



# Planning & Development Services

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 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

## Planning Division Transmittal

**File Number:** CAR18-00018 **Hearing Date:** 9/17/18  
**X-Ref:** **Hearing Body:** Planning and Zoning Commission  
**Address:** 7415 W FAIRVIEW AVE **Transmittal Date:** 8/2/18  
**Applicant:** MAVERIK

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to [PDSTransmittals@cityofboise.org](mailto:PDSTransmittals@cityofboise.org) and put the file number in the subject line.
- Paper copies are available on request. Please call (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

### Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

### Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- Public Works-Subdivisions
- PDS-Noticing Copy

### Federal

- Army Corp of Engineers
- BLM
- EPA
- Fish & Wildlife Service

### Idaho State

- Dept of Lands
- Dept of Parks & Recreation
- Dept of Water Resources
- DEQ
- Division of Public Works
- Fish & Game (Region III)
- Historical Society
- Transportation District

### Irrigation Districts

- Board of Control
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation
- Drainage District # \_\_\_\_\_
- Farmers Union
- Nampa & Meridian
- New York Irrigation
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

### Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional Transit
- Other \_\_\_\_\_

### Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West End
- West Valley

### Schools

- Boise School District
- West Ada School District

### Utilities

- Cable One
- Capitol Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- Suez Water
- West Boise Sewer District

#105 - Annexation and Rezone

Case #: CAR18-00018

Property Information

**Address**

Street Number: 7415 Prefix: W Street Name: FAIRVIEW AVE Unit #:

Subdivision name: SEC 12 3N 1E Block: 0 Lot: 0 Section: 12 Township: 3 Range: 1 Zoning: A-1

Parcel Number: S1112110550 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: Leslie Last Name: Mascaro

Company: Maverik

Address: 185 S State Street, Ste 800 City: Salt Lake City State: UT Zip: 84111

E-mail: leslie.mascaro@maverik.com Phone Number: (801) 683-3594 Cell: Fax:

Agent/Representative Information

Role Type:  Architect  Land Developer  Engineer  Contractor  Other

First Name: Tamara Last Name: Thompson

Company: The Land Group, Inc

Address: 462 E. Shore Drive, Ste 100 City: Boise State: ID Zip: 83616

E-mail: tamara@thelandgroupinc.com Phone Number: (208) 939-4041 Cell: Fax:

Owner Information

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

First Name: Last Name:

Company:

Address: City: State: ID Zip:

E-mail: Phone Number: Cell: Fax:

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

Yes, there are existing land uses in the general area similar to the proposed zone and uses. To the north across W. Fairview Ave is the West Gate Shopping Center with is zoned C-2D, to the east across N. Cole Road is a Starbucks and an Albertson's grocery store, which are in a C-2D zone, and to the west and adjacent to the property are retail uses also zoned C-2D.

11. On what street(s) does the property have frontage?

W. Fairview Ave and N. Cole Road

12. Adjacent property information:

Uses:

Zone:

North: commercial retail North: (C-2D) General Commercial w/Desigr

South: Colehaven Subd South: (R-3D) Multi\_Family Residential w/D

East: commercial retail East: (C-2D) General Commercial w/Desigr

West: commercial retail West: (C-2D) General Commercial w/Desigr

13. Why are you requesting annexation into the City of Boise?

n/a

14. What use, building or structure is intended for the property?

commercial retail users such as a bank, drive-thru restaurant, offices, and convenience store with fuel.

15. What changes have occurred in the area that justify the requested rezone?

Cole Elementary School which was located on the parcel was closed in 2008 and has since been demolished. The proposed development will require a rezone to construct.

16. What Comprehensive Plan policies support your request?

Promote revitalization of corridors throughout the West Bench - mixed use along the length of the Fairview corridor.  
Enhance the character of the West Bench's neighborhoods - the new development will enhance, rather than detract from the area's established character.

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:

Date:



THE LAND GROUP, INC.

July 31, 2018

Cody Riddle  
Current Planning Manager  
Planning & Development Services  
Boise City Hall – 2<sup>nd</sup> Floor  
150 N. Capitol Blvd  
P.O. Box 500  
Boise, ID 83701-0500

**Re: Preliminary Plat and Rezone Application for the Southwest Corner of Cole Road and Fairview Avenue, Boise, ID**

Dear Mr. Riddle,

Attached to this letter is a Preliminary Plat application for a 7.85-acre preliminary plat and rezone of 6.566- acres from A-1 to C-2D located on the southwest corner of Cole Road and Fairview Avenue in Boise. The property currently consists of three parcels:

- 7415 W. Fairview Ave, 6.566 acres, parcel S1112110505, currently zoned A-1, a rezone application to C-2D is included.
- 1487 N. Cole Road, 1.026 acres, parcel S1112110350, currently zoned C-2D.
- 1475 N. Cole Road, 0.258-acres, parcel S1112110202, currently zoned C-2D

Rezone and preliminary plat applications we previously processed for the property but have since expired.

