



Planning & Development Services

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 150 N. Capitol Boulevard Fax: 208/384-3753
 P. O. Box 500 TDD/TTY: 800/377-3529
 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR17-00002 **Hearing Date:** MARCH 2017
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 1255 S CLOVERDALE RD **Transmittal Date:** 02/01/17
Applicant: MARCIA DAVIS

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-38

Boise City

- Police
- Fire-Romeo Gervais
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Haley Falconer
- Public Works-Jason Taylor
- Public Works-Jim Wyllie
- Parks-Jennifer Tomlinson
- Forestry
- City Clerk-Susan Churchman
- Airport
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal
- PDS- Subs group
- PDS-GAP Planner-_____
- PDS-Building Dept
- PDS-Noticing Copy

Ada County

- ACHD
- Commissioners
- 911 (Sheriff Dispatch)
- Development Services-Jason Boal
- Assessor's Office-Dale Ann Barton
- COMPASS-Carl Miller
- COMPASS-Eric Adolfsen
- Parks & Waterways-Scott Koberg

Idaho State

- Transportation District III
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- West Ada School District

Sewer Districts

- West Boise Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

Annexation & Rezone Application Form

PDS	Department Application
	# 105

Case #: CAR17-00002

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 1255 Prefix: South Street Name: Cloverdale Road

Subdivision: _____ Block: _____ Lot: _____ Section: 16 Township: 3N Range: 1E

*Primary Parcel Number:

S	1	1	1	6	4	4	9	0	0	1
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 Additional Parcels: _____

Applicant Information

*First Name: Marcia *Last Name: Davis

Company: _____ *Phone: (208) 391-8466

*Address: 5763 W Plantation Lane *City: Boise *State: ID *Zip: 83703

E-mail: _____ Cell: _____ Fax: _____

Agent/Representative Information

First Name: Randy Last Name: Winn

Company: _____ Phone: (208) 391-8467

Address: 5763 W Plantation Lane City: Boise State: ID Zip: 83703

E-mail: rwinn@rivercityre.com Cell: (208) 391-8467 Fax: _____

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

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Date Received: _____
Revised 10/2008



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City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

1. **Neighborhood Meeting Held (Date):** December 12, 2016

2. **Neighborhood Association:** N/A

3. **Comprehensive Planning Area:** Southwest

4. **This application is a request to construct, add or change the use of the property as follows:**

Rezone from R-1A to R-1C

5. **Type of Request:** Rezone Annexation & Rezone

6. **Current Zone:** R-1A

7. **Requested Zone:** R-1C

8. **Size of property:** 1.041 Acres Square Feet

9. **Existing uses and structures on the property are as follows:**

Single family home w/ detached garage and out buildings

10. **Are there any existing land uses in the general area similar to the proposed use?**

If so, describe them and give their locations:

Yes - Ironwood Subdivision which is adjacent to the subject property and to the North and Claymour Estates Subdivision to the East across Cloverdale Road.

11. **On what street(s) does the property have frontage?** Cloverdale Road

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12. Adjacent Property Information

Uses:	Zone:
North: <u>Single family home subdivision</u>	<u>R-1C</u>
South: <u>Single family home subdivision</u>	<u>R-1A & R-1B</u>
East: <u>Single family homes and Duplex</u>	<u>R-1C</u>
West: <u>Single family home subdivision</u>	<u>R-1A</u>

13. Why are you requesting annexation into the City of Boise?

N/A

14. What use, building or structure is intended for the property?

Same - Single Family home. We do not intend to develop but would like to leave options open. We have submitted a concept plan per P&Z suggestion. We are wanting to rezone to bring the property to its "Highest and Best Use".

15. What changes have occurred in the area that justify the requested rezone?

Many subdivisions and commercial developments have taken place within the last few years and others are in the planning stages. This suggests that urban growth is expanding in the area. Soon, I am sure that when Cloverdale gets widened all the way from Overland to Fairview that a new Transit System will be in place.

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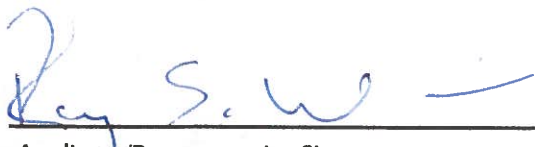
16. What Comprehensive Plan policies support your request?

See attachment "Policy Support Letter"

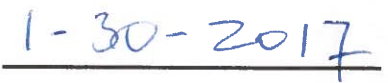
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Applicant/Representative Signature



Date

Print Form

Policy Support Letter

16. What Comprehensive Plan Policies support your request?

Chapter 8 – Land Use Goals

Encourage compact growth;

establish incentives for infill and redevelopment.

PDP1.1: INFILL PRIORITY AREAS

Recognize the Downtown, designated mixed-use activity centers, major travel corridors, and other potential areas of change identified at the planning area level as priorities for infill and redevelopment.

GENERAL DESIGN PRINCIPLES FOR NEIGHBORHOODS (GDP-N)

These General Design Principles apply to all types of neighborhoods as identified on the Land Use Map, including: Large Lot, Suburban, Compact, High-Density, and Buildable Area. The principles provide guidance on a range of site planning, urban design, and neighborhood character issues as they pertain to both new development and infill development. They are intended to enhance the livability and sustainability of the city's neighborhoods over time.

Principle GDP-N.3: Mix of Housing Types

- (a) Encourage a variety of housing types (e.g., single family, duplex, townhomes, accessory dwelling units, apartments/condominiums).
- (b) Integrate distinct housing types at the neighborhood level—providing more than one type of housing (e.g., duplexes and single-family homes) on a single block where feasible.
- (c) Avoid creating large concentrations of specific types of housing, such as multi-family or affordable units within a neighborhood or segregating certain housing types from others.

COMMUNITY STRUCTURE AND DESIGN

Major Travel Corridors

Major travel corridors have been identified for their role in carrying traffic both within Boise and throughout the region. Together with the Interstate Highways noted below, they form a grid of north/south and east/west connections for the community. Major corridors include: Franklin Road, Cloverdale Road, and Cole. While existing development patterns in many corridor locations are far from transit-supportive, they represent an opportunity for the community to promote a more compact pattern of development over time that will accommodate transit in the future.

Principle GDP-C.5: Housing

Locate high-density residential along corridors, particularly in areas with existing or planned transit service and in mid-block locations where access and circulation for commercial uses would be difficult.

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Detailed Letter of Explanation

January 28, 2017

Property Address: 12155 S. Cloverdale Road
Area: 1.041 Acres
Current Zoning: R-1A
Proposed Zoning: R-1C
Current Use: 1 Single Family Home with Detached Garage/Shop with Outbuildings
Proposed Use: Same – No development proposed but concept plan included per P&Z staff recommendation

Southwest Planning Area: Suburban Designation

The applicant requests to rezone the property located at 1255 S Cloverdale from R-1A with a density of 2.1 units per acres to R-1C with a density of 8 units to the acre. The Land Use/Zoning Consistency Matrix lists R-1C as a permissible zone for this land use designation.

To help in depicting the property and how it could be developed in a R-1C zone and still conform with surrounding properties the applicant has introduced a "Concept Plan" that, if developed, should be compatible to the neighborhood. The applicant is requesting to place the property in its highest and best use as described in the Blueprint of Boise, Boise's Comprehensive Plan.

There has been an increasing change in the zoning designations within the area of Cloverdale and Overland, just south of the subject property, that shows that this area of Boise is starting to feel the impacts of higher urban growth. The property has all the essential services needed for a development of this type which are not being fully utilized.

This request meets the Comprehensive Plan by minimizing suburban sprawl and providing additional diversity in type, density and location of housing.

Thank you,


Randy Winn

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Concept Plan
 for
 Minor Land
 Division
 Not to Scale

