

#117: Planned Unit Development

Case #: PUD16-00005

Property Information

Address

Street Number: 6781 **Prefix:** E **Street Name:** WARM SPRINGS AVE **Unit #:**
Subdivision name: SEC 33 3N 3E **Block:** 0 **Lot:** 0 **Section:** 33 **Township:** 3 **Range:** 3 **Zoning:** RP
Parcel Number: S0933141920 **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: Jim **Last Name:** Conger
Company: DevCo LLC
Address: 4824 W. Fairview Ave. **City:** Boise **State:** ID **Zip:** 83706
E-mail: jim@congergroup.com **Phone Number:** (208) 336-5355 **Cell:** **Fax:**

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Marcel **Last Name:** Lopez
Company: Conger Management Group
Address: 4824 W. Fairview Ave. **City:** Boise **State:** ID **Zip:** 83706
E-mail: marcel@devco.land **Phone Number:** (208) 336-5355 **Cell:** **Fax:**

Owner Information

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

First Name: Clavis B. **Last Name:** Hamilton
Company: Ben's Crow Inn
Address: 6919 E. Pet Haven Lane **City:** Boise **State:** ID **Zip:** 83712
E-mail: bbungard@arthurberry.com **Phone Number:** (208) 342-9669 **Cell:** **Fax:**

Is this a Modification application?

Yes

No

File number being modified:

1. Neighborhood Meeting Held (Date):

02/11/2016

2. Neighborhood Association:

Riverland East

3. Comprehensive Planning Area:

Barber Valley

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

Annexation into the City of Boise, parcels, S0933141905, S0933141920 and S0933142110 totaling approximately 4.2 acres on East Warm Springs Avenue for the development of 24 single family detached residential and 1 common lot. This PUD application requests lot sizes of approximately 8,000 square feet in the R-1B zone and all of the lots to have a 5 foot side setback. This PUD application also requests a 10 foot buffer along a portion of the property fronting East Warm Springs Avenue.. Please see the attached letter for a detail description of the project.

5. Size of Property:

4.19

Acres

Square Feet

6. Water Issues:

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

 gpm

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

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

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

Yes

No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

 gpm

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

The property was the location of Ben's Crow Inn, a restaurant and tavern. Owner's Ben and Connie are retiring and are closing the business after Labor Day 2016. The existing structures will not remain and will be demolished prior to construction of the new subdivision.

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.

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	Vacant undeveloped		
South:	Residential and	2	
East:	Residential - East	2	(R-1C/DA) Single Family Res
West:	Open land and		

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="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Two-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

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"/>	Handicapped Spaces:	<input type="text"/>
B. Parking Spaces:	<input type="text"/>	Parking Spaces:	<input type="text"/>
C. Bicycle Spaces:	<input type="text"/>	Bicycle Spaces:	<input type="text"/>
D. Proposed Compact Spaces:	<input type="text"/>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<input type="text"/>		
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input 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 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="20"/>	<input type="text" value="20"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="5"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="5"/>	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>

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:

Amenities include, drought tolerant landscape, landscaped open space, access to public open spaces and public bicycle circulation system. Please see attached letter for a detailed description of the amenities.

Description:

19. Density:

Allowed Density:

Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Asphalt Single"/>	<input type="text"/>
Walls:	<input type="text" value="Stucco/Cementitious Siding"/>	<input type="text"/>
Windows/Doors:	<input type="text" value="Vinyl/Metal"/>	<input type="text"/>
Fascia, Trim etc.:	<input type="text"/>	<input type="text"/>

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:

24

C. Proposed screening method:

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

Yes No

E. Is recycling proposed?

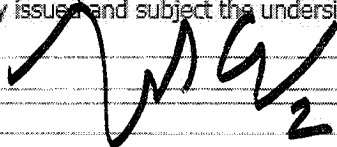
Yes No

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:


2.22.16

Date: