



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: PUD18-00041

Hearing Date: DEC 2018

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 5593 N EAGLE ROAD

Transmittal Date: 10/30/18

Applicant: ULC MANAGEMENT, LLC

- 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 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
- South Eisenman
- 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

~~Map Conditional Use Application~~

PUD 117

PUD 18-00041

Property Information

Address

Street Number: **Prefix:** **Street Name:** **Unit #:**

Subdivision name: **Block:** **Lot:** **Section:** **Township:** **Range:** **Zoning:**

Parcel Number: **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: **Last Name:**

Company:

Address: **City:** **State:** **Zip:**

E-mail: **Phone Number:** **Cell:** **Fax:**

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: **Last Name:**

Company:

Address: **City:** **State:** **Zip:**

E-mail: **Phone Number:** **Cell:** **Fax:**

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Owner Information

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

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First Name: **Last Name:**

Company:

Address: **City:** **State:** **Zip:**

E-mail: **Phone Number:** **Cell:** **Fax:**

PUD 18 - 00041

Project Information

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Association:

None designated

2. Comprehensive Planning Area:

Suburban

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

Construct 4 - 8 plex, 4 duplex, and 14 - 4 plex residential buildings with drive isles and covered parking.

4. Size of Property:

Acres Square Feet

5. 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 Suez Water approval.

Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

gpm

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

Vacant Lane

7. Is the project intended to be phased? Please explain:

No

8. Adjacent property information:

Building types and/or uses

North:

South:

East:

West:

Zone

North:

South:

East:

West:

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9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="Duplex 800, 4-plex 550, 8-plex 500"/>
2nd Floor	<input type="text" value="Duplex 800, 4-plex 500, 8-plex 500"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="N/A"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="30 year architectural"/>	<input type="text" value="Black"/>
Walls:	<input type="text" value="Variety of hardy board siding, stucco, stone"/>	<input type="text" value="Variety of natural colors"/>
Windows/Doors:	<input type="text" value="Vinyl / Steel"/>	<input type="text" value="Variety to match with exterior colors"/>
Fascia, Trim, etc:	<input type="text" value="Metal fascia/soffit, hardy board trim"/>	<input type="text" value="Variety to match with exterior colors"/>
Other:	<input type="text"/>	<input type="text"/>

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="R-1C - 20' , LOD - 10'"/>	<input type="text" value="10'"/>	<input type="text" value="No parking abutting Residential"/>	<input type="text"/>
Rear:	<input type="text" value="R-1C - 15', LOD - 10'"/>	<input type="text" value="20'"/>	<input type="text" value="No parking abutting Residential"/>	<input type="text"/>
Side 1:	<input type="text" value="R-1C - 5', LOD - 10"/>	<input type="text" value="20'"/>	<input type="text" value="No parking abutting Residential"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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17. 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:

4

C. Proposed screening method:

Decorative block and visual blocking gates

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

Yes No

E. Is recycling proposed?

Yes No

18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property? Yes No

B. Location:

C. Size:

19. Fencing:

	Proposed	Existing to Remain
Type:	6' Vinyl	6' Cedar
Height:	6'	6'
Location:	Front perimeter & patios	Perimeter

20. Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

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 #112 Floodplain and/or #114 Hillside application and additional fee.

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

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13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	24%	67,844
	%	
Landscaping:	43%	123,806
	%	
Paving:	26%	73,660
	%	
Other Uses:	7%	18,200
	%	
Describe Other Uses:	Sidewalks	

14. Parking:

	Required	Proposed
Accessible Spaces:	5	8
Parking Spaces:	132	148
Bicycle Spaces:		
Proposed compact spaces:		15

Are you proposing off-site parking? Yes No
 If yes, how many spaces?

Are you requesting shared parking or a parking reduction? Yes No
 If yes, how many spaces?

Restricted parking? Yes No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? Yes No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

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TO: City of Boise Planning and Zoning Commission
150 N Capitol Blvd.
Boise, Idaho 83701

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DATE: September 28, 2018

SEP 27 2018

RE: Conditional Use Application

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On behalf of Sterling Homes, we are submitting this Conditional Use Application for the Audra Commons. The site is 6.52 acres in size and located at 5585 N Eagle Road, Boise, Idaho.

We are proposing to develop four 8-plex buildings, fourteen 4-plex buildings and four duplex buildings totaling 96 residential units. The buildings are 2 story and the units are two and three bedroom / 2 bath structures. The property is currently zoned LOD and R-1C. The gross density for the project is 14.7 dwelling units per acre.

We are requesting a waiver of the requirement for retail uses on the eastern portion of the property abutting N Eagle Road. We discussed this with the neighbors at our neighborhood meeting and they adamantly opposed to any retail development. The surrounding area is predominately residential making any retail uses in this location inappropriate and a deterrent to this project and the area.

All utilities are available to the site from N Eagle Road and N Forbes Ave. and will be extended throughout the site. All proposed drive isles are 26' in width and are to be private and maintained by the owner. The property has surface water irrigation rights from the Settlers Irrigation District and a pressurized system will be installed. Access to the project will be from N Eagle Road.

We are proposing a total of 2.84 acres of open space with 1.69 acres of useable open space within the project, which includes numerous amenities (gazebo, picnic tables, benches, barbeque pit area, community garden area, a children's recreation area with equipment, horseshoe pits, and drinking fountain).

We are proposing 8 garage parking spaces and 140 covered parking spaces to meet the required parking spaces.

We are proposing a 20' setback from all perimeter boundaries with tree plantings to provide a visual barrier.

All structures will have varied architectural applications and colors to provide a harmonious appearance throughout the project.

A split entrance to Eagle Road will provide 2 fire accesses to the property.

Drainage for the project will be retained on site with the use of underground drainage trenches. Design and locations will be submitted to the City Engineer for final approval prior to construction.

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We look forward to working with you and your staff on this project and request your approval. If you have any questions or concerns please contact me at (208) 861-5220.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Unger", with a long horizontal flourish extending to the right.

Robert C. Unger
Manager



30
1
1

PRELIMINARY PLAN SHOWING
AUDRA COMMONS
LOTS 13, 14, 16, & 17
BLOCK 1 ROXEY PLACE SUBDIVISION #2
LOCATED IN THE SE 1/4 OF THE NE 1/4,
SECTION 29, T.4N., R.1E., B.M.
ADA COUNTY, IDAHO
2018

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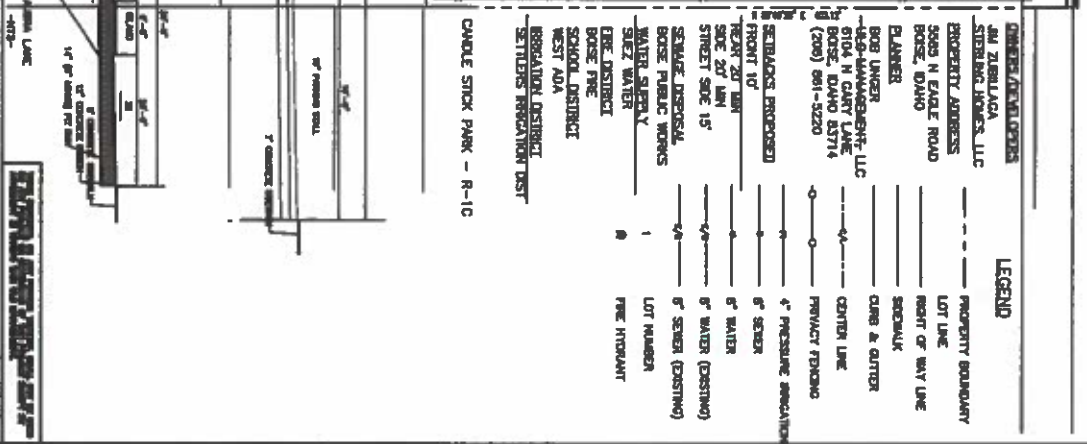
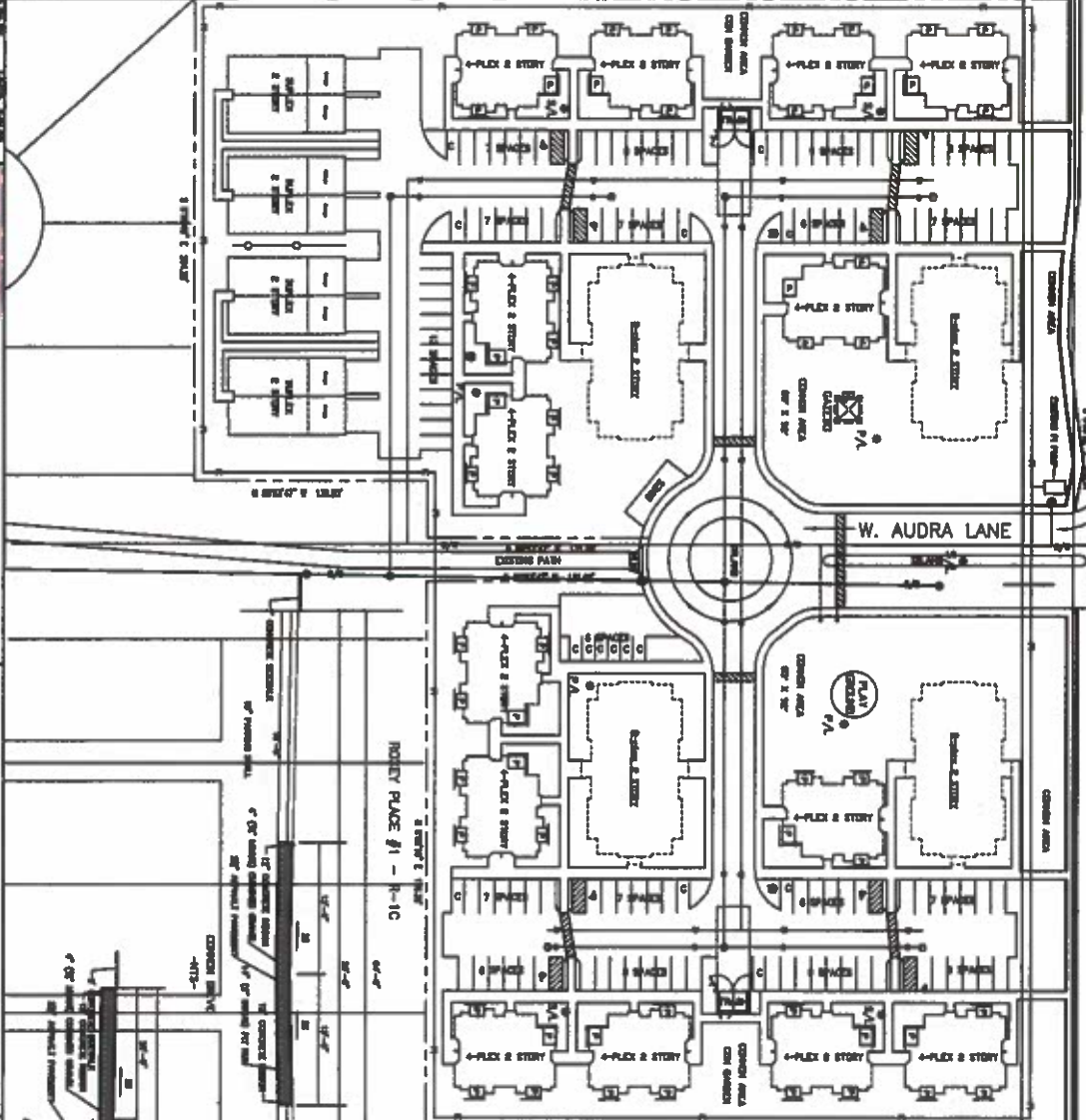
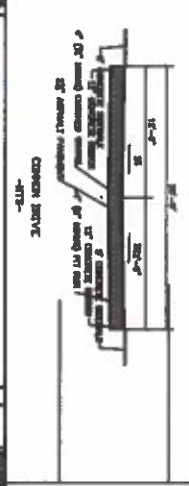
NOTES

