED CURB/GUTTER AND SIDEWALK
	LOT NUMBER
	LOT AREA
	BLOCK NUMBER
	FLOW ARROW
	STREET NAME
	HANDICAP RAMP

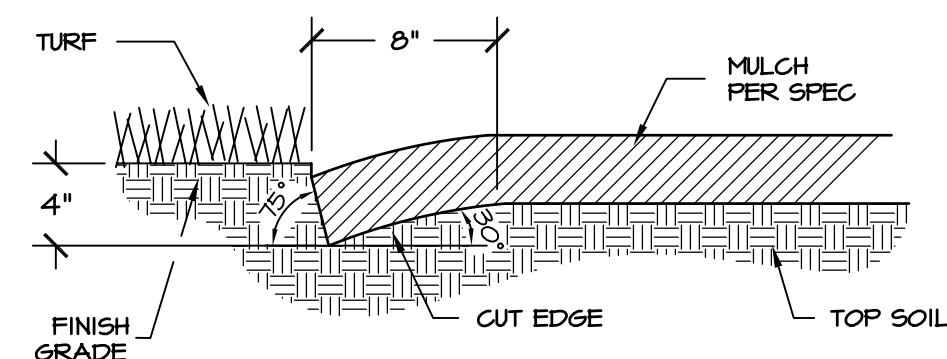
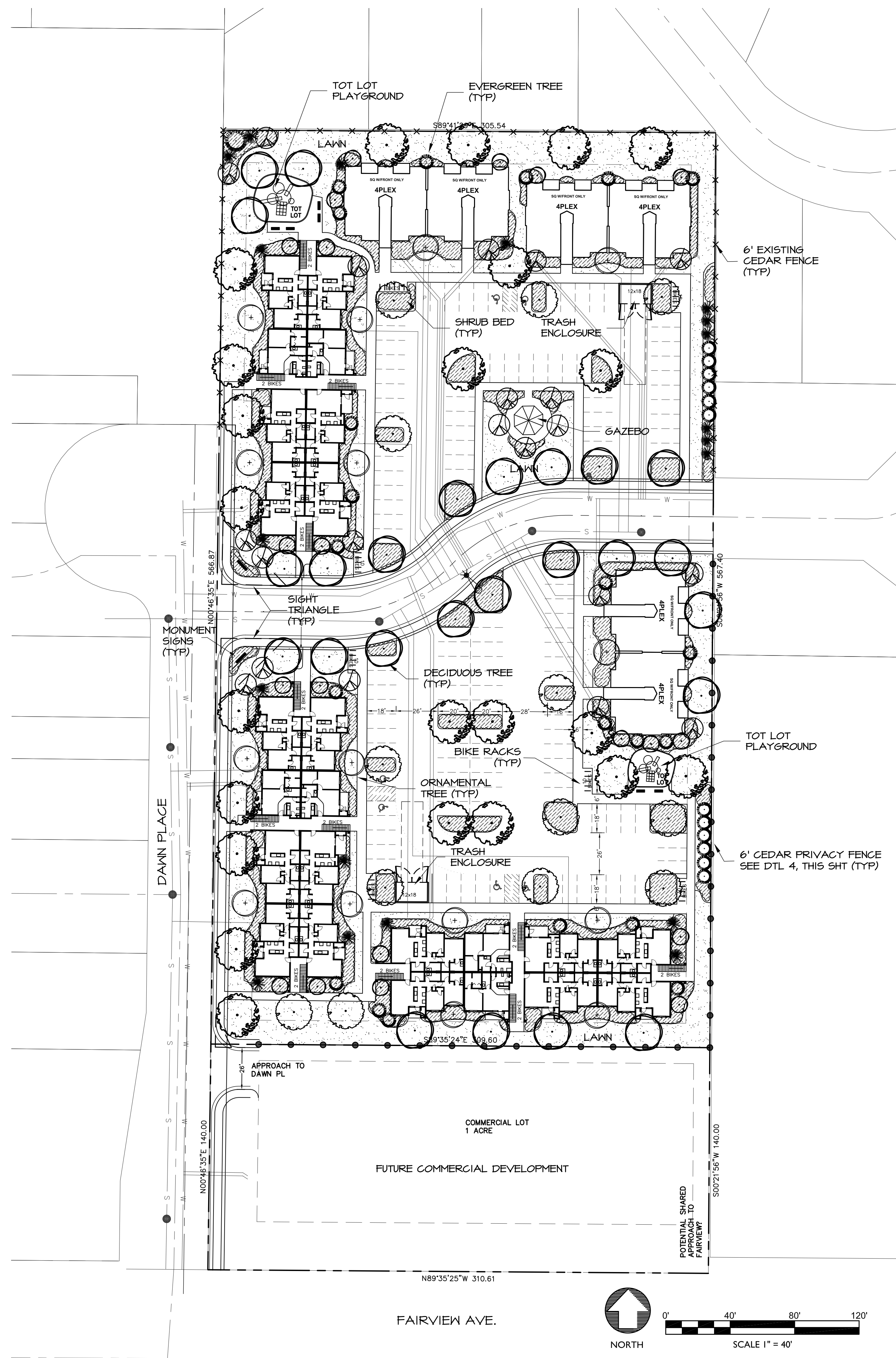
SURVEY LEGEND

	FOUND BRASS CAP MONUMENT
	FOUND 1/2" IRON PIN
	SET 5/8" IRON PIN
	FOUND 5/8" IRON PIN
	PROPERTY BOUNDARY LINE
	SECTION LINE
	BOTTOM OF DITCH

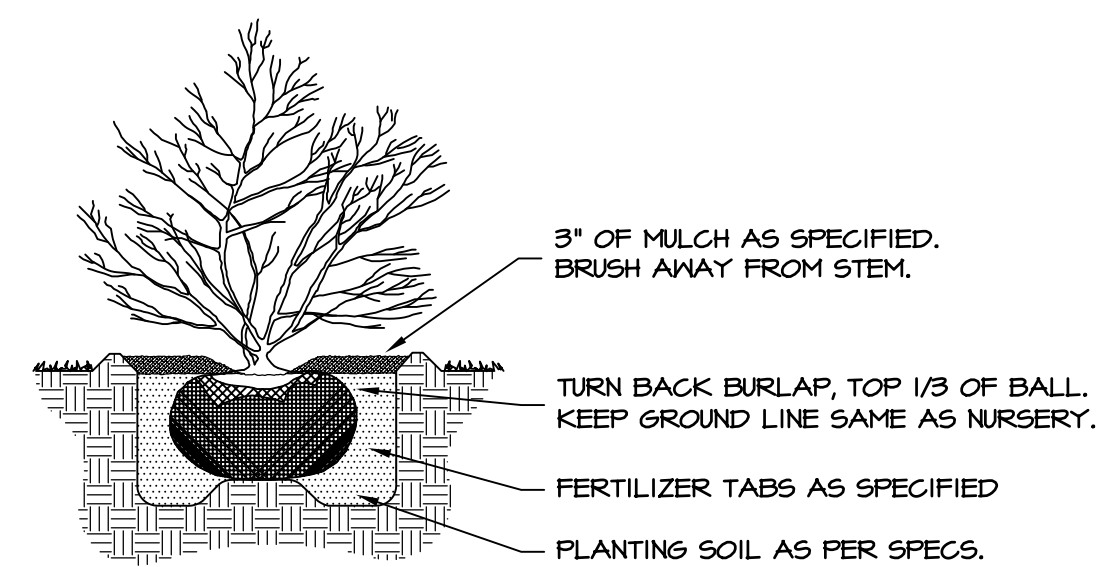


46' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE

SCALE IN FEET
1" = 30'

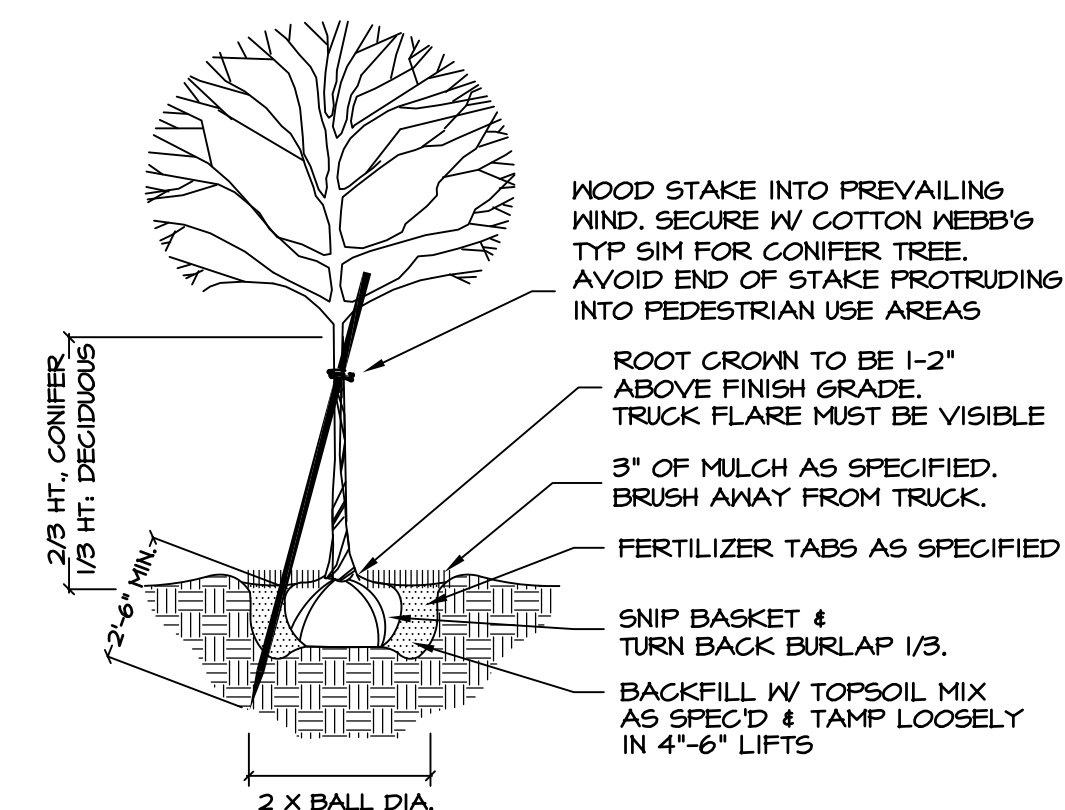


① PLANTER CUT BED EDGE
NOT TO SCALE



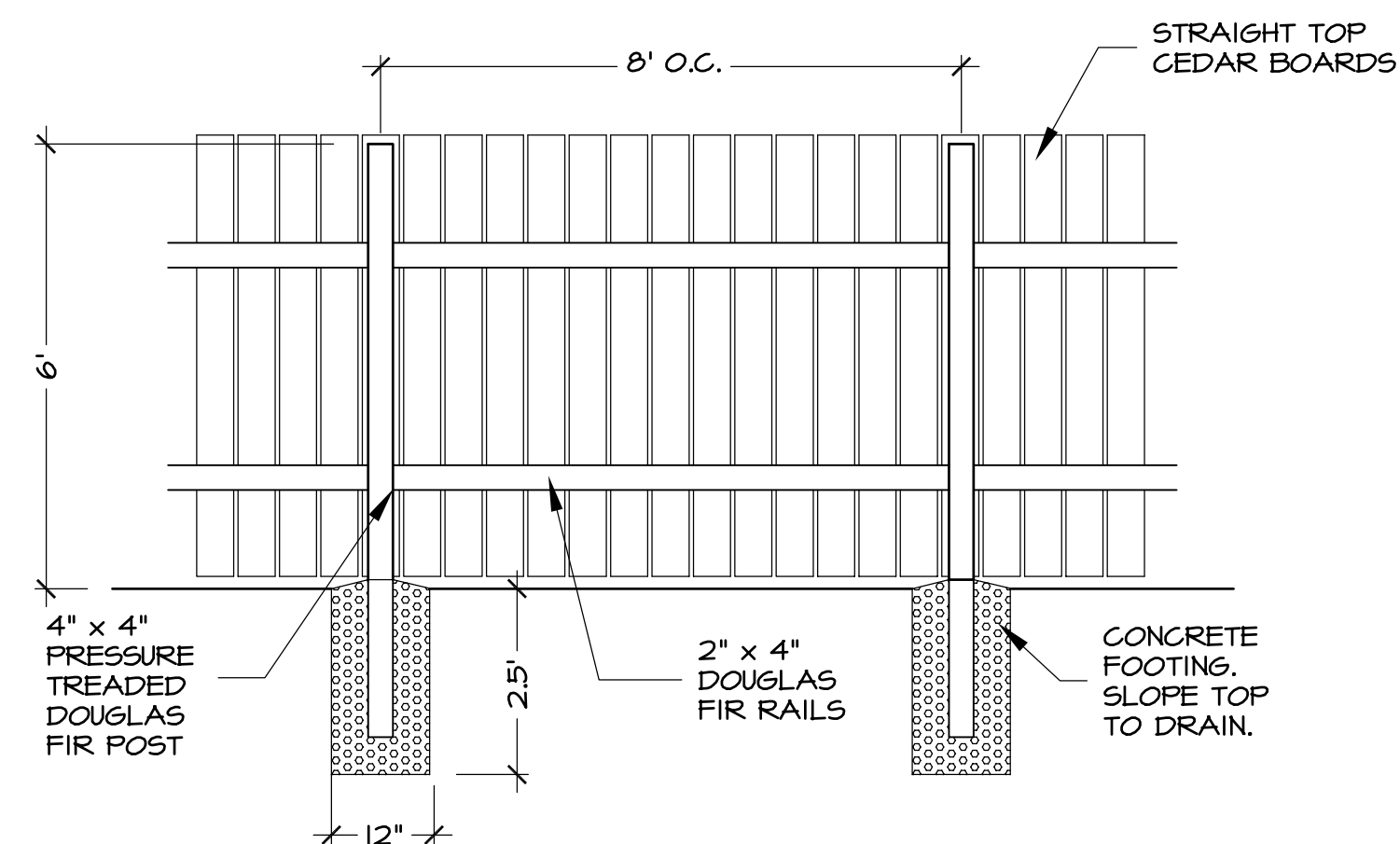
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING
NOT TO SCALE



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

③ TREE PLANTING/STAKING
NOT TO SCALE



NOTE:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. FENCE TO BE ALTERNATE FRONT/BACK IN 'GOOD NEIGHBOR' STYLE ALIGNMENT.

