

#117 Planned Unit Development

Case #: PUD20-00004

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 Parcel B 6049 N Roe Street					

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: Garden City	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: (808) 755-5933	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 Street	City: Boise	State: ID	Zip: 83714
E-mail: launeewolverton@gmail.com	Phone Number: (208) 391-9395	Cell:	Fax:

Project Information

Is this a Modification application?

Yes

No

File number being modified:

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

5. Size of Property:

2.33

Acres

Square Feet

6. Water Issues:

A. What are your fire flow requirements? (See International Fire Code):

300

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:

1

Number of Proposed:

2

C. Is the building "sprinklered"?

Yes

No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

1750

gpm

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

Greenfield used for farming hay/ alfalfa

8. Are there any hazards on the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

No hazards

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	Multi-Family	3	(R-3D) Multi_Family Residen
South:	Residential	1	(R-1A) Single Family Resider
East:	Multi-Family	2	(R-2D) Combined Residential
West:	Greenfield	0	(R-1A) Single Family Resider

10. Non-Residential Structures:

A. Number of **Proposed** non-residential structures:

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>	<input type="text" value="0"/>

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of **Proposed** residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="54"/>	<input type="text" value="713"/>	<input type="text" value="38508"/>
Two-Bedroom:	<input type="text" value="20"/>	<input type="text" value="1084"/>	<input type="text" value="21680"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="11"/>	<input type="text" value="414"/>	<input type="text" value="4557"/>
Total Number:	<input type="text" value="85"/>	<input type="text" value="762"/>	<input type="text" value="64745"/>

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

12.Site Design:

- A. Percentage of site devoted to building coverage:
- B. Percentage of site devoted to landscaping:
- C. Percentage of site devoted to paving:
- D. Percentage of site devoted to other uses:
- E. Describe other use:

13.Loading Facilities, if proposed (For Commercial uses only):

- Number: Location:
- Size: Screening:

14.Parking:

- | | Required | | Proposed |
|--|---|--------------------------|---------------------------------|
| A. Handicapped Spaces: | <input type="text" value="4"/> | Handicapped Spaces: | <input type="text" value="4"/> |
| B. Parking Spaces: | <input type="text" value="97"/> | Parking Spaces: | <input type="text" value="97"/> |
| C. Bicycle Spaces: | <input type="text" value="10"/> | Bicycle Spaces: | <input type="text" value="48"/> |
| D. Proposed Compact Spaces: | <input type="text" value="39"/> | | |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: | <input type="text" value="88"/> | | |
| F. Are you proposing off-site parking? | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/> |
| G. Are you requesting shared parking or a parking reduction? | <input type="radio"/> Yes <input checked="" type="radio"/> No | If yes, how many spaces? | <input type="text"/> |

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15.Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Rear:	<input type="text" value="20"/>	<input type="text" value="20"/>	<input type="text" value="20"/>	<input type="text" value="20"/>
Side 1:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Side 2:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>

16.Waivers Requested:

- A. Lot size: Yes No Description:
- B. Internal Setbacks: Yes No Description:
- C. Frontage: Yes No Description:

17. Sidewalks:

Proposed: Attached Detached
Adjacent: Attached Detached

18. Amenities:

Number:
Description:

19. Density:

Allowed Density:
Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Architectural Shingles"/>	<input type="text" value="final TBD"/>
Walls:	<input type="text" value="Stucco, Panels, Stone"/>	<input type="text" value="finals TBD"/>
Windows/Doors:	<input type="text" value="See Renderings"/>	<input type="text" value="finals TBD"/>
Fascia, Trim etc.:	<input type="text" value="Stucco, Panels, Stone"/>	<input type="text" value="finals TBD"/>

21. Drainage (Proposed method of on-site retention):

22. Floodways & Hillside:

- A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No
- B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

- No Area A Area B Area B1 Area C

24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

Yes No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

Yes No

Are you proposing public street connection to adjacent properties?

Yes No

25. Solid Waste:

A. Type of trash receptacles:

Individual Can/Residential 3 Yd Dumpster 6 Yd Dumpster 8 Yd Dumpster Compactor

B. Number of trash receptacles:

2

C. Proposed screening method:

property manager will work out with Republic Waste Mgmt

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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: