

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 Phone: _____
Applicant address: 2400 E. RIVERWALK, BOISE, ID 83706 Email: amber@lkvarchitects.com

Owner name: ALLEN HOWLETT, COLE VALLEY CHRISTIAN SCHOOLS Phone: _____ Fax: _____
Owner address: 200 E. CARLTON AVE, MERIDIAN, ID 836420000 Email: allen.howlett@cvcsonline.org

Agent name (e.g. architect, engineer, developer, representative): AMBER VAN OCKER

Firm name: LKV ARCHITECTS Phone: _____ Fax: _____
Address: 2400 E. RIVERWALK DR. Email: amber@lkvarchitects.com

Contact name: _____ Phone: _____ Fax: _____
Contact address: _____ Email: _____

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

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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

Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2022-0027
What was the date of your neighborhood meeting?:	02/16/2023
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-15:	CHECKED
Acreage - R-15:	71.88
TIME EXTENSION INFORMATION	
Number of months extension:	24
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Amber Van Ocker
MISC	
Is new record:	No