



Narrative

Attached for your review and favorable consideration are the applications for the Whitepine Residential neighborhood located west of N. Cloverdale Road and south of W. McMillan Road at 12600 W. Goldenrod Avenue. We respectfully request approval of our Rezone and Preliminary/Final Plat applications for this infill development property.

For design and planning purposes, our design team used the Boise City Pre-application Meeting, Comprehensive Plan, and Zoning Code as the basis for the design of the Whitepine Neighborhood. We have thoughtfully designed 18 detached single-family residential dwellings (17 new and 1 existing (to remain)) on 5 acres that will add to the surrounding neighborhood. Located west of N. Cloverdale Road and south of W. McMillan Road, the Whitepine neighborhood will add to the mix of Boise's available housing opportunities. Offsite amenities include a short walk to Boise's Cottonwood park, a short drive to retail opportunities on Eagle Road including retail and restaurants at the Village of Meridian within two miles. This Project will provide much needed housing near retail services and public opportunities.

SUMMARY OF APPLICATIONS

- Rezone
- Preliminary/Final Plat

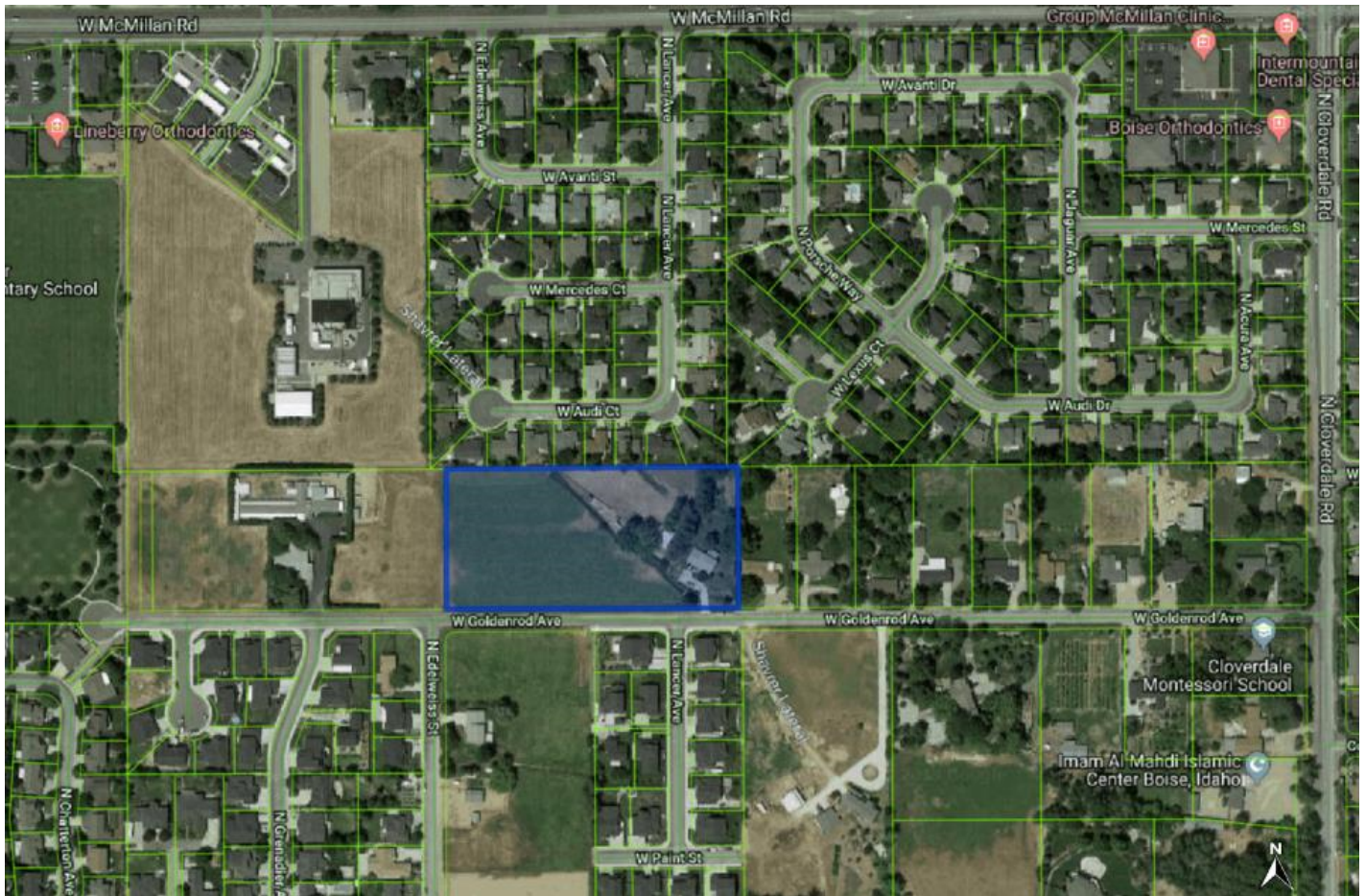
ZONING INFORMATION

- Current Zone – A-1
- Proposed Zone - R1-C

Table of Contents

| | | |
|-------------|---------------------------------|-----|
| Exhibit A – | Vicinity Map | 2 |
| Exhibit B – | Neighborhood Site Plan | 3 |
| Exhibit C – | Rezone | 3 |
| Exhibit D – | Density/Neighbor Transition Map | 4 |
| Exhibit E – | Preliminary Plat/Final Plat | 5 |
| Exhibit F – | Amenities | 5 |
| Exhibit G - | Home Design | 5-7 |
| Exhibit H – | Comprehensive Plan Goals | 8 |
| Exhibit I - | Site Photos | 9 |

Exhibit A –Vicinity Map



North: Ladera Park Zoned R1-C

East: Large County Parcels

South: W. Goldenrod Avenue and Stonehaven Subdivision Zoned R1-B

West: Gem Crest Kennels/Undeveloped Land

Exhibit B –Neighborhood Site plan

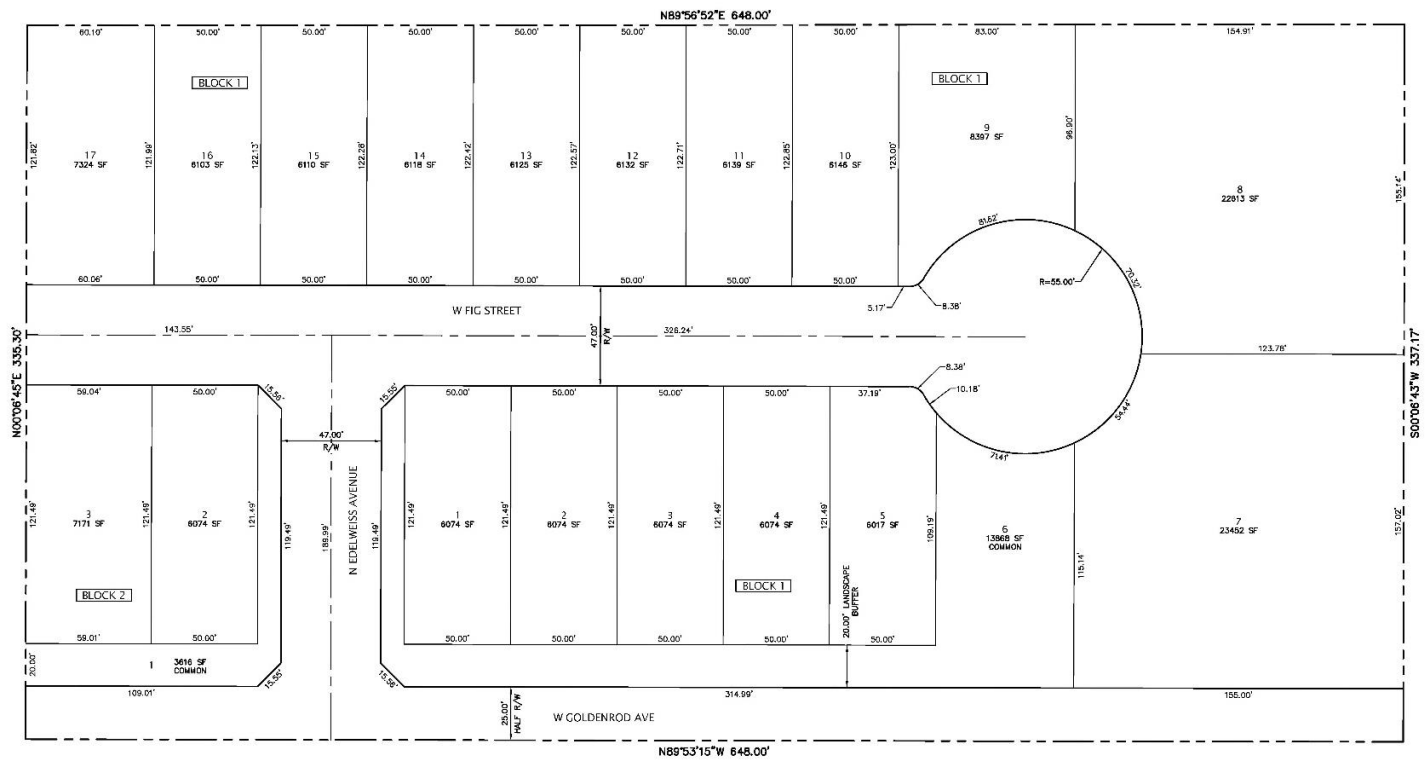
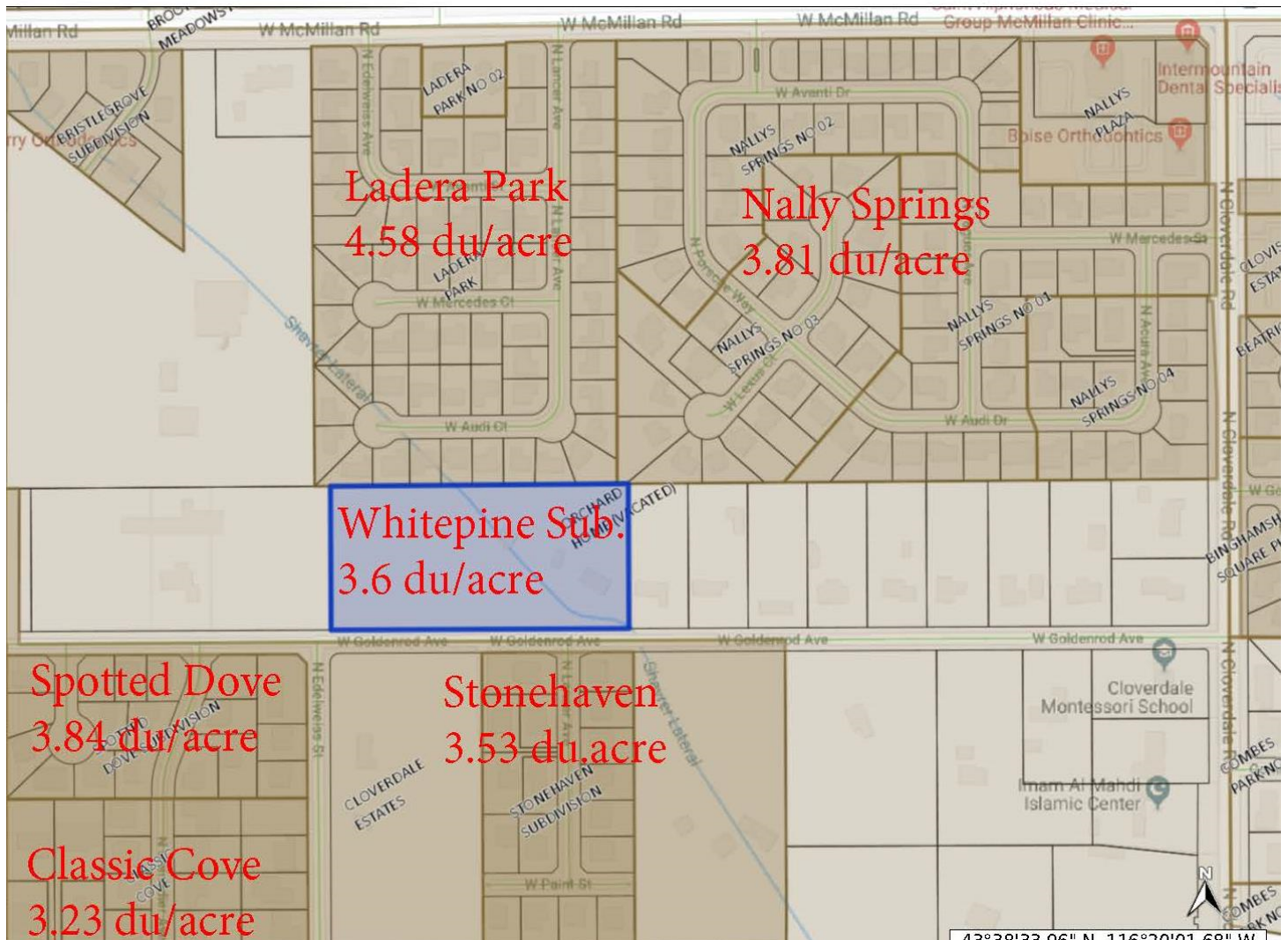


Exhibit C –Rezone

The attached applications are a Rezone and Preliminary/Final Plat. The property is currently zoned A-1 (Agricultural 1 Acre minimum). We are requesting to rezone the property to R-1C (single-family residential) as allowed in a Suburban Comprehensive Planning Area. The R-1C zoning district allows for a maximum of 8 dwelling units per acre; our proposal falls well short of the maximum allowed density at 3.6 dwelling units per acre. This lower than allowable density will complement the density in the surrounding subdivisions. Additionally, we have provided half acre lots on our east boundary to transition from the existing County parcels.

Exhibit D –Density/Neighbor Transition Map



Please find the following developments and their densities per acre in comparison to our Whitepine Neighborhood at 3.6 homes per acre.

- Ladera Park 4.58 du/acre (North Boundary)
- Spotted Dove 3.84 du/acre (Southwest)
- Classic Cove 3.23 du/acre (Southwest)
- Stonehaven 3.53 du/acre (South)
- Nally Springs 3.81 du/acre (Northeast)

Exhibit E –Preliminary/Final Plat

The Whitepine neighborhood will consist of 18 detached single-family residential dwellings (17 new and 1 existing (to remain)). Our density is lower than the adjacent subdivisions. This development is a short distance from Boise's Cottonwood park, retail opportunities on Eagle Road including retail and restaurants at the Village of Meridian within two miles. Make it a very desirable location and will provide much needed roof tops in the area that will help support the nearby commercial, retail and public uses.

Exhibit F –Amenities

The City of Boise does not have a specific requirement for amenities; however, because the site is within 815 feet of Cottonwood Park which has a walking path and tennis courts, we are not proposing any additional amenities for the subdivision. Due to the amenities within proximity to our site, we are proposing that Cottonwood Park be considered the amenity for our subdivision. With all that being said, we will have an onsite park for daily activities of our homeowners.

Exhibit G –Residential Design

The proposed homes are one and story homes ranging in size from approximately 1,500 square feet to roughly 3,000 square feet. We are proposing to construct 17 single-family detached homes with one existing home to remain. We have designed the subdivision to blend with the existing neighborhoods both in terms of home design, lot size and density.

The following elevations and floor plans are meant to be examples of what could be built in the development and are subject to change.



