PDS Online | eApply
City of Boise • Planning & Development Services • (208) 608-7070 • pds.cityofboise.org

#117 Planned Unit Development

Case #: PUD20-00033

Street Number:	Prefix:	Street Name				Unit #:
1511	S	ROBERT ST	100000000000000000000000000000000000000	10/02 10/02/01	10.13	
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
HOPPIE SUB	0	14	15	3	2	C-2D
Parcel Number:	Addition	al Parcel Num	bers:			
R3727000110						
Primary Contact						
Who is responsible for receivin		oading files O _{Owner}	and commun	icating with B	Boise City?	
Applicant Information						
First Name:	Last Name	2:				
Tim	Nau					
Company:						
Energreen Development Company	LLC			9		
Address:	City:			State:		Zip:
P.O. Box 291	McCall			ID	~	83638
E-mail:	V 12 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	mber		Cell:		Fax:
tim@energreendevelopment.com	Phone Number: nt.com (208) 571-4252			Celli		I da.
83		- 1232			0211111	
Agent/Representative Informa	ation	OEr	igineer C	Contractor	Other	
Agent/Representative Informa Role Type: OArchitect OL	ation and Developer Last Name	OEr	ngineer C	Contractor	©Other	
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben	ation	OEr	ngineer C	Contractor	© Other	
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company:	ation and Developer Last Name	OEr	ngineer C	Contractor	Other	
Agent/Representative Informa Role Type: Orchitect Orchitect First Name: Ben Company: Rodney Evans + Partners, PLLC	and Developer Last Name Semple	OEr	ngineer C		©Other	
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company: Rodney Evans + Partners, PLLC Address:	Last Name Semple	OEr	ngineer C	State:		Zip:
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company: Rodney Evans + Partners, PLLC Address: 1014 S. La Pointe St., Suite 3	Last Name Semple City: Boise	OEr	ogineer C	State:	© Other	Z ip: 83706
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company: Rodney Evans + Partners, PLLC Address: 1014 S. La Pointe St., Suite 3 E-mail:	Last Name Semple City: Boise Phone Nu	○Er	ngineer C	State:		
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Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company: Rodney Evans + Partners, PLLC Address: 1014 S. La Pointe St., Suite 3 E-mail: ben@reandpartners.com Owner Information	Last Name Semple City: Boise Phone Nu (208) 514	mber: 4-3300		State: ID Cell:		83706
Agent/Representative Informa Role Type: OArchitect OL First Name: Ben Company: Rodney Evans + Partners, PLLC Address: 1014 S. La Pointe St., Suite 3 E-mail: ben@reandpartners.com Owner Information Same as Applicant? ONo Ov	Last Name Semple City: Boise Phone Nu (208) 514	mber: 4-3300		State: ID Cell:		83706
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. OJCCC I	Information								
s this a f	Modification applic	cation?	Oyes	⊚ No	File numbe	r being modified:			
Neighbo	orhood Meeting He	ld (Date):							
7/16/20)								
Neighbo	orhood Association								
Depot			~						
	hensive Planning A	Area:							
	Bench		~						
This app	olication is a reque	st to constru	ct, add or ch	ange the use	of the property as	follows:			
	Name of the Party	7775 // 1000		200 <u>7</u> 5 3 40 5 5 5 5 5		d site and landscap	e improveme	ents	^
	Property:	uare Feet							Y
Water I	ssues:								
A Who	t are your fire flow	w roquiromo	ente2 (Coo I	nternational E	iro Codo):				
1500 B. Num	t are your fire flow	show location	on on site pl	an):					gp
B. Num Note: A Numbe		show locatio /hydrant pip	on on site pl	an): Suez Water a	pproval.	nber of Proposed:	0		gp
B. Num Note: A Numbe C. Is th	nber of hydrants (Any new hydrants) or of Existing:	show location hydrant pip	on on site pling require	an): Suez Water a O N o	pproval.	nber of Proposed:	0		gp
B. Num Note: A Numbe C. Is th	nber of hydrants (Any new hydrants or of Existing: ne building "sprink	show location hydrant pip	on on site pling require	an): Suez Water a O N o	pproval.	nber of Proposed:	0		
B. Num Note: A Numbe C. Is th D. Wha	nber of hydrants (Any new hydrants or of Existing: ne building "sprink	show location hydrant pip dered"? r is available	on on site pling require 1 Oves ? (Contact	an): Suez Water a Ono SUEZ (208) 3	pproval.	nber of Proposed:	0		
B. Num Note: A Numbe C. Is th D. Wha	nber of hydrants (s Any new hydrants or of Existing: ne building "sprink of volume of wate	show location hydrant pip dered"? r is available	on on site pling require 1 Oves ? (Contact	an): Suez Water a Ono SUEZ (208) 3	pproval.	nber of Proposed:	0		
B. Num Note: A Numbe C. Is th D. Wha 1500 Existing	ber of hydrants (s Any new hydrants) or of Existing: ne building "sprink of volume of water uses and structure	show location hydrant pipt dered"? r is available	on on site pling require 1 ••• Yes ••• (Contact to perty are as	an): Suez Water a Ono SUEZ (208) 3	pproval.	nber of Proposed:	0		
B. Num Note: A Numbe C. Is th D. Wha 1500 Existing Vacant	aber of hydrants (s Any new hydrants, or of Existing: the building "sprink at volume of water uses and structure re any hazards on t	show location /hydrant pip dered"? It is available the property:	on on site pling require 1 •••••••••••••••••••••••••••••••••	an): Suez Water a No SUEZ (208) 3	pproval. Nun 62-7354):			1 :	
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B. Num Note: A Numbe C. Is th D. Wha 1500 Existing Vacant	aber of hydrants (s Any new hydrants, or of Existing: the building "sprink at volume of water uses and structure re any hazards on t	show location /hydrant pip dered"? It is available the property:	on on site pling require 1 •••••••••••••••••••••••••••••••••	an): Suez Water a No SUEZ (208) 3	pproval. Nun 62-7354):			cations:	
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B. Num Note: A Numbe C. Is th D. Wha 1500 Existing Vacant Are ther (Such a no Adjaces North: South:	aber of hydrants (stany new hydrants) or of Existing: ne building "sprink at volume of water uses and structure re any hazards on the canals, hazardo nt property informations Building types and/or uses	show location/hydrant pip dered"? r is available es on the pro the property: us material ation: Number of Stories	on on site pling require 1 •ves •? (Contact : perty are as spills, soil of Zone (C-2D) (L-OD	an): Suez Water a No SUEZ (208) 3 follows: r water conta	pproval. Nun 62-7354): mination.) If so, nmercial			cations:	gp gp

	Gross Square Feet	Net Lea	asable Square Feet	
1st Floor	0	0		
2nd Floor	0	0		
3rd Floor	0	0		
4th Floor	0	0		
B. Maximum Propose	ed Height:		0	
C. Number of stories	100 100 TO 100		0	
D. Number of EXIST		structures to remain		
			tions (If 5+ floors, attach na	prative with chart):
oquare rootage of ex	Gross Square Feet		asable Square Feet	mauve with trialty.
1st Floor	0	0		
2nd Floor	0	0		
3rd Floor	0	0		
4th Floor	0	0		
E. Existing Structure	Height(s):		_	
			0	
F. Number of Stories			0	
F. Number of Stories	:			
	:	s (if applicable)::		
desidential Structures A. Number of Propo	: : sed residential unit	52500 10 80000	0	
tesidential Structures A. Number of Propo	: sed residential unit residential structures	52500 10 80000	0	Total Square Feet
Residential Structures	: sed residential unit residential structures Number	s (if applicable):	16	Total Square Feet
A. Number of Propo B. Size of Proposed r	sed residential unit residential structures Number nom: 16	s (if applicable):	0 Square Foot per Unit	
A. Number of Propo B. Size of Proposed r One-Bedro	sed residential units residential structures Number oom: 16	s (if applicable):	0 Square Foot per Unit 800	12800
A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro	sed residential units residential structures Number oom: 16	s (if applicable):	Square Foot per Unit 800 0	12800
A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro Three-Bedro Other:	sed residential units residential structures Number from: 16 com: 0 com: 0	s (if applicable):	Square Foot per Unit 800 0	0 0 0
A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro	sed residential units residential structures Number from: 16 com: 0 com: 0	s (if applicable):	0 Square Foot per Unit 800 0 0 0	0 0
A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro Three-Bedro Other:	sed residential units residential structures Number oom: 16 oom: 0 oom: 0 oom: 0 oom: 16 oom: 0 oom:	s (if applicable):	0 Square Foot per Unit 800 0 0 0	0 0 0
A. Number of Propo B. Size of Proposed r One-Bedro Two-Bedro Three-Bed Other: Total Num	sed residential units residential structures Number oom: 16 oom: 0 room: 0 ber: 16 ng units to remain:	s (if applicable): of Units	0 Square Foot per Unit 800 0 0 0	0 0 0

10. Non-Residential Structures:

12.Site Desi	ign:									
A. Perce coverag	entage of site devoted to building ge:		9	57						
B. Perce	tentage of site devoted to landscaping		aping:	23						
C. Perce	entage of site	devoted t	o paving		20					
D. Perce	entage of site	devoted t	to other u	uses:	0					
E. Desci	ribe other use	e:								
13.Loading	Facilities, if pr	roposed (F	or Comme	rcial us	es only):					
Number	:					Loca	tion			
Size:						Scree	ening			
14.Parking:										
					Required					Proposed
A. Hand	licapped Space	es:			0			Handicapped Space	es:	0
B. Parki	ng Spaces:				18			Parking Spaces:		32
C. Bicyc	le Spaces:				16			Bicycle Spaces:		24
D. Prope	osed Compac	t Spaces:			0			101 102 103 -		
E. Restr	ricted (assigne	ed, garage	e, reserve	d space	s) parking sp	aces propo	osed:			16
	ou proposing			•	Oyes	⊚ _{No}		If yes, how many	spaces?	
	ou requesting reduction?	g shared p	oarking o	a	Oyes	⊚ No		If yes, how many	spaces?	
premise	if you are req es and any ad ff-street park	ditional in	formation	demor	strating that	use by the	regular em	nit a survey of perso ployees and visitors	ons using to the p	and working on the premises will require
15.Setbacks	(Plans that a	are not gra	phically	dimensi	oned will not	be accept	ed.)			
	Building						Parking			
	Proposed			Require	ed		Proposed		Require	d
Front:	10 10		10			24		20		
Rear:	26 5		5	40		40	40 5			
Side 1:	: 5		7	5		5	5			
Side 2:	2: 5		7	5		5	5			
16.Waivers	Requested:									
A. Lot s		Oyes	⊚ No	D	escription:					
B. Inter	nal Setbacks:	Oyes	⊚ _{No}	D	escription:					
C. Front	tage:	Oyes	⊚ No	D	escription:					

Proposed: Attached Detached Adjacent: Attached Detached 18. Amenities: Number: Description: 19. Density: Allowed Density: 87.1 du/acre Proposed Density: 69.5 du/acre 20. Building Exterior: Materials Colors Roof: metal varies Walls: lap siding, composite, stucco varies Windows/Doors: composite, metal varies Fascia, Trim etc.: wood, metal varies 21. Drainage (Proposed method of on-site retention): Subsurface infiltration 22. Floodways & Hillsides: A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Ves No B. Does any portion of this parcel have slopes in excess of 15%? Ves 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 B Area B Area B Area C	17. Sidewalks:				
18. Amenities: Number: Description: 19. Density: Allowed Density: B7.1 du/acre Proposed Density: 69.5 du/acre 20. Building Exterior: Materials Colors Roof: Materials Walls: Iap siding, composite, stucco Windows/Doors: Composite, metal Waries Fascia, Trim etc.: Wood, metal Waries 21. Drainage (Proposed method of on-site retention): Subsurface infiltration 22. Floodways & Hillsides: A. Is any portion of this property located in a Floodway or a 100-year Floodplain? 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.)	Proposed:	Attached Detached			
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21. Drainage (Proposed method of on-site retention): Subsurface infiltration 22. Floodways & Hillsides: A. Is any portion of this property located in a Floodway or a 100-year Floodplain? B. Does any portion of this parcel have slopes in excess of 15%? 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.)	Windows/Doors:	composite, metal	varies		
subsurface infiltration 22. Floodways & Hillsides: A. Is any portion of this property located in a Floodway or a 100-year Floodplain? B. Does any portion of this parcel have slopes in excess of 15%? 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.)	Fascia, Trim etc.:	wood, metal	varies		
22. Floodways & Hillsides: A. Is any portion of this property located in a Floodway or a 100-year Floodplain? B. Does any portion of this parcel have slopes in excess of 15%? 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.)	21. Drainage (Proposed r	method of on-site retention):			
A. Is any portion of this property located in a Floodway or a 100-year Floodplain? B. Does any portion of this parcel have slopes in excess of 15%? 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.)	subsurface infiltration	n			
B. Does any portion of this parcel have slopes in excess of 15%? 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.)	22. Floodways & Hillsides				
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.)	A. Is any portion of	this property located in a Floodway	or a 100-year Floodplain?	Oyes	⊚ No
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.)	B. Does any portion	of this parcel have slopes in excess	of 15%?	Oyes	⊚ _{No}
Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)					
	23. Airport Influence Area	:			
●No OArea A OArea B OArea B1 OArea C	Is the subject site loo	cated within the Airport Influence Ar	ea? (If yes, please mark which	area.)	
	No OArea A	OArea B1	OArea 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.

	n 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to an impact study. A copy of this study must be submitted with this application.
Is a Traff	Fic Impact Study required?
B. PRIVAT	TE Street Layout Review
The impa Study" (T roadway	acts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact ITS" prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site will exceed 240 vehicle trips per day.
Is a Traff	ic Impact Study required?
Are you p	roposing public street connection to adjacent properties?
25. Solid Was	to.
	of trash receptacles:
10 00 00 00 00 00 00 00 00 00 00 00 00 0	dual Can/Residential 3 Yd Dumpster 6 Yd Dumpster 8 Yd Dumpster Compactor
	er of trash receptacles:
1	
	sed screening method:
enclosure	
D. Is the Ves	proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) No
E. Is recy	vcling proposed?
O Yes	ONo
Verification	n of Legal Lot or Parcel Status
Acceptance of have a Verific	of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must ication of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to dis and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for
The undersig	ned declares that the above provided information is true and accurate. Ined acknowledges that failure to provide true and accurate information may result in rejection of this application, possible the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.
Agent/Repres	sentative Signature:
Date:	