



Narrative (Rev 01)

Attached for your review and favorable consideration are the applications for the Voyager Residential Community located west of S. Five Mile Road and south of I-84 at 871 S. Five Mile Road. We respectfully request approval of our Planned Unit Development, Rezone and Preliminary 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 Voyager Neighborhood. We have thoughtfully designed 47 single-family residential dwellings, which includes 25 detached single-family homes and 22 alley-loaded homes on 7.89 acres that will add to the surrounding neighborhood. Located west of S. Five Mile Road and south of I-84, the Voyager neighborhood will add to the mix of Boise's available housing opportunities. Offsite amenities include a short distance to retail opportunities, grocery store, and other services located at the corner of S. Five Mile and W. Overland. This Project will provide much needed housing near retail services and public opportunities.

SUMMARY OF APPLICATIONS

- Rezone
- Preliminary Plat
- Planned Unit Development

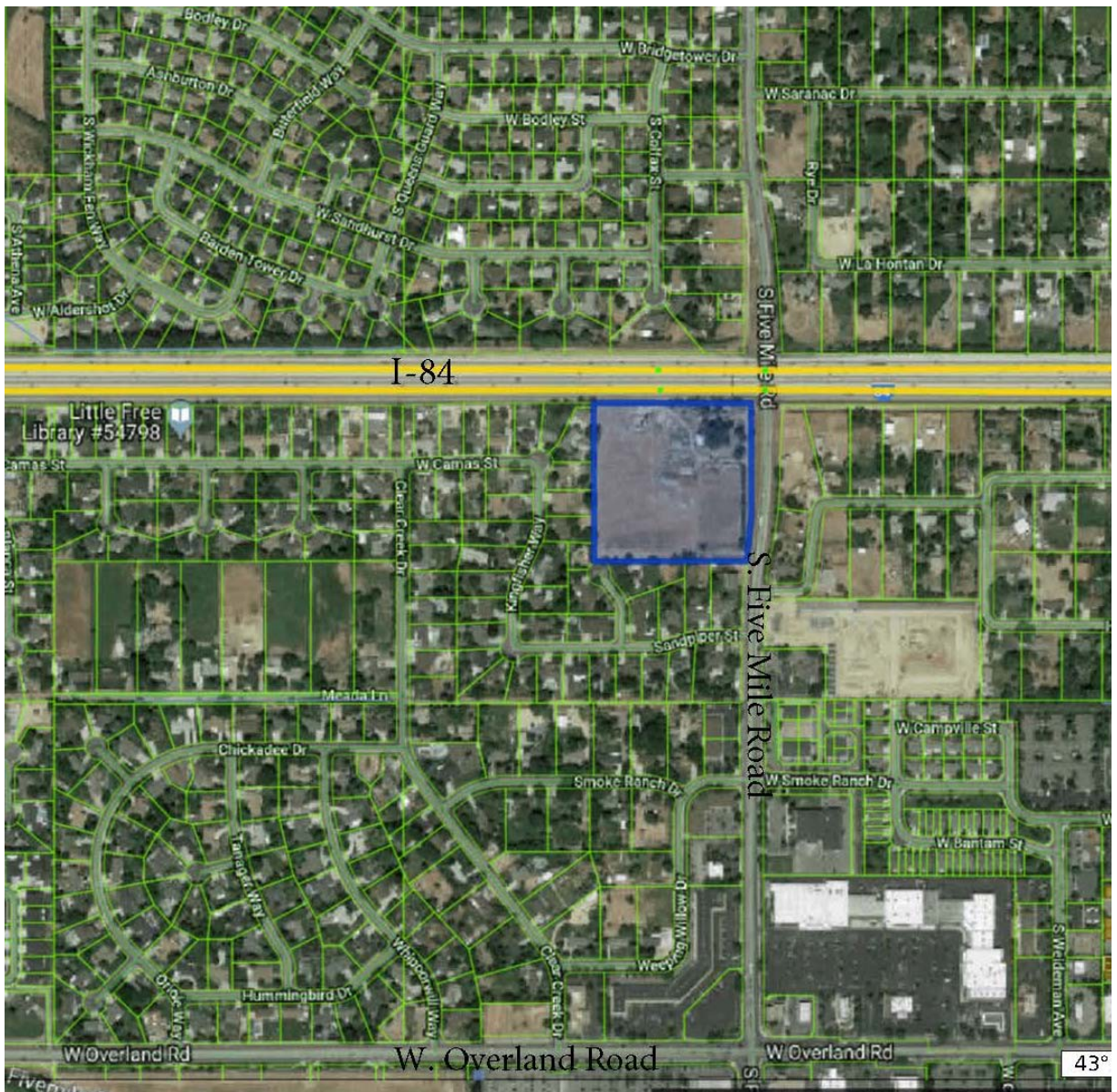
ZONING INFORMATION

- Current Zone – R-1B
- Proposed Zone – R-1C

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Exhibit A –Vicinity Map



North: I-84

East: S. Five Mile Road

