

Planning & Zoning Department Master Application

Staff Use Only		
Project Name: Broadstone Townhomes		
File Number: SPS-00046-2022		
Related Applications:		
Type of Application		
☐ Accessory Structure	☐ Legal Non-Conforming Use	
☐ Annexation/Pre-Annexation	☐ Planned Unit Development/MPC	
☐ Appeal		
☐ Design Review	☑ Short	
☐ Comprehensive Plan Amendment	☐ Preliminary	
☐ Conditional Use Permit	☐ Final	
☐ Multi-Family Housing	☐ Condo	
□ Development Agreement	☐ Temporary Use Permit	
	☐ Fireworks Stand	
☐ Home Occupation	☐ Vacation	
☐ Daycare	☐ Variance	
☐ Kennel License	☐ Staff Level	
Commercial	☐ Zoning Map/Ordinance Amendment (Rezone)	
☐ Mobile Home Park	Other:	
You must attach any corresponding checklists	with your application or it will not be accepted	
Applicant Name: Hawkins Companies, LLC.	Phone: 208.908.5585	
Applicant Address: 855 West Broad Street, Suite 300	Email: emansfield@hcollc.com	
City: Boise	State: Idaho Zip: 83702	
Interest in property:		
Owner Name: Kennedy Family Ventures LLC.	Phone:	
Owner Address: 2216 W Clearvue	Email:	
City: Eagle	State: <u>Idaho</u> Zip: <u>83616</u>	
Contractor Name (e.g., Engineer, Planner, Architecture)	ct): _ Stephanie Hopkins and Kelly Kehrer, P.E., PLS	
Firm Name: KM Engineering, LLP.	Phone: 208.639.6939	
Contractor Address: 5725 North Discovery Way	Email: shopkins@kmengllp.com	
City: Boise	State: _ldaho Zip: _83713	

Subject Property Information				
Address: 902 South Fern Street				
Parcel Number(s): R1145501000	Total acreage: 2.87	Zoning: RMH		
Type of proposed use: X Residenti	al Commercial Indust	rial		
Project/Subdivision Name: Broadstone Apartments				
Description of proposed project/request: Short plat application for 5 lots with two waiver requests related to				
subdivision setback and landscape buffer requirements				
Proposed Zoning: RMH (no change) Acres of each proposed zone: 2.87				
Development Project Information (if applicable)				
Lot Type	Number of Lots	Acres		
Residential	5	1.81		
Commercial	0	n/a		
Industrial	0	n/a		
Common (Landscape, Utility, etc.)	0	1.06		
Right of Way (internal roadways, ROW to be dedicated, etc.)	0	n/a (easements)		
Qualified Open Space	n/a	1.06 (37%) Included in common space		
Total	5	2.87 acres		
Please answer all questions that are relevant to your project				
Minimum square footage of structure: Maximum building height:				
and the second s	Minimum property size (s.f.): 13,504 Average property size (s.f.): 24,829			
	Average property			
Minimum property size (s.f.): 13,504	Average property Net density:28.73 d	u/acre		
Minimum property size (s.f.): 13,504 Gross density: 18.12 du/acre	Net density:28.73 d	,		
Minimum property size (s.f.): 13,504 Gross density: 18.12 du/acre Type of dwelling proposed: ☐ Single	Net density:28.73 d	mily Attached		
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