- 1) ALL LOT LINES COORDINATE TO A PUBLIC OR PRIVATE RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT.
- 2) ALL LOT LINES HAVE A 5' PROPERTY DAMAGE & EVAPORATION EASEMENT.
- 3) ALL SURVEYED EASEMENTS SHALL BE 5' UNLESS OTHERWISE SHOWN.
- 4) ALL LOT LINES SHALL BE 5' UNLESS OTHERWISE SHOWN.
- 5) DAMAGE SHALL BE LIMITED TO THE 5' UNLESS OTHERWISE SHOWN AS APPROVED BY THE CITY AND COO AT THE TIME OF THE SALE.
- 6) THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE DAHO CODE SECTION 31-300 CONCERNING EVAPORATION LOSS.
- 7) SURVEYED EASEMENTS PROVIDED BY THE CITY OF BOISE.
- 8) PERMITS SHALL BE PROVIDED BY THE CITY OF BOISE.
- 9) ALL COMMON AREAS INCLUDE A PARKWAY STRIP AND ACCESS/EASEMENT.
- 10) ALL COMMON AREAS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 11) THE PROPERTY OWNER SHALL OBTAIN A PERMIT FROM THE CITY OF BOISE TO INSTALL OR REMOVE A SIGNAGE, PERMITS OR PUBLIC UTILITY EASEMENTS. THE PROPERTY OWNER SHALL OBTAIN A PERMIT FROM THE CITY OF BOISE TO INSTALL OR REMOVE A SIGNAGE, PERMITS OR PUBLIC UTILITY EASEMENTS. THE PROPERTY OWNER SHALL OBTAIN A PERMIT FROM THE CITY OF BOISE TO INSTALL OR REMOVE A SIGNAGE, PERMITS OR PUBLIC UTILITY EASEMENTS.
- 12) THE PROVISION SHALL BE APPROVED BY THE CITY OF BOISE FOR THE DEPARTMENT. ALL DEVELOPERS ARE REQUIRED TO ALL LOTS OF A RESIDUAL SECTION WITH WATER SUPPLY BY THE SETTLERS' RESERVATION DISTRICT.
- 13) ALL PAVING SPACES ARE CONCRETE.
- 14) ALL PAVING / DRIVE CATCH ARE THE LANDS AND WILL BE PAVED "NO PAVEMENT".

DEVELOPMENT EXHIBIT

TOTAL ACRES 1.28 ACRES
 BUILDING FLOORS 211 ACRES
 COMMON AREAS / PARKING 224 ACRES
 COMMON AREAS 224 ACRES
 FOUR FLS UNITS - 2 UNITS
 SHORT FLS UNITS - 2 UNITS
 DUALS UNITS - 3 UNITS
 2 UNITS

RECORDED PAVING 128 SPACES
 UNPAVED PAVING 148 SPACES
 TOTAL OPEN SPACE 1.74 ACRES - 20,000 SF
 RECORDED UNPAVED OPEN SPACE 1.74 ACRES - 20,000 SF
 EXISTING DRIVEWAY 1.00 ACRES - 11,370 SQ. FT.
 PROPOSED DRIVEWAY 1.00 ACRES - 11,370 SQ. FT.
 PROPOSED NO. OF UNITS 88 UNITS
 PROPOSED PARKING 88 UNITS
 ALL STRUCTURES ARE PROPOSED



LEGEND

- PROPERTY BOUNDARY
- - - LOT LINE
- - - RIGHT OF WAY LINE
- - - SIDEWALK
- - - CURB & GUTTER
- - - CENTER LINE
- - - PRIVACY FENCING
- - - PRESSURE APPLICATION
- - - SEWER
- - - WATER
- - - WATER (EXISTING)
- - - SEWER (EXISTING)
- - - LOT NUMBER
- - - FIRE HYDRANT
- - - SETBACKS PROPOSED
- - - FRONT YD
- - - REAR YD LMT
- - - SIDE YD LMT
- - - STREET SIDE 15'
- - - SEWER DISCREGAL
- - - BOISE PUBLIC WORKS
- - - WATER SUPPLY
- - - FIRE WATER
- - - FIRE DISTRICT
- - - BOISE FIRE
- - - SCHOOL DISTRICT
- - - WEST ADA
- - - SETTLEMENTS DISTRICT
- - - SETTLEMENTS RESERVATION DIST
- - - CANDLE STICK PARK - R-1C

