Hearing Date: May 18, 2023

Planner: Sonya Allen

Request: Annexation of 71.28 acres of land with an R-15 zoning district; and conditional use permit for a 259,000 square foot private education institution for pre-kindergarten through 12th grade on 48.48 acres of land in the R-15 zoning district, by LKV Architects.

Location: 7080 W. McMillan Rd., in the NE 1/4 of Section 29, T.4N., R.1W.
Type of Review Requested

Hearing

File number: H-2023-0011
Assigned Planner: Sonya Allen
Related Files:

Applicant Information

Applicant name: AMBER VAN OCKER, LKV ARCHITECTS
Applicant address: 2400 E. RIVERWALK, BOISE, ID 83706
Owner name: ALLEN HOWLETT, COLE VALLEY CHRISTIAN SCHOOLS
Owner address: 200 E. CARLTON AVE, MERIDIAN, ID 83642
Agent name (e.g. architect, engineer, developer, representative): AMBER VAN OCKER
Firm name: LKV ARCHITECTS
Address: 2400 E. RIVERWALK DR.

Subject Property Information

Location/street address:
Assessor's parcel number(s): S0429427800
Township, range, section: 4N1W29

Project Description
Project/Application Name: Cole Valley Christian School Pre-K-12 - AZ, CUP

Hearing Date: May 18, 2023
Planner: Sonya Allen
Request: Annexation of 71.28 acres of land with an R-15 zoning district; and conditional use permit for a

Description of Work: 259,000 square foot private education institution for pre-kindergarten through 12th grade on 48.48 acres of land in the R-15 zoning district, by LKV Architects.

Location: 7080 W. McMillan Rd., in the NE 1/4 of Section 29, T.4N., R.1W.
### Application Information

#### APPLICATION TYPES
- Annexation and Zoning - AZ: CHECKED
- Conditional Use Permit - CUP: CHECKED

#### ADDRESS VERIFICATION
- Address Verification Permit Number: LDAV-2022-0792

#### TYPE OF USE PROPOSED
- Commercial: CHECKED
- Other Type of Use Proposed: Private PK-12 School

#### PROPERTY INFORMATION
- General Location: North of McMillian Rd and 0.2 miles West of McDermott Rd.
- Current Land Use: RUT
- Total Acreage: 71.88
- Traffic Study Required per ACHD: Yes
- Has a traffic study been accepted by ACHD: Yes

#### ZONING DISTRICT(S)
- County: CHECKED

#### FLUM DESIGNATION(S)
- Medium Density Residential: CHECKED
- Acreage - Medium Density Res: 71.88

#### PROJECT INFORMATION
- Site Plan Date (MM/DD/YYYY): 03/01/2023
- Landscape Plan Date (MM/DD/YYYY): 03/01/2023
- Elevations Date (MM/DD/YYYY): 03/01/2023
- Percentage of Site Devoted to Building: 171618
- Percentage of Site Devoted to Landscaping: 866268
- Percentage of Site Devoted to Paving: 422484
- Who will own and Maintain the Pressurized Irrigation System in this Development: Cole Valley Christian Schools
- Irrigation District: Creason Lateral District
- Primary Irrigation Source: Creason Lateral
- Secondary Irrigation Source: New well
- Square Footage of Landscaped Areas to be Irrigated by City Water Connection: 0
- Proposed Building Height: 45'-8"
- Gross Floor Area Proposed: 259,919
- Hours of Operation (Days and Hours): M-F 7am - 8pm
- Number of Standard Parking Spaces Provided: 650
- Number of Compact Parking Spaces Provided: 0
- What was the date of your pre-application meeting?: 11/16/2022
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<th><strong>Pre-Application Permit Number (ex PREAPP-2021-0001):</strong></th>
<th>PREAPP-2022-0027</th>
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<td>02/16/2023</td>
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<td><strong>In Reclaimed Water Buffer:</strong></td>
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<td><strong>PROPERTY POSTING</strong></td>
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<td>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</td>
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<td>R-15:</td>
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<td>Acreage - R-15:</td>
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<td><strong>TIME EXTENSION INFORMATION</strong></td>
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<td>Number of months extension:</td>
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<td><strong>PLAN REVIEW</strong></td>
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<td>Verified submittal standards and checklist items:</td>
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<td>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF’s:</td>
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<td><strong>APPLICATION DISCLAIMER</strong></td>
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<td>Your signature:</td>
<td>Amber Van Ocker</td>
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