South: Paradise North Sub. Zoned R-1B

West: Paradise North Sub. Zone R-1B

Exhibit B –Rezone

The attached applications are a Rezone, Preliminary Plat and Planned Unit Development. The property is currently zoned R-1B (single-family residential). We are requesting to rezone the property to R-1C (single-family residential). 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 5.96 dwelling units per acre. The proposed detached single-family homes on the south and west sides of the development will provide a buffer for the existing homes while transitioning to Five Mile Road and I-84 with our our alley-loaded single-family homes in the center of the development.

Exhibit C –Preliminary Plat

The Voyager neighborhood includes a total of 47 single-family homes, which include 25 detached single-family homes and 22 alley-loaded homes. The subject property is adjacent to a transit corridor and the public works facilities all exist and can be utilized with no additional burden to the City or taxpayers.

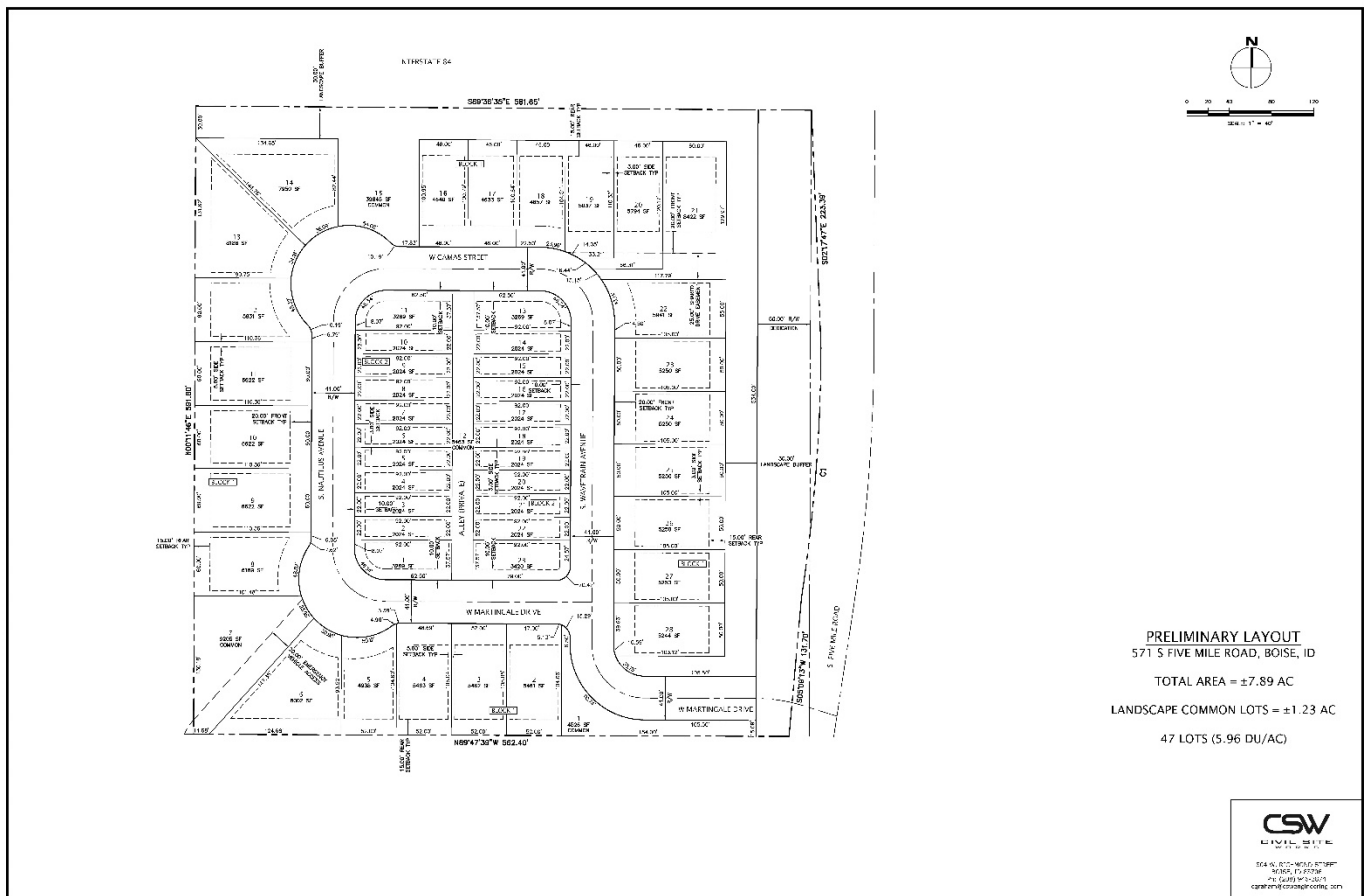
DENSITY: The R-1C zoning allows for up to 8 units per acre per Chapter 11 of the zoning code; at 7.89 acres, the maximum density allowed is 63 lots. The Voyager neighborhood proposes 47 single family homes at 5.96 dwelling units per acre.

PRODUCT / LOT SIZES: We evaluated the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that consists of a mixture of detached single-family and alley loaded single-family residential lots. The housing renderings included in Exhibit F are representative of what is anticipated to be constructed in the Voyager neighborhood.

RESIDENTIAL DESIGN: The Voyager Neighborhood consists of detached and alley loaded single-family homes that will be a mixture of one and two stories. Home sizes will range from approximately 900 square feet per unit for the alley loaded product to approximately 2,500 square feet for the larger detached homes. Lots range in sizes from 2,024 for the alley loaded homes to 8,422 square feet, with an average of 4,205 square feet.

CELL TOWER: The existing cell tower on the property has a current lease and will remain as part of the development and be included in a separate common lot.

Exhibit D –PUD



DIMENSIONAL STANDARDS: As part of a planned unit development, an applicant may request modifications from the standard dimensional requirements for the underlying zoning district. The following setbacks and standards would be applicable to Voyager:

Dimensional Standard	R-1C	Detached Single-Family*	Alley-Loaded Single-Family*
Lot Width, Minimum	50 feet	46 feet	22 feet
Front Yard, Minimum	20 feet	20 feet	10 feet
Side Yard Interior, Minimum	5 feet	3 feet	3 feet
Street Yard, Minimum	20	5 feet	10 feet
Rear Yard, Minimum	15 feet	15 feet	3 feet
Lot Area, Minimum	5,000 sq. ft.	4,634 sq. ft.	2,024 sq. ft.

*Not all lots are at the minimum dimension requested (See exhibit below)

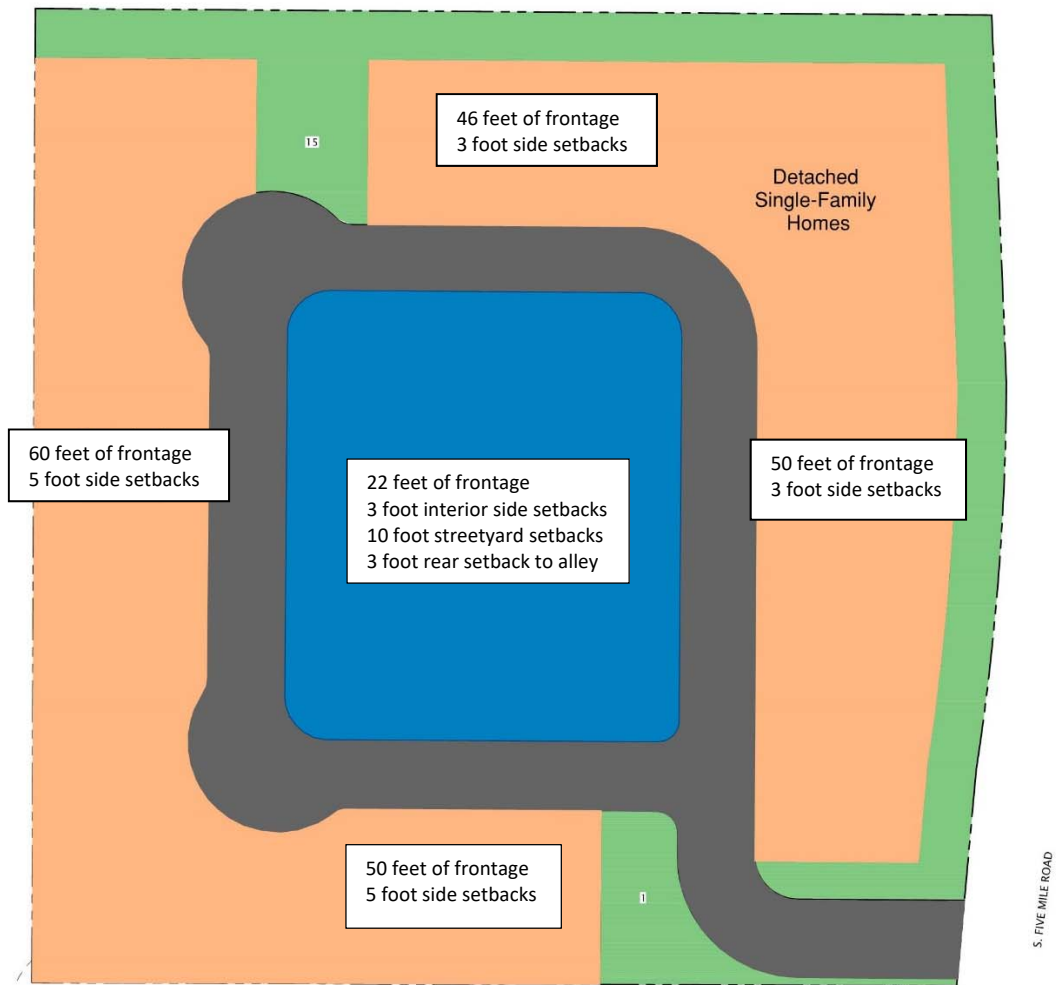


Exhibit E –Amenities

As the developer we have a large amount invested in this property as we have researched and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Boise City Development Code Chapter 11-03, Subsection 7 which requires that the application have two amenities from the approved list.

1. Section 11-07-06 5.B.a. Water Conservation Measures

This project will employ best water conservation management practices for the common areas as well as the individual homes sites such as:

Lawns

- Use drought tolerant fescue blend turf.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigate all plants in planting beds.

2. Section 11-07-06 5.B.b. Private recreational facility, tennis court, playground, or picnic area, in scale with the development.

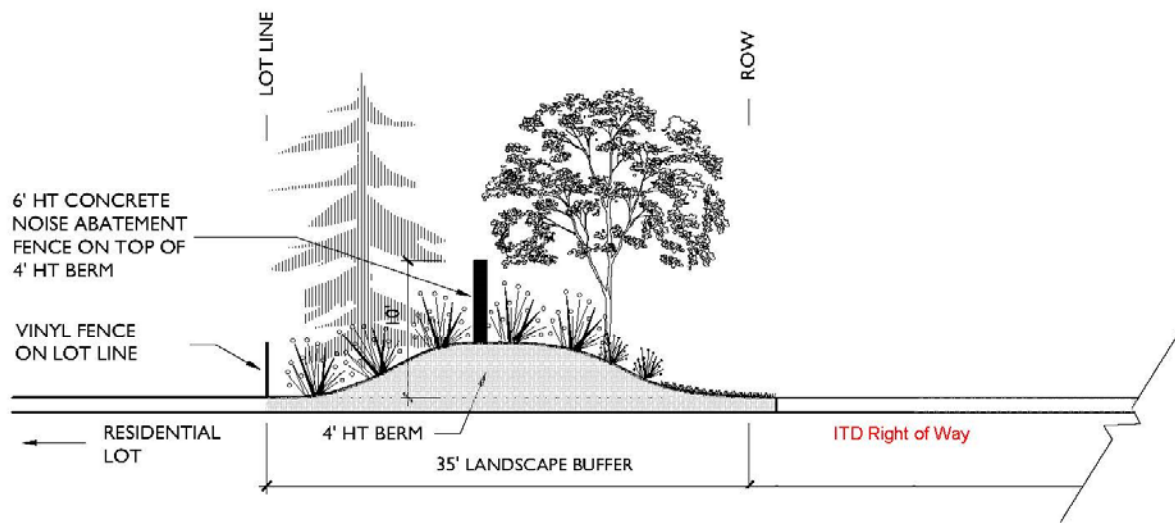
We are providing a play structure and benches on Lot 7, Block 1 of the development. The play structure will be accessible to all residents.

3. Section 11-07-06 5.B.c. Landscape Open Space of at least Ten Percent of Gross Development Area.

We are providing approximately 1.23 acres or 15.5% landscaped open space for the development. The open space will be accessible to all residents of the subdivision.

SOUND ABATEMENT WALL

We are proposing a sound abatement wall for the subdivision to reduce freeway noise for the development. The wall will also reduce freeway noise for the existing neighborhoods surrounding the development. The Rhino Rock Concrete noise abatement wall will be placed on a 3' berm along I-84 to mitigate freeway noise.



⑥

LANDSCAPE BUFFER

NOT TO SCALE



6' HEIGHT CONCRETE NOISE ABATEMENT WALL BY RHINO ROCK (OR APPROVED SIMILAR) TO BE PLACED ON 4' BERM

⑤

CONCRETE NOISE ABATEMENT WALL

NOT TO SCALE

Exhibit F –Residential Design

The proposed homes are one and two stories and range in size from approximately 900 square feet for the alley-loaded home to roughly 2,024 square feet for the traditional single-family detached homes. We are proposing 47 detached single-family homes with 22 of those considered alley-loaded and located in the interior of the development. All the internal homes will have garages facing the alley and front doors facing the street. We have designed the subdivision to buffer the existing homes adjacent to the west and south boundaries with parcels that are comparable in size and density. The density will increase as you get closer to the center of the subdivision.

The proposed alley loaded single-family homes will bring a new housing type to this area of Boise and will help provide greatly needed housing stock to the area on a parcel that has been underdeveloped for years.

