

#105 - Annexation and Rezone

Case #: CAR19-00028

Property Information

Address

Street Number: 9000	Prefix: W	Street Name: STATE ST	Unit #: 			
Subdivision name: SEC 23 & OF SE4SE4	Block: 0	Lot: 0	Section: 14	Township: 4	Range: 1	Zoning: R-1A
Parcel Number: S0514449200	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: Kelly	Last Name: Kitchens		
Company: 			
Address: 10903 Chicken Dinner Road	City: Caldwell	State: ID	Zip: 83607
E-mail: kelly@fullsailboise.com	Phone Number: (208) 244-6264	Cell: (208) 794-7863	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Jay	Last Name: Gibbons		
Company: South Beck & Baird			
Address: 2002 S. Vista Avenue	City: Boise	State: ID	Zip: 83705
E-mail: gibbons@sbbgo.com	Phone Number: (208) 342-2999	Cell: (208) 869-0747	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):

9/19/2019

2. Neighborhood Association:

North West

3. Comprehensive Planning Area:

Northwest

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

Property was annexed into the City in 2014. Requesting to rezone the property from R-1A to R-3 to allow multi-family development.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-1A

7. Requested Zone::

R-3

8. Size of Property:

4.3

Acres Square Feet

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

Residence, agriculture structure, silo

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

If so, describe them and give their locations:

Yes, Colson Place is an apartment complex on the west side of Bogart, east of the subject property. There are two other apartment complexes on the east side of Bogart.

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

W. State Street

12. Adjacent property information:

Uses:

Zone:

North: Residential North: (R-1A) Single Family Residential

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

East: Residential East: (R-1A) Single Family Residential

West: Residential West: (R-1C) Single Family Residential

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

Already annexed in 2014

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

Sixty unit Multi-family townhouse apartments with clubhouse

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

Apartments in the vicinity are at capacity and City has designated the area as a transit-oriented area.

16. What Comprehensive Plan policies support your request?

The Northwest Planning area policies designate the State Street corridor at Bogart Lane a transit oriented development area encouraging mixed-uses. Higher density housing adjacent to commercial uses support this designation.

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: