



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR19-00031 **Hearing Date:** 2/10/20
X-Ref: PUD19-00041 (ePlanReview) **Hearing Body:** Planning and Zoning Commission
Address: 511 N MAPLE GROVE RD **Transmittal Date:** 1/2/20
Applicant: FIG VILLAGE AT PARKSIDE LLC

- Submit comments at least **15 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 (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- Community & Regional Planning
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works-Addressing
- Public Works-Annexations
- Public Works-Drainage
- Public Works-Environmental
- Public Works-Environmental-BRS
- Public Works-Floodplain
- Public Works-Hillside/Grading
- Public Works-Irrigation
- Public Works-Sewer
- Public Works-Solid Waste
- Public Works-Street Lights
- Public Works-Subdivisions
- PDS-Noticing Copy

Federal

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

Idaho State

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

Irrigation Districts

- Board of Control*
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation*
- Drainage District # _____
- Farmers Union
- Nampa & Meridian
- New York Irrigation*
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

Miscellaneous

- Boise Postmaster*
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Centennial
- 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 (Energize)
- South Cole
- South East
- South Eisenman
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista (Energize)
- Warm Springs Mesa
- West Bench (Energize)
- West Downtown
- West End (Energize)
- West Valley (Energize)
- Winstead

Schools

- Boise School District
- West Ada School District

Utilities

- Andeavor Logistics
- Capitol Water Corporation
- Century Link
- Intermountain Gas
- Sparklight
- Suez Water
- West Boise Sewer District

#105 - Annexation and Rezone

Case #: CAR19-00031

Property Information

Address

| | | | | | | |
|--|---|--------------------------------|----------------|----------------|-------------|-----------------|
| Street Number: 511 | Prefix: N | Street Name: MAPLE GROVE RD | Unit #: | | | |
| Subdivision name: MAPLE GROVE BUS & INDUST PARK | Block: 0 | Lot: 0 | Section: 11 | Township: 3 | Range: 1 | Zoning: M-1D |
| Parcel Number: R5457330091 | Additional Parcel Numbers: R5457330101;R5457330111;R5457330121;R5457330131 | | | | | |

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

| | | | |
|---|---------------------------------|--------------|---------------|
| First Name: JAMES | Last Name: DOOLIN | | |
| Company: FIG VILLAGE AT PARKSIDE LLC | | | |
| Address: 295 W CENTER ST STE 201 | City: PROVO | State: UT | Zip: 84601 |
| E-mail: JAMES@IDPUTAH.COM | Phone Number: (208) 871-6842 | Cell: | Fax: |

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

| | | | |
|----------------------------------|---------------------------------|--------------|---------------|
| First Name: KENT | Last Name: BROWN | | |
| Company: KENT BROWN PLANNING | | | |
| Address: 3161 E SPRINGWOOD DR | City: MERIDIAN | State: ID | Zip: 83642 |
| E-mail: KENTLKB@GMAIL.COM | Phone Number: (208) 871-6842 | Cell: | Fax: |

Owner Information

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

| | | | |
|---|---------------------------------|--------------|---------------|
| First Name: JEFFREY | Last Name: MOORE | | |
| Company: GST EXEMPT MARITAL TRUST OF THE WDM TRUST | | | |
| Address: PO BOX 8204 | City: BOISE | State: ID | Zip: 83704 |
| E-mail: JAMES@IDPUTAH.COM | Phone Number: (208) 871-6842 | Cell: | Fax: |

1. Neighborhood Meeting Held (Date):

11/20/19

2. Neighborhood Association:

Unknown

3. Comprehensive Planning Area:

West Bench

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

rezone from m-1d to c-1d and pud to do 108 unit multi family development

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

M-1D

7. Requested Zone::

C-1D

8. Size of Property:

6.39

Acres Square Feet

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

NONE

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

If so, describe them and give their locations:

VACANT

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

EMERALD AND MAPLE GROVE

12. Adjacent property information:

| | |
|-------------------|---|
| Uses: | Zone: |
| North: commercial | North: (C-1HD) Neighborhood Commercial w |
| South: commercial | South: (M-1D) Limited Industrial w/Design R |
| East: STORAGE | East: (M-1D) Limited Industrial w/Design R |
| West: commercial | West: (M-1D) Limited Industrial w/Design R |

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

NO

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

MULTI FAMILY RESIDENTIAL

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

Emerald and Maple Grove area is designated as mixed use district, due to it's location near Boise Towne Square Mall offering retail, food and entertain opportunities in the area

16. What Comprehensive Plan policies support your request?

WB-CCN 3.2 Workforce housing is needed close to the mall and spin off businesses that can be supported by nearby residents.
WB-C1.1 Commuter Rail encourages higher development densities to support future transit.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

KENT BROWN PLANNING SERVICES

December 16, 2019

Boise City Planning & Development Services
150 N Capital Blvd
PO Box 500
Boise ID 83701-0500

RE: Rezone for 511 N. Maple Grove Road

Commissioners:

On behalf of, FIG Village At Parkside LLC please accept this request for approval of a Rezone at 511 N. Maple Grove Road. Our rezone request is consistent with the City's Comprehensive Plan, Blueprint Boise, for the West Bench for the area between Interstate I-84, Emerald and Maple Grove which designates for a mixed use district.

Our site is located on the edge of the light industrial area to the west. Prior to the city's approval of the Boise Towne Square Mall all of the area between Cloverdale Road and Cole Road were designated for industrial uses. With the approval of the Boise Towne Square Mall much of that area has been changed to commercial and retail uses. This site's location at the intersection of Maple Grove and Emerald provides a perfect location for C-1D zoning and our proposed multi-family use close to employment centers and retail, food and entertainment from both the commercial and industrial districts surrounding the site

This rezone consist 6.39 acres in size.

Please contact me if you have any questions regarding any of this application.

Sincerely,



Kent Brown
Planner

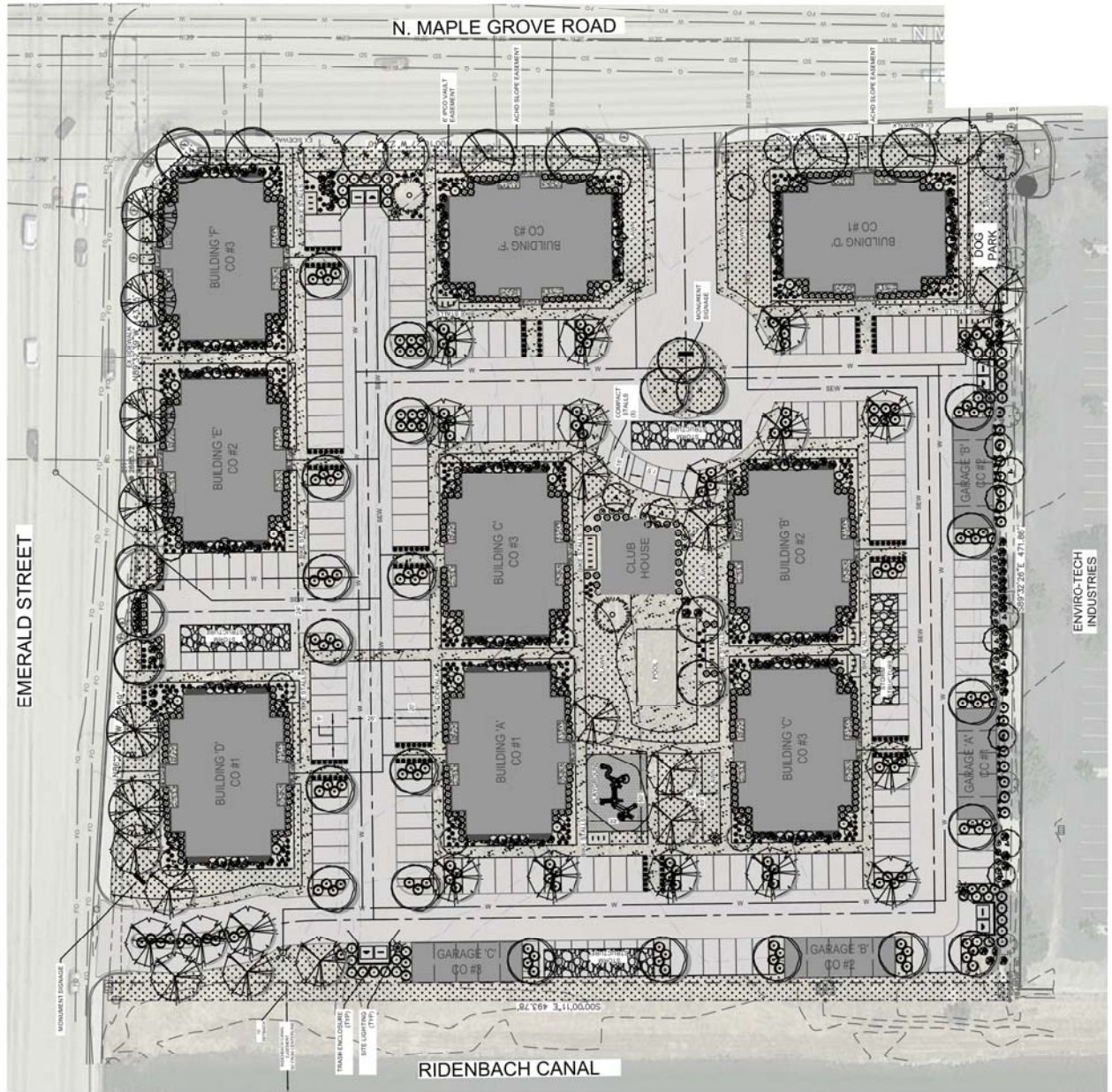


| | | |
|-----|------------------|------------|
| NO. | REVISIONS | DATE |
| 1 | ISSUE FOR PERMIT | 01/11/2019 |
| 2 | REVISED | 01/11/2019 |
| 3 | REVISED | 01/11/2019 |
| 4 | REVISED | 01/11/2019 |
| 5 | REVISED | 01/11/2019 |
| 6 | REVISED | 01/11/2019 |
| 7 | REVISED | 01/11/2019 |
| 8 | REVISED | 01/11/2019 |
| 9 | REVISED | 01/11/2019 |
| 10 | REVISED | 01/11/2019 |

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TRAVAN PLACE
 MERIDIAN, IDAHO 83642
 PHONE: (208) 329-2288 WWW.T-ENGINEERS.COM
 BOISE • COOP • COLEMAN DRAKE • HEEREN CITY
 MERIDIAN • MONTICELLO • PASTOR • SPOKANE

CONDITIONAL USE PERMIT PLAN SET FOR:
 TELLURIDE APARTMENTS
 SITE AND LANDSCAPE PLAN

PROJECT: TELLURIDE APARTMENTS
 DATE: NOVEMBER 12, 2018
 SHEET: L2.00



| Key | Common name | Botanical Name |
|-----|--|--|
| ★ | EASTERN REDBUD | <i>Cercis canadensis</i> |
| ○ | GOLDEN RAINTREE | <i>Koeleria paniculata</i> |
| ○ | AUTUMN BRILLIANCE SERVICEBERRY | <i>Amelanchier x grandiflora 'Autumn Brilliance'</i> |
| ○ | PACIFIC SUNSET MAPLE | <i>Acer truncatum x A. glaberrimum 'Warrenes'</i> |
| ○ | GREENSPIRE LINDEN | <i>Tilia cordata 'PNI 625'</i> |
| ○ | IMPERIAL HONEYLOCUST | <i>Gleditsia triacanthos 'Imperial'</i> |
| ○ | SLENDER SILHOUETTE SWEETGUM | <i>Liquidambar styraciflua 'Slender Silhouette'</i> |
| ○ | SERBIAN SPRUCE | <i>Ficus ornata</i> |
| ○ | SKYROCKET JUNIPER | <i>Juniperus virginiana 'Skyrocket'</i> |
| ○ | GREEN VELVET BOXWOOD | <i>Buxus x 'Green Velvet'</i> |
| ○ | KRAMERS RED WINTER HEATH | <i>Erica x dasylepis 'Kramer's Red'</i> |
| ○ | FLOWERBRIGHT PINK SUPREME GROUNDCOVER ROSE | <i>Rosa x 'NOA-25062'</i> |
| ○ | SHOW OFF FORSYTHIA | <i>Forsythia x intermedia 'Mildor'</i> |
| ○ | CORAL BEAUTY COTONEASTER | <i>Cotoneaster dammeri 'Coral Beauty'</i> |
| ○ | KARL FORSTER FEATHER REED GRASS | <i>Calamagrostis acutiflora 'Karl Forster'</i> |
| ○ | LITTLE BUNNY PENNisetum | <i>Pennisetum alopecuroides 'Little Bunny'</i> |

NOTE: SEE GENERAL LANDSCAPE NOTES SHEET L1.0

| Key | Description | Quantity |
|-----|----------------------------|----------|
| ○ | Deciduous Tree - To Remain | NA |
| ● | Evergreen Tree - To Remain | NA |