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

Single-Family Detached Home Design



TRADITIONAL



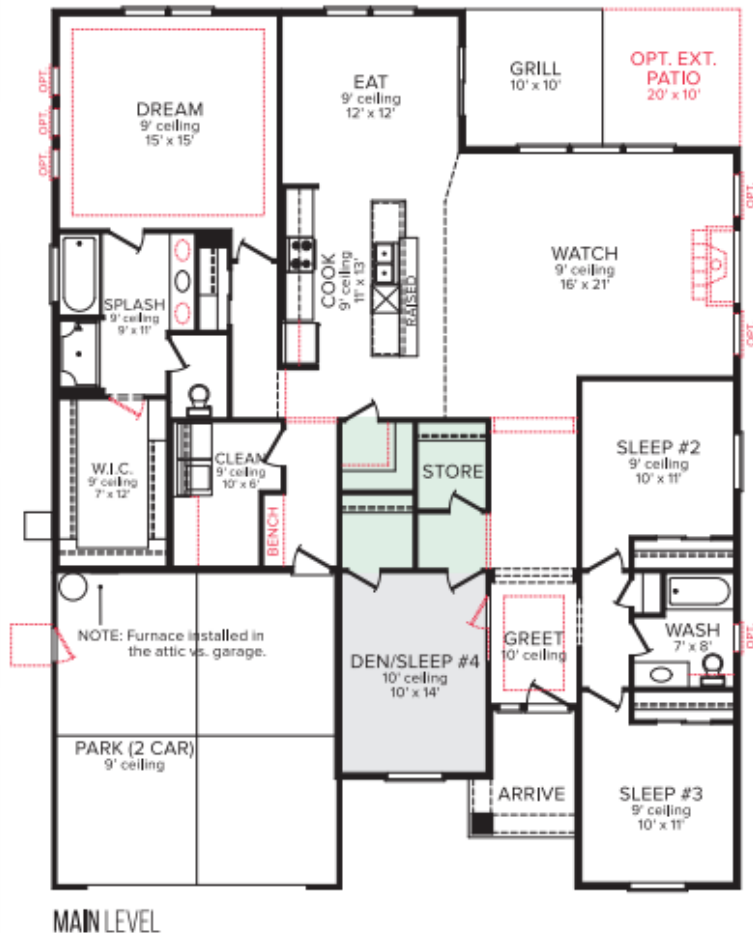
CRAFTSMAN

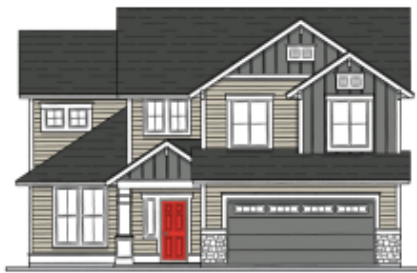


COTTAGE

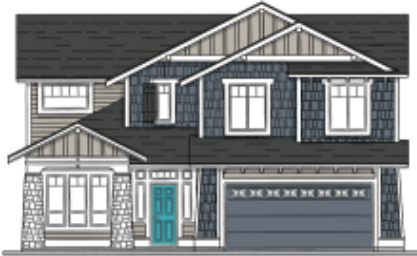


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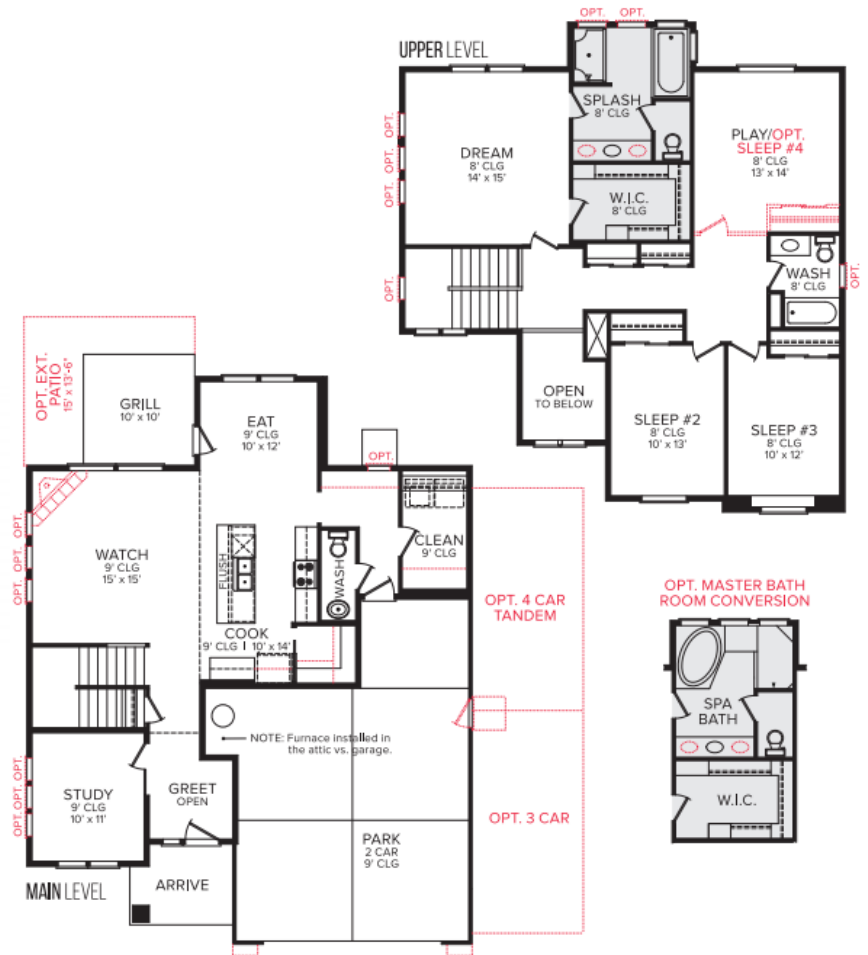
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CONTEMPORARY



TUSCAN



Alley-loaded Home Design

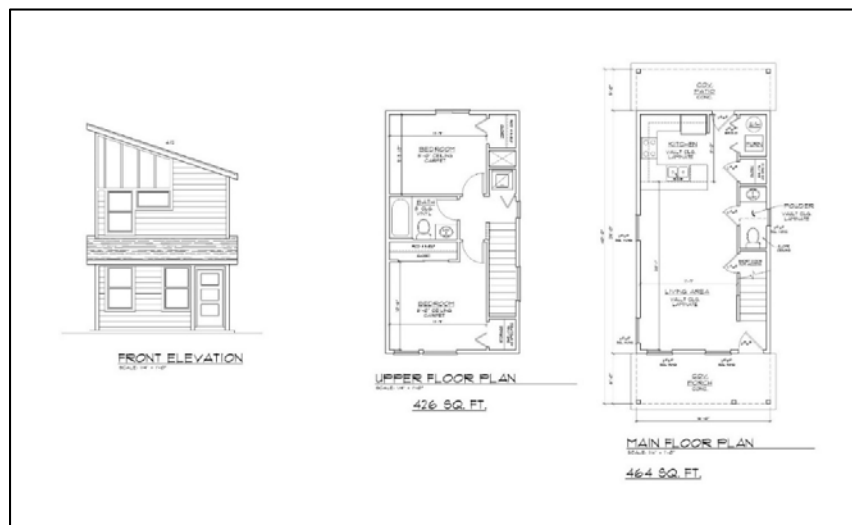


Exhibit G – Comprehensive Plan Goals

COMPREHENSIVE PLAN GOALS

The following goals of the Boise City Comprehensive Plan are achieved with the approval of Voyager:

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 Voyager Neighborhood.

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

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

Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods.

The Voyager Subdivision will add to the existing home types in the neighborhood by providing a housing type that currently doesn't exist in the area.

Goal NAC7.1: Mix of Housing. Encourage a mix of housing type and densities in residential neighborhoods, particularly for projects greater than two acres.

The two goals above are being achieved by Voyager providing another housing option to the existing neighborhood. A diversity of housing types and lot sizes that attract families with children is also encouraged.

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 May 9, 2019.

The neighborhood meeting was held on July 9, 2019 at 6:00pm at the Ada Victory Branch of the Ada County Public Library, 10664 W. Victory Road Boise, ID 83709.

Exhibit H –Transportation

Access was a main topic of discussion with ACHD. The only access to the parcel is from Five Mile Road, so in order to ensure the safety of drivers and pedestrians, a sight distance study was commissioned. Sight distance from the proposed subdivision entrance to the top of the overpass is greater than 500 feet, which meets ACHD's minimum intersection sight distance requirements of 390 feet for the 35 mph posted speed limit.

Due to the small size of the development, a traffic study was not required for this project.

With more than 30 lots in the subdivision, we are required to provide a secondary emergency access. We have a small portion of frontage on to Sandpiper Street, not enough for a street section. We are coordinating with Suez who maintains an adjacent well lot and has approved the use of 72 square feet of their land as part of our emergency access.

Upon review of our application to the City of Boise, ACHD requested an additional 60 feet of ROW for the realignment of the Five Mile overpass. As a result of that request, we have had to redesign the layout and lot sizes within our proposed subdivision.

