



# 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.:  
PUD23-00001

## Planned Unit Development

### 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>
60	N	COLE	RD		

<b>Subdivision Name:</b>	<b>Parcel Legal Description:</b>	<b>Zoning District:</b>
3N 2E 07	PAR #6365 OF SW4SW4, SEC 7 3N 2E, #336363-B	C-2D

<b>Parcel Number:</b>	<b>Additional Parcel Numbers:</b>
S1007336365	

### Agent/Representative Information

<b>First Name:</b>	<b>Last Name:</b>	<b>Type:</b>
Gary	Sorensen	Authorized Representative

**Company:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
116 South 6th St.	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
	(208) 690-3108	

### Applicant Information

<b>First Name: (Primary Contact)</b>	<b>Last Name:</b>	<b>Type:</b>
BRIAN	WENZEL	Applicant

**Company:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
300 W Main St Ste 200	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
brian@pivotnorthdesign.com	(510) 364-4289	

### Owner Information

**Name:**

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
3295 ELDER ST STE 209	BOISE	ID	83705

<b>Email:</b>	<b>Phone:</b>

## Project Information

**Project Name: (if applicable):**

60 N Cole Rd. Multifamily

**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.

Project Proposes new 200 unit multifamily and associated amenity spaces, with parking, on a 2.497 AC lot, replacing existing commercial building. Project requests height exception via CUP.

## Project Details

### Property Information

<b>Zoning District:</b>	C-2D
<b>Property in Historic District:</b>	NO
<b>Property In Design Review Zone:</b>	YES
<b>Property In Hillside:</b>	NO
<b>Property In Floodplain:</b>	NO
<b>Flood Zone:</b>	N/A
<b>Wildland Urban Interface (WUI):</b>	NO
<b>WUI Name:</b>	undefined
<b>Airport Influence:</b>	Not in Airport Influence Area
<b>Size of Property:</b>	2.5
<b>Irrigation ditches or canals on or adjacent to property:</b>	Yes
<b>Overhead powerlines or utility lines on or adjacent to the property:</b>	Yes
<b>Number and location of loading/receiving facilities:</b>	
<b>Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:</b>	

### General

<b>Plans submitted as:</b>	Electronic
<b>Is this a modification?:</b>	No
<b>Case Number Being Modified:</b>	
<b>Review Authority:</b>	Planning & Zoning Commission
<b>Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:</b>	Yes
<b>Please Provide which Housing Bonus Incentive you will be applying for:</b>	(2) Activity Center Supportive Housing Bonus
<b>Existing Use:</b>	Commercial
<b>Use:</b>	
<b>Is this a phased project?:</b>	No
<b>Explain Any Project Phases:</b>	

### Density & Amenities

<b>Describe all amenities:</b>	Leasing Center, Fitness Center, Clubroom, Pool, Amenity Courtyards
<b>Proposed Density:</b>	80.1

Allowed Density:	
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**Waivers Requested** - If Waivers are requested, include the requirement along with what you are requesting.

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

**Total Existing Structures**

Number of Existing Structures:	1
Explain Existing Structures to Remain:	none
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

**Existing Square Feet** - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	
Notes:	

**Existing Materials**

Type:	
Materials:	
Colors:	
Notes:	

**Existing Bedrooms And Units**

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	0
Number of Units:	
Notes:	

**Total Proposed Structures**

Number of Proposed Structures:	1
Height to Midline:	
Height to Eave:	
Height to Peak:	
Notes:	

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

Use:	
Number of Seats:	
Notes:	

**Proposed Materials**

Notes:	
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**Proposed Bedrooms And Units**

Total Number of Proposed Units:	
Notes:	

**Parking** - 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.

Does this project include shared parking?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	Yes
Number of assigned or reserved spaces:	171
Does this project include parking reduction?:	Yes
Number of spaces below required:	46
Required Spaces:	
Does this project include off-site parking?:	No
Notes:	
Number of off-site parking spaces:	

**Fence**

Notes:	
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**Fire Prevention**

Fire Flow:	45
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	0
Number of Proposed Hydrants:	1

**Public Works**

On-Site Stormwater Retention Method:	Permeable Pavers
Number of Street Lights:	

**Solid Waste**

How will trash and recycling containers be stored:	Internal Solid Waste Room(s)
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## Existing Structures

