

Project Name: Avani Neighborhood AZ, PP (H-2023-0049)

Hearing Date: January 18, 2024

Assigned Planner: Stacy Hersh

Request(s): Annexation of 35.086 acres of land from RUT to the R-15 (Medium high-density residential) zoning district and Preliminary Plat consisting of 256 buildable lots and 25 common lots on 33.71 acres of land in the proposed R-15 zoning district, by Conger Group.

Location: The property is located Southeast of Franklin Road and Black Cat, North of I-84 in the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 3N, Range 1W.



Type of Review Requested

Hearing

File number: H-2023-0049
Assigned Planner: Stacy Hersh
Related Files: _____

Applicant Information

Applicant name: LAREN BAILEY, CONGER GROUP Phone: 208-336-5355

Applicant address: 4824 W FARIVIEW AVE, BOISE, ID 83706 Email: laren@congergroup.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): LAREN BAILEY

Firm name: CONGER GROUP Phone: 208-336-5355 Fax: _____

Address: 4824 W FARIVIEW AVE Email: laren@congergroup.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1215233650

Township, range, section: 3N1W15

Project Description

Project/Application Name: Avani Neighborhood - AZ, PP

Description of Work: 33.71 Acre Residential Development

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	UNCHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0543
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	Black Cat and Vangaurd
Current Land Use:	Ag
Total Acreage:	33.71
Prior Approvals (File Numbers):	N/A
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

R-15:	CHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	CHECKED
Acreage - Medium-High Density Res:	33.71
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED

PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	8.5.2023
Landscape Plan Date (MM/DD/YYYY):	8.7.2023
Number of Single Family Residential Units:	246
Minimum Square Footage of Living Area (Excluding Garage):	1,100
Gross Density:	7.30
Net Density:	12.41
What was the date of your pre-application meeting?:	07/11/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	preapp-2023-0112
What was the date of your neighborhood meeting?:	07/26/2023
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	CHECKED
Acreage - R-15:	33.71
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED

Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
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High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
PLATS ONLY	
Number of Building Lots:	246
Number of Common Lots:	32
Total Number of Lots:	285
Minimum Lot Size:	2,600
Average Lot Size:	3,510
Area of Plat:	33.71
Plat Date (MM/DD/YYYY):	08/05/2023
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	CHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
Acres of Qualified Open Space:	6.99
Percentage of Qualified Open Space:	20.7
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED

Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	CHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Laren Bailey
MISC	
Is new record:	No