



THE LAND GROUP, INC.

July 31, 2018

Cody Riddle  
Current Planning Manager  
Planning & Development Services  
Boise City Hall – 2<sup>nd</sup> Floor  
150 N. Capitol Blvd  
P.O. Box 500  
Boise, ID 83701-0500

**Re: Preliminary Plat and Rezone Application for the Southwest Corner of Cole Road and Fairview Avenue, Boise, ID**

Dear Mr. Riddle,

Attached to this letter is a Preliminary Plat application for a 7.85-acre preliminary plat and rezone of 6.566- acres from A-1 to C-2D located on the southwest corner of Cole Road and Fairview Avenue in Boise. The property currently consists of three parcels:

- 7415 W. Fairview Ave, 6.566 acres, parcel S1112110505, currently zoned A-1, a rezone application to C-2D is included.
- 1487 N. Cole Road, 1.026 acres, parcel S1112110350, currently zoned C-2D.
- 1475 N. Cole Road, 0.258-acres, parcel S1112110202, currently zoned C-2D

Rezone and preliminary plat applications we previously processed for the property but have since expired.

As noted, a portion of the property is currently zoned A-1 in the City of Boise. The Boise comprehensive plan, Blueprint Boise, designates the property as Commercial. We propose to rezone the property from A-1 to C-2D. The C-2D is consistent with Boise's Comprehensive Plan and the existing commercial zones in the immediate vicinity. We propose a development agreement with the rezone to further refine the vision of the development.

The West Gate Shopping Center to the north is zoned C-2D; the Albertsons and Starbucks to the east are zoned C-2D; the retail stores to the west are zoned C-2D.

The property to the immediate south is zoned R-3D. Landscape setbacks and less intense commercial uses are planned adjacent to the existing residences to provide a buffer.



The preliminary plat consists of 11 commercial building lots and one common lot. The common lot will consist of a Private Street. The private street is proposed to connect to Fairview Road at both approaches and loop through the subdivision providing the required street frontage. All lots in the subdivision meet the dimensional standards of the C-2D zone.

The project is envisioned to develop consistent with the existing commercial properties along Fairview Avenue. The proposed access consists of

- One three-quarter (Right in, right out, and left in) access approach on Fairview Avenue at the western end of the property.
- One right-in/right-out approach on Fairview Avenue near Cole Road.
- One right-in/right-out approach on Cole Road.

In the past, the site was developed as the Cole School but it has been vacant for the past several years. There are currently no structures on the site, but miscellaneous site parking and landscape areas remain.

Landscape setbacks and less intense commercial uses are planned adjacent to the existing residences to provide a buffer.

Public utilities are readily available to the property from the adjacent public roads.

A neighborhood meeting was held on June 26, 2018 at the Library! at Cole and Ustick. Several neighbors were in attendance and the response was positive. The neighbors are looking forward to development to eliminate the weeds and dust from the vacant site.

The proposed rezone and plat will allow this vacant, infill site, to redevelop into a vibrant, active retail center.

Thank you in advance for your time and consideration. Please feel free to contact me if there is any additional information we can provide to assist you in processing our application.

Sincerely,



Tamara Thompson  
Director of Client Services