



Planning & Development Services

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MEMORANDUM

MEMO TO: Boise City Planning & Zoning Commission

FROM: Joshua Johnson
Boise City Planning and Development Services

RE: CUP11-00090, DRH12-00013, & CFH 11-00036

DATE: April 7, 2014

Project Description

Conditional use permit for a height exception to construct a five story multi-family residential building on 3.42 acres located at 1004 W. Royal Boulevard in an R-OD (Residential-Office with Design Review) zone.

Applicant's Request

The original approval was set to expire on April 25, 2012. This is the applicant's first request for a time extension.

Staff Recommendation

Staff recommends a two year time extension be granted to this application, extending the approval to **April 25, 2016**.

Discussion

The Commission may, grant up to 2 two-year time extension to an unexpired conditional use permit. Extensions to conditional use permits shall also extend any associated zoning approvals such as variances and design review approvals. The Commission shall hold a public hearing to decide the extension request if:

- A. There have been significant amendments to the Comprehensive Plan or Zoning Ordinance which will affect the conditional use permit;

Finding: There have been no amendments to the Comprehensive Plan or Zoning Ordinance which will affect the conditional use permit;

- B. There have been significant land use changes in the vicinity which would adversely impact the project or the adversely impacted by the project;

Finding: There have not been any significant land use changes in the vicinity which would adversely impact the project or be adversely impacted by the project.

- C. There are hazardous situations which have developed or have been discovered in the area;

Finding: No hazardous situations have developed in the project area and all services are available to the parcel.

A maximum of two 2-year time extensions may be granted to an unexpired conditional use permit.

This is the applicant's first request for a time extension.

Attachments:

Applicant's letter for a request of a time extension.

March 12, 2014

Ron Hill
Project Manager II
City of Boise
150 N. Capitol Blvd
PO Box 500
Boise, ID 83701

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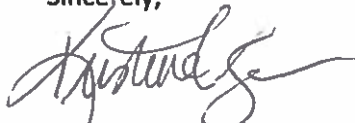
RE: River's Edge DRH – 120013, CUP 11 – 00090, CFH – 11 – 00036 / 1004 W. Royal Boulevard

Dear Ron,

Please let this letter serve as our formal request to extend the above noted Planning and Zoning approvals for the River's Edge development located at 1004 W. Royal Blvd. Boise ID. Originally awarded on March 6, 2012, as developer of the project, USL is requesting a necessary extension, noted in page 6 the appended approval letter, so that we may close on construction financing and begin construction early this summer.

Please feel free to contact me at kvagen@themichaelsrg.com or 856-341-4401 with any questions you may have. Thank you in advance.

Sincerely,



Kristina Vagen
Vice President
University Student Living
A Member of the Michaels Organization