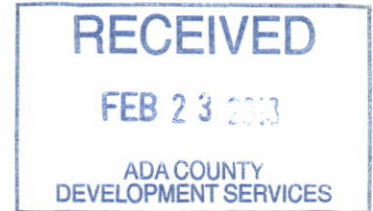


KENT BROWN PLANNING SERVICES

February 15, 2018

Ada County
Development Services
200 W Front St
Boise ID 83702



RE: Detailed letter for Crosswinds Subdivision Preliminary plat; Development Agreement Master Site Plan and Zoning Ordinance Map Amendment

Gentlemen:

On behalf of the Red Oak Development, please accept this request for approval of Crosswinds Subdivision which is proposed at 3535 S Cloverdale Road. The proposed Crosswinds Subdivision complies with intent and goals of the Ada County Zoning Ordinance and the Boise City Comprehensive Plan. This property is also located in the Boise Area of Impact Area and in the Suez Water Company and Boise City Sewer service area.

Zoning Ordinance Map Amendment:

Currently there is one single family home on 9.98 acres in R-1 zone. We are requesting a Zoning Ordinance Map Amendment to change the existing use of the property. We are proposing the Crosswinds Subdivision which has 36 single family homes on 7.51 acres in R-8 zone and 28 multi-family units on 2.36 acres in R-20 zone.

The Crosswinds Subdivision will be developed in two phases. Phase One is the single family portion of development. In Phase One, we will extend Suez Water and Boise City sewer into the property to service the entire development. All new streets will be dedicated to ACHD and storm drainage will be maintained by ACHD. All six common lots will be maintained by the Crosswinds HOA. Phase Two of Crosswinds Subdivision has only one lot, which will have 28 units buildings adjacent to S. Cloverdale Road. This lot will be maintained by the property owner.

Preliminary Plat:

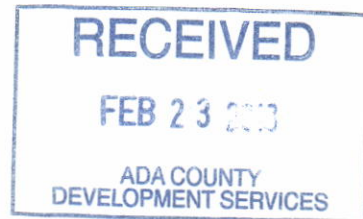
The Crosswinds Subdivision is a residential subdivision, with both single family and multi-family dwellings. There are 36 single family lots, in R-8 zone, with density of 4.8 units per acre. Of these 36 lots there are 28 detached lots and 8 are attached lots with a zero lot line. We are requesting to reduce the lot frontages of the Lots 2-5 and 7-10 of Block 1, per Ada County Code (8-2-B-5.e). The multi-family lot has 28 units, with density of 11.86 units per acre.

Master Site Plan:

SITE DESIGN The Master Site Plan is only for Phase Two portion of Crosswinds Subdivision. Phase Two is made up of 28 multi-family units along S. Cloverdale Road. The entrance to Phase Two being located near the center of site and comes directly off of S. Cloverdale Road. There is connecting micro path between the Phase One the single family and Phase Two multi-family. The Design Team's goals have been to place the units in such a way to create private space for each unit within the entire development. This has been done with having two types of buildings and with the location of those buildings to others in development. Attention has also been paid to the placement of two amenities, a sport court and Gazebo with picnic table. The Team wanted these amenities accessible to all of the residents. Therefore all the amenities are located near the center of the development.

MASTER SITE PLAN TABLE

PARKING REQUIRED	63	OPEN SPACE REQUIRED	30,864SF
PARKING PROPOSED	63	OPEN SPACE PROPOSED	40,000SF
COVERED PARKING	28	SITE AMENITIES	SPORT COURT GAZEBO
ACCESSIBLE PARKING REQUIRED	2	TYPE ONE BUILDING TOTAL SF	41,52SF
ACCESSIBLE PARKING PROPOSED	2	TYPE TWO BUILDING TOTAL SF	42,16SF



We look forward to your approval of our applications to Ada County

Sincerely,

Kent Brown
Planner