PUD 18 - 000

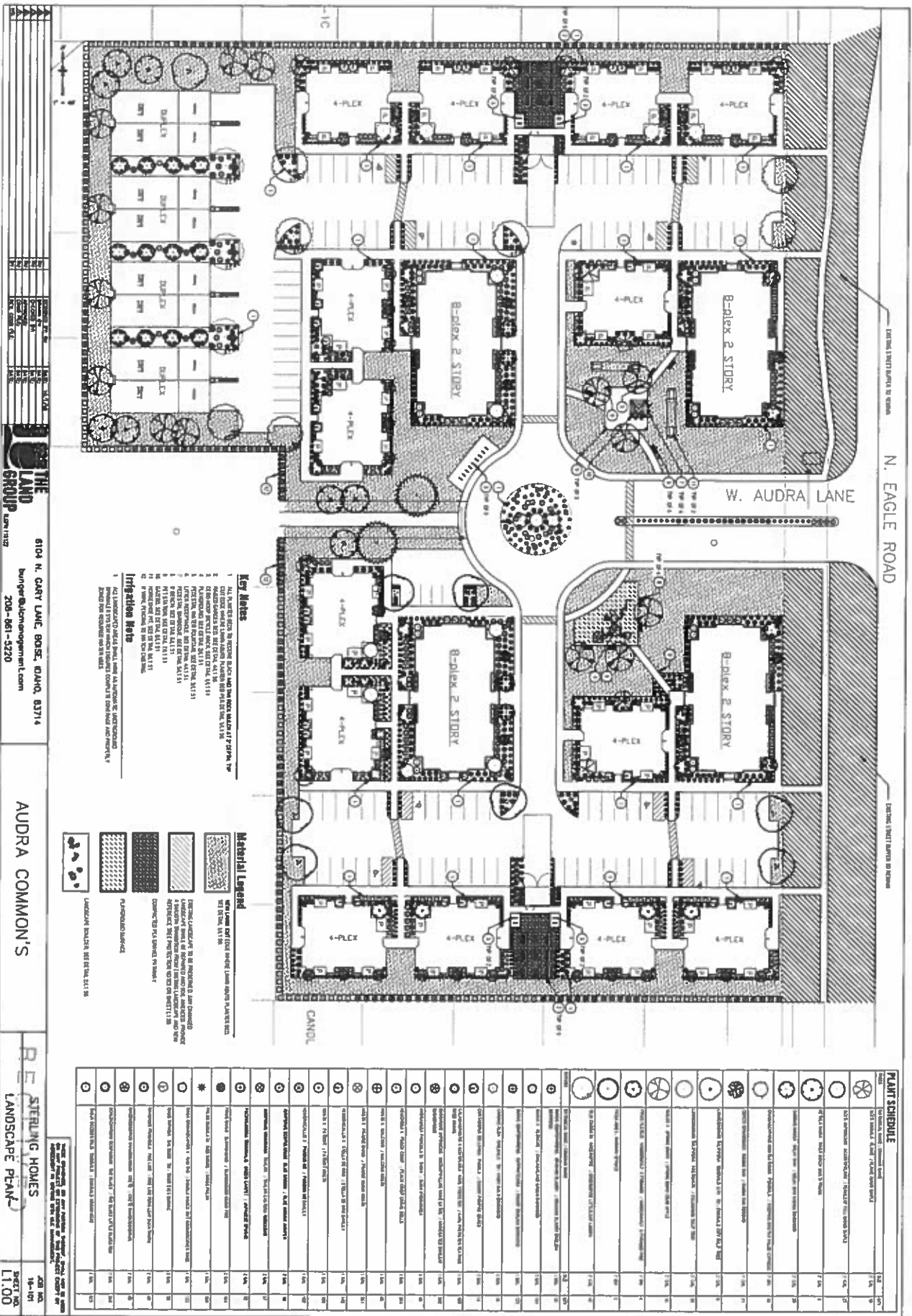
9104 N. GARY LANE, BOISE, IDAHO, 83714
bmg@bmgmanagement.com
208-981-8220

