



# PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500  
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:  
CAR22-00034

## Annexation/Rezone Rezone

### Property Information

<b>Street No:</b>	<b>Direction:</b>	<b>Street Name:</b>	<b>Street Type:</b>	<b>Unit Type:</b>	<b>Unit No:</b>
672	S	ASH	ST		

<b>Subdivision Name:</b>	<b>Parcel Legal Description:</b>	<b>Zoning District:</b>
LEES ADD	W1' LOT 09 & LOTS 10-14 BLK 01, LEES ADD	R-ODD

<b>Parcel Number:</b>	<b>Additional Parcel Numbers:</b>
R5187000056	R5187000031, R5187000046, R5187000056

### Agent/Representative Information

<b>First Name:</b>	<b>Last Name:</b>	<b>Type:</b>
Chandler	Austin	Developer

**Company:**  
deChase Miksis

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1199 W Shoreline Ln, Ste 290	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
chandler@dechase.com	(515) 230-3311	

### Applicant Information

<b>First Name: (Primary Contact)</b>	<b>Last Name:</b>	<b>Type:</b>
Ian	McLaughlin	Applicant

**Company:**  
Pivot North Architecture

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1101 W Grove Street	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
ian@pivotnorthdesign.com	(208) 690-3108	

## Owner Information

Name:

RIVER STREET BE LLC

Address:

2121 ROSECRANS AVE STE 4335

City:

EL SEGUNDO

State:

CA

Zip:

90245

Email:

heath@baroneq.com

Phone:

(310) 795-5581

## Project Information

Project Name: (if applicable):

11th & River

**Project Proposal:** Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

The proposal looks to rezone from the current R-ODD to C-5DD to allow for an increase in building density from the zoned 87.1 units/ac and in increase in height above the allowed 45' adjacent residential use. The project proposes a density increase to approximately 152 units/ac and a height not to exceed 75' and six stories. The proposal consists of one (1) six story apartment building containing approximately 130 unit, 1,200 sf of retail, 121 parking stalls (structured and surface), and amenities (lobby, gym, bike storage, pool, co-working space).

## Project Details

### Property Information

Zoning District:	R-ODD
Property in Historic District:	NO
Property In Design Review Zone:	YES
Property In Hillside:	NO
Property In Floodplain:	YES
Flood Zone:	AE
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Irrigation ditches or canals on or adjacent to property:	No
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Total Size of Property to be Annexed or Rezoned:	0.87

### General

Plans submitted as:	Electronic
Existing Use:	Multi-family - (4) Fourplexes with surface parking along alley

### Annexation And Rezone

Current Zone:	R-ODD
Does this remove a Historic District designation:	No
Requested Zone:	C-5DD
Will this Annexation and/or Rezone include a Development Agreement:	No

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Annexation and Rezone Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 8/29/2022, by Ian McLaughlin