④ CEDAR PRIVACY FENCE
NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	BLACK HILLS SPRUCE	PICEA GLAUA 'DENSATA'	6-8' HT B4B
	FAT ALBERT SPRUCE	PICEA PLANGENS 'FAT ALBERT'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
SHADE TREES (CLASS II & III)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2" CAL B4B
	GIMMARON ASH	FRAXINUS PENNSYLVANICA 'GIMMAM'	2" CAL B4B
	DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CAL B4B
	GREENSPICE MAPLE	TILIA CORDATA 'GREENSPIRE'	10'-12' HT B4B CLUMP
	HERITAGE BIRCH	BETULA NIGRA 'CULLY'	2" CAL B4B
	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B4B
	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYCOLE'	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL B4B
	CHANTICLEER PEAR	PIRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	FLAME GINNALA MAPLE	ACER GINNALA 'FLAME'	8'-10' HT B4B CLUMP
	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B4B
	ROYAL RAINDROPS GRABAPPLE	MALUS x 'JFS-KIN'	2" CAL B4B
	SPRING SNOW GRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	2 GAL
	CREeping MAHONIA	MAHONIA REPENS	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMEL'	3 GAL
	DART'S GOLD NINEBARK	PHYSCARPUS OPUILIFOLIUS 'DART'S GOLD'	5 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	3 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	5 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPUILIFOLIUS 'DONNA MAY'	5 GAL
	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL
	MUGO PINE	PIRUS MUGO PUMILIO	5 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	POCAHONTAS LILAC	SYRINGA x HYACINTHIFLORA 'POCAHONTAS'	5 GAL
	PRIMROSE LILAC	SYRINGA x VULGARIS 'PRIMROSE'	5 GAL
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	5'-6' HT B4B
	SUMMERWINE NINEBARK	PHYSCARPUS OPUILIFOLIA 'SEWARD'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL

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	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPUILIFOLIUS 'DONNA MAY'	5 GAL
	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL
	MUGO PINE	PIRUS MUGO PUMILIO	5 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	POCAHONTAS LILAC	SYRINGA x HYACINTHIFLORA 'POCAHONTAS'	5 GAL
	PRIMROSE LILAC	SYRINGA x VULGARIS 'PRIMROSE'	5 GAL
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	5'-6' HT B4B
	SUMMERWINE NINEBARK	PHYSCARPUS OPUILIFOLIA 'SEWARD'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL

LAWN
 6' CEDAR PRIVACY FENCE PERIMETER (TYP). SEE DTL 4, THIS SHT
 EXISTING CEDAR FENCE (TYP).

NOTES

- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH BOISE CITY LANDSCAPE ORDINANCE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED	PROVIDED
DAWN PLACE	340' / 40' =	9 TREES	11 TREES
TOTAL SITE AREA:		5 ACRES	
(3) 24 UNIT 3 STORY			
(3) 16 UNIT 2 STORY			
TOTAL DWELLING UNITS - 96			
(1) COMMERCIAL LOT - USE TBD			
TOTAL NUMBER OF TREES PROVIDED:		165	
ALL EXISTING TREES ON SITE ARE SHRUB VOLUNTEERS. THERE ARE NO EXISTING TREES ON SITE TO BE MITIGATED FOR.			

REVISED		Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 4242 N. BROOKSIDE LANE BOISE, ID 83714 TEL: 208-938-0013 www.baileyengineers.com	
NO.	DATE DESCRIPTION		
DRAWN BY: JUN	CHECKED BY: KGS	PROJECT: JBA-1762	DATE: 10-30-2017
CONCEPTUAL LANDSCAPE PLAN			
11716 FAIRVIEW APARTMENTS			
BILTMORE			



JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1606 Tyrell Lane, Ste 100 Boise, ID 83708
 Ph: (208) 548-7776 Fax: (208) 548-7778

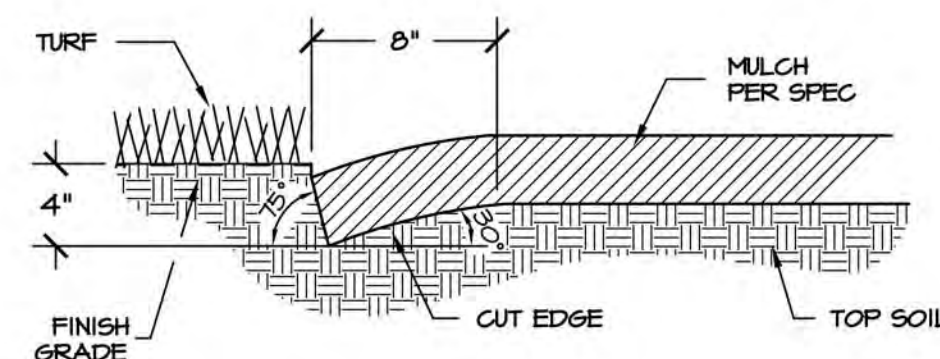


FAIRVIEW AVE.

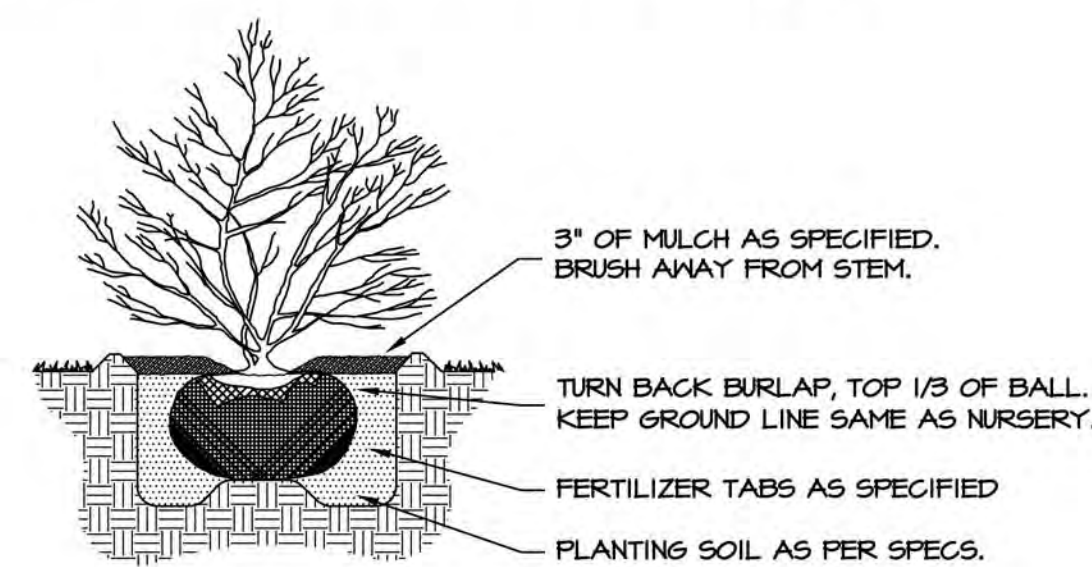


0' 40' 80' 120'

SCALE 1" = 40'

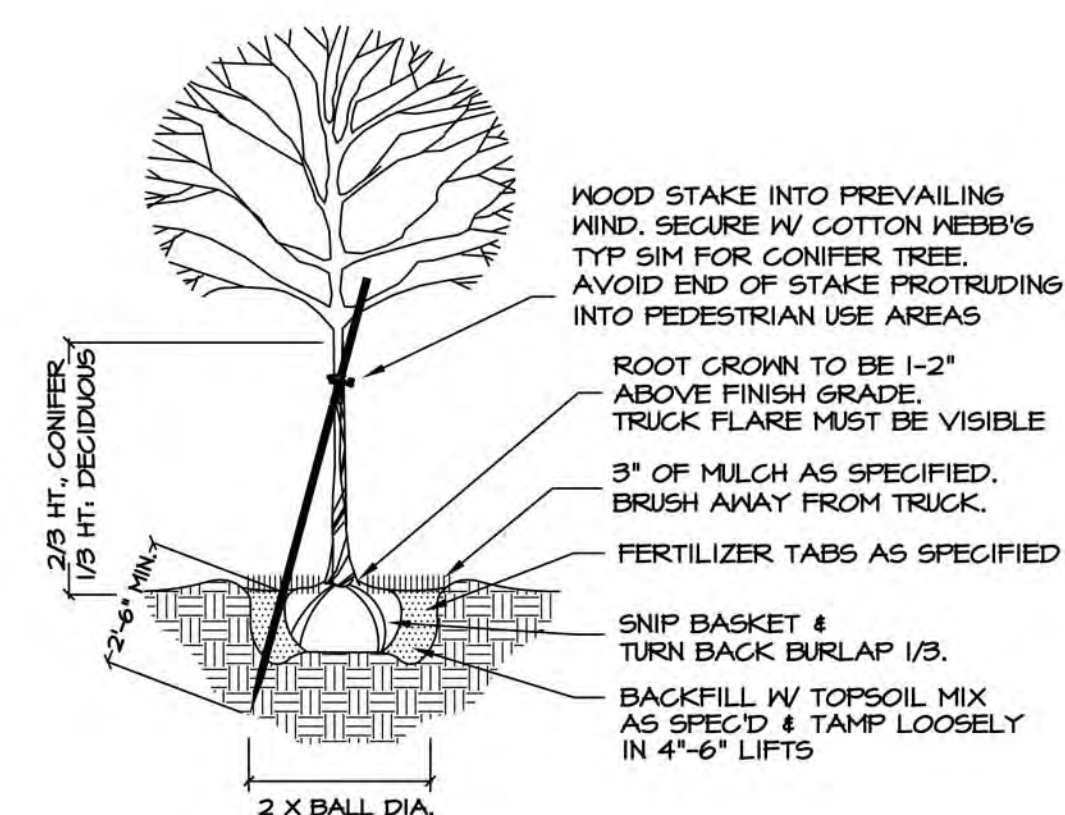


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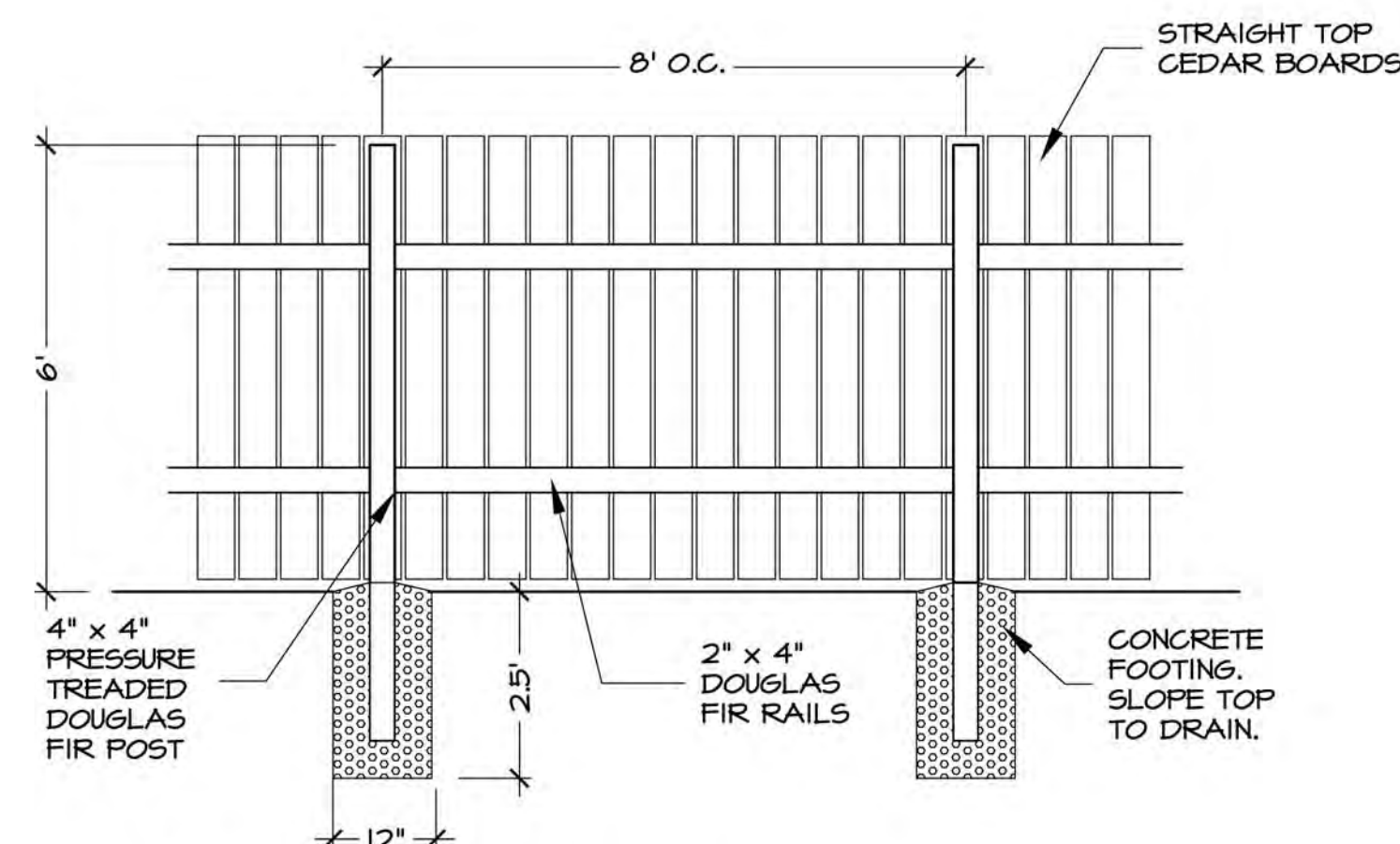
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	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KIV'	2\" CAL B4B
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	CREeping MAHONIA	MAHONIA REPENS	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAHEL'	3 GAL
	DART'S GOLIATH GRASS	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
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	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL
	MUGO PINE	PIRUS MUGO PUMILIO	5 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	5 GAL
	POCAHONTAS LILAC	SYRINGA x HYACINTHIFLORA 'POCAHONTAS'	5 GAL
	PRIMROSE LILAC	SYRINGA x VULGARIS 'PRIMROSE'	5 GAL
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	5'-6' HT B4B
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL

LAWN
 6' CEDAR PRIVACY FENCE PERIMETER (TYP). SEE DTL 4, THIS SHT
 EXISTING CEDAR FENCE (TYP).

NOTES

- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH BOISE CITY LANDSCAPE ORDINANCE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED	PROVIDED
DAWN PLACE	340' / 40' =	9 TREES	11 TREES
TOTAL SITE AREA: (3) 24 UNIT 3 STORY (3) 16 UNIT 2 STORY TOTAL DWELLING UNITS - 96 (1) COMMERCIAL LOT - USE TBD		5 ACRES	
TOTAL NUMBER OF TREES PROVIDED:		165	

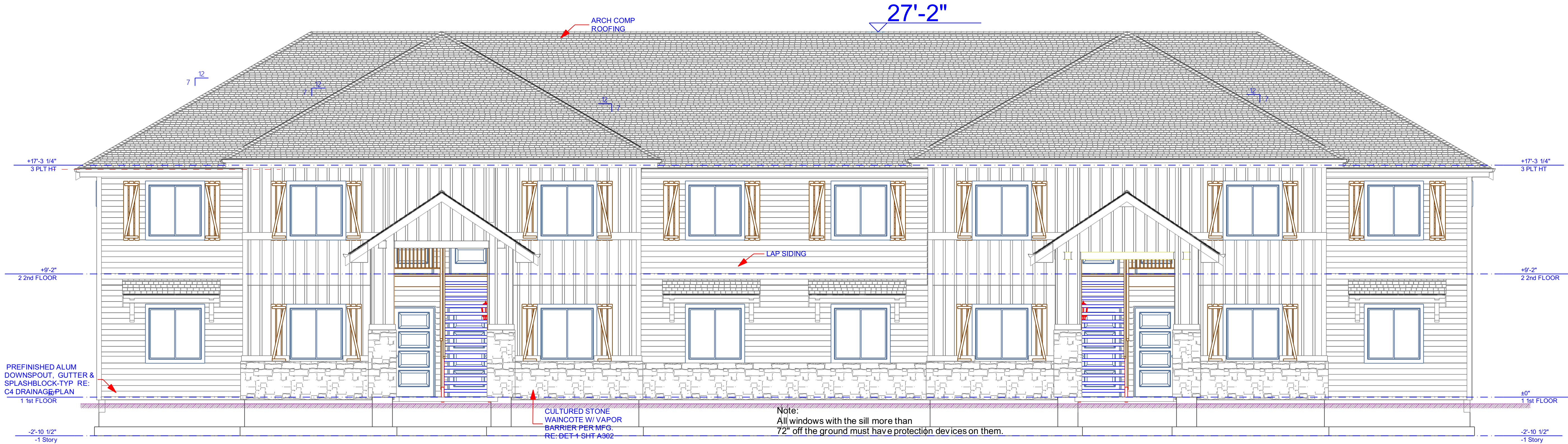
ALL EXISTING TREES ON SITE ARE SHRUB VOLUNTEERS. THERE ARE NO EXISTING TREES ON SITE TO BE MITIGATED FOR.



JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
1609 Tyrell Lane, Ste 100 Boise, ID 83708
Ph: (208) 548-7776 Fax: (208) 548-7778

REVISED		 Bailey Engineering, Inc. CIVIL ENGINEERING PLANNING CADD 4242 N. BROOKSIDE LANE BOISE, ID 83714 TEL: 208-938-0013 www.baileyengineering.com
NO.	DATE DESCRIPTION	
DRAWN BY: JUN		CHECKED BY: KGS
PROJECT: JBA-1762		DATE: 10-30-2017
CONCEPTUAL LANDSCAPE PLAN		
11716 FAIRVIEW APARTMENTS		
BELTMOORE		

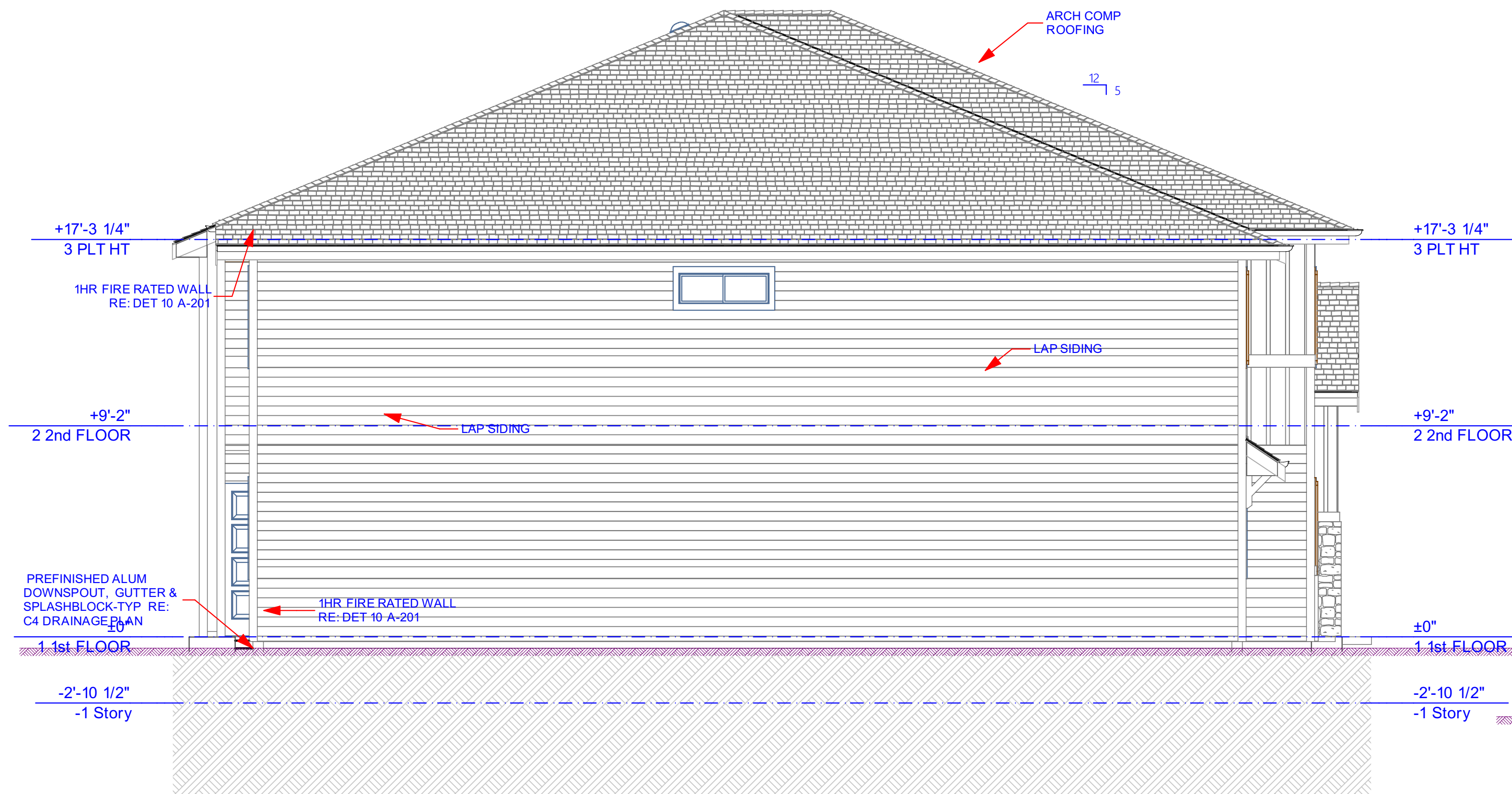
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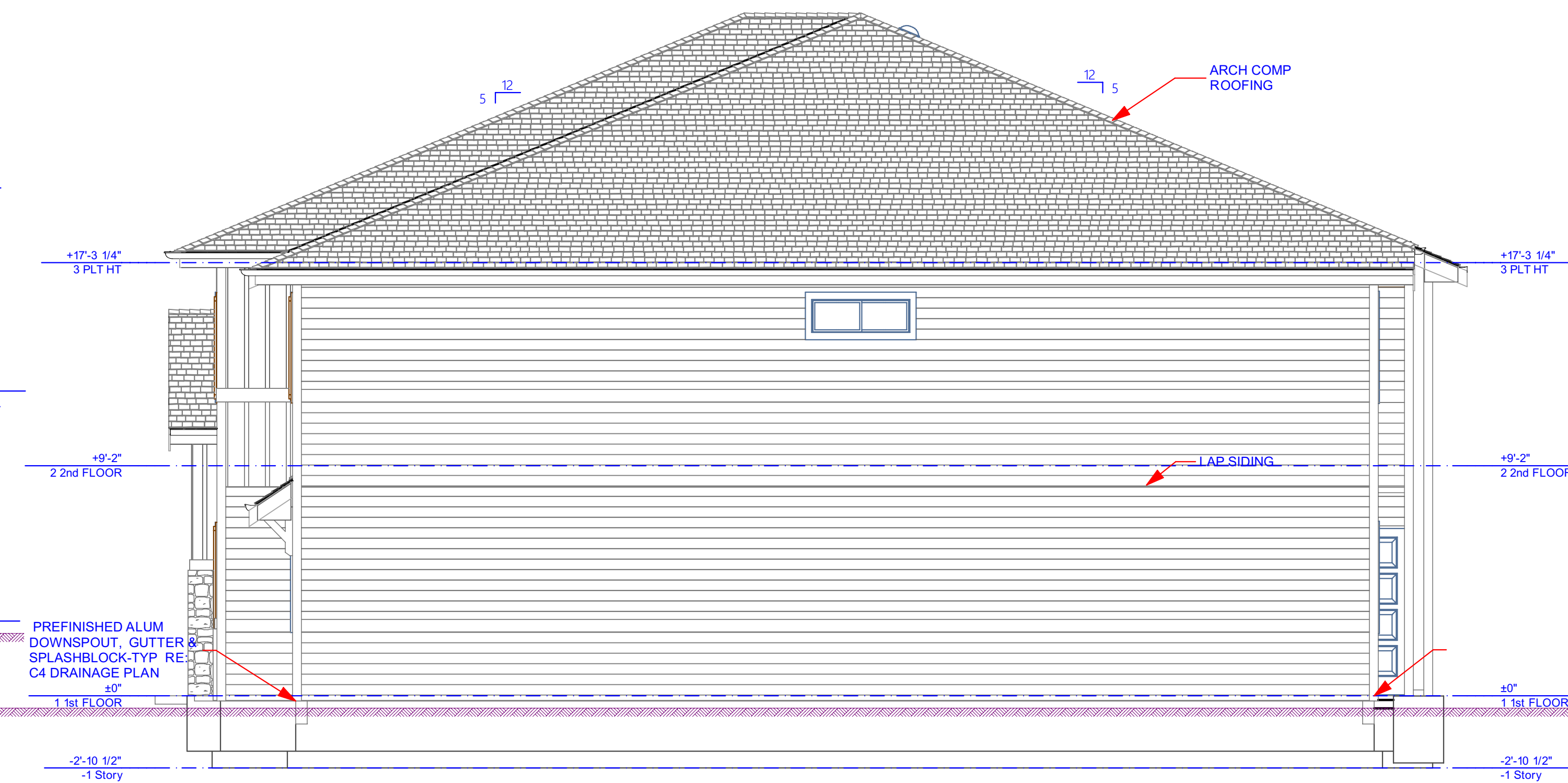
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Note:
All windows with the sill more than
72" off the ground must have protection devices on them.

1013.8.1 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1029.2.



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

DANIEL A. SCHWALBE INC. ARCHITECT

11422 E. 44TH
SPOKANE, WA 99206

PH: (509) 881-1281
FAX: (509) 881-1282
E-MAIL: dschwalbe@comcast.net

Seal:

Consultants:



BILTMORE CO.

This drawing must not be scaled.
The contractor shall verify all levels,
datum's and dimensions prior to
commencement of work. All errors and
omissions must be reported to the
Architects immediately.

This drawing is the exclusive property of
the Architects and must not be reproduced
without their written permission

Client:

FALL RIVER
WEST 8 PLEX
APARTMENTS

Project Title:
**FALL RIVER WEST 8 PLEX
APARTMENTS**

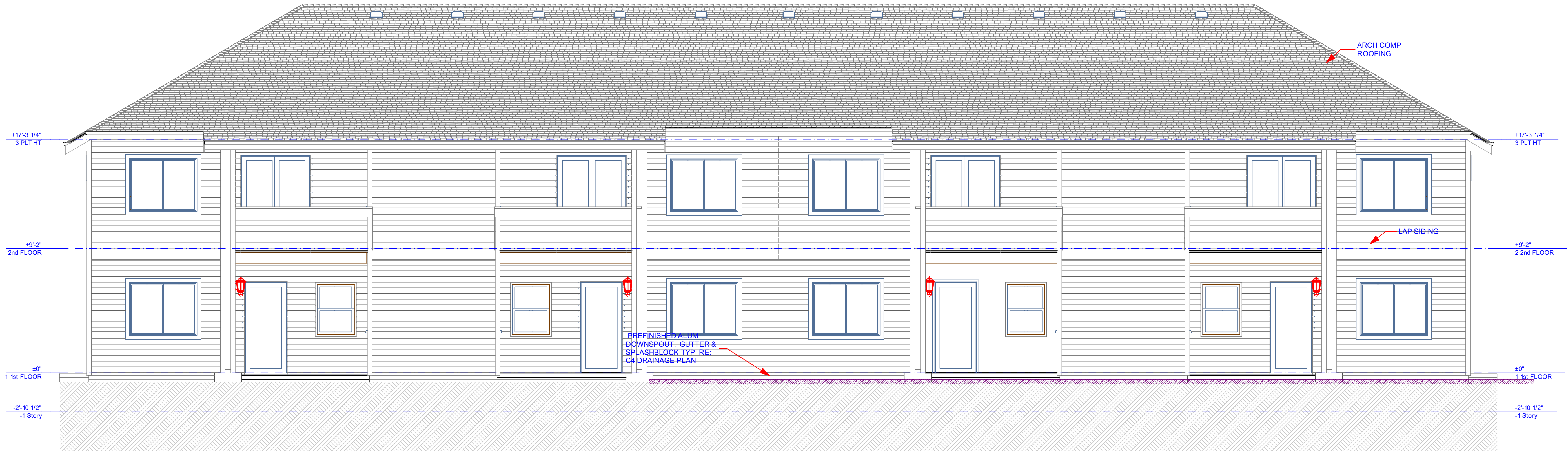
Revision No.	Date	Description

Project No. #Pn
Date of Issue: <DATE OF ISSUE>
Print Date: 10/10/2017
Scale: As Shown
Drawn By: #CAD Technician Full Name
Checked By:

Drawing Title:
Exterior Elevations

Drawing No:
A-201-1
Page 15 of 43

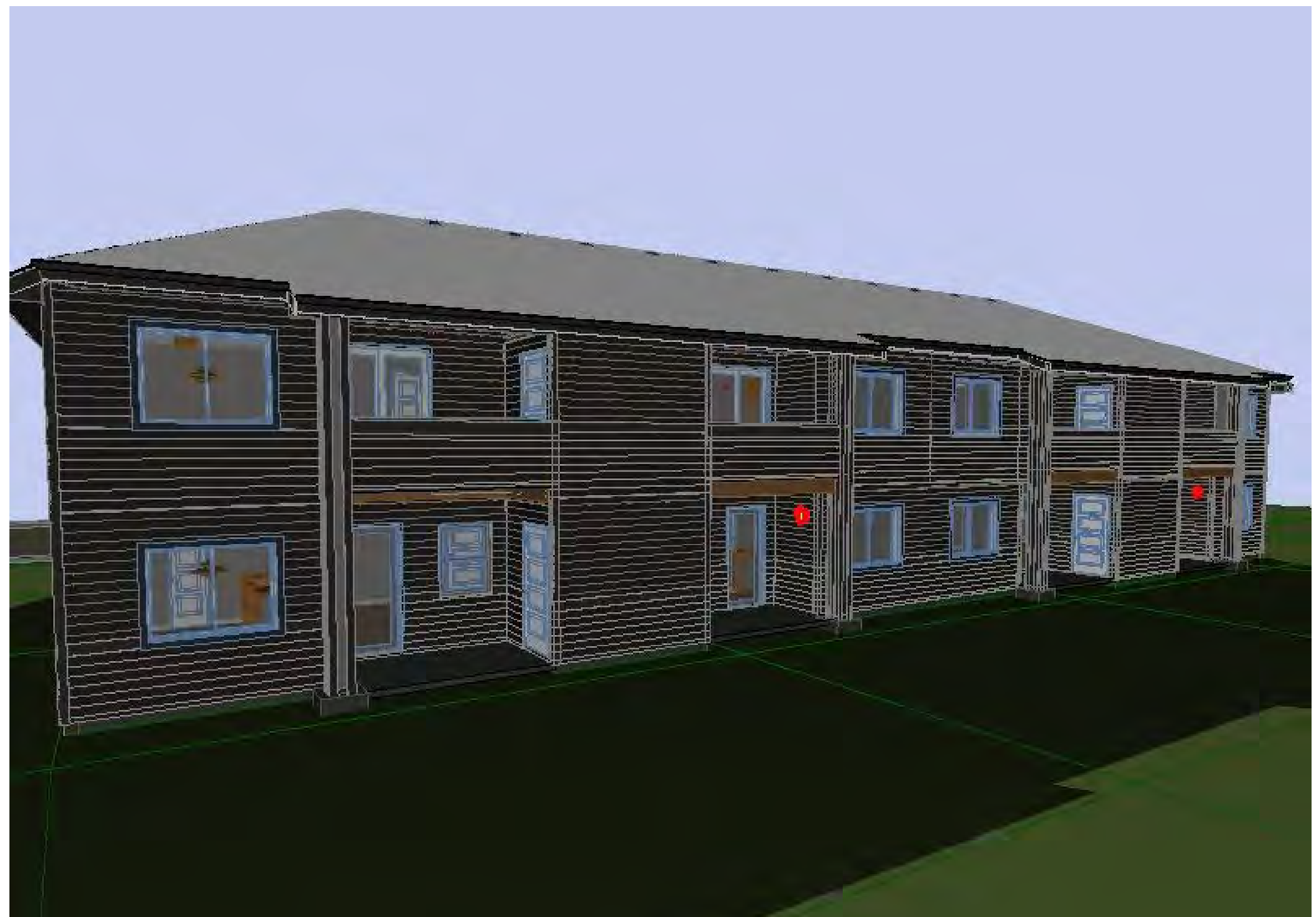
CAD File Location: D:\OTHER CONTRACTORS\BILTMORE FALL RIVER 8 PLEX\FALL RIVER WEST 8 PLEX.dwg



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 Camera
SCALE: 1:80




4 Camera
SCALE: 1:43.64

DANIEL A. SCHWALBE INC. ARCHITECT
11422 E. 44TH SPOKANE, WA 99206
PH: (509) 881-1281 FAX: (509) 881-1282
E: daniel.schw@comcast.net

Seal:

Consultants:



BILTMORE CO.

This drawing must not be scaled. The contractor shall verify all levels, datum's and dimensions prior to commencement of work. All errors and omissions must be reported to the Architects immediately.

This drawing is the exclusive property of the Architects and must not be reproduced without their written permission.

Client:

FALL RIVER WEST 8 PLEX APARTMENTS

Project Title:
FALL RIVER WEST 8 PLEX APARTMENTS

Revision No.	Date:	Description:

Project No. #Pn

Date of Issue: <DATE OF ISSUE>

Print Date: 10/10/2017

Scale: As Shown

Drawn By: #CAD Technician Full Name

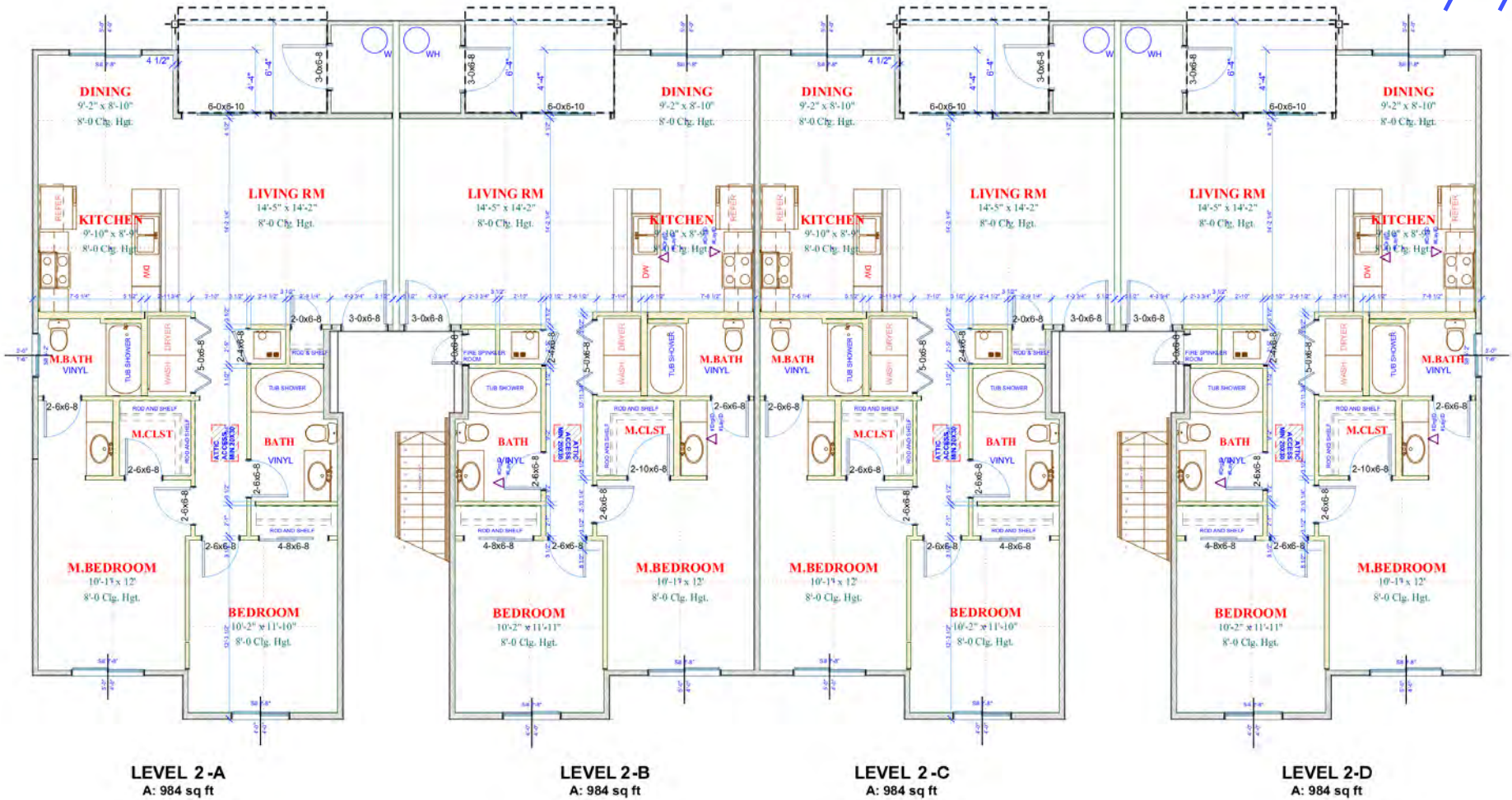
Checked By:

Drawing Title:
3D Views

Drawing No:
A-201.2
Page 16 of 43

8-Plex

7-7A





1 LEFT ELEVATION - BLDG. 'A' & 'B'

SCALE: 1/8" = 1'-0"

(NORTH AT BLDG. B, SOUTH AT BLDG. A)



2 RIGHT ELEVATION - BLDG. 'B' (BLDG 'A' SIMILAR)

SCALE: 1/8" = 1'-0"

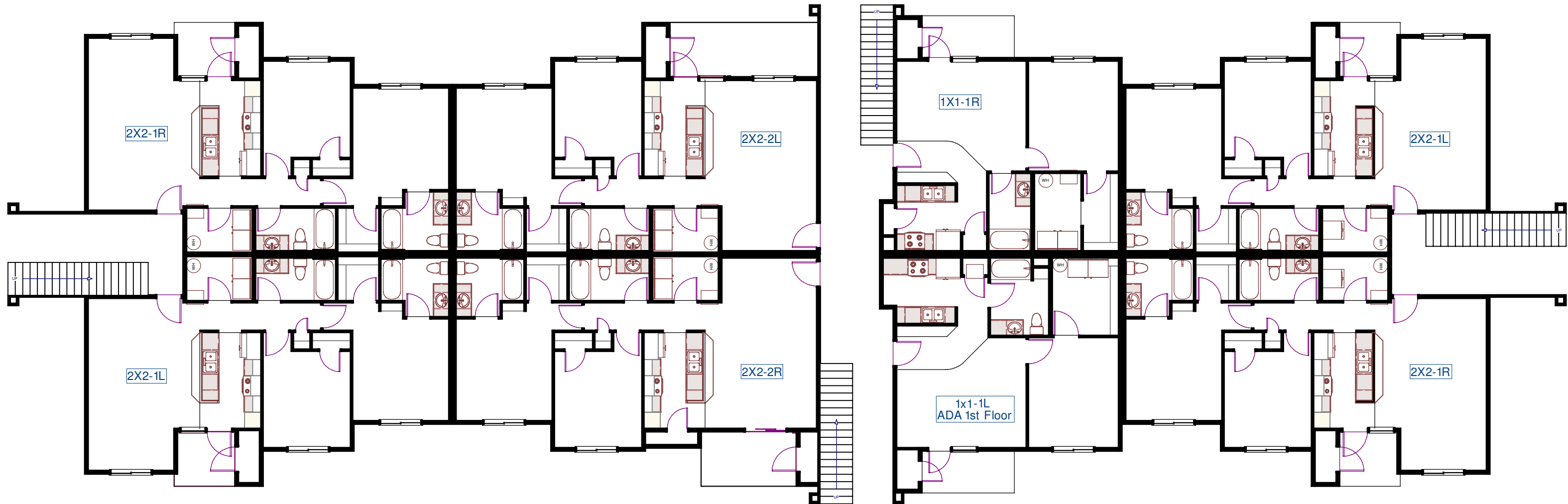
(NORTH AT BLDG. A, SOUTH AT BLDG. B)



3 FRONT ELEVATION - BLDG 'A' & 'B' (REAR ELEVATION SIMILAR)

SCALE: 1/8" = 1'-0"

(WEST AT BLDG. B, EAST AT BLDG. A)



Building 1st Floor Plan
2nd & 3rd Floors Similar
24 Units Total in Building

KENT BROWN PLANNING SERVICES

7-7A

October 28, 2017

Boise City Planning & Development Services
150 N Capital Blvd
PO Box 500
Boise ID 83701-0500

RE: Planned Unit Development for 11716 W. Fairview Ave PUD17-00022

Commissioners:

On behalf of, Biltmore Company requests your approval of a PUD at 11716 W. Fairview Ave. This PUD request is for 96 multi-family units in R-3D zone, on 4 acres.

SITE DESIGN

The site design has focused on blending our proposed multi-family residential and commercial use into the existing residential and commercial use in the area. Our site design places three story buildings adjacent to existing multi-family and commercial buildings.

Where we are adjacent to existing single family homes we have increased our building setbacks from 15 feet to 20 and 30 feet and at the same time we have reduced the size of the buildings and limited them two stories. Along Fairview Ave we are proposing that one acre of site be used for a future undetermined commercial pad.

The added bonus of this site design has all of our active areas, where noise and lights might impact neighbors have been minimized, by placing parking lot in the center of the site.

Parking

There are a total of 130 parking stalls in the development. There are 124 standard parking stalls and 6 are Handicapped spaces. Each residential unit will have one covered parking stall. We have a 96 bicycle parking stalls with 24 covered bicycle parking stalls

In Summary:

We have blended our six proposed buildings into the existing commercial and residential neighborhood.

Please contact me if you have any questions regarding any of this application.

Sincerely,



Kent Brown
Planner

#105 - Annexation and Rezone

Property Information

CAR17-006247-7A

Address

Street Number: 11716	Prefix: W	Street Name: FAIRVIEW AVE	Unit #: 			
Subdivision name: EC 3 3N 1E	Block: 0	Lot: 0	Section: E3	Township: 3	Range: 1	Zoning: A-1
Parcel Number: 1103336610	Additional Parcel Numbers: 					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: EREMY	Last Name: AMAR		
Company: BILTMORE COMPANY			
Address: 548 CAYUSE DR STE 100	City: MERIDIAN	State: ID	Zip: 83646
Email: EREMY@BILTMORECO.COM	Phone Number: (208) 895-0500	Cell: 	Fax:

Agent/Representative Information

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

First Name: ENT	Last Name: BROWN		
Company: ENT BROWN PLANNING SERVICES			
Address: 161 E SPRINGWOOD DR	City: MERIDIAN	State: ID	Zip: 83642
Email: ENTLKB@GMAIL.COM	Phone Number: (208) 871-6842	Cell: 	Fax:

Owner Information

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

First Name: ISA	Last Name: TATE		
Company: 			
Address: 17 WESTVIEW DR	City: MISSOULA	State: MT	Zip: 59803
Email: EREMY@BILTMORECO.COM	Phone Number: (208) 895-0500	Cell: 	Fax:

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CAR 17-00024

Neighborhood Meeting Held (Date):

10/17/17

7-7A

Neighborhood Association:

West Valley

Comprehensive Planning Area:

West Bench

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

REZONE FROM A1 TO R3D AND C2D

Type of Request:

☒ Rezone

☐ Annexation & Rezone

Current Zone:

A1

Requested Zone::

R3D AND C2

Size of Property:

4.99

☒ Acres

☐ Square Feet

Existing uses and structures on the property are as follows:

NONE

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SUBDIVISIONS

CAR 17-00024

3. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

VACANT

7-7A

1. On what street(s) does the property have frontage?

FAIRVIEW AVE

2. Adjacent property information:

Uses:

Zone:

North: RESIDENTIAL North: (R-1C) Single Family Residential

South: COMMERCIAL South: (C-2) General Commercial

East: COMMERCIAL East: (C-2) General Commercial

West: RESIDENTIAL West: (R-3) Multiple Family Residential

3. Why are you requesting annexation into the City of Boise?

4. What use, building or structure is intended for the property?

SEE ATTACHED LETTER

5. What changes have occurred in the area that justify the requested rezone?

SEE ATTACHED LETTER

5. What Comprehensive Plan policies support your request?


MIXED USE

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:



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PLANNING DEPT.
SUBDIVISIONS

CAR 17-00024

#117 Planned Unit Development

Case #: PUD17-00022-7A

Property Information

Address

Street Number: 11716	Prefix: W	Street Name: FAIRVIEW AVE	Unit #: 			
Subdivision name: SEC 3 3N 1E	Block: 0	Lot: 0	Section: E3	Township: 3	Range: 1	Zoning: A-1
Parcel Number: S1103336610	Additional Parcel Numbers: 					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: JEREMY	Last Name: AMAR		
Company: BILTMORE COMPANY			
Address: 1558 CAYUSE DR	City: MERIDIAN	State: ID	Zip: 83646
E-mail: JEREMY@BILTMORECO.COM	Phone Number: (208) 895-0500	Cell: 	Fax:

Agent/Representative Information

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

First Name: KENT	Last Name: BROWN		
Company: KENT BROWN PLANNING SERVICES			
Address: 3161 E SPRINGWOOD DR	City: MERIDIAN	State: ID	Zip: 83642
E-mail: KENTLKB@GMAIL.COM	Phone Number: (208) 871-6842	Cell: 	Fax:

Owner Information

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

First Name: LISA	Last Name: TATE		
Company: 			
Address: 317 WESTVIEW DR	City: MISSOULA	State: MT	Zip: 59803
E-mail: JEREMY@BILTMORECO.COM	Phone Number: (208) 895-0500	Cell: 	Fax:

Project Information

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

7-7A

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

5. Size of Property:
 ☒ Acres ☐ Square Feet

6. Water Issues:

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

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

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

D. What volume of water is available? (Contact SUEZ (208) 362-7354):
 gpm

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

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:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text" value="RESIDENTIAL"/>	<input type="text" value="2"/>	<input type="text" value="(R-1C) Single Family Resider"/>
South:	<input type="text" value="COMMERICAL"/>	<input type="text" value="1"/>	<input type="text" value="(C-2D) General Commercial"/>
East:	<input type="text" value="COMMERCIAL"/>	<input type="text" value="1"/>	<input type="text" value="(C-2D) General Commercial"/>
West:	<input type="text" value="RESIDENTIAL"/>	<input type="text" value="2"/>	<input type="text" value="(R-3D) Multi_Family Residen"/>

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	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="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	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="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:	<input type="text" value="18"/>	<input type="text" value="701"/>	<input type="text" value="12618"/>
Two-Bedroom:	<input type="text" value="78"/>	<input type="text" value="1024"/>	<input type="text" value="55296"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="96"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

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

7-7A

12.Site Design:

A. Percentage of site devoted to building coverage:	18.6
B. Percentage of site devoted to landscaping:	29
C. Percentage of site devoted to paving:	32
D. Percentage of site devoted to other uses:	20
E. Describe other use:	COMMERCIAL PAD

7-7A

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

Number:		Location	
Size:		Screening	

14.Parking:

	Required		Proposed
A. Handicapped Spaces:		Handicapped Spaces:	6
B. Parking Spaces:		Parking Spaces:	169
C. Bicycle Spaces:	96	Bicycle Spaces:	96
D. Proposed Compact Spaces:			
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:			96
F. Are you proposing off-site parking?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If yes, how many spaces?	39
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, how many spaces?	0

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:	15	15	15	
Rear:	15	15		
Side 1:	15	10		
Side 2:	15	10		

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: ☒ Attached ☐ Detached
Adjacent: ☒ Attached ☐ Detached

7-7A

18. Amenities:

Number: 3
Description: 2-TOT LOTS AND GAZABO

19. Density:

Allowed Density: 20
Proposed Density: 19

20. Building Exterior:

	Materials	Colors
Roof:	ARCH COMP	BLACK
Walls:	HARDY BOARD	EARTH TONES
Windows/Doors:	VINYL/METAL	EARTH TONES
Fascia, Trim etc.:	WOOD	EARTH TONES

21. Drainage (Proposed method of on-site retention):

SEEPAGE BEDS

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:

2

C. Proposed screening method:

BLOCK ENCLOSURE

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:

**DESCRIPTION FOR
R-3D ZONE
11716 FAIRVIEW APARTMENTS**

A parcel of land located in the SW 1/4 of Section 3, T.3N., R.1E., B.M. Boise Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 3 from which the S1/4 corner of said Section 3 bears South 89°41'10" East, 2666.70 feet;

thence along the South boundary line of said Section 3 South 89°41'10" East, 1,342.36 feet;

thence leaving said South boundary line and along the centerline of N. Dawn Place and the southerly extension thereof North 00°38'01" East, 137.31 feet;

thence continuing along said centerline the following 3 courses and distances;

thence North 08°54'35" East, 66.80 feet to the **REAL POINT OF BEGINNING**;

thence continuing North 08°54'35" East, 16.57 feet;

thence North 00°38'01" East, 367.49 feet to a point on the South boundary line of Lot 3, Block 1 of Maranatha Subdivision as filed in Book 103 of Plats at Pages 13,946 through 13,948, records of Ada County, Idaho;

thence along said South boundary line South 89°36'12" East, 15.00 feet to the SE corner of said Lot 3;

thence along the East boundary line of said Lot 3 North 00°38'01" East, 183.01 feet to the SW corner of Lot 16, Block 1 of Steamboat Subdivision as file in Book 80 of Plats at Pages 8555 and 8556, records of Ada County, Idaho;

thence along the South boundary line of said Steamboat Subdivision South 89°39'21" East, 305.53 feet to the SE corner of Lot 19, Block 1 of said Steamboat Subdivision;

thence along the West boundary line of said Steamboat Subdivision and the southerly extension thereof South 00°22'08" West, 567.20 feet;

thence North 89°35'47" West, 325.53 feet to the **REAL POINT OF BEGINNING**. Containing 4.13 acres, more or less.



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MARANTHA SUBDIVISION

STEAMBOAT SUBDIVISION

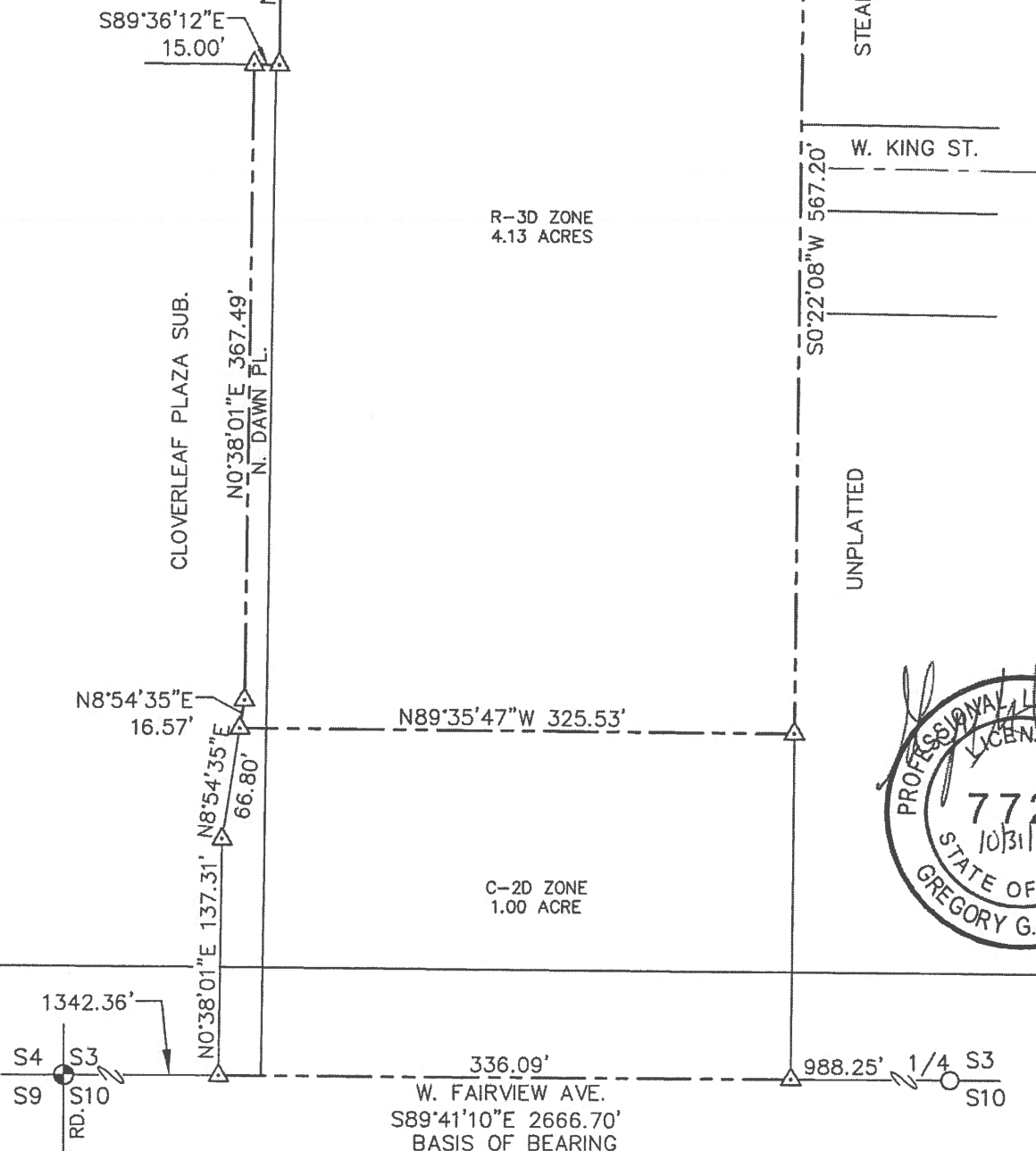
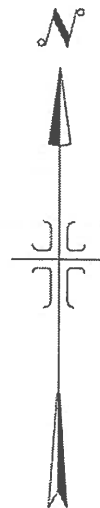
STEAMBOAT SUBDIVISION

CLOVERLEAF PLAZA SUB.

UNPLATTED

R-3D ZONE
4.13 ACRES

C-2D ZONE
1.00 ACRE



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PLANNING DEPT.
SUBDIVISIONS



SCALE: 1" = 100'

CAR 17-00024



IDAHO
SURVEY
GROUP, LLC

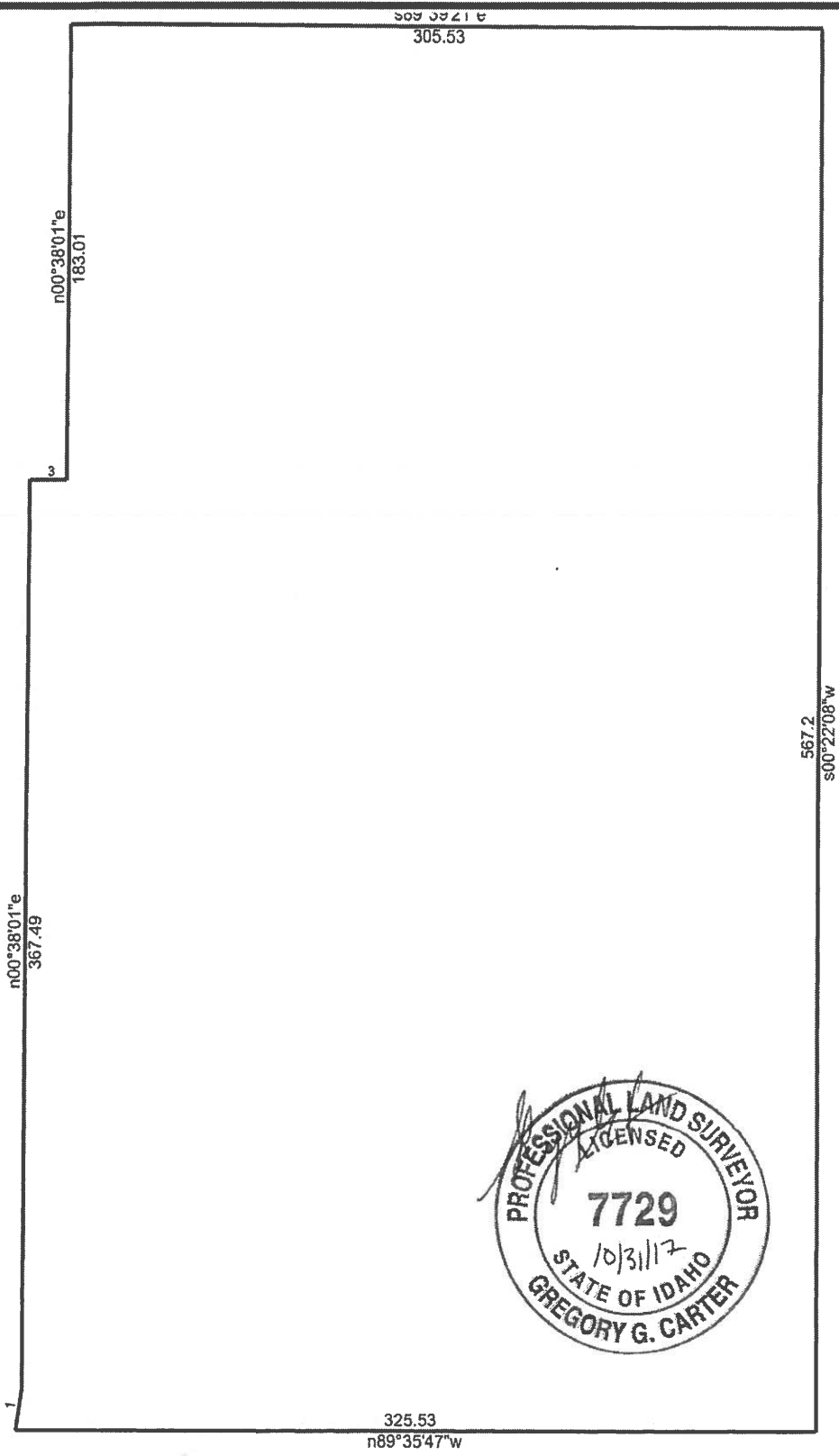
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 848-8570

EXHIBIT DRAWING FOR
R-3D ZONE

LOCATED IN THE SW 1/4 OF SECTION 3, T.3N., R.1E., B.M.,
BOISE, ADA COUNTY, IDAHO

JOB NO. 17-346
SHEET NO. 1
DWG. DATE 10/31/2017

7-7A



10/31/2017

Scale: 1 inch= 70 feet

File:

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Tract 1: 4.1269 Acres (179767 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/364217), Perimeter=1780 ft.

- | | |
|---------------------|---------------------|
| 01 n08.5435e 16.57 | 07 n89.3547w 325.53 |
| 02 n00.3801e 367.49 | |
| 03 s89.3612e 15 | |
| 04 n00.3801e 183.01 | |
| 05 s89.3921e 305.53 | |
| 06 s00.2208w 567.2 | |

R-3D ZONE - CLOSURE REPORT

OCT 31 2017
PLANNING DEPT.
SUBDIVISIONS

CAR 17-00024

**DESCRIPTION FOR
C-2D ZONE
11716 FAIRVIEW APARTMENTS**

A parcel of land located in the SW 1/4 of Section 3, T.3N., R.1E., B.M. Boise Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 3 from which the S1/4 corner of said Section 3 bears South 89°41'10" East, 2666.70 feet;

thence along the South boundary line of said Section 3 South 89°41'10" East, 1,342.36 feet to the **REAL POINT OF BEGINNING**:

thence leaving said South boundary line and along the centerline of N. Dawn Place and the southerly extension thereof North 00°38'01" East, 137.31 feet;

thence continuing along said centerline North 08°54'35" East, 66.80 feet;

thence leaving said centerline South 89°35'47" East, 325.53 feet;

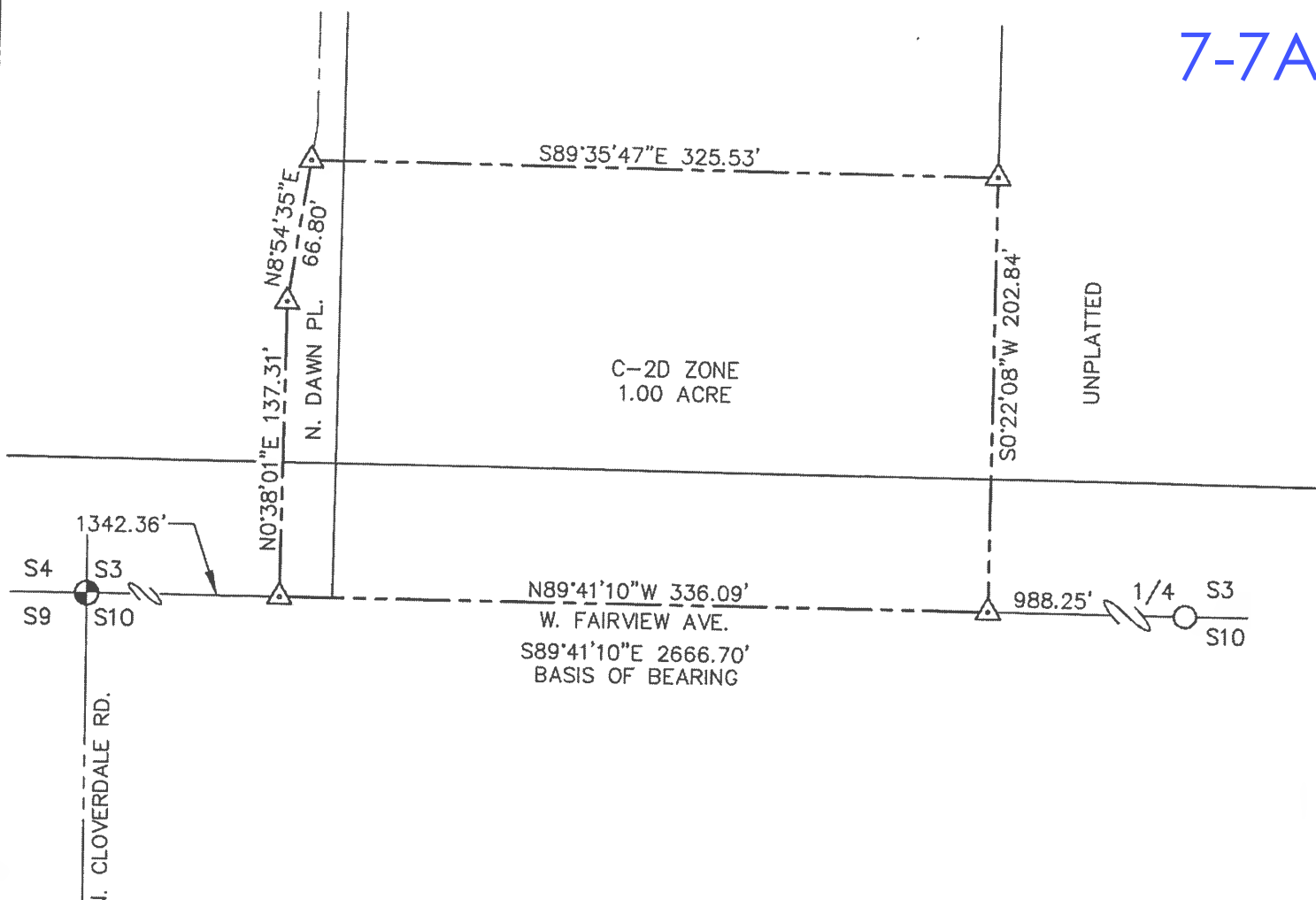
thence South 00°22'08" West, 202.84 feet to a point on the South boundary line of said Section 3;

thence along said South boundary line North 89°41'10" West, 336.09 feet to the **REAL POINT OF BEGINNING**. Containing 1.56 acres feet, more or less.



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OCT 31 2017
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SUBDIVISIONS

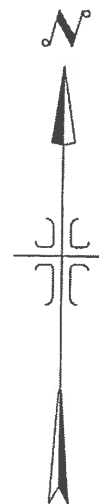
7-7A



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OCT 31 2017

PLANNING DEPT.
SUBDIVISIONS



SCALE: 1" = 80'

CAR 17-00004

ISG IDAHO SURVEY GROUP, LLC

1450 E. WATERTOWER ST
SUITE 130
MERIDIAN, IDAHO 83642
(208) 848-8570

EXHIBIT DRAWING FOR
C-2D ZONE

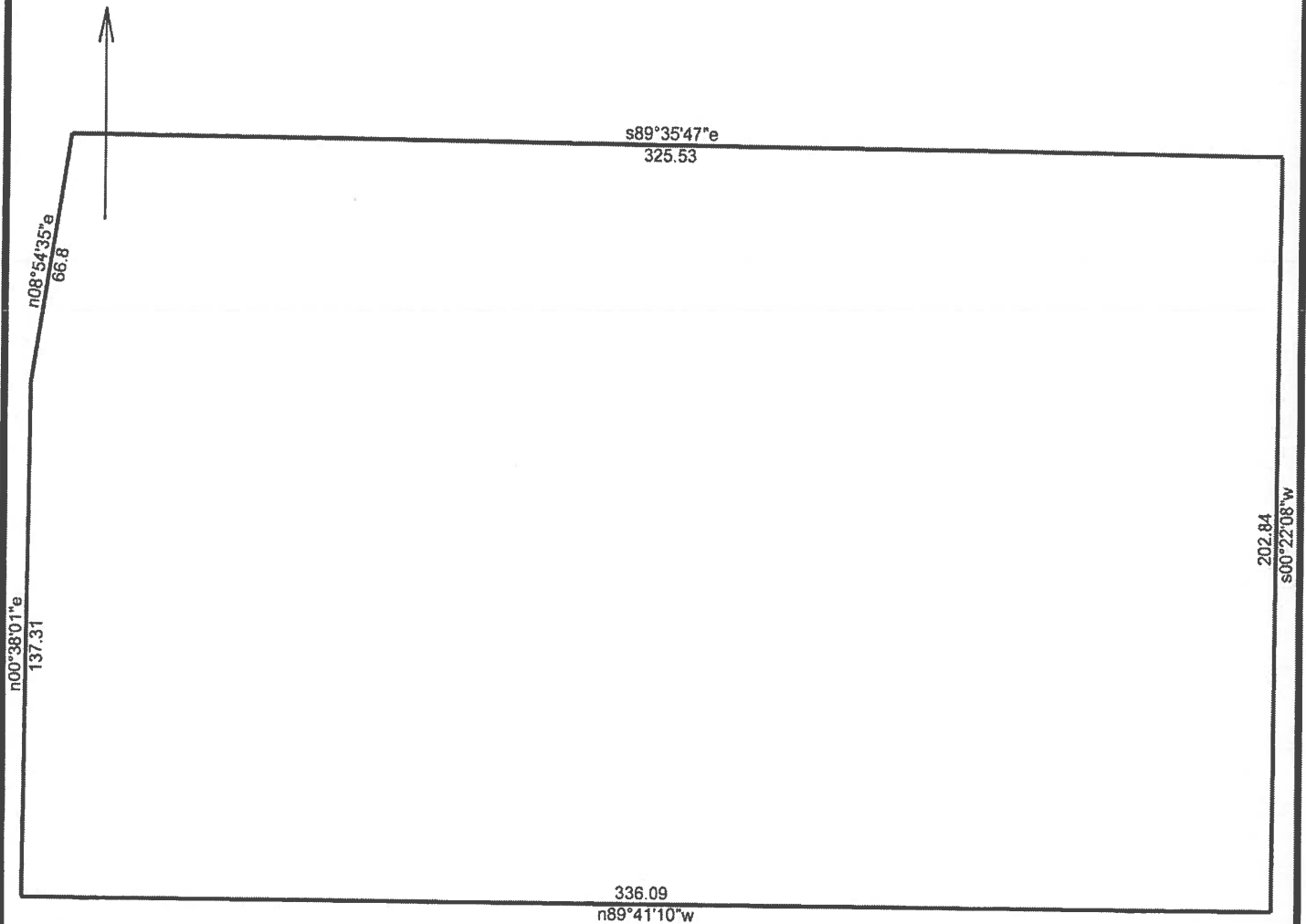
LOCATED IN THE SW 1/4 OF SECTION 3, T.3N., R.1E., B.M.,
BOISE, ADA COUNTY, IDAHO

JOB NO.
17-346

SHEET NO.
1

DWG. DATE
10/31/2017

7-7A



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OCT 31 2017

PLANNING DEPT.
SUBDIVISIONS



10/31/2017

Scale: 1 inch= 47 feet

File:

Tract 1: 1.5576 Acres (67849 Sq. Feet), Closure: s30.4930e 0.01 ft. (1/116569), Perimeter=1069 ft.

01 n00.3801e 137.31
02 n08.5435e 66.8
03 s89.3547e 325.53
04 s00.2208w 202.84
05 n89.4110w 336.09

C-2D CLOSURE REPORT

CAR 17-00024



PLANNING AND DEVELOPMENT SERVICES

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

7-7A

Planning Division Project Report

File Number	CAR17-00024 & PUD17-00022
Applicant	Biltmore Company
Property Address	11716 W. Fairview Avenue
Public Hearing Date	December 11, 2017, 2017
Heard by	Planning and Zoning Commission
Analyst	Susan Riggs, Associate Planner
Reviewed By	Cody Riddle, Current Planning Manager

Public Notification

Neighborhood meeting conducted on:	October 17, 2017
300 foot radius notices mailed on:	November 22, 2017
Newspaper notification published on:	November 25, 2017
Staff posted notice on site on:	November 17, 2017

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Exhibits

Agency Comments

1. Project Data and Facts

Project Data	
Applicant	Jeremy Armar / Biltmore Company
Agent /Representative	Kent Brown / Kent Brown Planning Services
Location of Property	11716 W. Fairview Avenue
Size of Property	5-acres
Existing Zoning	A-1 (Open Land)
Proposed Zoning	R-3D (Multi-family Residential with Design Review) C-2D (General Commercial with Design Review)
Land Use Designation	Commercial
Planning Area	West Bench
Neighborhood Assoc./Contact	West Valley / Jim Szatkowski
Procedure	The Planning and Zoning Commission will make a recommendation to City Council on the Rezone and render a final decision on the PUD.

Current Land Use
Vacant parcel

Description of Applicant's Request
Rezone of approximately 5-acres from A-1 (Open Land) to 1-acre of C-2D (General Commercial with Design Review) and 4.13 acres of R-3D (Multi-Family Residential with Design Review) and a conditional use permit for a mixed-use planned development to include a 1-acre retail parcel and 96 multi-family residential units.

2. Land Use

Description and Character of Surrounding Area
The surrounding area is comprised of a variety of uses including commercial, office, single and multi-family homes. The Cloverdale Cemetery is just west of the site on the south side of Fairview Avenue. There are a number of vacant parcels along Fairview Avenue.

Adjacent Land Uses and Zoning

North	Single-Family / R-1C (Single Family Residential)
South	Commercial /C-2D
East	Single-Family and Commercial / R-1C and C-2D
West	Multi-Family and Church / R-3D and A-1

History of Previous Actions
None



Special Considerations
None

3. Project Proposal

Structure Design

Number and Proposed Use of Buildings
96 multi-family residential units.
Number of Stories
Two and three stories.

Setbacks

Yard	Required	Proposed
Front / Fairview Avenue	10'	10'
Street Side / Dawn Place	15'	20'
Interior Side / East	15'	15'
Rear / North	15'	20'to 30'

Site Design

Land Use	Proposed
Percentage of the site devoted to building coverage:	18.6%
Percentage of the site devoted to paving:	32 %
Percentage of the site devoted to landscaping:	29.4%
Percentage of the devoted to other uses:	20 %
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces:	130	Total parking spaces:	125
Accessible spaces:	5	Accessible spaces:	6
Compact spaces:	0	Compact spaces allowed:	52
Bicycle parking spaces:	96	Bicycle parking spaces:	96
Parking Reduction requested?	No	Off-site Parking requested?	No

The maximum number of parking spaces allowed is 172 (115 x 1.5)
 24 of the bicycle parking space shall be covered.



4. Development Code ([Boise City Code Title 11](#))

Section	Description
11-03-04.03	Rezone (Specific Procedures)
11-03-04.6.	Conditional Use Permits (Specific Procedures)
11-03-04.7	Planned Developments (Specific Procedures)
11-04-03. (D)	Residential Multi-Family (R-3D) District
11-07-06.5	Planned Unit Development Standards
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan ([Blueprint Boise](#))

Chapter	Principles, Goals, and Policies
Chapter 2: Citywide Vision and Policies	Goal PDP1.2 Goal NAC3.1 Goal CC1.1 Goal CC7 Goal CC7.2(b) Goal CC9.1
Chapter 3: Community Structure and Design	Principle GDP-N-1 (a) Principle GDP-N-5 (a) Principle IDP-N.1 (a) Principle GDP C/E.5 Principle GDP C/E.6
Chapter 4: / West Bench Policies	Goal WB-CCN1.2 (a) Goal WB-CCN 1.5

6. Transportation Data

Roadway	Frontage	Functional Classification	PM Peak Traffic Count	Level of Service*
Fairview Avenue	315-feet	Principal Arterial	1,421	Better than "E"
Dawn Place	707-feet	Local	N/A	N/A

*Acceptable level of service for a five-lane principal arterial is "E" (1,780).

Average Daily Traffic Counts

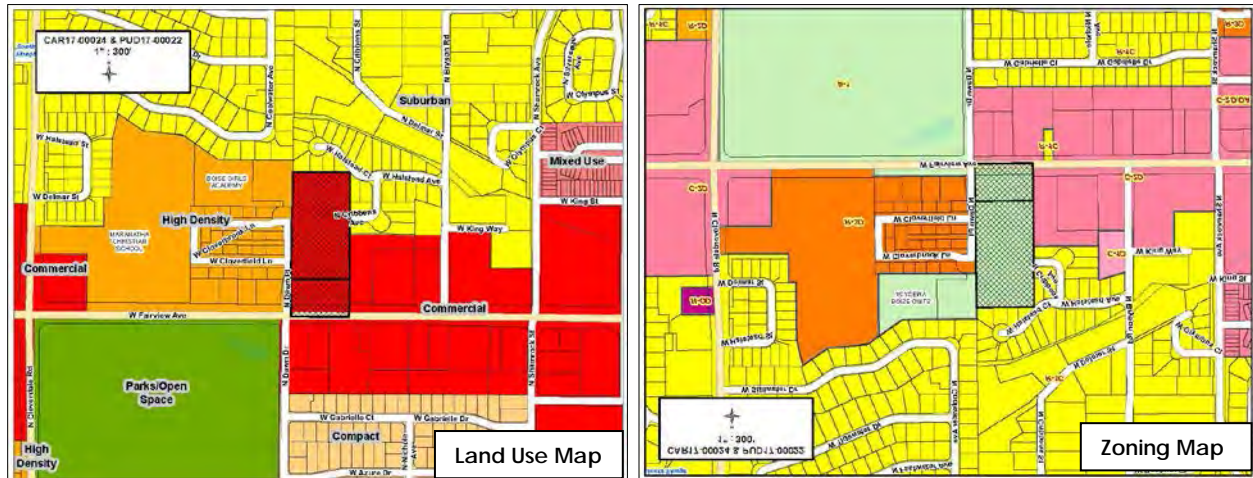
The average daily traffic count for Fairview Avenue east of Cloverdale Road was 29,858 on January 2015.

7. Analysis

The applicant is requesting a rezone of 5-acres located at 11716 W. Fairview Avenue from A-1 (Open Land) to 1-acre of C-2D (General Commercial with Design Review) and 4.13 acres of R-3D (Multi-Family Residential with Design Review). A conditional use permit for a mixed-use planned development to include a 1-acre retail parcel and 96 multi-family residential units on the 5-acre parcel is also requested.



The site is located on the northeast corner of Fairview Avenue and Dawn Place. The existing parcel is vacant and is surrounded by a mixture of zones, and land use designations. North of the property are single-family homes, to the east are single-family homes and a large commercial property (Auto Body). To the south is Fairview Avenue with office and commercial uses and to the west is Dawn Place, then multi-family and a Teen Center.



Rezone

The *Area of Stability Map* in *Blueprint Boise* identifies the site as an area anticipating significant new development and redevelopment as the parcel abuts Fairview Avenue. The area just north of Fairview Avenue is identified as an area of stability. The property is designated as “Commercial” on the Land Use Map in *Blueprint Boise* and allows the requested C-2D and R-3D zones. This designation also allows a zone change to A-1, A-2, R-1M, R-2, and all office and commercial zones. The primary uses anticipated for the Commercial designation are convenience, neighborhood, commercial and regional shopping centers, hotels and motels, car sales, restaurants, limited outpatient medical office and similar uses. Secondary uses include housing, offices, entertainment, and other complimentary ancillary uses within commercial projects. The L-O and N-O zones may also be appropriate as the allowed and conditionally allowed uses are generally compatible with the nearby office and residential neighborhoods. All of the commercial zones with the exception of the C-5 zone which is intended for the Central Downtown Business District could be appropriate along the Fairview Avenue frontage. The A-1 and A-2 zones are not appropriate as they are intended for low density residential use and lands requiring larger areas for developments such as parks, schools, and agricultural uses.

The rezone has the potential to accommodate additional diversity in housing choices in the neighborhood. The rezone is further supported by *Goal CC1* and *Policy CC1.1* that encourage infill development as a way to reduce vehicle miles traveled and avoid unnecessary and expensive extensions of infrastructure. The property is located close to parks, schools, churches, stores, and restaurants. Transit is currently not available but service is planned for the future.



Planned Unit Development

This project was submitted under *Section 11-06-03.02; Multi-Family Living Standards*. With the change in zoning the applicant plans to construct a 96-unit planned residential multi-family development. The one-acre commercial parcel is conceptual with only the zoning designation requested now. The project incorporates two different housing types. There are three, 3-story buildings (24 units each) and three 2-story buildings (8 units each). The apartments include 18 one-bedroom (701 sq. ft.) and 78 two-bedroom units (1,024 sq. ft.).



The R-3 zone allows a maximum density of 43.5 dwelling units per acre and 24 units per acre are proposed. As required by the multi-family standards, the tallest buildings are located furthest away from the single-family homes. The site plan places the three-story buildings adjacent to the proposed commercial area and along Dawn Place; across the street from a two-story multi-family development. The smaller two-story buildings are located along the north and east boundaries and adjacent to one and two story single-family homes. Setbacks adjacent the homes along the north have been increased from the required 15 feet to 20 and 30 feet. A 15-foot setback is proposed on the east. Within these setbacks the applicant has proposed lawn with shade and ornamental trees. A six-foot tall cedar privacy fence is also proposed along the property boundary.

Each unit will have one covered parking space. Parking is provided through surface spaces located interior to the development which will help mitigate impacts of noise and lighting on the neighboring properties. A total of 125 spaces are required and 130 are proposed. The maximum number permitted is 172. Ninety-six bicycle parking spaces have been provided with 24 being covered.

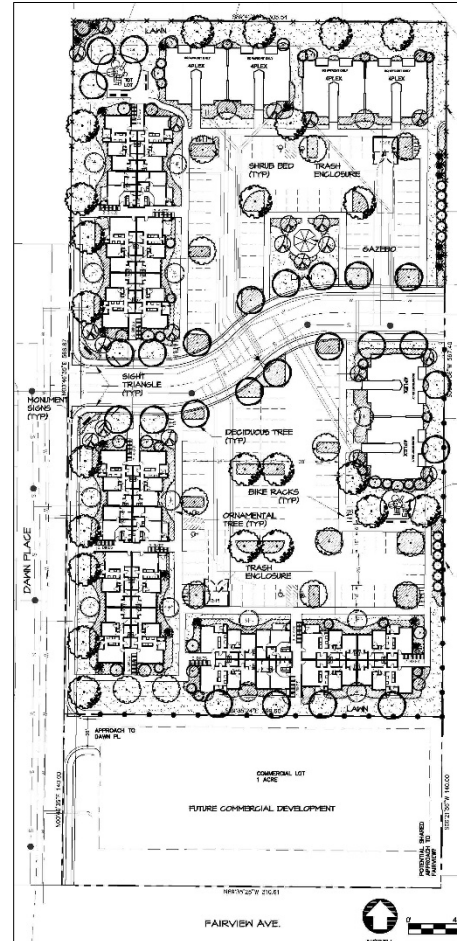
The site is over one acre which requires two amenities. The applicant is proposing a gazebo within a $\pm 4,400$ sq. ft. landscaped pocket park in the center of the development and two smaller tot lots; one in the northwest corner ($\pm 5,100$ sq. ft.) and the other on the east side of the development just south of the 8-plex building ($\pm 3,750$ sq. ft.). A recommended condition of approval requires the play equipment to be of an industrial grade and capable of holding up over time.



Each unit has a private porch area. They range in size from 49 to 126 square feet. Typically, 100 square feet of private open space is required; however, with the inclusion of the three amenities areas totaling approximately 13,250 square feet, a waiver can be granted for the size of the private area. The multi-family standards also require open space or recreational space to be equal to 30% of the land area occupied by residential structures. Usable open space or recreational space includes landscaped areas, court yards, balconies, patios, pedestrian walk ways, playgrounds etc. This does not include driveways, parking areas or loading areas. According to the application, 29.4% of the site is devoted to landscaping. This does not include the private porch areas and walkways which may also be included. Adding these areas will bring the open space to well over 30%. With the rezone to R-3D, what is proposed for the exterior façade and site improvements will also be reviewed by the Design Review Team prior to the issuance of a building permit.

Connectivity and Sidewalks

A pedestrian circulation system is integrated into the surrounding neighborhood and provides connections from the building entrances to parking areas, and open space recreational areas within the development. The project will provide a significant improvement to connectivity within the neighborhood. King Street, a 36-foot wide street section currently stubs to the property from the east. Connectivity through the development will be provided by the extension of King Street as a 33-foot wide street section with curb, gutter and 5-foot wide attached sidewalks on both sides of the street. The site plan currently indicates no sidewalks along Fairview Avenue and attached sidewalks along Dawn Place. A condition of approval recommends 5-foot wide detached sidewalks and an 8-foot landscape buffer along these streets as they abut the parcel. The applicant has agreed to this recommendation.



The Planning Team is in support of the project and finds it complies with the *Multi-Family Standards (BBC 11-06-03)*. It includes two distinct multi-family buildings and is not subject to the block level mix requirement. The project's proximity to Fairview Avenue provides ready access to Downtown and the interstate, meaning residents of this development can easily get to major employment centers throughout Boise. The project is also within walking and biking distance to employment and many commercial businesses along Fairview Avenue making its density appropriate for the neighborhood. Valley Ride currently does not provide service in the vicinity; however, it is planned for the future.



8. Approval Criteria

REZONE / 11-03-04. B(7)(c)

i. Is in compliance with the Comprehensive Plan.

The Planning Team supports this finding. The *Area of Stability Map* in *Blueprint Boise* identifies the site as an area anticipating significant new development and redevelopment as the parcel abuts Fairview Avenue. The area just north of Fairview is identified as an area of stability. The property is designated as "Commercial" on the Land Use Map in *Blueprint* and R-3D and C-2D are permissible implementing zones. The R-1M and R-2 residential zones as well as office, commercial, and open space zoning are allowed in this designation. The site is interior to a somewhat established single and multi-family neighborhood with similar zoning and uses. Given the surrounding development pattern, the existing A-1 zone at one unit per acre is an underutilization of the property. Although office zoning is permitted, commercial development along Fairview will provide services that are walkable for the future tenants. The requested C-2D zoning is consistent with commercial zoning in the vicinity. The R-3D zone will allow development of a form and density that is consistent with the existing residential uses and those reasonably expected to develop. Comprehensive Plan *Goal PDP1.2* and *NAC 3.1* encourage housing and mixed-use development in infill areas that compliments the scale and character of the surrounding neighborhood. Also, the addition of the "D" for a Design Review Overlay District will ensure the appearance of buildings and site improvements comply with the Design Guideline.

ii. Is in the best interest of the public convenience and welfare.

The rezone is in the best interest of the public. The property is currently zoned A-1 (Open Land), with a maximum residential density of one unit per acre. This is not an appropriate zone for a property in an urban setting where services, infrastructure and amenities are readily available. *Goal CC1* and *Policy CC1.1* encourage infill development as a way to reduce vehicle miles traveled and avoid unnecessary and expensive extensions of infrastructure. The property is located near parks, schools, churches, stores, and restaurants. The change in zoning will accommodate additional residents that can take advantage of these services. This is more beneficial to the general population than if the same residents were forced to outlying areas of the community.

iii. Maintains and preserves compatibility of surrounding zoning and development.

The rezone will maintain and preserve the compatibility of the surrounding zoning and development. The development to the west is zoned R-3D and is developed with two-story multi-family buildings. Compatibility with the adjacent one and two-story single-family homes (R-1C) will be maintained with the increased setbacks, landscaping, fencing and buildings proposed at similar heights.



The rezone will facilitate development of a similar form and pattern to surrounding uses and those reasonably expected to develop.

Planned Unit Development (11-03-04.7.(C7)

i. The location is compatible to other uses in the general neighborhood.

The location of the development is compatible with the general neighborhood. The surrounding area is comprised of a mixture of densities and uses which include single and multi-family developments, commercial and office uses. The project is within walking and biking distance to employment and many commercial businesses along Fairview Avenue making its density appropriate for the neighborhood.

ii. The proposed use will not place an undue burden on transportation and other public facilities in the vicinity.

Correspondence received from commenting agencies indicate the proposed use will not place an undue burden on transportation or other public services. The Ada County Highway District (ACHD) staff approved the project on November 17, 2017. Fairview Avenue is a principle arterial and operating at an acceptable Level of Service (LOS) Better than "E". The project is estimated to generate 633 vehicle trips per day, with 56 during the PM peak hour.

The following table includes trip generation rates per 1,000 square feet for potential land uses for the commercial 1-acre lot.

Land Use	Avg. Daily Trips	Avg. PM Peak Hour Trips
Specialty Retail	44.32	2.71
Restaurant (Fast-Food)	496.12	32.65
General Office	11.03	1.49

To date, no public agency has voiced opposition to the project or indicated there are issues that cannot be addressed. Their requirements have been included as conditions of approval.

iii. The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this Code.

The site is large enough to accommodate the proposed use and all required elements of a multi-family planned residential development. The required amenities have been provided, the density does not exceed the limitations of the underlying zone and all dimensional requirements have been met. One hundred twenty-five parking spaces are required and 130 have been provided, 6 of which are accessible. This includes a 20% increase for assigned spaces (20), and a reduction of 20 parking spaces for on-street spaces located immediately adjacent to the site on Dawn Place and 10 guest parking spaces. All required bicycle parking has also been provided.



- iv. ***The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.***

With the attached conditions of approval, the project will not adversely impact other properties in the vicinity. Multi-family dwellings are a conditionally allowed use in the proposed R-3D zone and the project is surrounded by a mix of residential uses. As a result, there is no issue with different operating characteristics, hours, etc. The site is not encumbered by any view easements that would limit height or dictate building placement. There will be a six-foot fence and landscaping along the project boundary that will help provide additional privacy. The parking lot is interior to the site which will help mitigate the impact of vehicle noise and headlights to the adjacent neighbors. Lighting for the project will be reviewed by Design Review; however, a condition of approval requires that lighting be designed and located to prevent glare or direct light from falling onto adjoining properties. In addition, all perimeter setback have been met or exceeded, and the building heights and parking requirements are in compliance with the Development Code.

- v. ***The proposed use is in compliance with the Comprehensive Plan.***

The project is consistent with the goals, objectives and policies of *Blueprint Boise*. The property is designated "Commercial" on the Land Use Map which allows multi-family through the conditional use process. *Goal GDP-N.3* encourages a variety of housing within a neighborhood. The parcel is four acres and provides two distinct building types/designs. The greater neighborhood includes a mix of uses. The structures will be compatible with the height, scale, and massing of the adjacent residential uses. Increased setback have been provided adjacent to the single-family homes north and east of the site. *Goals IDP-N.1, IDP-N.2 and NAC3.1* encourage infill development and mixed-use developments along major corridors. Fairview Avenue is a major corridor and the C-2 zoning along Fairview will add to the mix of uses in this development. Parking is located interior to the development and is not visible from the street as supported by *Principle GDP C/E.6*. *Principle GDP-C/E.5 (a)* and *Goal CC7*, encourage pedestrian facilities to adjacent uses by adding sidewalk connections. *Goal CC7.2, WB-CCN1.5 and Principle GDP-N.5(a)*, encourage minimizing pedestrian conflict with vehicles by providing buffers between the sidewalk and automobile traffic. Attached sidewalks are proposed along the extension of King Street which will match the existing attached sidewalk on King Street to the east. Five-foot-wide detached sidewalks with an eight-foot wide landscape buffer will be constructed along Dawn Place and Fairview Avenue. *Goal CC1.1* encourages infill development that does not require the costly extension of infrastructure. All utilities and infrastructure necessary to support development are readily available to the site. And finally, *West Bench Goal CCN.1.2* encourages higher density and mixed-use developments along the Fairview Corridor.



