

#105 - Annexation and Rezone

Case #: CAR20-00011

Property Information

Address

Street Number: 1511	Prefix: S	Street Name: ROBERT ST	Unit #: 			
Subdivision name: HOPPIE SUB	Block: 0	Lot: 14	Section: 15	Township: 3	Range: 2	Zoning: C-2D
Parcel Number: R3727000110	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: Tim	Last Name: Nau		
Company: Energreen Development Company LLC			
Address: PO Box 291	City: McCall	State: ID	Zip: 83638
E-mail: tim@energreendevelopment.com	Phone Number: (208) 571-1268	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Ben	Last Name: Semple		
Company: Rodney Evans + Partners, PLLC			
Address: 1014 S. La Pointe St., Suite 3	City: Boise	State: ID	Zip: 83706
E-mail: ben@reandpartners.com	Phone Number: (208) 514-3300	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):

7/16/20

2. Neighborhood Association:

Depot Bench

3. Comprehensive Planning Area:

Central Bench

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

Rezone to R-OD from C-2D to allow for the construction a 16-unit residential condominium building (one-bedroom units each) with associated site and landscape improvements

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

C-2D

7. Requested Zone::

R-OD

8. Size of Property:

0.23 Acres Square Feet

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

vacant

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

If so, describe them and give their locations:

Commercial and office zones surround the subject parcel. Those parcels are zoned either C-2D or L-OD. Single-family, multi-family, and commercial uses all exist within the immediate area to the north, south, east, and west.

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

S. Robert St.

12. Adjacent property information:

Uses:

Zone:

North: commercial park North: (C-2D) General Commercial w/Design

South: commercial South: (C-2D) General Commercial w/Design

East: commercial/chur East: (L-OD) Limited Office with Design Re

West: commercial West: (C-2D) General Commercial w/Design

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

N/A

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

a 16-unit residential condominium building

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

Infill redevelopment has been occurring in the immediate area with commercial and residential structures being constructed. A single-family home was demolished on this property, and the inclusion of additional residential units in this area are needed and appropriate.

16. What Comprehensive Plan policies support your request?

This parcel is designated as Mixed Use in the comprehensive plan. Infill development policies of the Comprehensive Plan support the request as well. R-O allows for a higher density, although it does make the site more compatible with residential as opposed to the current C-2D zoning designation. The intersection of Overland Rd. and Vista Ave. is a Neighborhood Activity Center, which encourages a mix of residential and commercial uses. The proposed residential condominium building provides for a transition from the high-intensity commercial uses along Vista into the more residential uses further east of the property.

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: