



# PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500  
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:  
PUD22-00063

## Planned Unit Development

### Property Information

<b>Street No:</b>	<b>Direction:</b>	<b>Street Name:</b>	<b>Street Type:</b>	<b>Unit Type:</b>	<b>Unit No:</b>
8133	N	BOGART	LN		

<b>Subdivision Name:</b>	<b>Parcel Legal Description:</b>	<b>Zoning District:</b>
ROBERTS AND HILL SUB	PAR #4752 OF LOTS 29-32, ROBERTS & HILL SUB, #4750B #5695B	R-1CDA

<b>Parcel Number:</b>	<b>Additional Parcel Numbers:</b>
R7498004752	

### Applicant Information

<b>First Name: (Primary Contact)</b>	<b>Last Name:</b>	<b>Type:</b>
Giovanni	Florenca	Applicant

**Company:**  
Cole Architects

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1008 W Main St	Boise	ID	83702

<b>Email:</b>	<b>Main Phone:</b>	<b>Cell Phone:</b>
gio@colearchitects.com	(208) 609-6195	

### Owner Information

**Name:**  
FASTWATER LLC

<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
1977 E OVERLAND RD	MERIDIAN	ID	83642

<b>Email:</b>	<b>Phone:</b>

### Project Information

**Project Name: (if applicable):**  
Hill Road Apartments

**Project Proposal:** Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

96 apartment units in 6 multifamily buildings with 16 units in each building, plus clubhouse and use exception/pop-up as conditioned by CAR19-00004/SUB19-00012

### Project Details

#### Property Information

<b>Zoning District:</b>	R-1CDA
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Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	NO
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Size of Property:	6.22
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Number and location of loading/receiving facilities:	None
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	Spoil Banks Canal is located South of the site

### General

Plans submitted as:	Electronic
Is this a modification?:	No
Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:	No
Please Provide which Housing Bonus Incentive you will be applying for:	
Existing Use:	Agriculture
Use:	Multi-Family
Is this a phased project?:	No
Explain Any Project Phases:	

### Density & Amenities

Describe all amenities:	Clubhouse, pop-up/use exception, outdoor gathering spaces, some edible landscaping
Proposed Density:	96
Allowed Density:	96

**Waivers Requested** - If Waivers are requested, include the requirement along with what you are requesting.

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

### Total Existing Structures

Building ID:	
Number of Existing Structures:	0
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

**Existing Square Feet** - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	
Notes:	

**Existing Materials**

Type:	
Materials:	
Colors:	
Notes:	

**Existing Bedrooms And Units**

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	
Number of Units:	
Notes:	

**Total Proposed Structures**

Number of Proposed Structures:	8
Height to Parapet:	

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

Number of Seats:	
Notes:	

**Proposed Bedrooms And Units**

Total Number of Proposed Units:	
Notes:	

**Parking** - If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

Does this project include shared parking?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	Yes
Number of assigned or reserved spaces:	96
Does this project include parking reduction?:	No
Number of spaces below required:	
Does this project include off-site parking?:	No
Number of off-site parking spaces:	

### Fire Prevention

Fire Flow:	65
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	1
Number of Proposed Hydrants:	3

### Public Works

On-Site Stormwater Retention Method:	Pervious pavement in parking areas
Number of Street Lights:	

### Solid Waste

How will trash and recycling containers be stored:	Standard Enclosure
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### Proposed Structures

#### Row 1

Building ID:	Clubhouse
Gross Sq Ft:	3460
Number of Stories:	1
Height to Midline:	19' 6"
Height to Eave:	16' 0"
Height to Peak:	23' 0"
Notes:	Top of Chimney Cap at 22'-6"

#### Row 2

Building ID:	Pop-Up Commercial
Gross Sq Ft:	300
Number of Stories:	1
Height to Midline:	14' 5"
Height to Eave:	12' 4"
Height to Peak:	16' 6"

**Row 3**

Building ID:	Building 1
Gross Sq Ft:	17740
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Row 4**

Building ID:	Building 2
Gross Sq Ft:	17740
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Row 5**

Building ID:	Building 3
Gross Sq Ft:	16232
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Row 6**

Building ID:	Building 4
Gross Sq Ft:	16232
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Row 7**

Building ID:	Building 5
Gross Sq Ft:	17740
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Row 8**

Building ID:	Building 6
Gross Sq Ft:	16232
Number of Stories:	2
Height to Midline:	26' 8"
Height to Eave:	20' 3"
Height to Peak:	33' 0"

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

**Row 1**

Building ID:	Building 1
Floor:	1
Gross Square Feet:	8860
Use:	Residential/Utility

**Row 2**

Building ID:	Building 1
Floor:	2
Gross Square Feet:	8860
Use:	Residential

**Row 3**

Building ID:	Building 2
Floor:	1
Gross Square Feet:	8860
Use:	Residential/Utility

**Row 4**

Building ID:	Building 2
Floor:	2
Gross Square Feet:	8860
Use:	Residential

**Row 5**

Building ID:	Building 3
Floor:	1
Gross Square Feet:	8116
Use:	Residential/Utility

**Row 6**

Building ID:	Building 3
Floor:	2
Gross Square Feet:	8116
Use:	Residential

**Row 7**

<b>Building ID:</b>	Building 4
<b>Floor:</b>	1
<b>Gross Square Feet:</b>	8116
<b>Use:</b>	Residential/Utility

**Row 8**

<b>Building ID:</b>	Building 4
<b>Floor:</b>	2
<b>Gross Square Feet:</b>	8116
<b>Use:</b>	Residential

