

30 May 2017

Planning & Development Services
City of Boise
2nd flr Boise City Hall
150 North Capitol Blvd.
Boise, Idaho 83701

Re: **12216 and 12250 W. Briarwood**
Planned Unit Development (PUD) Application

Dear Planning Staff,

We are pleased to submit the above referenced project to the City of Boise for a PUD approval request for the referenced properties. Concurrent with this submittal is a Rezone application associated with the properties at 12216 and 12250 W. Briarwood to go from an R-1A to and R-1B. Also included in the rezone is a 3+ acre portion of the Treasure Valley Bible Church's property directly to the north of the subject properties.

PLANNED UNIT DEVELOPMENT

The Planned Unit Development application request is associated with the proposed 6-lot development, situated along Cloverdale south of Ustick, and will consist of single-and two-family dwelling units. The existing 1.79 acres is comprised of two parcels developed with a single-family dwelling unit on each parcel. The owners of each parcel do not utilize the rear of their property and were looking at opportunities to develop it which would provide for a better use of the bare ground while maintaining the character, openness and privacy they enjoy. Within the proposed R1-B zone, the allowed density is 4.8 units per acres with a minimum lot size of 9,000sf. As proposed, the project will consist of 6 lots containing a total of 8 residential units. The existing single-family dwelling units at 12216 and 12250 will remain with the lots reduced to 20,531sf and 18252sf respectively. The remaining 4 lots will consist of a common lot (11,757sf) which will include a Private Street, guest parking and landscape area, and 3 lots (9,360sf, 9100sf, 9100sf) each with a two-family/duplex dwelling unit. Each two-family/duplex building is approximately 1,640sf with (3) bedrooms, 2 baths and attached double car garage.

Proposed amenities will include drought tolerant landscaping, landscaped open space. The large lot size for each duplex provides the opportunity for privacy and open area for each unit. In addition to significant landscaped area, each unit will have a covered entry porch and rear patio.

The proposed rezone application includes a 3+ acre portion of Treasure Valley Bible Church's property directly to the north of the subject property. The Church does not anticipate growing their congregation nor developing the bare ground for any other church-related use. They believe rezoning this portion of their property with the intent to sale the property for future development by others is in their best interest and can enhance the overall development of the area. The proposed driveway approach and Private Street is designed in anticipation for this future development (per the proposed R1-B zone, up to 8 lots/14 units could be provided on the Church property). Access to the proposed PUD will occur off of Cloverdale. There is an existing driveway approach located along the property line between the Church and 12216 Briarwood. We are proposing to move this driveway approach to the south which will allow for the PUD to provide guest parking along the northern boundary and minimize the cross access easement on the Church property. In discussions with ACHD, this was not a concern in that it would provide an entry location more equidistant from the existing one at Briarwood and Church parking area. The cross access easement will be utilized for emergency vehicle and service vehicle turn around, once the Church moves forward with development plans, the Private Street will be extended. Our request is to construct the entry driveway per Table 11-09.1 Private Residential Street Standards for 11 lots and neck it down for the street portion which serves the 3 lots within the PUD. This would comply with the requirements of a 24ft ROW with sidewalk on one side. The hammerhead/cross access would comply with the 40ft ROW requirement as indicated in the Table. At this time, we would propose to only construct the street width at the cross access and not the sidewalks. This work could be done once the design and development of the Church property occurs.

In developing the design for the duplex units we have reviewed the ordinance section pertaining to the design of duplex dwelling units and we believe we are in compliance with the overall intent of the section. The following are specific deviations from the section:

1. Driveways: The Client's design criteria required a two-car attached garage for each unit. Based on the 65ft lot width this left approximately 10ft on each side of the unit for open space/setback. To minimize the amount of paving along the Private Street edge, we are proposing to set each unit back farther than 20ft and provide a 10ft drive width which will then widen to 19ft. Within this driveway transition area will be landscaping. To minimize the garage dominated façade (proposed at 67%), we have staggered the units by providing a 6ft offset. We believe this meets the intent of ordinance section by minimizing large expanses of paving and garage-dominated facades along the street edge.
2. The design of the buildings is compatible with the existing neighborhood and newer developments to the east/southeast. Each unit has a ground floor footprint of approximately 1,234sf (including garage) and a second floor of 890sf. The second floor steps back from the ground floor except for two locations (rear and side) where a portion aligns with the first floor. All portions of the second floor are between 14ft-17ft (depending on lot) from the property line, with the exception of the second floor area adjacent to the entry. This was reduced in setback to help define the entry porch. The use of gable and hip roof forms are typical to the character of the area. The roof forms, staggering of units and second floor setback help break up the overall scale and mass of the building.
3. Over the last ten years the West Bench area and specifically along Cloverdale has changed significantly. The growth in commercial and residential developments has increased the traffic demand and need for improved mobility. Sections of Cloverdale between Chinden Boulevard and the Interstate are slated for improvements including widening and accommodating pedestrian and bicycle paths. Much of this work is already complete, including along the subject properties. Directly to the east and southeast of the subject properties new residential developments have occurred. These developments have added a mix of housing types and increase in overall density per acre to the area. The pattern along Cloverdale is that very few residential buildings and entries face Cloverdale. There are solid fences, vegetative screening to provide a sound and visual buffer for the residences along there. The proposed PUD will utilize a Private Street as the primary access and will provide side entries to each unit, via a pathway from the Private Street leading to the recessed front porch. We believe based on the size of the development, Private Street access and overall design, the side/non-street facing entries are appropriate for the project. A landscaped berm and additional tree planting will provide the visual and sound buffer to the unit that fronts along Cloverdale.

In review of the Comprehensive Plan and overall growth and uses within the West Bench area, we believe the proposed single-and two-family/duplex dwelling unit project is compatible with the existing single-family, multi-family and commercial uses within the neighborhood and will not place an undue burden on transportation and other public facilities in the vicinity. The site is large enough to accommodate the required use and the density is within the maximum allowed by the proposed rezone. The proposed infill development and density supports the policies and goals of the Comprehensive Plan by providing additional housing opportunities within the West Bench area and as a low density residential project will serve as a transition to the single-family residential developments in the existing neighborhoods to the west and provide a buffer to the heavy vehicular traffic along Cloverdale.

We respectfully request your approval of this Planned Unit Development application. Please contact me with any questions or additional information required in this regard.

Sincerely,



Catherine M. Sewell, A.I.A, LEED AP

cc: Chad Vaughn/Vaughn Properties
Greg Spangenberg
