

Hearing Date: 4/20/23

Planner: Sonya Allen

Request: Conditional use permit for a multifamily development consisting of 150 apartment units on 8.25 acres of land in the C-G zoning district, by Pivot North Architecture.

Location: 1005 E. Fairview Ave., in the NE 1/4 of Section 7, T.3N., R.1E.



Type of Review Requested

Hearing

File number: H-2023-0001
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: GARY SORENSEN, PIVOT NORTH ARCHITECTURE Phone: _____
Applicant address: 1101 W. GROVE ST., BOISE, ID 83702 Email: gary@pivotnorthdesign.com

Owner name: SHANNON ROBNETT, SRI Phone: _____ Fax: _____
Owner address: 3295 ELDER STREET, STE 209, BOISE, ID 83705 Email: shannonrobnett@gmail.com

Agent name (e.g. architect, engineer, developer, representative): GARY SORENSEN
Firm name: PIVOT NORTH ARCHITECTURE Phone: _____ Fax: _____
Address: 116 S 6TH STREET Email: gary@pivotnorthdesign.com

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

Subject Property Information

Location/street address: 1005 E FAIRVIEW AVE
Assessor's parcel number(s): S1107120700
Township, range, section: 3N1E7

Project Description

Project/Application Name: Fairview Apartments - CUP

Hearing Date:

Planner: Sonya Allen

Description of Work: Request: Conditional use permit for a multifamily development consisting of 150 apartment units on 8.25 acres of land in the C-G zoning district, by Pivot North Architecture.
Location: 1005 E. Fairview Ave., in the NE 1/4 of Section 7, T.3N., R.1E.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	CHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	UNCHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0017
TYPE OF USE PROPOSED	
Residential:	UNCHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	1005 E Fairview
Current Land Use:	Commercial
Total Acreage:	8.25 Acres
Prior Approvals (File Numbers):	NA
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	CHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	CHECKED
Acreage - Commercial:	8.25
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED

PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	01/05/2023
Landscape Plan Date (MM/DD/YYYY):	01/06/2023
Elevations Date (MM/DD/YYYY):	01/09/2023
Percentage of Site Devoted to Landscaping:	21
Proposed Building Height:	39'-7"
Gross Floor Area Proposed:	175,000
Hours of Operation (Days and Hours):	Residential
Number of Standard Parking Spaces Provided:	322
Number of Compact Parking Spaces Provided:	0
Number of Single Family Residential Units:	0
Minimum Square Footage of Living Area (Excluding Garage):	797
Gross Density:	18.1
What was the date of your pre-application meeting?:	11/01/2022
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2022-0185
What was the date of your neighborhood meeting?:	12/15/2022
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-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED

Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
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Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
MULTI-FAMILY	
Total Number of Units:	150
Number of 1 Bedroom Units:	42
Number of 2-3 Bedroom Units:	108
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	0
Number of Units Containing 500-1,200 sq. ft.:	120
Number of Units Containing 1,200+ sq. ft.:	30
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	CHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	UNCHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED

Open Water Ponds:	UNCHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	CHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	UNCHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
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:	Gary Sorensen
MISC	
Is new record:	No