### Row 1

Building ID:	Existing
Gross Sq Ft:	40500
Number of Stories:	1

## Proposed Structures

### Row 1

Building ID:	Building 1
Gross Sq Ft:	267819
Number of Stories:	7
Height to Parapet:	80' 0"

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

**Row 1**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	1
<b>Gross Square Feet:</b>	46143

**Row 2**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	2
<b>Gross Square Feet:</b>	36965

**Row 3**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	3
<b>Gross Square Feet:</b>	37164

**Row 4**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	4
<b>Gross Square Feet:</b>	37164

**Row 5**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	5
<b>Gross Square Feet:</b>	37164

**Row 6**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	6
<b>Gross Square Feet:</b>	37164

**Row 7**

<b>Building ID:</b>	Building 1
<b>Floor:</b>	7
<b>Gross Square Feet:</b>	36055

## Proposed Materials

### Row 1

Type:	Walls
Materials:	Exterior Plaster
Colors:	White, Grey, Bronze

### Row 2

Type:	Walls
Materials:	Painted Mural over plaster
Colors:	Varies

### Row 3

Type:	Walls
Materials:	Metal Panels
Colors:	White

### Row 4

Type:	Windows/Doors
Materials:	Composite or vinyl
Colors:	Bronze

### Row 5

Type:	Canopy/Awnings
Materials:	Painted Metal
Colors:	Bronze

### Row 6

Type:	Walls
Materials:	Concrete board form
Colors:	Grey

### Row 7

Type:	Walls
Materials:	CMU wall
Colors:	grey

## Proposed Bedrooms And Units

### Row 1

Number of Bedrooms:	Studio
Number of Units:	12

### Row 2

Number of Bedrooms:	1 Bedroom
Number of Units:	121

### Row 3

Number of Bedrooms:	2 Bedroom
Number of Units:	67

## Project Setbacks

### Row 1

Location:	Front
Proposed Building Setback:	13' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	12' 6"
Required Parking Setback:	10' 0"
Notes:	Cole Rd

### Row 2

Location:	Side
Proposed Building Setback:	10' 0"
Required Building Setback:	0' 0"
Proposed Parking Setback:	10' 0"
Required Parking Setback:	5' 0"
Notes:	North

### Row 3

Location:	Side
Proposed Building Setback:	80' 0"
Required Building Setback:	0' 0"
Proposed Parking Setback:	20' 0"
Required Parking Setback:	5' 0"
Notes:	South

### Row 4

Location:	Rear
Proposed Building Setback:	15' 0"
Required Building Setback:	0' 0"
Proposed Parking Setback:	5' 0"
Required Parking Setback:	5' 0"
Notes:	East (varies)



## Parking

### Row 1

Type:	Vehicle
Proposed Spaces:	144

### Row 2

Type:	Accessible
Proposed Spaces:	6

### Row 3

Type:	Compact
Proposed Spaces:	48

### Row 4

Type:	Bike
Proposed Spaces:	200

## Fence

### Row 1

Existing or Proposed:	Proposed
Location:	Side
Type:	CMU
Height:	6' 0"

### Row 2

Existing or Proposed:	Proposed
Location:	Side
Type:	Metal
Height:	6' 0"

## Mechanical Units

### Row 1

Unit Location:	Rooftop
Type:	Air Conditioner
Number of Units:	200
Height:	3' 0"
Proposed Screen Method:	Building parapet

### Row 2

Unit Location:	Rooftop
Type:	Other
Height:	3' 0"
Proposed Screen Method:	Building parapet
Notes:	PV panels

**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

**Row 1**

<b>Service Type:</b>	Trash
<b>Receptacle Type:</b>	Compactor
<b>Max. Number of Trash Receptacles:</b>	7
<b>In Standard Enclosure:</b>	Yes
<b>Enclosure ID:</b>	Trash Room

**Row 2**

<b>Service Type:</b>	Recycling
<b>Receptacle Type:</b>	Compactor
<b>Max. Number of Trash Receptacles:</b>	7
<b>In Standard Enclosure:</b>	Yes
<b>Enclosure ID:</b>	Trash Room

**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

**Row 1**

<b>Enclosure ID:</b>	Trash Room
<b>Interior Enclosure Width:</b>	34' 0"
<b>Interior Enclosure Depth:</b>	33' 0"

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.

- [Planned Unit Development 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 2/1/2023, by BRIAN WENZEL