

#105 - Annexation and Rezone

Case #: CAR20-00002

Property Information

Address

Street Number: 8306	Prefix: W	Street Name: STATE ST	Unit #: 			
Subdivision name: STEINS SUB	Block: 0	Lot: 5	Section: 24	Township: 4	Range: 1	Zoning: R-1A
Parcel Number: R8123251000	Additional Parcel Numbers: Minor Sub ROS19-00068 6049 N Roe St Parcel B					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Scott	Last Name: McCormack		
Company: American Pacific Advisors, LLC			
Address: 5321 W Hidden Springs Drive, Ste 200	City: Boise	State: ID	Zip: 83714
E-mail: scott@ampacadvisors.com	Phone Number: (808) 755-5933	Cell: (808) 755-5933	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Scott	Last Name: McCormack		
Company: American Pacific Advisors, LLC			
Address: 5321 W Hidden Springs Drive, Ste 200	City: Boise	State: ID	Zip: 83714
E-mail: scott@ampacadvisors.com	Phone Number:	Cell: (808) 755-5933	Fax:

Owner Information

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

First Name: Rodney	Last Name: Johnson		
Company:			
Address: 8306 W State Stree	City: Boise	State: ID	Zip: 83714
E-mail: launeewolverton@gmail.com	Phone Number: (208) 391-9395	Cell:	Fax:

1. Neighborhood Meeting Held (Date):

01/15/2020

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:

Construct a compact and efficient high-density 85-unit apartment flat complex in 4 separate buildings as a PUD (application submitted and will process simultaneously). Request rezone from the current R-1A to R-3D Zone, the same as the adjacent Retreat at Silver Cloud Apartments to the north. The request is consistent with Blueprint Boise Comprehensive Plan Northwest Planning Area: Land Use Map designation of mixed-use and 319 feet north of the State Street (Hwy 44) Corridor, the major transportation corridor in the Northwest Planning Area supporting Transit Oriented Development (TOD) projects.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-1

7. Requested Zone::

R-3

8. Size of Property:

2.33

Acres Square Feet

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

Greenfield used for farming hay/ alfalfa

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, immediately adjacent to the north, Retreat at Silvercloud a 236 unit 3 story high-density apartment and townhome rental project zoned R-3D. And immediately adjacent to the west Roe Street Townhomes a +100 med density multi-family project zoned R-2D. Other similar land uses in general area (higher density multi-family) include – Kensington (323), Colson Place (28), and Summerwinds (28).

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

Roe and Limelight Streets

12. Adjacent property information:

Uses:		Zone:	
North:	<input type="text" value="Multi-family"/>	North:	<input type="text" value="(R-3D/CD) Multi-Fam Res-w/Design F"/>
South:	<input type="text" value="Residential"/>	South:	<input type="text" value="(R-1A) Single Family Residential"/>
East:	<input type="text" value="Multi-family"/>	East:	<input type="text" value="(R-2D) Combined Residential w/Desig"/>
West:	<input type="text" value="Greenfield"/>	West:	<input type="text" value="(R-1A) Single Family Residential"/>

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

n/a already in the City

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

Residential, multi-family compact apartment flats, 3-story walk up apartments as a transient oriented development (TOD). It will contain 85-units in four (4) separate structures surrounding a courtyard of parking (97 stalls meeting the requirement for R-3D), 48 interior covered bike parking spaces, open space and amenities.

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

Significant new development and redevelopment has occurred in the surrounding area including major renovation of the Northgate Shopping Center, recently completed apartment and townhome complexes near the subject property – Kensington (323), Retreat at Silvercloud (236 Apts & Townhomes), Roe Street Townhomes (+100), Colson Place (28), Summerwinds (28) and other commercial development along State Street.

Transportation Improvements along State Street Corridor - Valley Regional Transit and partners are focused on enhancing

16. What Comprehensive Plan policies support your request?

This request supports Blueprint Boise – Boise’s Comprehensive Plan policies as follows:

- Establishes a multi-family apartment flat complex with strong linkage between land use, transportation, and urban design. And promotes an integrated approach to land use and transportation planning. Limelight Village is planned to target growing population of independent millennial, gen-x and baby boomer professional single and couple households in Boise/ Treasure Valley looking to live affordably and in style. The unit mix of the project is focused on one-

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: