



**Type of Review Requested (check all that apply)**

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other DA Modification

**STAFF USE ONLY:**

File number(s): \_\_\_\_\_

Project name: \_\_\_\_\_

Date filed: \_\_\_\_\_ Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

**Subject Property Information**

Address: 0 S Indiana Avenue Parcel Number(s): R3255000000

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: +/- 81.36 Zoning: R-1

Prior Use of the Property: Agricultural

Proposed Use of the Property: Mixed-use - multi-family, single-family and commercial

**Applicant Information:**

Applicant Name: Trilogy Development Phone: 208.639.7293

Address: 9839 W Cable Car Ste 101 City: Boise State: ID Zip: 83709

Email: shawn@trilogyidaho.com Cell: \_\_\_\_\_

Owner Name: Open Door Rentals, LLC. Phone: \_\_\_\_\_

Address: 1977 E Overland Road City: Meridian State: ID Zip: 83642

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) KM Engineering, LLP. - Stephanie Hopkins

Address: 5725 N Discovery Way City: Boise State: Idaho Zip: 83713

Email: shopkins@kmengllp.com Cell: 208.639.6939

**Authorization**

Print applicant name: Stephanie Hopkins

Applicant Signature: *Stephanie Hopkins* Date: 9.22.23



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Hoshaw Subdivision	File #:
Applicant/Agent: Stephanie Hopkins with KM Engineering	

Applicant (v)	Please provide the following <b>REQUIRED</b> documentation:	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	PUD Details Form	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Detailed Site Plan	
x	Preliminary Plat (if applicable)	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property	
x	Traffic Study (if applicable)	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
x	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

**STAFF USE ONLY:**

Date Application Received: \_\_\_\_\_

Received by: \_\_\_\_\_

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_



Project Name: Hoshaw Subdivision	File #:
Applicant/Agent: Stephanie Hopkins	

**Planned Unit Development (PUD) Information**

Total Acreage: +/- 81.36    Zoning: R1    Phased Project:  Yes     No    If yes, # of phases: 7

List all proposed uses: Single-family attached and detached units, multi-family residential units, commercial

If residential is proposed: Total # of dwelling units: 428    Proposed Density: 5.3 units per gross acre

List all types of proposed housing units: Single-family detached, single-family attached (townhome), fourplex (multi-family)

**PUD Required Details**

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

- Offers a maximum choice of living environments by allowing a variety of housing and building types

Hoshaw proposes standard single-family detached lots, two townhome housing styles (front and alley-load), and a multi-family component comprised of leaseable fourplex units. The community features walkable commercial lots and ample open space.

- Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

Units have been designed to complement existing development while providing a transition to higher density adjacent to Ustick and Indiana Avenue. Commercial uses have been placed at the NE corner to provide walkable services for future residents.

- Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

The Dixie Drain is a large facility that will be left open and has been designed around on the west boundary of the site. A pathway and other amenities are planned adjacent to the drain to preserve and enhance the open space.

- Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

The Dixie Drain crosses the western portion of the development making flexibility important. The Developer wishes to include a variety of housing styles to appeal to a wide demographic of home owners and renters.

- Encourages infill development that contributes a compatible design to the existing neighborhood

Property to the east and south have been developed as R-1 single-family residential subdivisions. Hoshaw includes lots that match up to adjacent lots on the east and south while providing a higher density of residential lots adjacent

to Ustick and Indiana, near existing commercial development and within walking distance of community amenities.

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

Hoshaw features ample open space while exceeding the City's PUD requirements for amenities. The community incorporates a variety of housing styles to allow a larger demographic of homeowners and renters to live within walking distance of existing and future community amenities and commercial/employment opportunities.

