



Planning & Development Services

Boise City Hall, 2nd Floor Phone: 208/384-3830
 150 N. Capitol Boulevard Fax: 208/384-3753
 P. O. Box 500 TDD/TTY: 800/377-3529
 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

CAR18-00017, PUD18-00029 &

File Number: SUB18-00043 **Hearing Date:** OCT 2018
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 7479 S COLE ROAD **Transmittal Date:** 8/1/18
Applicant: HAYDEN HOMES IDAHO, 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
- 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
- United Water Idaho
- West Boise Sewer District

Annexation & Rezone Application Form

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JUL 31 2018

PDS Department Application
105

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

PLANNING & DEVELOPMENT
SERVICES

Case #: CAR18-00017

Property Information

Address: Street Number: 7479 Prefix: South Street Name: Cole Road
Subdivision: _____ Block: _____ Lot: _____ Section: 1 Township: 2N Range: 1E
*Primary Parcel Number:

S	1	4	0	1	4	1	7	2	0	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: 51401141800

Applicant Information

*First Name: Tim *Last Name: Mokwa
Company: Hayden Homes Idaho, LLC *Phone: (208) 869-9785
*Address: 1406 N. Main Street, Suite 109 *City: Meridian *State: ID *Zip: 83642
E-mail: mokwa@hayden-homes.com Cell: (208) 867-9785 Fax: _____

Agent/Representative Information

First Name: Becky Last Name: McKay
Company: Engineering Solutions, LLP Phone: (208) 938-0980
Address: 1029 N. Rosario St., Suite 100 City: Meridian State: ID Zip: 83642
E-mail: es-beckym@qwestoffice.net Cell: (208) 484-3904 Fax: (208) 938-0941
Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)
First Name: Louis P. and Victorina M. Last Name: Murgoitio
Company: _____ Phone: (208) 867-4059
Address: 7373 S. Maple Grove Road City: Boise State: ID Zip: 83709
E-mail: _____ Cell: (208) 867-4059 Fax: _____

www.cityofboise.org/pds

Date Received: _____
Revised 10/2008

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18-00017



City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

1. **Neighborhood Meeting Held (Date):** 6/11/18

2. **Neighborhood Association:** South Cole Neighborhood Assoc./Southwest Ada County Alliance

3. **Comprehensive Planning Area:** Southwest Planning Area

4. **This application is a request to construct, add or change the use of the property as follows:**
The applicant requests annexation and zoning of 45.33 acres from RSW to R-1C with a Planned Unit Development and preliminary plat for 199 single-family residential lots, 3 common driveway lots and 16 common lots for Baserri Subdivision.

5. **Type of Request:** Rezone Annexation & Rezone

6. **Current Zone:** RSW

7. **Requested Zone:** R-1C/PUD

8. **Size of property:** 45.33 Acres Square Feet

9. **Existing uses and structures on the property are as follows:**
No existing structures are on the parcel. The property is currently being farmed.

10. **Are there any existing land uses in the general area similar to the proposed use?**
If so, describe them and give their locations:
Moonridge Subdivision - West of site (R-8)
Skylight (South Hill) Subdivision - North of site (R-6)
Kirsten's Syringa Valley - East of S. Cole Road (SP-03)

11. **On what street(s) does the property have frontage?** S. Cole Road and W. Lake Hazel Road

12. Adjacent Property Information

	Uses:	Zone:
North:	<u>Single-family Residential</u>	<u>R-6</u>
South:	<u>Agricultural</u>	<u>RSW</u>
East:	<u>S. Cole Road and Single-family Residential</u>	<u>RSW & SP-03</u>
West:	<u>Single-family Residential</u>	<u>R-8</u>

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

The applicant is requesting annexation and zoning of 45.33 acres from RSW to R-1C with a planned unit development and preliminary plat for 199 single-family residential lots, 3 common/driveway lots and 16 open space/common/park lots for the proposed Baserri Subdivision. The development is bisected by W. Lake Hazel Road, and extensive construction has been done at the intersection of W. Lake Hazel Road and S. Cole Road to accommodate the Kristen's Syringa Valley development. The area is growing rapidly, making the agricultural use of the property more susceptible to traffic conflicts. The proposed R-1C zoning will allow for a mixture of single-family lots of varying sizes, consistent with other projects in the general vicinity.

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

Single-family residential - The applicant is requesting annexation and zoning of 45.33 acres from RSW to R-1C with a planned unit development and preliminary plat for 199 single-family residential lots, 3 common/driveway lots and 16 open space/common/park lots for the proposed Baserri Subdivision.

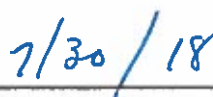
15. What changes have occurred in the area that justify the requested rezone?

The development is bisected by W. Lake Hazel Road, a mobility corridor, and extensive construction has been completed at the intersection of W. Lake Hazel Road and S. Cole Road, including installation of a bridge across the New York Canal and an extension of Lake Hazel Road to the east, connecting to Orchard Street and I-84. This will significantly change the traffic patterns and dynamics of the area. The area is growing rapidly, making the agricultural use of the property more difficult.

16. What Comprehensive Plan policies support your request?

The Southwest Planning Area identifies this land as an area to change with significant redevelopment. The land use map designates the property as Compact Development, encouraging small lots of 5,000-7,000 square feet, attached units and multi-family with densities ranging from 6 to 15 units per acre.


Applicant/Representative Signature


Date

Print Form

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JUL 31 2018

PLANNING & DEVELOPMENT
SERVICES



1029 N. Rosario Street, Suite 100

Meridian, ID 83642

Phone: (208) 938-0980

Fax: (208) 938-0941

E-mail: es-beckym@qwestoffice.net

July 31, 2018

Boise City Planning & Zoning Commission and
Boise City Council
150 N. Capitol Boulevard
Boise, ID 83702

**RE: Baserri Subdivision - Applications for Annexation and Rezone, Preliminary Plat and
Planned Unit Development**

Dear Planning & Zoning Commission and City Council:

Introduction

On behalf of Hayden Homes Idaho LLC, we hereby apply for annexation and rezone of 45.33 acres from RSW (Southwest Community Residential District) to R-1C (Single-Family Residential); a preliminary plat for 199 single-family lots, 3 common drive lots, and 16 common lots; and a planned unit development for the Baserri Subdivision. These applications are being submitted after having completed the required pre-application and neighborhood meetings.

Neighborhood Meeting

The developer presented a conceptual site plan to the neighbors and the two organized associations in the area, the Southwest Ada County Alliance and the South Cole Neighborhood Association. The homeowners requested transitional lot sizes next to Skylight and Moonridge Subdivisions. They voiced concerns about adding traffic on Cole and Lake Hazel Roads and requested additional open space in the project. The applicant decided to modify the site plan by providing transitional lot sizes next to the existing residential lots, relocating and increasing the width of the smaller lots and incorporating additional open space with pathways.

Comprehensive Plan and Surrounding Uses

The subject site is located within the Southwest Planning Area and is currently zoned RSW. The future land use map depicts this area as Compact, and Blueprint Boise designates the site as being within an area of significant new development. The subject property is located at the northwest and southwest corners of W. Lake Hazel Road and S. Cole Road and is currently in agricultural production. Skylight Subdivision (R-6 zoning) borders the property on the north boundary, and Moonridge Subdivisions Nos. 9 and 11 (R-8 zoning) adjoin the parcel along the west boundary. Existing and proposed uses east of the subject site include rural residential,

CAR 18-00017

agricultural uses and the planned Syringa Valley development. South of the property is unplatted property owned by Louis and Vicki Murgoitio which is currently in agricultural production.

Transportation

The property is bisected by W. Lake Hazel Road that was deeded to Ada County Highway District for the extension of Lake Hazel to Cole Road. Additional right-of-way was acquired by the District to accommodate the bridge over the New York Canal and provide for slope easements to elevate the intersection. The subject site has street frontage on W. Lake Hazel Road and S. Cole Road. Both roadways are considered major arterials, with Lake Hazel designated as a mobility corridor with restricted access. ACHD installed 7-foot-wide attached sidewalks adjacent to a Lake Hazel for approximately 500 feet as part of the intersection improvements. The applicant will connect to the 7-foot-wide walk with a 10-foot-wide detached sidewalk and complete the installation along the subject site's Lake Hazel frontage.

The property has vehicular access to a stub street in Moonridge Subdivision No. 11, W. Snowberry Street, and a stub street in Skylight Meadows, S. Light Horizon Way. Ada County Highway District directed the applicant to locate the primary access for the southern parcel on S. Cole Road. The northerly parcel has a public street access to W. Lake Hazel, but it will be restricted to right-in/right-out only.

A non-continuous collector roadway provides the primary access to the southern portion of the development. Secondary access to the area is through W. Snowberry Street along the western boundary. The northern area will be developed with 28 single-family lots with one right-in/right-out entrance from W. Lake Hazel Road and a secondary connection to S. Light Horizon Drive. Due to the limited frontage on S. Cole Road and the proximity of the Lake Hazel/Cole intersection, no access to S. Cole was considered by ACHD for the northerly parcel. The proposed roadways will be constructed to ACHD standards with a 33-foot-wide street section and attached 5-foot-wide sidewalks. The roadways within the site will provide for excellent internal circulation and access to the principal arterial street system.

A traffic study was prepared by Kittelson & Associates and submitted to ACHD for review and approval. The new signalized intersection and bridge over the New York Canal has been completed. The extension of the Lake Hazel and Orchard extension is being completed by the Syringa Valley development. With the extension of Lake Hazel Road and Orchard Street, a significant portion of traffic that currently uses Cole Road is projected to shift to the Lake Hazel Road and Orchard Street route. The Baserri development will generate approximately 1,953 vehicle trips per day at buildout. The conclusion of the study indicated adequate capacity exists to accommodate the trips generated by this development.

Preliminary Plat

Application for preliminary plat has been submitted with 199 single-family lots, 3 common drive lots, and 16 common lots on 45.33 acres. Approximately 28.20 acres of the property or 62.2 percent, will be developed into residential lots, with 9.79 acres (21.6 percent) of public streets and 7.34 acres (16.2 percent) of open space. The proposed gross density is 4.39 dwelling units per acre, with a net density of 5.60 dwelling units per acre.

A variety of lot widths has been provided, including 42-foot, 50-foot, 63-foot and 70-foot frontages. The varying lot widths will allow for a wide range of home styles and provide multiple options for future homeowners. Lot sizes vary from 4,197 square feet to 14,111 square feet. The average lot size within the proposed development is 6,173 square feet.

Arterial landscape buffers vary from 30 feet in width to over 70 feet. Additional landscaping was provided adjacent to the slope easements and at the intersection for adequate screening. A 16-foot-wide landscape corridor with a 5-foot-wide pathway will be installed from S. Cole Road west to W. Snowberry Street. This corridor will also include fitness stations for the recreation of the residents. Two micro-paths are proposed, one within Block 3 and the other along Lake Hazel Road to promote pedestrian interconnectivity. Extensive landscaping will be provided at the W. Baserri Drive collector to create an attractive and inviting entrance. A pocket park is planned on Lot 1, Block 2, with playground equipment. The northerly portion of the project will have extensive landscaping at the Lake Hazel entrance and a picnic shelter at the end of W. Blackberry Court.

Planned Unit Development

The applicant has submitted a planned unit development application to allow for lots less than 5,000 square feet in size. The proposed smaller lots (4,197 square feet) will allow for senior and empty-nest homes of smaller scale with a single-car garage and a concrete pad for a second car (see attached photos). The proposed number of smaller lots is 30, and they are concentrated along the Lake Hazel corridor. The smaller lots make up approximately 15 percent of the project.

The extension of Lake Hazel Road through the parcel, segregating 7.27 acres north of the arterial, created an unusually shallow parcel that limited the development potential on the parcel. By incorporating the transitional lot sizes and matching the Skylight Subdivision lot lines, it was necessary to have some flexibility in lot sizes adjacent to Lake Hazel Road. The proposed density for the project is 4.39 dwelling units per acre, which is well within the maximum allowed density of 8 units per acre within the R-1C zone.

Utilities

Water will be provided by Suez NA and is available in W. Lake Hazel and Cole Road. The applicant will also connect to existing 8-inch water mains located in the two stub streets to

loop the water within the development and provide the necessary fire flow. Sewer will be provided by the City of Boise. An existing sewer manhole is in W. Lake Hazel Road, where sewer lines will be extended into the development through a micro-path and public street. The applicant's engineer obtained the sewer invert and profiled the sewer to determine the area within the preliminary plat can be served and meet all depth requirements of Boise City Public Works.

The property lies within the New York Irrigation District, and the parcel's point of delivery is a delivery box located along S. Cole Road. A pressure irrigation pump station is proposed at the southeast corner of the site adjacent to Cole Road. An existing 15-inch gravity irrigation line traverses the property, providing water to the Moonridge Subdivision pressure irrigation pump station. The applicant will relocate the 15-inch pipe within the 16-foot-wide pathway corridor and coordinate the work with New York Irrigation District and the Boise Project Board of Control during the non-irrigation season. Drainage will be retained on site utilizing seepage beds. The predevelopment flow may be discharged into a drain located at the northwest corner of the southerly site.

Summary

The preliminary plat has been submitted in accordance with the subdivision ordinance for the Boise City. The design and uses on the site are consistent with the guidelines in the Boise City Development Code and Blueprint Boise. This will be a quality development which will be harmonious with the surrounding residential subdivisions and provide a diversity of housing types. We look forward working with staff and receiving approval for our applications.

Sincerely,

ENGINEERING SOLUTIONS, LLP


Becky McKay
Chief Planner/Partner

bm:ss
/Attachments

July 27, 2018
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EXHIBIT A
Legal Description for Annexation
Proposed Basserri Subdivision

JUL 31 2018

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SERVICES

A parcel of land located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch rebar marking the northeast corner of the NE 1/4 of said Section 1, from which a 5/8 inch rebar marking the southeast corner of said NE 1/4 bears S 0°26'22" W a distance of 2648.08 feet;

Thence S 0°26'22" W along the easterly boundary of said NE 1/4 a distance of 1324.19 feet to a 5/8 inch rebar marking the northeast corner of the SE 1/4 of the NE 1/4 of said Section 1, said point being on the existing Boise City Limits Boundary (Ordinance 6551), and the **POINT OF BEGINNING**;

Thence S 0°26'22" W along the easterly boundary of said SE 1/4 of the NE 1/4 a distance of 1323.89 feet to a 5/8" rebar marking the E 1/4 corner of said Section 1;

Thence S 0°27'10" W along the easterly boundary of the NE 1/4 of the SE 1/4 of said Section 1 a distance of 534.44 feet to a 5/8 inch rebar;

Thence leaving said easterly boundary N 89°34'07" W a distance of 306.05 feet to a 5/8 inch rebar;

Thence N 47°00'29" W a distance of 481.83 feet to a 5/8 inch rebar;

Thence N 74°48'25" W a distance of 455.79 feet to a 5/8 inch rebar;

Thence N 87°43'15" W a distance of 229.67 feet to a 5/8 inch rebar on the westerly boundary of said NE 1/4 of the SE 1/4;

Thence N 0°26'47" E along said westerly boundary and the westerly boundary of the SE 1/4 of the NE 1/4 of said Section 1, also being partially along the easterly boundaries of Moonridge Subdivision No. 11, as filed for record in Book 89 of Plats at Pages 10276 through 10277, Ada County records, and of Moonridge Subdivision No. 9, as filed for record in Book 87 of Plats at Pages 9932 through 9933, Ada County records, a distance of 1415.56 feet to the northwest corner of the SE 1/4 of the NE 1/4 of said Section 1;

Thence S 89°16'54" E along the northerly boundary of said SE 1/4 of the NE 1/4, also being partially along the southerly boundary of Skylight Subdivision, as filed for record in Book 99 of Plats at Pages 12721 through 12723, Ada County records, a distance of 1331.27 feet to **POINT OF BEGINNING**.

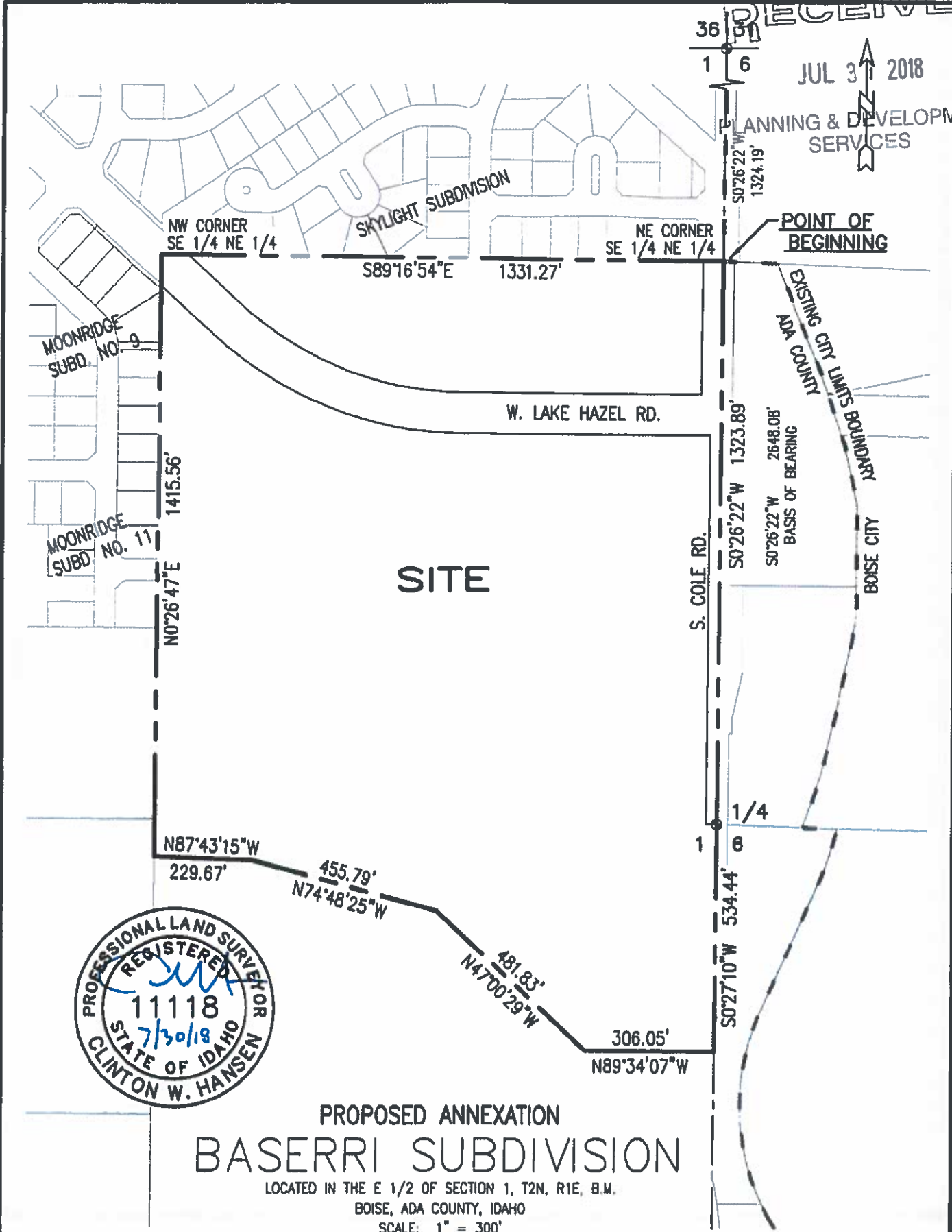
This parcel contains 49.34 acres, more or less.



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PLANNING & DEVELOPMENT SERVICES



MOONRIDGE SUBD. NO. 9

MOONRIDGE SUBD. NO. 11

SKYLIGHT SUBDIVISION

POINT OF BEGINNING

EXISTING CITY LIMITS BOUNDARY
ADA COUNTY

BOISE CITY

SITE



PROPOSED ANNEXATION BASERRI SUBDIVISION

LOCATED IN THE E 1/2 OF SECTION 1, T2N, R1E, B.M.

BOISE, ADA COUNTY, IDAHO

SCALE: 1" = 300'

#117: Planned Unit Development

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PUD18-00029

JUL 31 2018

Property Information

Address

Street Number: 7479	Prefix: S.	Street Name: PLANNING & DEVELOPMENT SERVICES Cole Road	Unit #: 			
Subdivision name: 	Block: 	Lot: 	Section: 1	Township: 2N.	Range: 1E.	Zoning: RSW
Parcel Number: S1401417200	Additional Parcel Numbers: S1401141800					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Tim	Last Name: Mokwa		
Company: Hayden Homes Idaho, LLC			
Address: 1406 N. Main Street, Suite 109	City: Meridian	State: Idaho	Zip: 83642
E-mail: mokwa@haydenhomes.com	Phone Number: 208-869-9785	Cell: 208-484-3904	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Becky	Last Name: McKay		
Company: Engineering Solutions, LLP			
Address: 1029 N. Rosario Street, Suite 100	City: Meridian	State: Idaho	Zip: 83642
E-mail: es-beckym@qwestoffice.net	Phone Number: 208-938-0980	Cell: 208-484-3904	Fax: 208-938-0941

Owner Information

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

First Name: Louis P. and Victorinia M.	Last Name: Murgoitio		
Company: 			
Address: 7373 S. Maple Grove Road	City: Boise	State: Idaho	Zip: 83709
E-mail: N/A	Phone Number: 208-867-4059	Cell: 208-867-4059	Fax: N/A

PUD 18 - 00029

Project Information

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

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

5. Size of Property:

Acres Square Feet

6. 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

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

8. Are there any hazards on the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text" value="Single-family residential"/>	<input type="text" value="2"/>	<input type="button" value="v"/> R-6
South:	<input type="text" value="Agricultural"/>	<input type="text" value="N/A"/>	<input type="button" value="v"/> RSW
East:	<input type="text" value="Cole Road - Syringa Valley"/>	<input type="text" value="N/A"/>	<input type="button" value="v"/> RSW & SP-03
West:	<input type="text" value="Single-family residential"/>	<input type="text" value="2"/>	<input type="button" value="v"/> R-8

10. Non-Residential Structures:

A. Number of Proposed non-residential structures:

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

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

B. Maximum Proposed Height:

C. Number of stories:

D. Number of EXISTING non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

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

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of Proposed residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Two-Bedroom:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Three-Bedroom:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

C. Number of Existing units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

12. Site Design:

A. Percentage of site devoted to building coverage:

B. Percentage of site devoted to landscaping:

C. Percentage of site devoted to paving:

D. Percentage of site devoted to other uses:

E. Describe other use:

13. Loading Facilities, if proposed (For Commercial uses only):

Number: Location

Size: Screening

14. Parking:

A. Handicapped Spaces:

Required	<input type="text"/>	Handicapped Spaces:	<input type="text"/>
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B. Parking Spaces:

Required	<input type="text"/>	Parking Spaces:	<input type="text"/>
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C. Bicycle Spaces:

Required	<input type="text"/>	Bicycle Spaces:	<input type="text"/>
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D. Proposed Compact Spaces:

E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:

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

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

Note: 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.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input text"="" type="text" value="N/A"/>	<input type="text"/>		
Rear:	<input text"="" type="text" value="N/A"/>	<input type="text"/>		
Side 1:	<input text"="" type="text" value="5'</input></td> <td><input type="/>	<input type="text"/>		
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

16. Waivers Requested:

A. Lot size: Yes No Description:

B. Internal Setbacks: Yes No Description:

C. Frontage: Yes No Description:

17. Sidewalks:

Proposed: Attached Detached

Adjacent: Attached Detached

18. Amenities:

Number:

Description:

19. Density:

Allowed Density:

Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text"/>	<input type="text" value="TBD"/>
Walls:	<input type="text"/>	<input type="text" value="TBD"/>
Windows/Doors:	<input type="text" value="I"/>	<input type="text" value="TBD"/>
Fascia, Trim etc.:	<input type="text"/>	<input type="text" value="TBD"/>

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 Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

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

24. Street Layout:

A. PUBLIC Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an Impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

Yes No

B. PRIVATE Street Layout Review

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

Yes No

Are you proposing public street connection to adjacent properties?

