



## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Baker Park

File Number: SPP-00134-2023

Related Applications: CUP-00324-2023

#### Type of Application

- |  |  |
|--|--|
| <input type="checkbox"/> Accessory Structure               | <input type="checkbox"/> Legal Non-Conforming Use                |
| <input type="checkbox"/> Annexation/Pre-Annexation         | <input type="checkbox"/> Planned Unit Development/MPC            |
| <input type="checkbox"/> Appeal                            | <input checked="" type="checkbox"/> Subdivision                  |
| <input checked="" type="checkbox"/> Design Review          | <input type="checkbox"/> Short                                   |
| <input type="checkbox"/> Comprehensive Plan Amendment      | <input checked="" type="checkbox"/> Preliminary                  |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final                                   |
| <input checked="" type="checkbox"/> Multi-Family Housing   | <input type="checkbox"/> Condo                                   |
| <input type="checkbox"/> Development Agreement             | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Modification                      | <input type="checkbox"/> Fireworks Stand                         |
| <input type="checkbox"/> Home Occupation                   | <input type="checkbox"/> Vacation                                |
| <input type="checkbox"/> Daycare                           | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Kennel License                    | <input type="checkbox"/> Staff Level                             |
| <input type="checkbox"/> Commercial                        | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park                  | <input type="checkbox"/> Other: _____                            |

#### You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Bonnie Layton Phone: 208-724-2624

Applicant Address: 690 S. Industry Way, Suite 10 Email: bonnie.layton@nv5.com

City: Meridian State: Idaho Zip: 83642

Interest in property: ☐ Own ☐ Rent ☒ Other: Consultant - Planner

Owner Name: Open Door Rentals, LLC Phone: 208-991-4931

Owner Address: 1977 E Overland Road Email: \_\_\_\_\_

City: Meridian State: Idaho Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Shawn Brownlee - Developer

Firm Name: Trilogy Development, Inc. Phone: 208-639-7293

Contractor Address: 9839 W Cable Car Street, Ste 101 Email: shawn@trilogyidaho.com

City: Boise State: Idaho Zip: 83709

**Subject Property Information**Address: 16761 Idaho Center Blvd; 16763 Idaho Center Blvd; 0 Idaho Center Blvd 0 Cherry LnParcel Number(s): R31061010A01; R31061010A2; R3106101000;  
R31061010C3; R31061010C0; Total acreage: 21.51 Zoning: GB2Type of proposed use: ☒ Residential ☒ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_Project/Subdivision Name: Baker ParkDescription of proposed project/request: Baker Park is a mixed-use development proposing a total of 378 dwelling units comprised of 14 units of townhomes, 10 units on 5 duplex lots, 354 apartment units and approximately 12,000 sf of commercial space.Proposed Zoning: GB2 Acres of each proposed zone: 21.51**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	21 = 14 townhome lots (14 units); 5 duplex lots (10 units); 2 apartment lots (354 units)	16.87
Commercial	1	1.31
Industrial		
Total Common Area	6	6.11
Internal Roadways	Provide acres only	2.72
Frontage ROW to be dedicated	Provide acres only, if applicable	N/A
Total	28	21.51

**Development Project Information (if applicable)**Minimum residential lot size (s.f.): 2,600 sf Maximum residential lot size (s.f.): 8,000 (Duplex)  
366,720 (Apartment)Gross density: 17.48 du/acre (# of lots divided by gross plat/parcel area)Subdivision Qualified Open Space: 28.26 % of gross area 6.11 acresType of dwelling proposed: ☐ Single-family Detached ☒ Single-family Attached (townhouse)☒ Duplex ☒ Multi-family ☐ Condo ☐ Other: \_\_\_\_\_**Commercial/Industrial/Multi-Family Project Information (if applicable)**Min. sq. feet of structure: 8,000 Max building height: 38'-4" Gross Floor Area: 414,000sf (apts)  
8,000sf (clubhouse)Proposed number of residential (multi-family) units: 354Total number of parking spaces provided : 756 and 11 commercialPrint applicant name: Bonnie LaytonApplicant signature: Bonnie Layton Date: 9-15-23

2-6-24 Update

**City Staff**Received by: CF Received date: 2/8/2024