TRADITIONAL



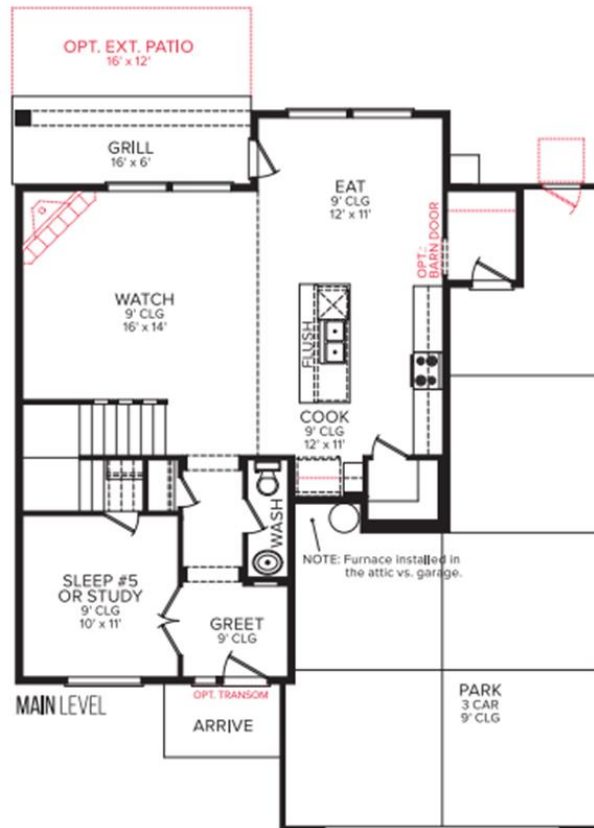
CRAFTSMAN



COTTAGE



BUNGALOW





TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW

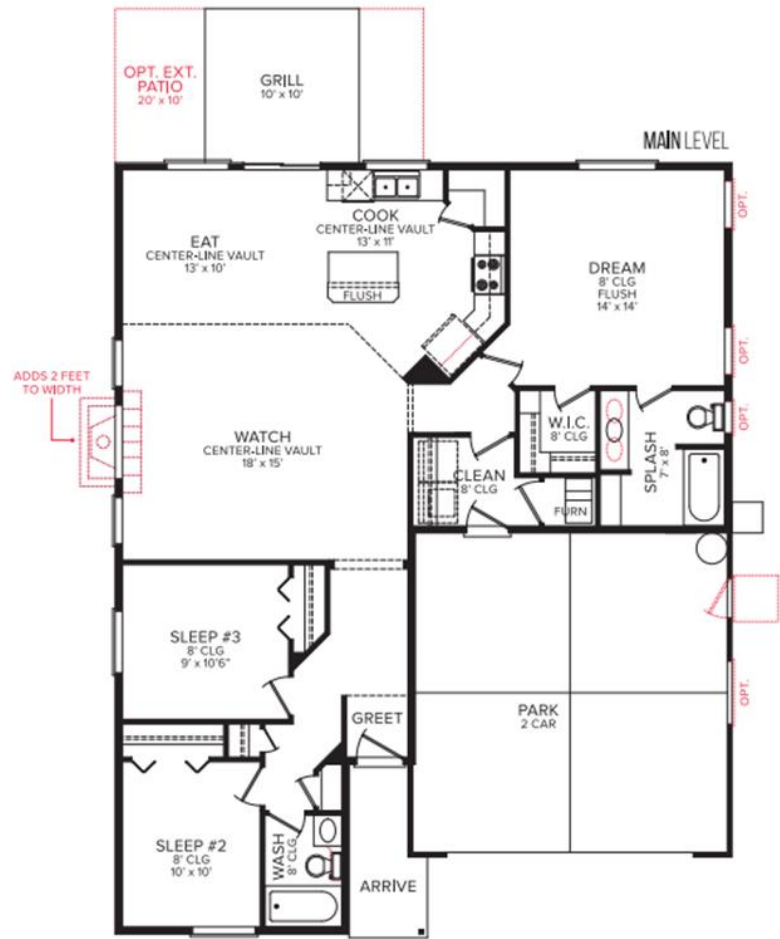


Exhibit H – Comprehensive Plan Goals

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan's Future Land Use Map designates the parcel as "Suburban", which allows for a density range from 3-5 dwelling units per acre with predominantly single-family homes. The Whitepine Neighborhood meets or exceeds all the City of Boise Comprehensive Plan Requirements for the R1-C Zone. The following goals of the Boise City Comprehensive Plan are achieved with the approval of Whitepine:

Goal PDP5: Require adequate public facilities and infrastructure for all development.

Boise City has existing facilities to provide sewer to this site. With very few parcels remaining this will assist with City budgets as there will be added users to contribute to the operation of an existing system. Suez also has facilities adjacent to the property that have adequate capacity to serve the Whitepine Neighborhood.

Goal NAC3.1.a.: Infill Design Principles. Encourage residential infill that complements the scale and character of the surround neighborhood.

Whitepine is an infill development that will add much needed roof tops near City Services, Shopping and Civic Facilities.

MODIFICATION OF BOISE CITY CODE

The applicant requests a modification to allow the garage faces to be setback 20 feet from the back of sidewalks. Approval of this modification does not affect the 20-foot stacking for a parked car as it relates to the sidewalk, allowing the parked car in the driveway without causing interference with the sidewalks.

PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

The Pre-application meeting was held with the Boise City planning and development staff on June 3, 2019.

The neighborhood meeting was held on July 11, 2019 at 6:00pm at Cottonwood Park, 4350 N. Colonial Park Way Boise, ID 83713.

Exhibit I –Site Photos



Property from Goldenrod Avenue looking northwest



Property from Goldenrod Avenue looking northeast