Exhibit I –Emergency Access Easement

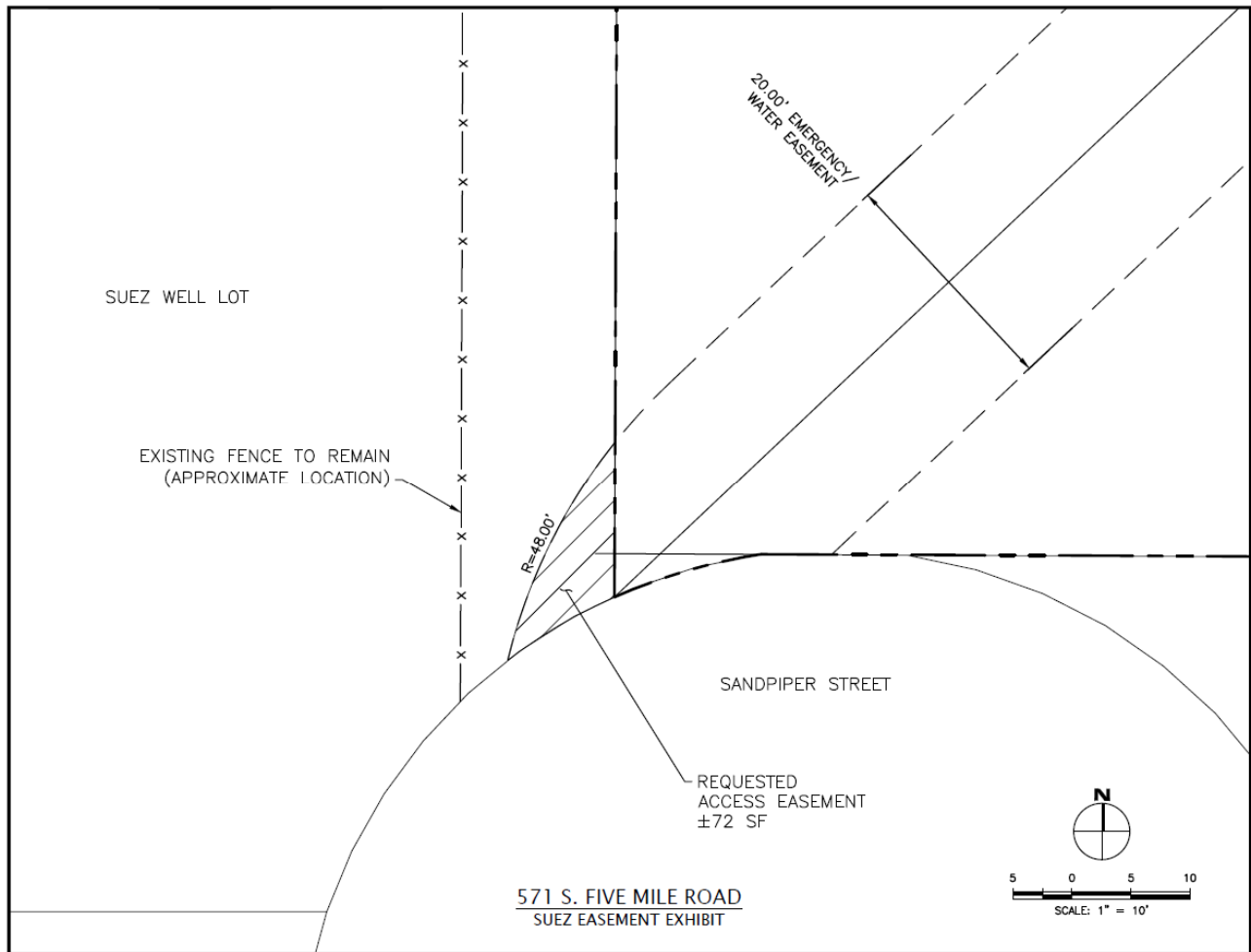


Exhibit J –Site Photos



Aerial View of the site with Junk



Property from Five Mile Road looking west



Property from Five Mile Road looking southwest



Property from Five Mile Road looking northwest



Property from Sandpiper Road looking north



Property from I-84 looking south



Aerial View of the site with Junk