

#105 - Annexation and Rezone

Case #: CAR19-00027

Property Information

Address

Street Number: 431	Prefix: S	Street Name: 11TH ST	Unit #: 			
Subdivision name: E C COOKS RESUB	Block: 0	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R2077660571	Additional Parcel Numbers: R2077660571, R2077660561, R2077660561, R2077660561, R2077660541,					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Brandon	Last Name: Whallon		
Company: Hawkins Companies			
Address: 855 Broad Street, STE 300	City: Boise	State: ID	Zip: 83702
E-mail: BWhallon@hcollc.com	Phone Number: (208) 908-5576	Cell:	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Brandon	Last Name: Whallon		
Company: Hawkins Companies			
Address: 855 Broad Street, STE 300	City: Boise	State: ID	Zip: 83702
E-mail: BWhallon@hcollc.com	Phone Number: (208) 908-5576	Cell:	Fax:

Owner Information

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

First Name:	Last Name:		
Company:			
Address:	City:	State: ID	Zip:
E-mail:	Phone Number:	Cell:	Fax:

1. Neighborhood Meeting Held (Date):

10/24/19

2. Neighborhood Association:

Downtown Boise

3. Comprehensive Planning Area:

Downtown

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

Rezone property from R-ODD to C-5DD. Desire to construct multi-family housing project exceeding the design standards within the R-ODD zone (Setbacks and building heights).

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-ODD

7. Requested Zone::

C-5DD

8. Size of Property:

81405 Acres Square Feet

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

Four of the parcels are unimproved, temporary parking lots. One parcel has a 12,000 building with parking field. Eight of the parcels are improved with single family residences.

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

If so, describe them and give their locations:

This area is part of the River Street Residential Area and Myrtle Office/Residential corridor planning area, of which many different housing types are provided. Housing types range from trailers, single family homes; duplexes; and multi-family housing developments. Many multi-family housing projects have been built in the recent history, but they have been located in property that is already within the C-5DD zoning district.

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

11th Street, Miller Street and Lee Street.

12. Adjacent property information:

Uses:		Zone:	
North:	Medical Clinic	North:	(R-ODD) Residential Office w/Downtc
South:	Century Link Fib	South:	(R-ODD) Residential Office w/Downtc
East:	Simplot Temp Pa	East:	(C-5DD) Central Business District with
West:	Multi-Family Hou	West:	(R-ODD) Residential Office w/Downtc

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

NA

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

Hawkins Companies desires to build a multi-family housing project on the NW corner of Miller and 11th Streets. Through the Neighborhood Meeting process, many other neighboring property owners have decided to include their property in our request. At this time, I believe that the Hamblin and Myhre parties are exploring their options made available with C-5DD zoning.

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

Downtown Boise is rapidly changing, and people are choosing to live where they can work, recreate and live. The demand for this style of living arrangement is keeping pace with, if not exceeding, the number of living spaces being built. Boise is growing "up" instead of "out", and providing additional living options as close to the core of Downtown will maximize the benefits of existing infrastructure, and will lessen the demand of housing in the periphery of Boise.

16. What Comprehensive Plan policies support your request?

DT-CCN 1.2; DT-CCN 1.4; DT-CCN 1.6;
DT-CCN 2.4; and DT-CCN 3.2.

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: