



Planning & Development Services

Boise City Hall, 2nd Floor Phone: 208/384-3830
 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: CPA18-00002, CAR18-00007 & CUP18-00016
X-Ref:
Address: 12451 W OVERLAND RD
Applicant: ERIC HINDERAGER

Hearing Date: MAY 7, 2018
Hearing Body: Planning and Zoning Commission
Transmittal Date: 3/30/18

- 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 (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
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- 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
- 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
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

Schools

- Boise School District
- West Ada School District

Utilities

- Cable One
- Capitol Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- United Water Idaho
- West Boise Sewer District

Comprehensive Plan Amendment Application

PDS	Department Application
	# 103

New! Typedata directly into our forms.

Case #: _____

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: 12451 Prefix: West Street Name: Overland Rd

Subdivision: NE4NE4 Block: 0 Lot: 0 Section: 21 Township: 3 Range: 1

*Primary Parcel Number:

S	1	1	2	1	1	1	0	3	0	9
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

*First Name: Eric *Last Name: Hinderager

Company: _____ *Phone: (208) 866-2339

*Address: 5015 N Lolo Pass Way *City: Meridian *State: ID *Zip: 83646

E-mail: Hinderager@hotmail.com Cell: (208) 866-2339 Fax: _____

Agent/Representative Information

First Name: Eric Last Name: Hinderager

Company: _____ Phone: (208) 866-2339

Address: 5015 N Lolo Pass Way City: Meridian State: ID Zip: 83646

E-mail: Hinderager@hotmail.com Cell: (208) 866-2339 Fax: _____

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

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

First Name: Bill Last Name: Bienapfl

Company: BSB, LLC Phone: (208) 890-2608

Address: 2474 S Andros Way City: Meridian State: ID Zip: 83642

E-mail: billbconsult@aol.com Cell: (208) 890-2608 Fax: _____

Date Received: _____

Revised 10/2008



www.cityofboise.org/pds

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): 2/1/2018

2. Neighborhood Association: Southwest Ada County Alliance

3. Comprehensive Planning Area: Southwest

4. Request is to Amend the following: Text Land Use Map

5. Current Land Use Map designation: Suburban

6. Proposed Land Use Map designation: Commercial

7. Size of property: 6.79 Acres Square Feet

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

The only current use is a small, temporary "custom stone signs" sales shed. The property is otherwise unused, undeveloped and vacant..

9. Adjacent Property Information

	Uses:	Zone:
North:	<u>Commercial</u>	<u>C-2D</u>
South:	<u>Undeveloped R-15/SFH</u>	<u>R-1A</u>
East:	<u>Residential</u>	<u>R-1A</u>
West:	<u>Undeveloped</u>	<u>C-G</u>

10. Section of Comprehensive Plan you are proposing to amend:

This application requests the modification of the Comprehensive Land Use Map from the current Suburban designation to Commercial. Please see the attached letter and narrative for a detailed description of this application and related activities.

11. Proposed text changes:

N/A

12. Narrative describing justification for change:

The subject site was part of a large farm owned by the Bienapfl family since 1949. A house was built in 1906, and milk barns were constructed in 1960. The land was used for agricultural purposes for most of the last 110 years, until recently the 130-acre farm was divided and rezoned. A large-scale development is currently underway which includes residential development to the south, and commercial uses along Overland. The subject property is the only remnant parcel on the Boise side of the city line, and remains the farm's only frontage parcel not zoned for commercial use.

This area is no longer a rural community, and Overland is quickly becoming increasingly commercialized. The 24 acres of C-G (general commercial) zoned land to the west separates the subject site from the 180-acre Silverstone Business Campus. The land north of Overland is already under the commercial land use designation. These C-2D zoned parcels contain a mix of general commercial uses including boat/RV parking, a car wash, and a gas station. From our initial pre-application meeting with the Boise City planning team until the last, the conversation has always steered toward increasing the number of uses, commercial tenants and businesses to create a vibrant, active area of commerce. This property is no longer appropriate for suburban development as it is currently designated.

13. Comprehensive Plan policies that support your request:

1) Citywide Vision - A Predictable Development Pattern (Blueprint Boise, Pg. 2-24, PDP1.1: Infill Priority Areas) - "Recognize [...] major travel corridors [...] as priorities for infill and redevelopment." This chapter also emphasizes encouraging compact growth. The map amendment and rezone conform with the adjacent uses to the west and north, and bring the area in line with the commercial character of this stretch of Overland. The project also provides a dense development of mixed commercial uses along a major travel corridor.

2) Citywide Vision - A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers (Blueprint Boise, Pg. 2-34): "New developments will be encouraged to include [...] mixed-use centers [...] Policies and regulations that promote the integration of mixed-use activity centers into or adjacent to new and established neighborhoods throughout the AOCI will help reinforce this ideal [...]"

This project will provide a broad mix of commercial, retail, and office uses which will serve the new and existing commercial and residential neighbors. The "Movado" attachment shows the large-scale, multi-phase commercial and residential development currently underway in the adjacent land to the west.

3) Citywide Vision - Maintain and Enhance the City's Primary Job Base Diversity (Blueprint Boise, Pg. 2-70): "Live-work

Comprehensive Plan Amendment Application (4)

units, mixed-use [...] and other land use patterns that provide the opportunity to reduce commute times and distances, decrease daily automobile trips, and improve the quality of life of the city's workers will be supported." As noted in #2, the large and growing number of local commercial and residential neighbors will benefit from the proximity of this mixed-use project.

4) Citywide Vision - City Image (Blueprint Boise, Pg. 2-71): "Promote a positive image of the city to visitors by creating an attractive, well-maintained public realm through enhanced streetscapes, particularly along the gateways and corridors [...]."
The planned PUD under the C-2D rezone allows for a coordinated, attractive, unified, landscaped development along the first quarter mile after crossing into Boise City.

5) Planning Area Policies - Southwest (Pg. SW-7): The key regional policies applicable to the subject property include:

- Promote the revitalization of major travel corridors.
- Cluster new commercial uses.
- Encourage residential development to cluster at higher densities.
- Support office and neighborhood commercial uses that are planned and developed in conjunction with residential development.

The planned development meets these goals by acting to revitalize a major travel corridor, cluster commercial uses, provide clustered, multifamily development at R-15 density (same as adjacent land to the south), and develop a mix of uses in conjunction with the adjacent, large-scale residential development.

Applicant/Representative Signature

Date

Print Form

#109 Conditional Use Application

Case #: CUP18-00016

Property Information

Address

Street Number: 12451	Prefix: W	Street Name: OVERLAND RD	Unit #: 			
Subdivision name: NE4NE4	Block: 0	Lot: 0	Section: 21	Township: 3	Range: 1	Zoning: R-1B
Parcel Number: S1121110309	Additional Parcel Numbers: 					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Eric	Last Name: Hinderager		
Company: 			
Address: 5015 N Lolo Pass Way	City: Meridian	State: ID	Zip: 83646
E-mail: Hinderager@msn.com	Phone Number: (208) 866-2339	Cell: (208) 866-2339	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Eric	Last Name: Hinderager		
Company: 			
Address: 5015 N Lolo Pass Way	City: Meridian	State: ID	Zip: 83646
E-mail: Hinderager@hotmail.com	Phone Number: (208) 866-2339	Cell: (208) 866-2339	Fax:

Owner Information

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

First Name: Bill	Last Name: Bienapfl		
Company: BSB, LLC			
Address: 2674 S Andros Way	City: Meridian	State: ID	Zip: 83642
E-mail: billconsult@aol.com	Phone Number: (208) 890-2608	Cell: (208) 890-2608	Fax:

Project Information

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Association:

Southwest Ada County Alliance

2. Comprehensive Planning Area:

SouthWest

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

This conditional use application is being submitted in conjunction with comprehensive plan map amendment and rezoning applications, for development of a self-storage facility in a C-2D zoning designation. Please see the attached letter and

4. Size of Property:

6.79 Acres Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

1500 gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

1500 gpm

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

The only current use is a small, temporary "custom stone signs" sales shed. The property is otherwise unused, undeveloped and vacant.

7. Is the project intended to be phased? Please explain:

No

8. Adjacent property information:

Building types and/or uses	Zone
North: <input type="text" value="Commercial"/>	North: <input type="text" value="(C-2D) General Commercial w/Desigr"/>
South: <input type="text" value="Undeveloped C-2"/>	South: <input type="text" value="(C-2D) General Commercial w/Desigr"/>
East: <input type="text" value="Undeveloped C-2"/>	East: <input type="text" value="(C-2D) General Commercial w/Desigr"/>
West: <input type="text" value="Undeveloped C-2"/>	West: <input type="text" value="(C-2) General Commercial"/>

9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="92137"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="metal"/>	<input type="text"/>
Walls:	<input type="text" value="stucco, metal, masonry, wood"/>	<input type="text" value="brown, tan, charcoal"/>
Windows/Doors:	<input type="text" value="metal overhead doors, glass windows"/>	<input type="text" value="charcoal"/>
Fascia, Trim, etc:	<input type="text" value="metal, stucco"/>	<input type="text" value="brown, tan, charcoal"/>
Other:	<input type="text" value="storefront facade"/>	<input type="text" value="varied"/>

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input text"="" type="text" value="0"/>	<input type="text" value="0"/>		
Rear:	<input text"="" type="text" value="0"/>	<input type="text" value="0"/>		
Side 1:	<input type="text" value="(canal easement)"/>	<input type="text" value="varies"/>	<input type="text" value="5"/>	<input type="text" value="10"/>
Side 2:	<input text"="" type="text" value="0"/>	<input type="text" value="0"/>		

13. Site Design:

Site Percentage Devoted to

Square Feet

Building Coverage:

55
%

92137

Landscaping:

%

Paving:

%

Other Uses:

%

Describe Other Uses:

14. Parking:

Required

Proposed

Accessible Spaces:

1

1

Parking Spaces:

4

9

Bicycle Spaces:

0

0

Proposed compact spaces:

0

Are you proposing off-site parking?

Yes

No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction?

Yes

No

If yes, how many spaces?

Restricted parking?

Yes

No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property?

Yes

No

B. Type:

varying brush and trees

C. Size:

varying

D. General Location:

middle, along canal bank

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17.Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

1

C. Proposed screening method:

CMU wall

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

18.Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes No

B. Location:

South/East

C. Size:

45' wide

19.Fencing:

Proposed

Existing to Remain

Type:

Height:

Location:

20.Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

seepage - underground

22.Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

Yes No

B. Does any portion of this parcel have slopes in excess of 15%?

Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23.Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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:

#105 - Annexation and Rezone

Case #: CAR18-00007

Property Information

Address

Street Number: 12451	Prefix: W	Street Name: OVERLAND RD	Unit #: 			
Subdivision name: NE4NE4	Block: 0	Lot: 0	Section: 21	Township: 3	Range: 1	Zoning: R-1B
Parcel Number: S1121110309	Additional Parcel Numbers: 					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Eric	Last Name: Hinderager		
Company: 			
Address: 5015 N Lolo Pass Way	City: Boise	State: ID	Zip: 83646
E-mail: Hinderager@hotmail.com	Phone Number: (208) 866-2339	Cell: (208) 866-2339	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Eric	Last Name: Hinderager		
Company: Eric Hinderager			
Address: 5015 N Lolo Pass Way	City: Meridian	State: ID	Zip: 83646
E-mail: Hinderager@hotmail.com	Phone Number: (208) 866-2339	Cell: (208) 866-2339	Fax:

Owner Information

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

First Name: Bill	Last Name: Bienapfl		
Company: BSB, LLC			
Address: 2674 S Andros Way	City: Meridian	State: ID	Zip: 83642
E-mail: billbconsult@aol.com	Phone Number: (208) 890-2608	Cell: (208) 890-2608	Fax:

1. Neighborhood Meeting Held (Date):

2/1/2018

2. Neighborhood Association:

Southwest Ada County Alliance

3. Comprehensive Planning Area:

SouthWest

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

This application requests the rezoning of the property to C-2D. Proposed uses include the development of a self-storage facility, mixed retail, office and personal services uses, and multifamily.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-1B

7. Requested Zone::

C-2D

8. Size of Property:

6.79

Acres Square Feet

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

The only current use is a small, temporary "custom stone signs" sales shed. The property is otherwise unused, undeveloped and vacant.

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

If so, describe them and give their locations:

The subject site sits 0.3 miles east of the Silverstone Business Park, in Meridian. There are 24 acres of land zoned "general commercial" adjacent to the west, and development is underway. There is a 5.4-acre boat/RV parking facility (a comparable use to self-storage) north of Overland, and several additional commercial structures, including a gas station and car wash, are also located to the north.

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

Overland (primary) and Cloverdale (minor)

12. Adjacent property information:

Uses:	Zone:
North: <input type="text" value="Commercial"/>	North: <input type="text" value="(C-2D) General Commercial w/Desigr"/>
South: <input type="text" value="Undeveloped R1"/>	South: <input type="text" value="(R-1A) Single Family Residential"/>
East: <input type="text" value="Residential"/>	East: <input type="text" value="(R-1A) Single Family Residential"/>
West: <input type="text" value="Undeveloped C-2"/>	West: <input type="text" value="(C-2) General Commercial"/>

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

n/a

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

The primary structure will be a fully-enclosed, drive-through, climate-controlled self-storage facility. A mix of commercial, office and retail uses will provide active uses along Overland, and multifamily structures (two fourplexes) will sit south of the storage facility.

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

The subject site was part of a large farm owned by the Bienapfl family since 1949. A house was built in 1906, and milk barns were constructed in 1960. The land was used for agricultural purposes for most of the last 110 years, until recently the 130-acre farm was divided and rezoned. A large-scale development is currently underway which includes residential development to the south, and commercial uses along Overland. The subject property is the only remnant parcel on the Boise side of the city line, and remains the farm's only frontage parcel not zoned for commercial use.

16. What Comprehensive Plan policies support your request?

1) Citywide Vision - A Predictable Development Pattern (Blueprint Boise, Pg. 2-24, PDP1.1: Infill Priority Areas) - "Recognize [...] major travel corridors [...] as priorities for infill and redevelopment." This chapter also emphasizes encouraging compact growth. The map amendment and rezone conform with the adjacent uses to the west and north, and bring the area in line with the commercial character of this stretch of Overland. The project also provides a dense development of mixed commercial uses along a major travel corridor.

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:

City of Boise Planning & Zoning Services
150 N Capital Blvd
Boise, ID 83701

Re: **Phased Commercial Development Plans at 12451 W Overland**

- **Comprehensive Plan Map Amendment**
- **Rezone with DA**
- **Conditional Use Permit**
- **Floodplain Review**
- **PUD**

To Whom it May Concern:

Attached are the applications for the planned development located at 12451 W Overland. This will be a phased development, with the first phase including construction of the self-storage facility and improvement of the other building sites.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter.

