



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500
 CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:
 PUD21-00020

Planned Unit Development

Property Information

Street No: Direction: Street Name: Street Type: Unit Type: Unit No:

Subdivision Name: Parcel Legal Description: Zoning District:

Parcel Number: Additional Parcel Numbers:

Agent/Representative Information

First Name: Last Name: Type:

Company:

Address: City: State: Zip:

Email: Main Phone: Cell Phone:

First Name: Last Name: Type:

Company:

Address: City: State: Zip:

Email: Main Phone: Cell Phone:

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Jeff	Likes	Applicant

Company:

ALC Architecture

Address:	City:	State:	Zip:
1119 E State St #120	eagle	ID	83616

Email:	Main Phone:	Cell Phone:
jeff@alcarchitecture.com	(208) 514-2713	

Owner Information

Name:

CCD PROPERTIES LLC

Address:	City:	State:	Zip:
PO BOX 1601	BOISE	ID	83701

Email:	Phone:

Project Information

Project Name: (if applicable):

Cole Road Apartments

Project Proposal: Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

New Apartments located at North Cole Road on 1.44 acres. The building will have 3.75 Floors, 76 apartments, and large parking area.

Project Details

Property Information

Zoning District:	C-1D/DA
Property in Historic District:	NO
Property In Design Review Zone:	YES
Property In Hillside:	NO
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Size of Property:	1.44
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Number and location of loading/receiving facilities:	

Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	None known.
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General

Plans submitted as:	Electronic
Is this a modification?:	No
Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Existing Use:	None - empty lot
Use:	Multi-Family
Is this a phased project?:	No
Explain Any Project Phases:	

Density & Amenities

Describe all amenities:	
Proposed Density:	
Allowed Density:	

Waivers Requested - If Waivers are requested, include the requirement along with what you are requesting.

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

Total Existing Structures

Building ID:	
Number of Existing Structures:	0
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

Existing Square Feet - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	

Number of Seats:	
Notes:	

Existing Materials

Type:	
Materials:	
Colors:	
Notes:	

Existing Bedrooms And Units

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	0
Number of Units:	
Notes:	

Total Proposed Structures

Number of Proposed Structures:	1
Height to Eave:	
Height to Peak:	
Notes:	

Proposed Square Feet - Provide the square footage of any proposed buildings by floor.

Number of Seats:	
Notes:	

Proposed Materials

Notes:	
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Total Proposed Units

Total Number of Proposed Units:	
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Project Setbacks

Notes:	
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Parking - 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.

Does this project include shared parking?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Does this project include parking reduction?:	No
Number of spaces below required:	
Does this project include off-site parking?:	No
Notes:	

Number of off-site parking spaces:	
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Fence

Existing or Proposed:	
Location:	
Type:	
Height:	
Notes:	

Fire Prevention

Fire Flow:	50
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	1
Number of Proposed Hydrants:	1

Mechanical Units

Unit Location:	
Type:	
Number of Units:	
Height:	
Proposed Screen Method:	
Notes:	

Public Works

On-Site Stormwater Retention Method:	
Number of Street Lights:	

Solid Waste And Recycling - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Service Type:	
Receptacle Type:	
In Standard Enclosure:	
Enclosure ID:	
Max. Number of Trash Receptacles:	

Proposed Structures

Row 1

Building ID:	Main Building
Gross Sq Ft:	42976
Number of Stories:	3.75
Height to Midline:	22' 0"
Height to Parapet:	49' 0"

Proposed Square Feet - Provide the square footage of any proposed buildings by floor.

Row 1

Building ID:	Main Building
Floor:	1
Gross Square Feet:	10980
Use:	Residential

Row 2

Building ID:	Main Building
Floor:	2
Gross Square Feet:	10980
Use:	Residential

Row 3

Building ID:	Main Building
Floor:	3
Gross Square Feet:	10980
Use:	Residential

Row 4

Building ID:	Main Building
Floor:	4
Gross Square Feet:	10036
Use:	Residential

Proposed Materials

Row 1

Type:	Walls
Materials:	3 Part Stucco
Colors:	Light Grey, Dark Grey

Row 2

Type:	Walls
Materials:	Cementitious Comp. Siding
Colors:	Medium Wood

Row 3

Type:	Canopy/Awnings
Materials:	Metal/Concrete
Colors:	Natural/Black

Row 4

Type:	Roof
Materials:	Single Ply Membrane
Colors:	White

Proposed Bedrooms And Units

Row 1

Number of Bedrooms:	Studio
Number of Units:	53

Row 2

Number of Bedrooms:	1 Bedroom
Number of Units:	18

Row 3

Number of Bedrooms:	Studio
Number of Units:	5
Notes:	Hybrid Studio

Project Setbacks

Row 1

Location:	Front
Proposed Building Setback:	20' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"

Row 2

Location:	Rear
Proposed Building Setback:	10' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"

Row 3

Location:	Side
Proposed Building Setback:	10' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"

Parking

Row 1

Type:	Accessible
Proposed Spaces:	2
Required Spaces:	2

Row 2

Type:	Compact
Proposed Spaces:	10
Required Spaces:	10

Row 3

Type:	Vehicle
Proposed Spaces:	60
Required Spaces:	60

Enclosures - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Row 1

Enclosure ID:	Main Floor Enclosure
Interior Enclosure Width:	16' 0"
Interior Enclosure Depth:	14' 0"

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Planned Unit Development Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 5/25/2021, by Jeff Likes