**Row 9**

<b>Building ID:</b>	Building 5
<b>Floor:</b>	1
<b>Gross Square Feet:</b>	8860
<b>Use:</b>	Residential/Utility

**Row 10**

<b>Building ID:</b>	Building 5
<b>Floor:</b>	2
<b>Gross Square Feet:</b>	8860
<b>Use:</b>	Residential

**Row 11**

<b>Building ID:</b>	Building 6
<b>Floor:</b>	1
<b>Gross Square Feet:</b>	8116
<b>Use:</b>	Residential/Utility

**Row 12**

<b>Building ID:</b>	Building 6
<b>Floor:</b>	2
<b>Gross Square Feet:</b>	8116
<b>Use:</b>	Residential

**Proposed Materials****Row 1**

<b>Type:</b>	Canopy/Awnings
<b>Materials:</b>	Metal
<b>Colors:</b>	Dark Gray
<b>Notes:</b>	See Elevations

**Row 2**

Type:	Fascia/Trim
Materials:	Metal
Colors:	Dark Gray
Notes:	See Elevations; Alternative Material is Fiber Cement

**Row 3**

Type:	Roof
Materials:	Asphalt Shingles
Colors:	Gray
Notes:	See Elevations

**Row 4**

Type:	Walls
Materials:	Aluminum
Colors:	Light Gray/Light Brown/Dark Brown
Notes:	See Elevations; Alternative Material is Fiber Cement

**Row 5**

Type:	Windows/Doors
Materials:	Vinyl (for Multifamily) ; Storefront (for Clubhouse and Pop-Up Commercial)
Colors:	Vinyl (Black) ; Storefront (Dark Bronze)
Notes:	See Elevations

**Row 6**

Type:	Other
Materials:	Stucco
Colors:	Light Gray
Notes:	See Elevations

**Row 7**

Type:	Other
Materials:	Perforated Metal
Colors:	Light Gray
Notes:	See Elevations

**Row 8**

Type:	Walls
Materials:	Corrugated Metal
Colors:	Light Gray
Notes:	See Elevations



**Row 9**

Type:	Walls
Materials:	CMU
Colors:	Light Gray
Notes:	See Elevations

**Proposed Bedrooms And Units****Row 1**

Number of Bedrooms:	1 Bedroom
Number of Units:	12

**Row 2**

Number of Bedrooms:	2 Bedroom
Number of Units:	84

**Project Setbacks****Row 1**

Location:	Front
Proposed Building Setback:	30' 0"
Required Building Setback:	20' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"
Notes:	All parking is located between buildings on the interior of the site.

**Row 2**

Location:	Street Side
Proposed Building Setback:	30' 0"
Required Building Setback:	2' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"
Notes:	All parking is located between buildings on the interior of the site.

**Row 3**

Location:	Rear
Proposed Building Setback:	15' 0"
Required Building Setback:	15' 0"
Proposed Parking Setback:	0' 0"
Required Parking Setback:	0' 0"
Notes:	All parking is located between buildings on the interior of the site.

## Parking

### Row 1

Type:	Accessible
Proposed Spaces:	6
Required Spaces:	5
Notes:	5 Standard, 1 ADA

### Row 2

Type:	Bike
Proposed Spaces:	96
Notes:	Located in Multifamily Building Corridors at First Floor

### Row 3

Type:	Vehicle
Proposed Spaces:	144
Notes:	See Site Plan

## Fence

### Row 1

Existing or Proposed:	Existing
Location:	Other
Type:	None
Height:	0' 0"
Notes:	No existing fence

### Row 2

Existing or Proposed:	Proposed
Location:	Other
Type:	Split Rail
Height:	3' 0"
Notes:	Split-rail fencing along perimeter, as determined by City. Alternative fencing to be concrete post with wood rails.

## Mechanical Units

### Row 1

Unit Location:	Interior to Building
Type:	Air Conditioner
Number of Units:	96
Height:	3' 6"
Proposed Screen Method:	Louvers to match siding of wall
Notes:	VTAC Units located in shaft area of each unit

### Row 2

Unit Location:	At Grade
Type:	Generator
Number of Units:	4
Height:	4' 0"
Proposed Screen Method:	Planting
Notes:	See Site Plan for locations of Transformers

### Row 3

Unit Location:	Other
Type:	Meter Panel
Number of Units:	8
Height:	3' 0"
Proposed Screen Method:	Planting
Notes:	See Site Plan and exterior elevations for all meter panel locations.

### Row 4

Unit Location:	At Grade
Type:	Other
Number of Units:	1
Height:	3' 0"
Proposed Screen Method:	Fencing and Planting
Notes:	Condenser Unit for Clubhouse, located on West facade, see Site Plan

**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

**Row 1**

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 1

**Row 2**

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 2

**Row 3**

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 3

**Row 4**

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 1

**Row 5**

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 2

**Row 6**

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Trash Enclosure 3

**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

**Row 1**

Enclosure ID:	Trash Enclosure 1
Interior Enclosure Width:	12' 8"
Interior Enclosure Depth:	12' 8"

**Row 2**

Enclosure ID:	Trash Enclosure 2
Interior Enclosure Width:	12' 8"
Interior Enclosure Depth:	12' 8"

**Row 3**

Enclosure ID:	Trash Enclosure 3
Interior Enclosure Width:	12' 8"
Interior Enclosure Depth:	12' 8"

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Planned Unit Development Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 8/30/2022, by Giovanni Florenca