Sincerely,

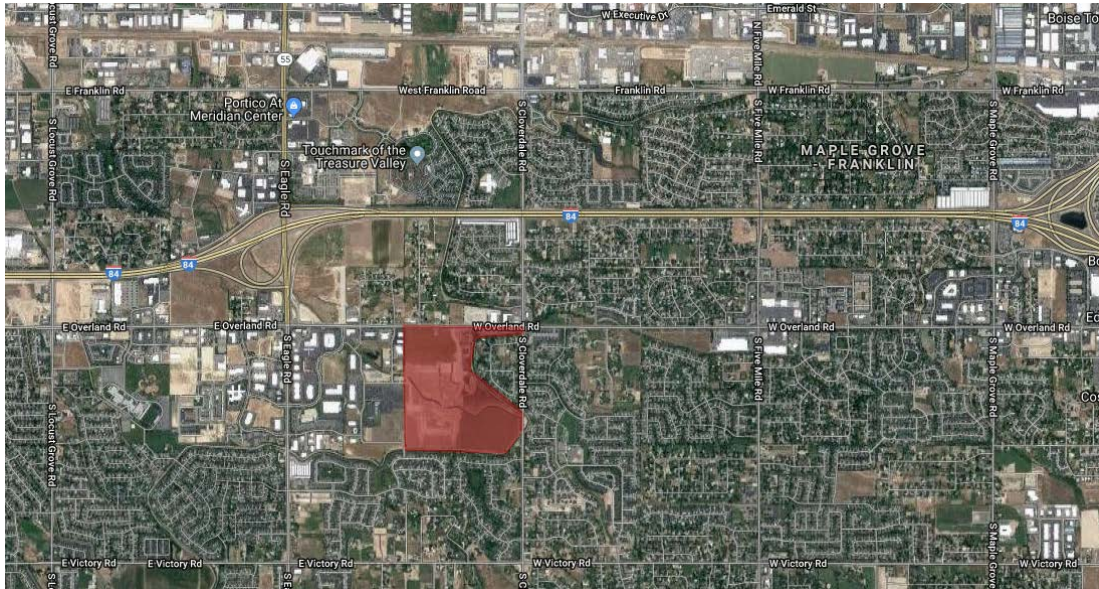


Eric Hinderager
208-866-2339
Hinderager@hotmail.com

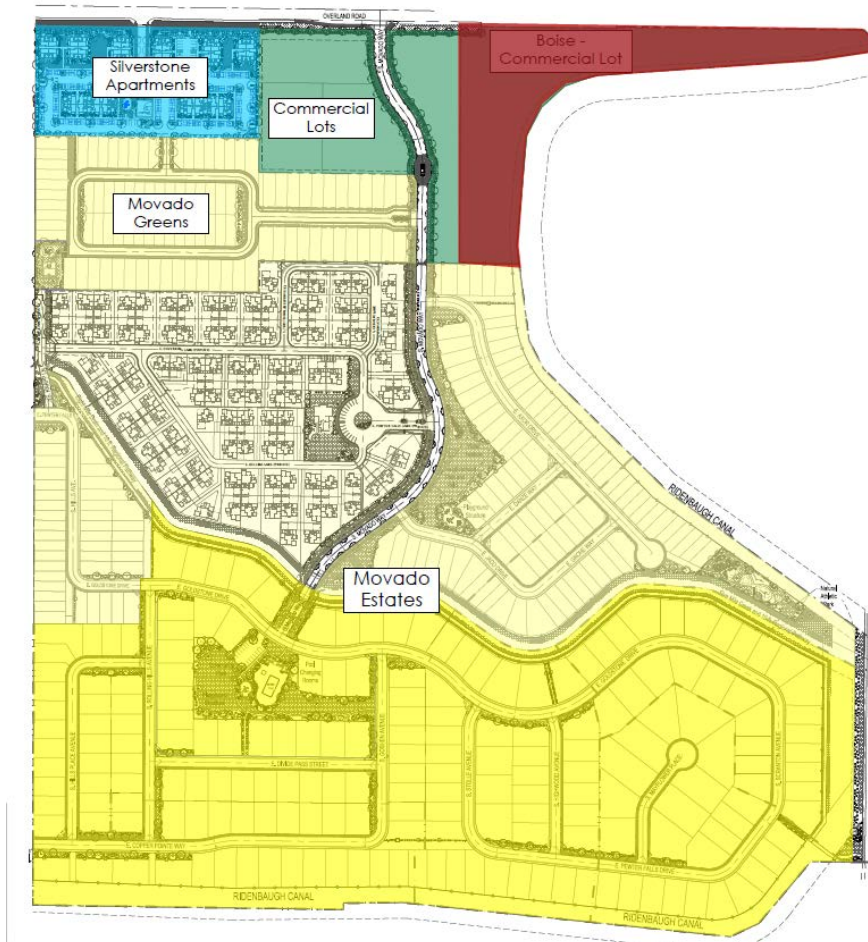
5015 N Lolo Pass Way
Meridian, ID 83646

Comprehensive Plan Amendment and Rezone with DA

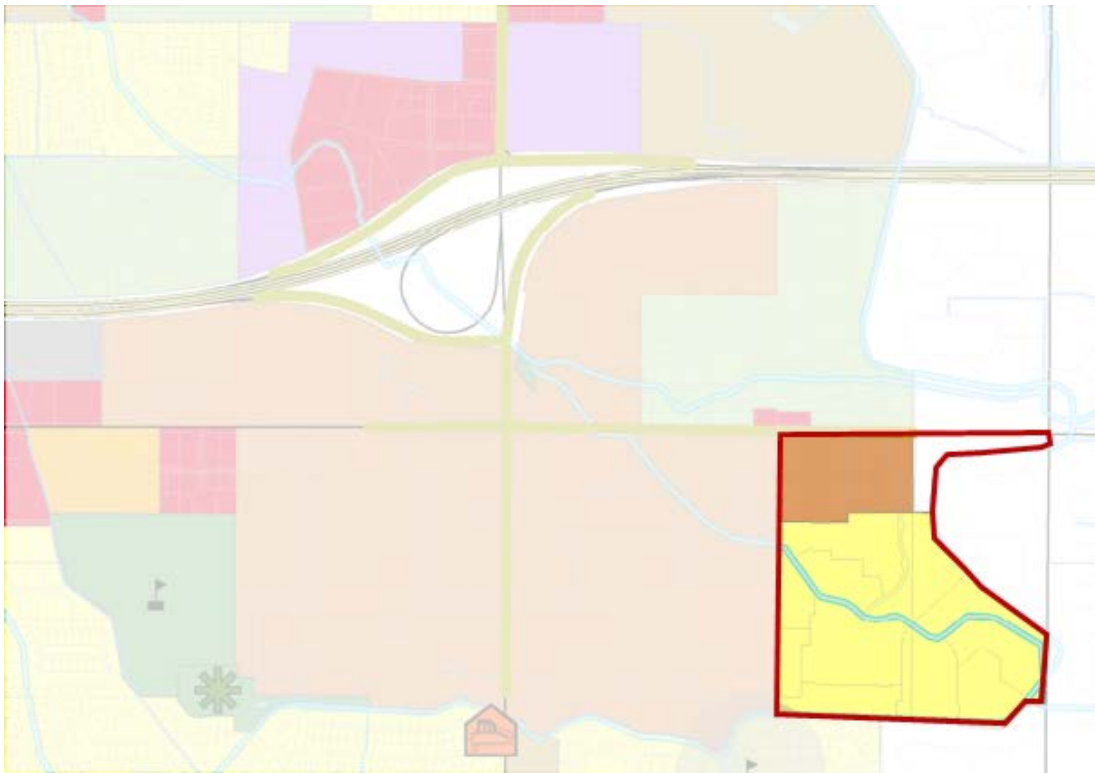
The subject site was part of a large, 130-acre farm owned by the Bienapfl family since 1949. A house was built in 1906, and milk barns were constructed in 1960. The land was used for agricultural purposes for most of the last 110 years, and as this map shows, the farm has become the largest, undeveloped infill property in the region:



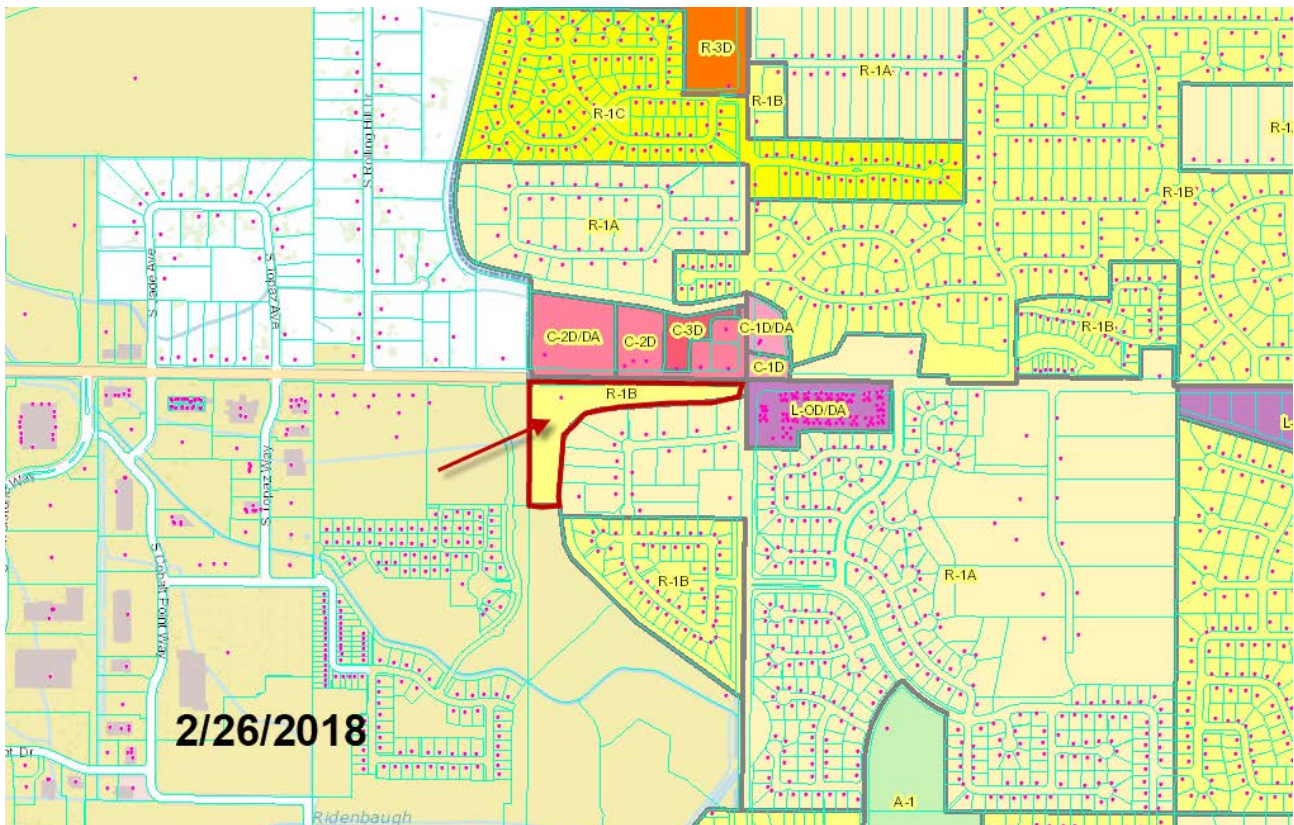
The land was recently subdivided and rezoned, with a large-scale residential development currently underway to the south and commercial uses planned in the 24 acres bordering Overland. The following map shows the master development plan for the area (also included as Doc_Movado.pdf):