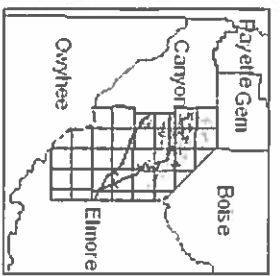
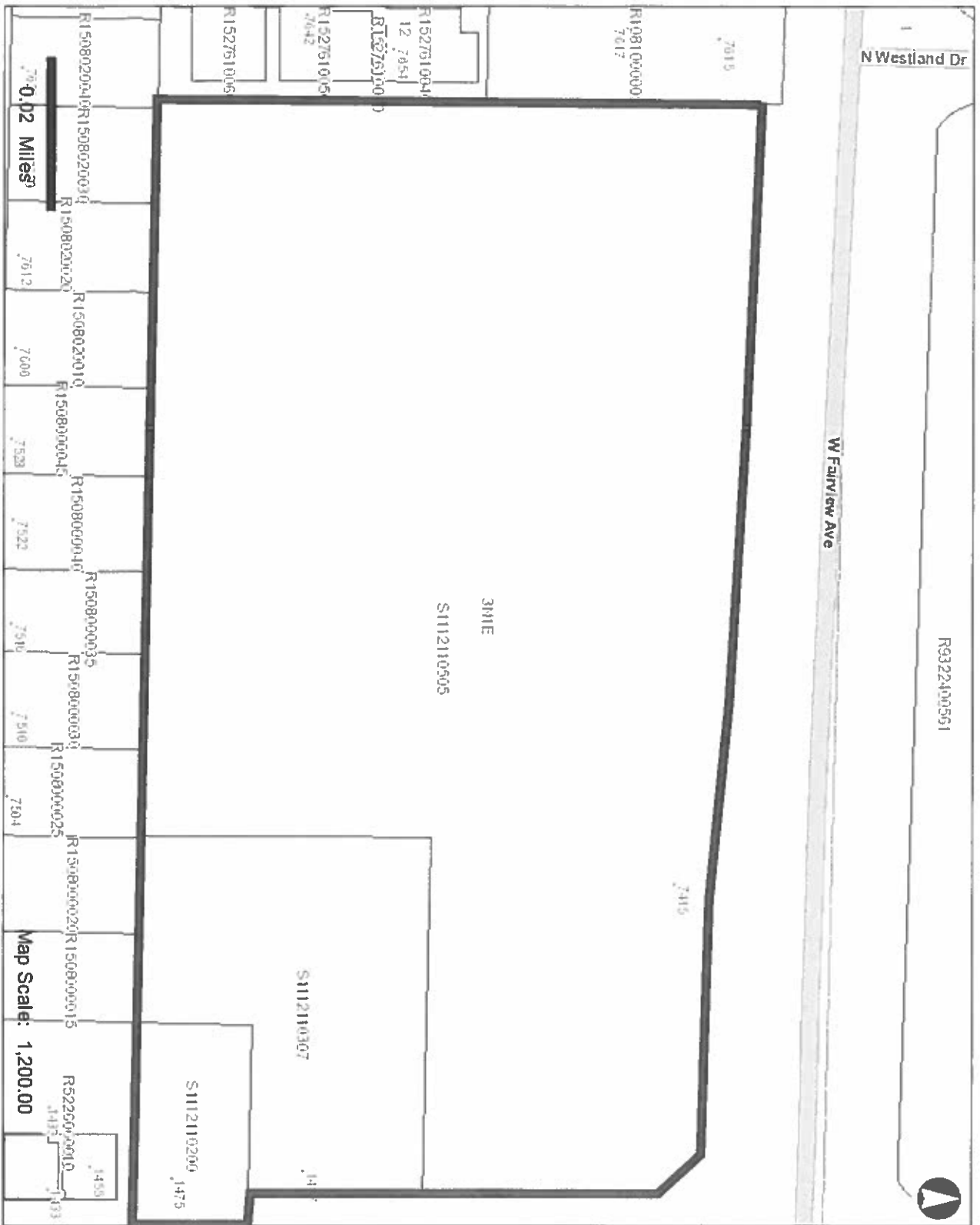
As noted, a portion of the property is currently zoned A-1 in the City of Boise. The Boise comprehensive plan, Blueprint Boise, designates the property as Commercial. We propose to rezone the property from A-1 to C-2D. The C-2D is consistent with Boise's Comprehensive Plan and the existing commercial zones in the immediate vicinity. We propose a development agreement with the rezone to further refine the vision of the development.

The West Gate Shopping Center to the north is zoned C-2D; the Albertsons and Starbucks to the east are zoned C-2D; the retail stores to the west are zoned C-2D.

The property to the immediate south is zoned R-3D. Landscape setbacks and less intense commercial uses are planned adjacent to the existing residences to provide a buffer.

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



## Legend

- Railroad
- Roads (<2,000 scale)
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Water
- Address
- Townships
- Sections
- Parcel Numbers
- Condos
- Parcels

Map Scale: 1:200,000

11/18/2014