Yes No

25. 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:

Per City requirements

C. Proposed screening method:

N/A

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

Yes No

E. Is recycling proposed?

Yes No

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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:

Betsy McKay

Date:

7/20/18

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#201 Subdivision

JUL 31 2018

SUB 18-00043

Property Information

Address

PLANNING & DEVELOPMENT SERVICES

Street Number: 7479 Prefix: S Street Name: Cole Road Unit #:
Subdivision name: Block: Lot: Section: 1 Township: 2N. Range: 1E. Zoning: RSW
Parcel Number: S1401417200 Additional Parcel Numbers: S1401141800

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Tim Last Name: Mokwa
Company: Hayden Homes Idaho, LLC
Address: 1406 N. Main Street, Suite 109 City: Meridian State: Idaho Zip: 83642
E-mail: mokwa@hayden-homes-com Phone Number: 208-869-9785 Cell: 208-869-9785 Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Becky Last Name: McKay
Company: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Suite 100 City: Meridian State: Idaho Zip: 83642
E-mail: es-beckym@qwestoffice.net Phone Number: 208-938-0980 Cell: 208-869-9785 Fax:

Owner Information

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

First Name: Louis P. and Victorina M. Last Name: Murgoltio
Company:
Address: 7373 S. Maple Grove Road City: Boise State: ID Zip: 83709
E-mail: N/A Phone Number: 208-867-4059 Cell: 208-867-4059 Fax:

SUB 18-00043

1. Type of Application:

Preliminary Final Preliminary/Final

2. Proposed Subdivision/Condominium Name:

Baseri Subdivision

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

4. Subdivision/Condominium Features:

Number of buildable lots/units:	<input type="text" value="199/199"/>	Buildable lots/units per acre:	<input type="text" value="4.39/5.6 net and gross"/>
Number of common lots/units:	<input type="text" value="14"/>	Zoning Classification:	<input type="text" value="R-1C/PUD (proposed)"/>
Total acres in subdivision:	<input type="text" value="45.33"/>		

5. Building Program:

Number of Existing Buildings: Number of Existing Buildings to Remain:

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No

If yes, please include a detailed explanation in your letter. An additional waiver/modification review fee must be paid at the time of submittal.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation. An additional private street review fee must be paid at the time of submittal.

SUB 18-00043

8. Public Streets:

Number of new public streets proposed:

0

9. Floodways & Hillsides:

Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

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.

11. 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

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.