The subject property (red, NE corner) is the only remnant parcel on the Boise side of the city line, and remains the farm's only frontage parcel not zoned for general commercial use. The Meridian comprehensive plan map has already been amended to give these lots a commercial designation. The map amendment and commercial rezone better reflect the use and character of the broader Eagle Rd/I-84 interchange.



The Boise land use map currently designates the subject site as suburban, and the current zoning is R-1B.



The adjacent land uses north of Overland include boat/RV parking,



large, multi-tenant office buildings,



a car wash,



and a gas station.



A mix of general commercial uses on the subject site will be more compatible with established uses along Overland. The property is adjacent to an established residential neighborhood across the canal to the SE, however, so we planned the development with consideration to their concerns and requests. Only two residents of the adjacent neighborhood came to the neighborhood meeting, and while there was no concern regarding the proposed self-storage facility, there was concern regarding possible other uses under the C2 zoning. While the list of uses and restrictions includes compromises for both the developers and the neighbors, the following terms are the result of a collaborated effort between the developers, the neighbors, and the neighborhood association representative.

1) Development of any portion of the 6.79 acres will be limited to the following uses:

- self-service storage
- moving truck/trailer rental
- office
- personal service
- pharmacy/optician
- multifamily housing
- hospital/clinic
- retail
- restaurant
- bank
- auto sales and service
- seed and garden supply

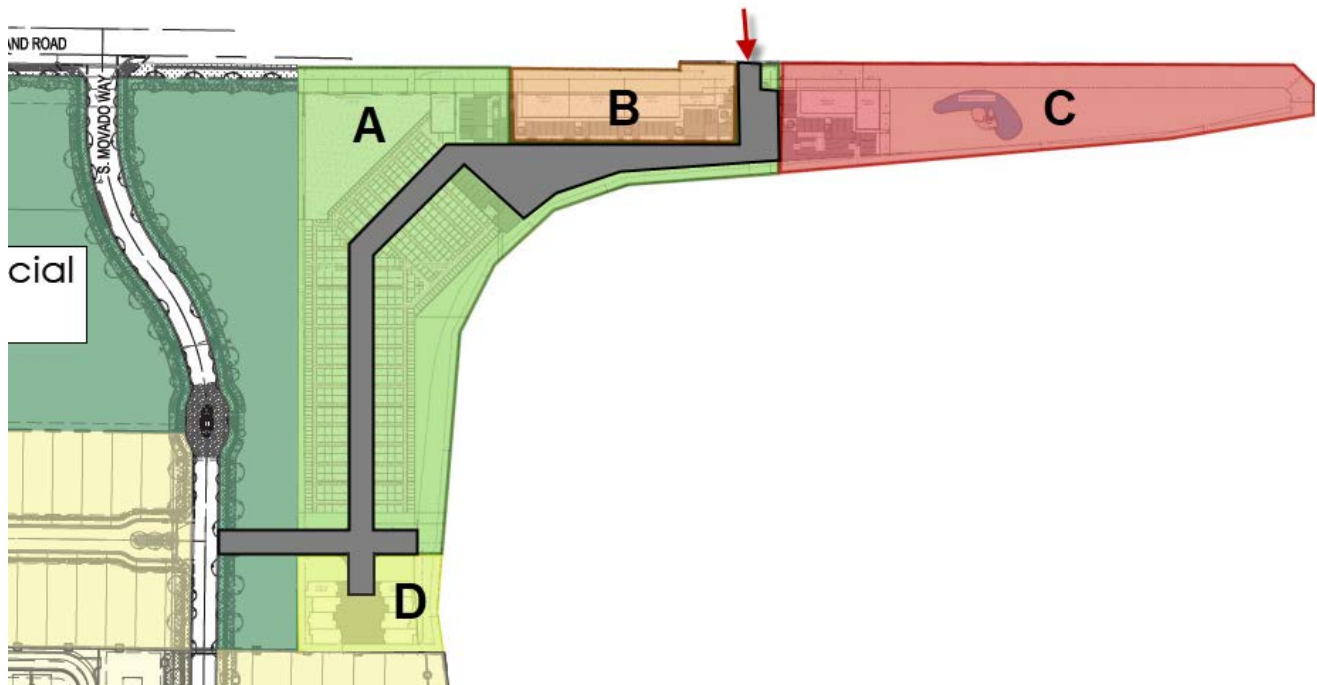
2) Additional use restrictions include the following:

- a) Hours of operation for all commercial uses will be limited to 6am-11pm.
- b) For areas of development in which building structures cannot be positioned between the canal and onsite vehicle traffic, a minimum 6' screening wall or fence will be constructed between the traffic and the canal.
- c) All lighting in and around any new construction will be designed to have minimal effect on the residents south and east of the canal.

Planned Unit Development

The subject site will be subdivided into four lots prior to developing:

- Lot A: 3.84 acres
- Lot B: 0.64 acres
- Lot C: 1.67 acres
- Lot D: 0.61 acres



The first phase of development will include raising all of lot A to BFE (see section on “floodplain review” below), improving and widening the Overland curb cut as needed (red arrow above), extending the 12” water main from Cloverdale to the subject site (Doc_Water_Utility provided by Suez shows nearest required 12” water main), building the self-storage facility, connecting the cross-access to Movado Way, and stubbing utilities to lots B, C and D. Once the storage facility is complete, construction will resume on the remaining three lots. The current land owner also owns the adjacent parcel to the west and has signed a cross-access agreement to allow development of the drive connection. ACHD has approved the proposed connectivity to Movado Way.

The planned uses for lots B and C are outlined in the development agreement. The final layout and build plan will depend on the actual use, building size requirements, and parking availability. Development on lot C in particular is difficult due to the 30’ setback from Overland, the variable 50’ canal easement to the south, and the overall floodplain and stormwater drainage matters. A water feature is shown on the sitemap currently, but additional development will be proposed as allowed.

The planned development for lot D involves two fourplexes. The density is comparable to that allowed in the R-15 zoning to the south, and a small, multifamily development will provide a buffer between the commercial uses along Overland and future residential development to the south. As with the buildings on lots B and C, the dimensions and layout shown are only conceptual. Since multifamily housing in C-2 zoning requires a conditional use permit, a second CUP for lot D will be submitted once phase 2 of development begins.

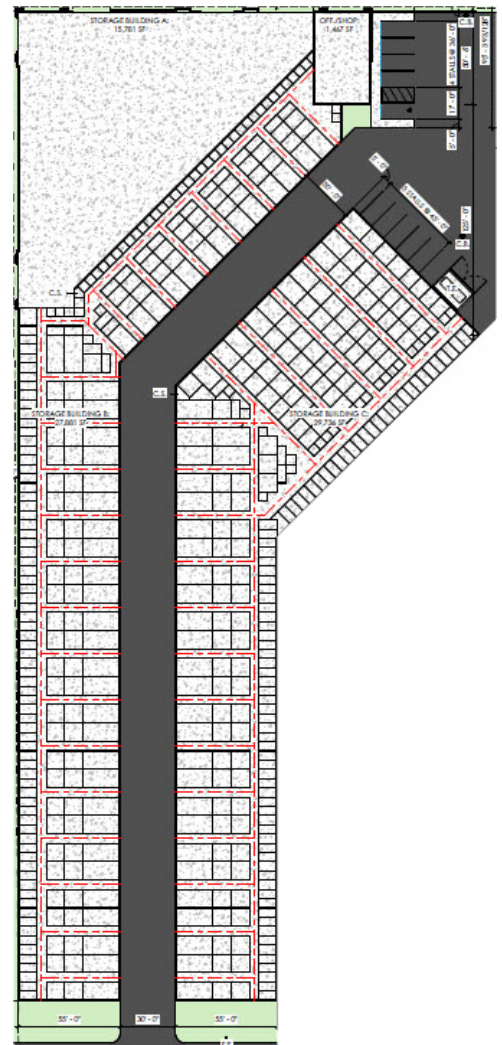
The developers will only be purchasing lots A, B, and D. A second cross-access agreement has been signed which allows the owner of lot C to gain access to Overland by way of lot A.

Conditional Use Permit

The first phase of the development involves self-storage, a use requiring a CUP in C-2 zoning. A 3rd-party feasibility study was completed in September, 2017 which found a significant lack of climate-controlled storage in the subject market. The study recommended a unit mix of 100% climate-controlled storage, so the facility was designed accordingly. The proposed building as shown will have a total of 92,137sf of space fully enclosed under one roof. Roll-up doors on either end will allow traffic in and out of the building, providing the only “drive-up, climate controlled storage” in the local market.

The facility will have four main features.

- 1) The primary feature is the 57,600sf of climate-controlled storage units, ranging in size from 5x5 to 10x30. These units will be of standard height (approximately 8’), resulting in a total exterior build height (including HVAC and sprinklers) of approximately 12’.
- 2) The area marked as “storage building A” in the top left corner is an open space designated for document storage and records management. While storing records in a self-storage facility is common practice, our facility will provide additional services including scanning, indexing, retrieving, managing document life cycles, and shredding. This area of the facility will not be



publicly-accessible, so all document drop-offs and pick-ups will occur in the office space. The document storage area will have a 16' internal clear height, resulting in a total exterior build height of approximately 20'. The façade heights are up to 29.5' as drawn.