- vi. *A multi-family building (any building containing more than two residential units) is designed to comply with the Citywide Design Standards and Guidelines.*

The multi-family buildings comply with the elements of the Citywide Design Standards. They include modulation in the roofline and façade to break up the massing and add visual interest. The structures utilize horizontal lap, board and batten siding with a cultured stone wainscot on the exterior of the building to break up the massing and create design interest. In addition to the material changes, the buildings are articulated with varying shed and gable rooflines, and multiple window openings. The architectural details provide an element that presents an appealing multi-family residential product that will integrate well into the area. The project is in a Design Review overlay zone and will be reviewed by the Design Review Team to ensure the architecture, modulation, landscaping, and lighting are appropriate for the site.

9. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **October 31, 2017**, except as expressly modified by the following conditions:
2. **Planning:**
 - a. The amenities are comprised of a gazebo within a $\pm 4,400$ sq. ft. landscaped pocket park in the center of the development and two smaller tot lots; one in the northwest corner ($\pm 5,100$ sq. ft.) and the other on the east side of the development just south of the 8-plex building ($\pm 3,750$ sq. ft.). The play equipment shall be of an industrial grade and capable of holding up over time.
 - b. The planned development shall provide two different multi-family designs.
 - c. A new six-foot-tall cedar fence shall be constructed around the perimeter of the development.
 - d. A minimum of 125 parking space shall be provided. Six of these spaces shall be accessible with one being van accessible.
 - e. A minimum of 96 bicycle parking spaces are required within an approved rack and shall evenly throughout the project. Twenty-four of the spaces shall be covered.
 - f. Bicycle parking spaces shall be a minimum of 6 feet long and 2.5 feet wide and have an overhead clearance of 7 feet if covered. A 4 foot wide aisle is required between rows of bicycle parking or nearby walls. Stationary racks shall be located on improved non-permeable surfaces and anchored to the ground.



- g. A five-foot-wide sidewalk and an eight-foot-wide landscape buffer shall be constructed on Dawn Place and Fairview Avenue as it abuts the project site. These improvements shall be constructed or bonded for prior to the issuance of the first building permit.
- h. Trash enclosures shall be screened with a six-foot-tall masonry wall or fence along with landscaping.
- i. Mechanical equipment for each building shall be screen and identified on the final landscape plan.
- j. The streetlight fixtures shall be of a design that focuses light downward to prevent light trespass from the development. All lighting shall be approved by the Public Works Department.
- k. This project is in a Design Review District, and is subject to review and approval by the Design Review Committee.

Agency Requirements

- 4. Comply with requirements of the Ada County Highway District (ACHD) as outlined in the staff report dated **November 17, 2017**.
- 5. Comply with all conditions of the Boise Fire Department as outlined in department comments dated **November 24, 2017**. For additional information, contact Ron Johnson at (208) 570-6571.
- 6. Comply with all conditions of the Boise City Building Department as outlined in department comments dated **November 11, 2017**.
- 7. Comply with Boise City Public Works Department requirements as listed in the following dated memos:
 - a. Drainage (**November 2, 2017**)
 - b. Solid Waste (**November 2, 2017**)
 - c. Sewer (**November 24, 2017**)
 - d. Street Lights (**November 2, 2017**)

Contact BCPW at 208-608-7150 for specific comments or questions. All requirements of the BCPW shall be completed or bonded for prior to submittal of the Final Plat for the signature of the Boise City Engineer.



Standard Conditions of Approval

8. Building permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services, Subdivision Section at (208) 608-7100 regarding questions pertaining to this condition.
9. Any future division of this parcel into individual lots or parcels, for the purpose of selling the separate lots to individual owners, will be required to comply with all provisions of Boise City Code, Title 11, Chapter 9, including lot frontage on a public or approved private street, and all requirements for preliminary and final platting.
10. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch, such as bark or soil aid.
11. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
12. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208) 384-4083. Species shall be selected from the [Boise City Tree Selection Guide](#).
13. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
14. Vision Triangles as defined in Section 11-01-03 and Section 11-10-04.4G. of the Boise City Zoning Ordinance shall remain clear of all sight obstructions.
15. Utility services shall be installed underground.
16. Hook-up to wet line sewers shall be required prior to issuance of an Occupancy Permit.
17. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two foot-candles as measured one foot above the ground at property lines shared with residentially zoned or used parcels. Exterior lighting fixtures must be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets.



18. An occupancy permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
19. All amenities, landscaping, fencing, sidewalks and underground irrigation shall be installed or bonded for prior to the issuance of a building permit. For bonding, the applicant is required to provide one bid for the amenities, landscaping materials and the installation. The bond shall be for 110% of the bid and submitted to the Building Department on the 2nd floor of City Hall. For additional information, please call (208) 608-7070.
20. All parking areas and driveways shall be paved, marked, and provided with approved wheel restraints, and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
21. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
22. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
23. Failure to abide by any condition of this permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
24. This approval shall be valid for a period not to exceed twenty-four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations.
25. Prior to the expiration of this approval, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.



26. To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time.





Project/File: **Fairview Apartments / BOI17-0466 / PUD17-00022 & DRH17-00532**
 The applicant is requesting planned unit development approval for a commercial pad and 96 multi-family units at 11716 W. Fairview Avenue.

Lead Agency: City of Boise

Site address: 11716 W. Fairview Ave.

Staff Approval: November 17, 2017

Applicant: Jeremy Amar
 Biltmore Company
 1558 Cayuse Dr.
 Meridian, ID 83646

Representative: Kent Brown
 3161 E. Springwood Dr.
 Meridian, ID 83642

Staff Contact: Austin Miller
 Phone: 387-6335
 E-mail: amiller@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting planned unit development approval for a commercial pad and 96 multi-family units on a 5-acre parcel in an R-3D zone, located at 11716 W. Fairview Avenue. This proposal is consistent with the City of Boise's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single Family Residential District	R-1C
South	General Commercial District	C-2D
East	Single Family Residential & General Commercial District	R-1C & C-2D
West	Open Land District	A-1

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - The Cloverdale Apartments/Village East Apartments, a 250-unit multi-family development, located at the northeast corner of Cloverdale Road and Fairview Avenue were approved by ACHD in November 2014. This project has not proceeded forward with development.
 - The Wild Shamrock Center, an 8-lot commercial subdivision, located on the south side of Fairview Avenue at the Steelwood Avenue intersection, was approved by ACHD in December 2016. This project is currently in various stages of development.

5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 0.06 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
 - Cloverdale Road is scheduled in the IFYWP to be widened to 5-lanes from Ustick Road to Fairview Avenue in 2018.
 - Fairview Avenue is listed in the CIP to be widened to 7-lanes from Cloverdale Road to Five Mile Road between 2031 and 2035.
 - The intersection of Fairview Avenue and Cloverdale Road is listed in the CIP to be widened to 7-lanes on the north leg, 6-lanes on the south, 8-lanes east, and 8-lanes on the west leg, and signalized between 2021 and 2025.

B. Traffic Findings for Consideration

1. **Trip Generation:** The apartments included in this development are estimated to generate 633 additional vehicle trips per day; 56 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

The following table includes average trip generation rates per 1,000 square feet for potential land uses of the commercial lot included in this application.

Land Use	Avg. Daily Trips	Avg. PM Peak Hour Trips
Specialty Retail	44.32	2.71
Restaurant (Fast-Food)	496.12	32.65
General Office	11.03	1.49

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Fairview Avenue	315-feet	Principal Arterial	1,421	Better than "E"
Dawn Place	707-feet	Local	N/A	N/A

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

3. **Average Daily Traffic Count (VDT)**

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Fairview Avenue east of Cloverdale Road was 29,858 on January 22, 2015.

C. Findings for Consideration

1. **Fairview Avenue**

- a. **Existing Conditions:** Fairview Avenue is improved with 5-travel lanes and no curb, gutter or sidewalk abutting the site. There is 99-feet of right-of-way for Fairview Avenue (55-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 7-lane street section shall be 96-feet (back-of-curb to back-of-curb) within 120-feet of right-of-way. This width typically accommodates three travel lanes in each direction, a continuous raised or landscaped median with intermittent turn lanes, and safety shoulders.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Fairview Avenue is designated in the MSM as a Mobility Corridor with 7-lanes and on-street bike lanes, a 98-foot street section within 124-feet of right-of-way.

- c. **Applicant Proposal:** The applicant hasn't proposed any improvements to Fairview Avenue.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate a minimum of 62-feet of right-of-way on Fairview Avenue abutting the site, measured from the centerline of Fairview Avenue. This segment of Fairview Avenue is not centered on the section line. The applicant will be compensated for the right-of-way that is dedicated in addition to the existing right-of-way, up to 62-feet from centerline.

The applicant should be required to construct 5-foot wide detached concrete sidewalk on Fairview Avenue located a minimum of 55-feet from centerline. The City of Boise has expressed the desire for the sidewalk to be located 57-feet from centerline. If the City requires the sidewalk to be located in excess of 55-feet from centerline on Fairview Avenue, the applicant should be required to dedicate right-of-way extending 1-foot past the back edge of sidewalk.

2. Dawn Place

a. **Existing Conditions:** Dawn Place is improved with 25-feet of pavement and no curb, gutter or sidewalk abutting the site, tapering to 37-feet of pavement at the intersection with Fairview Avenue. There is 40-feet of right-of-way for Dawn Place, tapering to 55-feet at the intersection with Fairview Avenue (25-feet from centerline).

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.).

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

c. **Applicant's Proposal:** The applicant is proposing to complete Dawn Place as a 36-foot street section.

d. **Staff Comments/Recommendations:** Consistent with the Cloverleaf Plaza project on the west side of Dawn Place, the applicant should be required to complete Dawn Place as a 40-foot commercial street section with vertical curb, gutter and 5-foot wide concrete sidewalk from Fairview Avenue to the proposed commercial driveway.

North of the proposed driveway, the applicant should be required to taper Dawn Place down to a 36-foot street section with vertical curb, gutter and 5-foot wide concrete sidewalk.

3. King Street

a. **Existing Conditions:** King Street currently stubs to this property from the east as a 36-foot street section, with curb, gutter and attached sidewalk.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- c. **Applicant's Proposal:** The applicant is proposing to extend King Street into the site as a 33-foot street section with curb, gutter and 5-foot wide concrete sidewalk within 46-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct King Street as a 33-foot street section with curb, gutter and 5-foot wide concrete sidewalk meets District policy with the exception of the right-of-width and should be approved as proposed. The applicant should be required to construct the improvements within 47-feet of right-of-way.

4. Driveways

4.1 Dawn Place

- a. **Existing Conditions:** There are no existing defined driveways on Dawn Place abutting the site.

- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Applicant's Proposal:** The applicant is proposing one 26-foot wide curb return type driveway on Dawn Place aligned with the existing driveway to the west located 170-feet north of Fairview Avenue (measured centerline-to-centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The applicant should be required to pave the driveway its full width at least 30-feet into the site beyond the edge of Dawn Place.

4.2 King Street

- a. **Existing Conditions:** King Street does not exist internal to the site.

- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Applicant's Proposal:** The applicant is proposing four 18-foot wide curb return type driveways on King Street internal to the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Fairview Avenue is classified as a principal arterial roadway. Direct lot access is prohibited to this roadway.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total a minimum of 62-feet from the centerline of Fairview Avenue abutting the site.
2. Construct 5-foot wide detached concrete sidewalk on Fairview Avenue located a minimum of 55-feet from centerline. Provide a permanent right-of-way easement if the detached sidewalk is located outside of the dedicated right-of-way.
3. Construct Dawn Place as a 40-foot commercial street section with vertical curb, gutter and 5-foot wide concrete sidewalk.
4. Extend King Street into the site constructed as a 33-foot street section with curb, gutter and 5-foot wide concrete sidewalk.
5. Dedicate right-of-way extending 2-feet past the back edge of the sidewalk on King Street abutting the site, or dedicate right-of-way extending 2-feet past the back edge of the curb and provide a permanent sidewalk easement for all sidewalk located outside the public right-of-way.
6. Construct one 26-foot wide curb return type driveway on Dawn Place aligned with the existing driveway to the west, located 170-feet north of Fairview Avenue (measured centerline-to-centerline). Pave the driveway its full width at least 30-feet into the site beyond the edge of Dawn Place.
7. Direct lot access to Fairview Avenue is prohibited and shall be noted on the final plat.
8. Payment of impact fees is due prior to issuance of a building permit.

9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPMC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request to Appeal Staff Decision



BOISE FIRE DEPARTMENT

MAYOR: David H. Bieter | CHIEF: Dennis Doan

7-7A

November 24, 2017

Susan Riggs
PDS – Current Planning

Re: PUD-17-00022; 11716 W. Fairview AVE

Dear Susan,

This is a request for a Planned Unit Development consisting of a commercial pad along Fairview Ave and 96 multi-family residential units.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B105.2, IFC C105).
2. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
3. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
4. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (BCC 7-01-30, IFC 503.2.4)

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Ron L. Johnson
Division Chief – Assistant Fire Marshal

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 11/2/2017

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: **PUD17-00022**; Drainage/Stormwater Comments

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

If you have any further questions contact Brian Murphy, 384-3752.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 11/3/2017

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator, 208-608-7523
Public Works

Subject: **PUD17-00022**; 11716 W FAIRVIEW AVE; Pretreatment Comments

Public Works, Pretreatment offers NO COMMENT.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: November 2, 2017

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: PUD17-00022; 11716 W. Fairview Avenue; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in N. Dawn Place and W. Fairview Avenue.

Sewer assessment fees may apply. Contact Sewer Rating Department for additional information.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions, please contact Mike Sheppard at 608-7504.



PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

7-7A

MEMO

TO: Planning and Development Services
FROM: Evan Carpenter
Environmental Analyst
Public Works Department
DATE: 11/2/2017
RE: Solid Waste Comments – PUD17-00022

City of Boise Solid Waste staff has reviewed the application for this project and has no specific comments at this time. Solid waste is OK as planned.

MEMO

To: Planning & Zoning
From: Adele Schaffeld Griffin, Assistant Building Official
CC:
Date: 11/9/2017
Re: DRH17-00532, 96 Unity Multi Family Development

Comments: This project will require a New Multi Family Building/Addition permit application, Form 506, submitted for a building permit for each building. All drawings shall be prepared and stamped by an Idaho Licensed Design Professional. No occupancy will be allowed prior to issuance of a certificate of occupancy. This building shall meet all requirements of the International Building Code including accessibility. If carports will be installed, they shall be separated from the primary structures according to the Building Code.