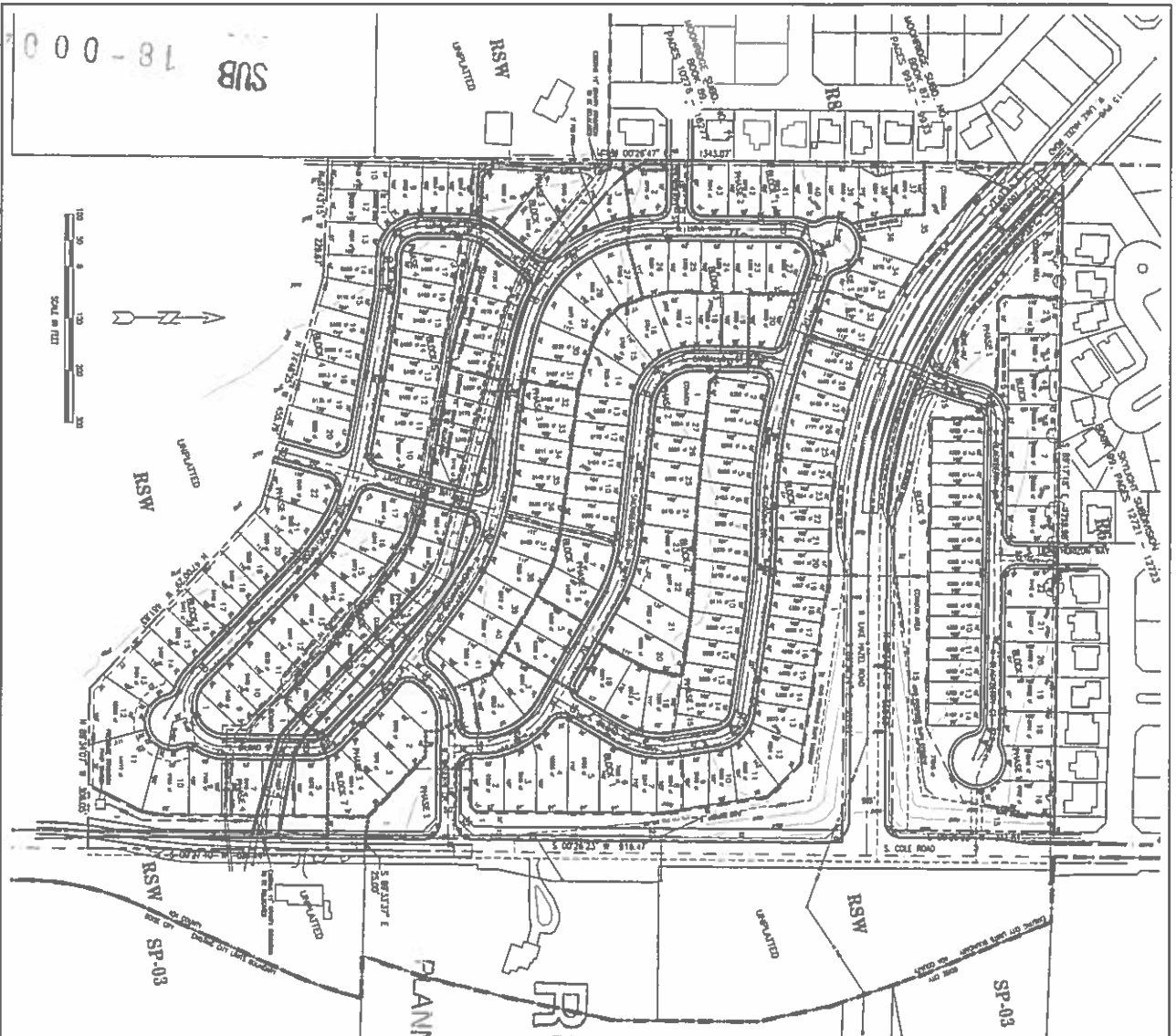
Agent/Representative Signature:

Becky McKay

Date:

July 31, 2018

SUB 18-00043



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PLANNING & DEVELOPMENT SERVICES

NOTES

1. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.
2. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.
3. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.
4. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.
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9. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.
10. ALL LOT DIMENSIONS ARE SHOWN IN FEET AND INCHES.

PRELIMINARY PLAT DATA

Site Area: 14.31 Acres
 Total Area: 14.31 Acres
 Total Lots: 118
 Total Area of Lots: 118,000 sq. ft.
 Total Area of Common Areas: 118,000 sq. ft.
 Total Area of Easements: 118,000 sq. ft.

LEGEND

- Proposed Subdivided Street
- Existing Subdivided Street
- Proposed Water Line
- Existing Water Line
- Proposed Sewer Line
- Existing Sewer Line
- Proposed Gas Line
- Existing Gas Line
- Proposed Electric Line
- Existing Electric Line
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Proposed Street Light
- Existing Street Light
- Proposed Flood Direction
- Existing Flood Direction
- Proposed Easement
- Existing Easement
- Proposed Right of Way
- Existing Right of Way
- Proposed Utility
- Existing Utility
- Proposed Storm Drainage Line
- Existing Storm Drainage Line
- Proposed Storm Drainage
- Existing Storm Drainage

LOCAL STREET SECTION (45' R.O.W. - BLACKBERRY)

LOCAL STREET SECTION (50' R.O.W.)

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PLANNING & DEVELOPMENT
SERVICES



BASERRI SUBDIVISION

LOCATED IN THE E 1/2 OF SECTION 1, T2N, R1E, B.M.

BOISE, ADA COUNTY, IDAHO

SCALE: 1" = 500'

SUB

18-00043