- 3) The facility will also become a neighborhood U-Haul dealer, allowing for rental of trucks and trailers of various sizes.
- 4) The office/shop area will be for the storage facility manager, a dedicated records management employee, and retail sales of various packaging and moving supplies.

Since development will begin with the storage facility, attention to design has been focused on this building initially. The plan is to carry design elements and building materials throughout the other buildings to create a cohesiveness to the development. The following renderings show the mix of colors, materials, and architectural elements intended to give an upscale retail/office look to the storage facility (additional renderings attached as Doc_Elevations.pdf).



Entity Coordination

The attached sitemap accounts for the 30' Overland setback, the 50' canal easement (from centerline, varies throughout the length of the property line), and 10' landscape buffers between the west and south city lines. We have worked with ACHD on access to Overland Road and connectivity to Movado Way. The Nampa and Meridian Irrigation District provided the easement map used to determine building placement next to the canal. Multiple meetings with Boise City planners have helped to guide the PUD, ultimately directing the storage farther south into the lot and allowing for a greater number of additional "active" commercial/retail/office uses along Overland. Boise fire was involved in determining allowable distances between firetruck access and the exterior of the building, as well as required turnaround points both north and south of the storage facility. Suez Water located a 12" water main on Cloverdale, which will need to be brought to the storage building to service the fire sprinklers (see Doc_Water_Available and Doc_Water_Utility for water line location and water flow availability). A neighborhood meeting, as well as numerous phone calls and emails between neighbors, helped to find middle ground between the commercial development and the neighboring residences. A traffic impact study may be required upon further review, but we were advised by the traffic engineer that the low level of traffic would likely not require the impact study.

Floodplain Review

The final component to this letter of explanation involves the floodplain plan. The following map shows the minor portions of AE zoning extending into "lot A," the lot planned for storage in phase 1 of development.



We will work with the city and Quadrant Consulting to raise the road access to at least BFE. The remaining build sites will be raised to BFE +1 in the second phase of development.

Thank you for your consideration,

Eric Hinderager

Eric Hinderager



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CLIENT:
ERIC HINDERAGER
OVERLAND STORAGE
12451 W OVERLAND RD BOISE, ID 83709

PROFESSIONAL SEAL

NOT FOR PERMIT

NO. DESCRIPTION DATE

SITE PLAN -
OVERALL

A-100

JOB NUMBER 17244
DRAWN BY JDB



SITE ANALYSIS:

SITE CHARACTERISTICS
ZONING DISTRICT: C-2
TOTAL LOT AREA: 6.790 ACRES
TOTAL BUILDING AREA: 2.476 ACRES
TOTAL LANDSCAPING: 2.948 ACRES
TOTAL PAVING: 1.440 ACRES

BUILDING AREA %: 36.46%
LANDSCAPING %: 43.42%
PAVING %: 20.12%

LOT A TOTAL SF: 3.840 ACRES
BUILDING AREA: 2.050 ACRES
LANDSCAPE AREA: 1.016 ACRES
PAVING AREA: 0.774 ACRES

BUILDING AREA %: 53.39%
LANDSCAPE %: 26.46%
PAVEMENT %: 20.15%

LOT B TOTAL SF: 0.640 ACRES

LOT C TOTAL SF: 1.670 ACRES

LOT D TOTAL SF: 0.610 ACRES

SITE PROFILE LEGEND
PROPERTY LINE -----
SETBACK -----
CANAL EASEMENT -----

PARKING STALLS LOT A:
SELF-SERVICE STORAGE: PER FACILITY
REQUIRED STANDARD STALLS: 4
REQUIRED ADA STALLS: 1
PROVIDED STANDARD STALLS: 9
PROVIDED ADA STALLS: 1

PARKING STALLS LOT B:
RETAIL STORE, LOCAL SERVING: 300SF PER GFA
CALCULATION: 6,391/300 = 22 STALLS
REQUIRED STANDARD STALLS: 22
REQUIRED ADA STALLS: 1
PROVIDED STANDARD STALLS: 24
PROVIDED ADA STALLS: 1

PARKING STALLS LOT C:
RETAIL STORE, LOCAL SERVING: 300SF PER GFA
CALCULATION: 3,451/300 = 12 STALLS
REQUIRED STANDARD STALLS: 12
REQUIRED ADA STALLS: 1
PROVIDED STANDARD STALLS: 12
PROVIDED ADA STALLS: 1

PARKING STALLS LOT D:
MULTIFAMILY DWELLINGS: PER DWELLING UNIT
NUMBER OF UNITS: 8
NUMBER CARS PER UNIT GARAGE: 2
TOTAL PARKING: 16

FIRE FLOW REQUIREMENT:
1,500 GPM FOR TWO HOURS

SITE FEATURE COUNT:
FIRE HYDRANTS (F.H.): 6
CATCH BASINS (C.B.): 7

1 Site - New Overall
1" = 50'-0"

