



March 28, 2019

Brent Danielson & Kristy Inselman
Ada County Development Services
200 W. Front Street
Boise, ID 83702

RE: Lake Hazel and Five Mile | 10790 W Lake Hazel Rd.
Zoning Map Amendment, Development Agreement, Preliminary Plat, and Preliminary PUD

Dear Brent and Kristy,

We are excited to present the complete applications for Zoning Map Amendment, Development Agreement to rezone from RSW/R8 to R12, R20, and C2; Preliminary Plat, and Preliminary PUD associated with Ada County Parcel # S1134449060. The Property is generally located at the northwest corner of the Five Mile Road and Lake Hazel Road intersection (note the existing corner pharmacy is excluded). The Hon Lateral bisects the northern portion of the property.



Figure 1: Vicinity map & project boundary

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A Walgreens Pharmacy, zoned C2, exists on the northwest corner of the intersection. Previous phases of the Hazelwood Subdivision, zoned R12 and R8, exist to the west. A church exists to the north and is zoned RSW. Residential uses, zoned RSW, exist to the east. The properties to the south of Lake Hazel are zoned RSW and C1. The C1 property includes a gas station and newly developed retail uses. An Albertsons and Ada County Library exist to the southeast and are zoned C2.

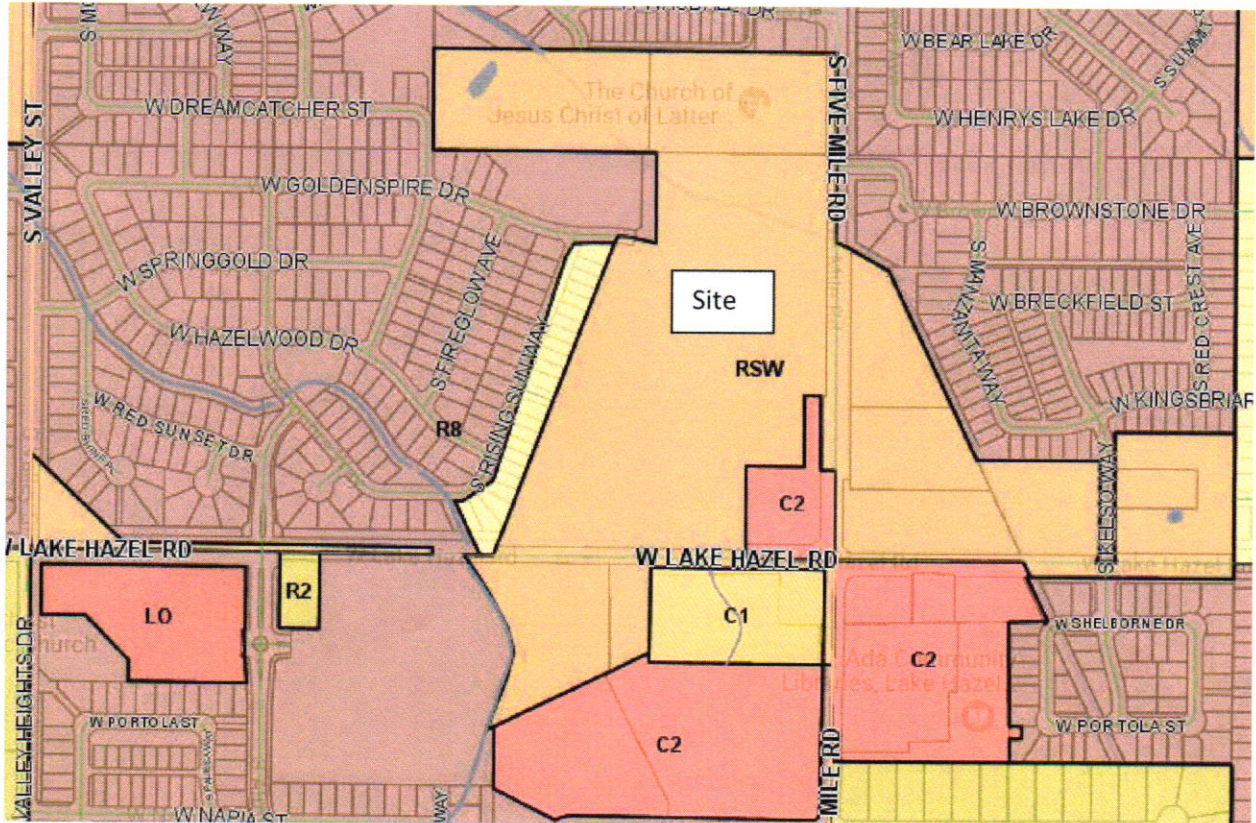


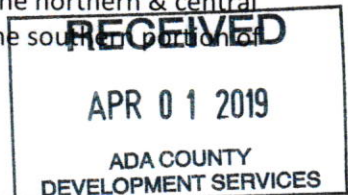
Figure 2: Existing Zoning

A preliminary plat application, Hazelwood Subdivision No. 6, for the entire 23.92-acre parcel was recently approved to create two commercially viable parcels of 15.65-acres (Lot 1, Block 1) and 7.32-acres (Lot 2, Block 1) (Ada County Project #201801265S). The enclosed applications are unrelated and override and replace the previous preliminary plat.

A Pre-Application meeting was held with planning staff on December 13, 2018. A neighborhood meeting was held January 28, 2019.

Zoning Ordinance Map Amendment & Development Agreement

The Project proposes three zoning designations to accommodate a high-quality mixed-use development. The R12 zone is proposed for single family homes adjacent to the existing homes, also zoned R12, on the west property line. The R20 zone is proposed for single family townhomes on the northern & central portion of the property. The C2 zone is proposed for the commercial uses on the southern portion of the property.



The Property is currently zoned RSW (Southwest Community Residential) and R8 (Medium High Density Residential) in Ada County and is within the City of Boise's Area of Impact. The City of Boise Future Land Use designation is Mixed Use. The proposed zoning (R12, R20, and C2) complies with Boise's Future Land Use designation.

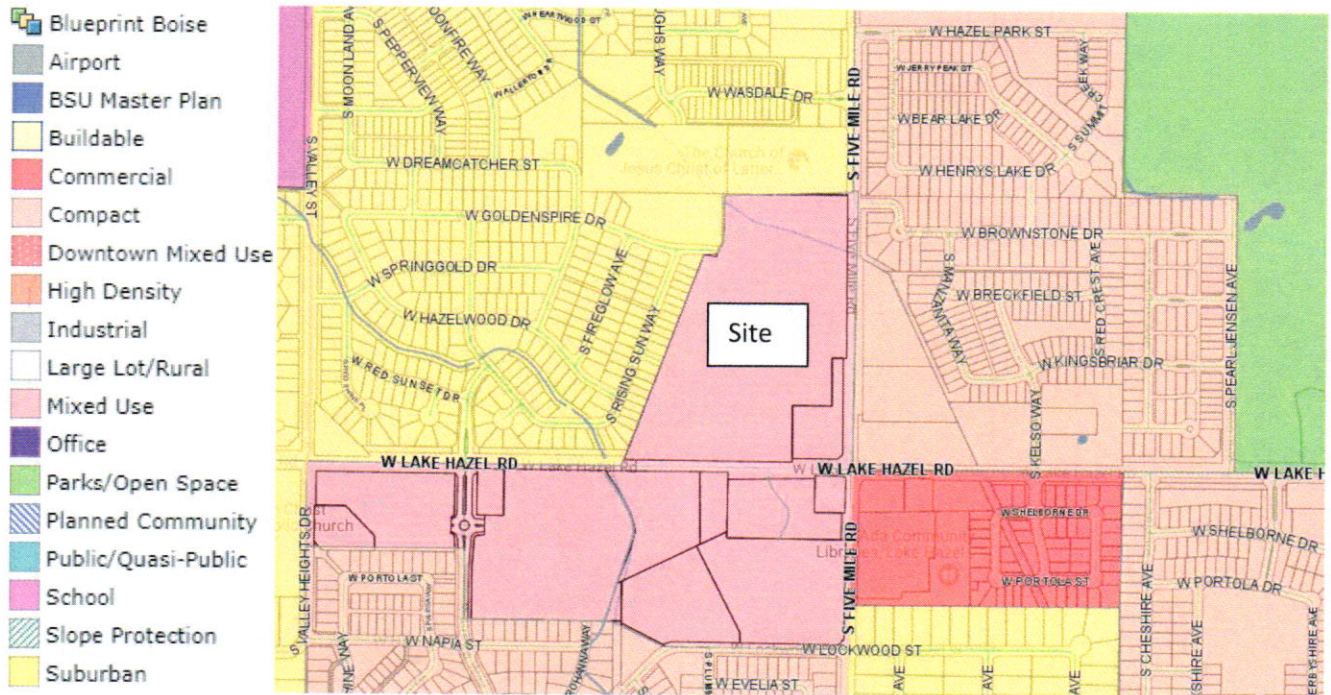


Figure 3, City of Boise Future Land Use Map

The Property has long been designated by the City of Boise as a higher density, mixed-use node. The previous 2003 development agreement expired; in 2009 the previous zoning reverted to RSW as a 'holding zone' until future development.

Preliminary Plat

In total, the Charlsworth Subdivision includes 23.92 acres and proposes 46 single family lots, 136 single family townhouse lots, and 5 commercial lots. The project features 8 common lots with a park, open space, clubhouse, and play structure amenities.

In addition, the project includes 1.41 acres dedicated to ACHD for public right of way onsite within the single-family home R12 zone, and 0.87 acres of right of way dedication on Five Mile, and 0.95 acres on Lake Hazel.

Utility Services are available to serve the Project. City of Boise sewer service is available to the property. Sewer service was approved in the 2003 rezone and development agreement. 'Grandfathered' approvals have been confirmed with City of Boise Public Works. Water service is available from Suez. Electric, cable, and phone are available to the site. Storm Water will be retained onsite.

Planned Unit Development

A PUD is proposed to guide land development and construction. The project has been designed to accommodate the required landscape buffer, and open space.



Ada County Code includes the following dimensional standards:

Zone	Min size	Min frontage	Street setback	Side setback	Rear setback	Building Height
R12	3500	45*	20	15	15	40
R20	2000	45*	20	5	15	40
C2	6000	30	20	0/20**	0/20**	50

*Developments utilizing continuous service drives may be exempt from the road frontage requirement
 ** when abutting residential

The proposed PUD dimensional standards for the Charlsworth Subdivision are as follows:

Zone	Min Size	Min Frontage	Street Setback	Side Setback	Rear Setback	Building Height
R12	3500	15	20	0 or 5	15	40
R20	900	17	9.5	0	10	40
C2	6000	30	20	15	0	50

The R20 / townhouses will utilize continuous service drives for both access and minimum street frontage requirements. The continuous service drives will be named and addressed.

The proposed development will be consistent with, and complementary to the existing residential uses. Streets are suitable and adequate to carry the anticipated traffic. The proposed PUD is in general conformance with the Comprehensive Plan, and utility infrastructure is sufficient for the Project.

The proposed PUD is in the public interest, advances the general welfare of the community and neighborhood, and will not be detrimental to the economic welfare of the community.

The development is designed and will be constructed, operated and maintained to be harmonious and appropriate in appearance with the existing character of the area.

The development will not be hazardous or disturbing to existing or future neighborhood uses.

The development does not involve uses, activities, processes, materials, equipment, and/or condition of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The development will be served adequately by essential public facilities and services.

The development will not create excessive additional requirements at public cost for public facilities and services.



Master Plan

The Master Plan details a mixed-use, single family homes, townhouse, and commercial development. The development includes 46 single family homes, 136 townhouse units, open space, and a clubhouse.

The development will be professionally managed with employees operating out of the onsite clubhouse.

The architectural design concepts enclosed will help you visualize the completed product within the community, including the building exteriors, interiors, and landscaping. A traditional aesthetic was applied to the building front, sides and rear elevations in order to create four-sided architecture. The styling can be defined as elegant with a touch of modern. A classic extruding gable communicates a clean and uncomplicated understanding of the surrounding area. Charming exterior details include a variety of materials and coordinating color palette, spacious windows, entrance awnings, and shingled roofs, all adding to an interesting variation in material, color, texture, and pattern. Several exterior color schemes will be employed to distinguish the buildings, adding depth and interest to the overall community impression.

The amenities provided with this development will include a community park to be used and maintained by all the residents of the community.

The townhome community will feature a clubhouse / community building, fitness room, tot lot, and large consolidated lawn areas.

The heart of the project is a community building that serves to bring residents together and provide a sense of place. Designed to complement the residential buildings, and at the same time stand on its own, this clubhouse is both a lifestyle center and the entrance to the community's core. The clubhouse building will also contain leasing offices, a mailroom, and restrooms.

The property has surface water irrigation rights from the Hon Lateral. The extensive landscaping will be serviced by a pressurized irrigation system sourced from the Hon Lateral.

The project will be phased per the phase lines on the preliminary plat.

Preliminary meetings with Ada County Highway District (ACHD) have confirmed new curb cut access will be granted to Lake Hazel. Public road connectivity from the westerly residential subdivision to either Five Mile Road or Lake Hazel Road will not be required. Vehicular access to South Five Mile Road will be via the existing access and shared with a planned southerly commercial/retail site.

Both ACHD and the Bureau of Reclamation will require dedicated right-of-way and / or easements. The plan shows 48' of dedicated right-of-way along S Five Mile Rd, as well as a 42' wide easement for the Hon Lateral irrigation channel. Conversations with Bureau of Reclamation and the Boise Project Board of Control indicate relocation of the existing channel to the area shown will be allowed after appropriate review and approvals.

A Natural Features Analysis was completed through a previous approved application; therefore, Ada County Development Services staff has confirmed a new natural features analysis is not required with this application.

We request that the Landscape Plan, and Lighting Plan be a condition of approval. The Master Site Plan application for the commercial development will be submitted in the future.



Thank you in advance for your consideration and support. We look forward to working with Ada County, and City of Boise staff, to plan a quality project of which we can all be proud.

Sincerely,



Tamara Thompson
Director of Client Services

The Land Group, Inc.

Enclosures