AUDRA COMMONS

STERLING HOMES
MASTER PLAN

2018
09-10
SHEET 10

PUD 18 - 00041



8104 N. GARY LANE, BOISE, IDAHO, 83714
 bunge@audracommunity.com
 208-661-5220

AUDRA COMMONS

RE-SITING HOMES
 LANDSCAPE PLAN

ADD NO. 14-01
 SHEET NO. L1.00

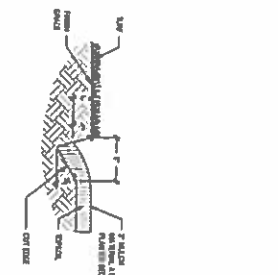
- Key Notes**
1. ALL LANDSCAPE SHALL BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
 2. ALL PLANTING SHALL BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
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- Material Legend**
- 1. ASPHALT DRIVEWAY
 - 2. ASPHALT DRIVEWAY
 - 3. ASPHALT DRIVEWAY
 - 4. ASPHALT DRIVEWAY
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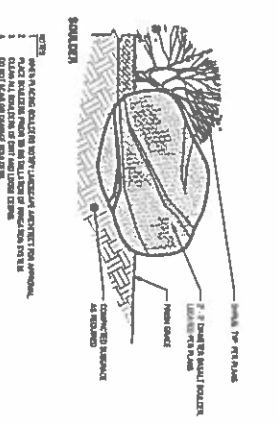
NO.	DESCRIPTION	QTY	UNIT
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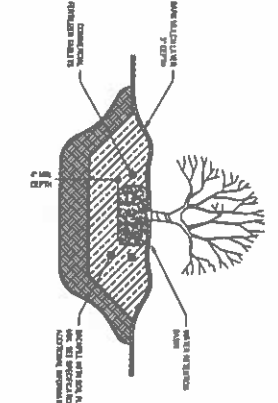
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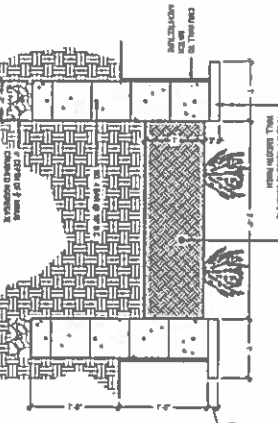
1 Plaster Cast Sealing
Scale: 1/8" = 1'-0"



2 Border Installation
Scale: 1/8" = 1'-0"



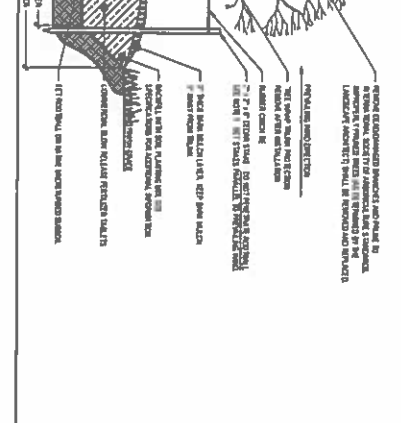
3 Shrub Planting
Scale: 1/8" = 1'-0"



4 Raised Garden Beds
Scale: 1/8" = 1'-0"



5 Deciduous Tree Planting
Scale: 1/8" = 1'-0"



6 Coniferous Tree Planting
Scale: 1/8" = 1'-0"

- Tree Protection Notes**
1. PROTECT THE EXISTING ROOT SYSTEM OF ALL TREES TO BE RETAINED ON SITE. THE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 2. THE PROTECTION SHALL BE INSTALLED TO PREVENT THE TREE FROM BEING DAMAGED BY CONSTRUCTION ACTIVITIES.
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AUDRA COMMON'S

STERLING HOMES

LANDSCAPE DETAILS

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