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway - Lot 53, Block 3 & Lot 20, Block 12
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; ~~basketball court~~; boat dock/river access; buildings to LEED standards; ~~community center~~; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; ~~playground/tot lot~~; ~~car entry garages~~; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; ~~swimming pool~~; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. Pickleball Courts
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

Interior side setbacks - 5'

Minimum lot area (interior lots) - 5,192 SF ; Minimum lot area (corner lots) - 8,253 SF

Minimum lot width - 24'

n/a Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available

# REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. **Section 10-03-07(2) - MUST** be consistent with two or more of the following (please mark all that apply and provide a DETAILED explanation):

  x   Offers a maximum choice of living environments by allowing a variety of housing and building types  
Hoshaw proposes two types of townhome units; front-load and alley-load options will create architectural interest and help to diversify street frontage. Narrow single-family detached units have been integrated into the townhome unit area to provide a transition to adjacent single-family homes within the subdivision to the east. Multi-family units are located adjacent to Ustick and Indiana Avenue.

  x   Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use  
A variety of housing options will be available for lease or to purchase within walking distance to four proposed commercial lots. Internal pathways, open space and amenities are located throughout the development to integrate housing styles and create walkable spaces for future residents.

  x   Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation  
The Dixie Drain is proposed to be left open in its current location to provide a natural amenity for future and existing residents in the area. A pathway will be located adjacent to the drain to allow for active open space.

     Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

     Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property **MUST** be less than 20 acres, **MUST** have 50% of the land within 300 feet developed and **MUST** have municipal services already available to be considered infill.)

2. **Section 10-03-07(3)B** – The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property? R-1

What is the primary use of the planned unit development? Single-family residential

3. **Section 10-03-07(3)C** – No more than thirty percent (30%) of the total net area ("net area" meaning the gross acreage less all acreage utilized for public right of way dedication and public streets) of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification, except that where any portion of the subject property has an underlying zoning classification of R-1, R-2, R-3, RS-1, and/or RS-2 or any combination thereof and/or any residential use regardless of the zoning classification, no industrial uses shall be allowed as part of the planned unit development

What is the total area of the planned unit development? 81.36 acres

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification? 22.77% (Net) [14.26 gross acreage, 17.52% gross]

What are those uses? Multi-family and commercial

4. **Section 10-03-07(3)E** – What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented? \_\_\_\_\_

Ample open space including amenities such as pickleball/badminton courts, a large and small tot lot for children, clubhouse, pool, micropathways throughout, pathways linking the community across the Dixie Drain. A variety of housing styles integrated to provide a variety of price points and accommodate a wide range of potential homeowners and renters. This site is uniquely situated with one of Caldwell's regional parks (Brother's) in walking distance, the Caldwell YMCA and other community services and commercial opportunities. Hoshaw will complete pedestrian and vehicular connectivity with existing development with an integrated mixed-use neighborhood.

5. **Section 10-03-07(3)F** – The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying land use classification shown on the comprehensive plan map. A planned unit development shall be consistent with the density guidelines provided in the comprehensive plan

Gross area: 81.36 acres

# of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 428 units (264 buildable lots, 164 multi-family units)

Density for this zone in a planned unit development, as per the Comprehensive Plan: 6 du/acre

Dwelling units per gross acre for this project: 5.3 du/acre

6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

156 standard and narrow single-family detached residential lots for 156 residential units; 108 alley and front-load townhome units; 41 fourplex buildings for a total of 164 multi-family units. Grand total: 428 units

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A".

There are 4 commercial lots included with this development. Future commercial buildings will be designed in accordance with code requirements.

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

- A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.)

Single-family homes include a 2-car garage and parking pad to accommodate 2 cars. 2 parking lots for guests are located adjacent to open space and internally.

- B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes x No    

If "yes", how many? 107

Where are the additional parking spaces and how many additional parking spaces are being provided? 18 additional parking spaces are located within 2 parking lots. One south of the central open space and basketball court in Lot 8, Block 8 and within Lot 44, Block 3.

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C) Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows:

1 ½ spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

On street parking may be permitted to accommodate visitors and overflow parking demand under the planned unit development process, but it shall not be counted towards the minimum off street parking requirements. One space per every eight (8) units shall be dedicated for off street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): 164

Number and Location of Off-street parking spaces: 353 parking stalls are proposed for the multi-family units, exceeding the 246 stalls required by Code. Located within the fourplex area adjacent to units and within parking lots.

Number and Location of Off-street visitor parking spaces: \_\_\_\_\_

Within parking lots adjacent to clubhouse and within walking distance to fourplex units.

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: To be determined

# of Off-street Parking Spaces Required: To be determined

# of Off-street Parking Spaces Provided and Location: To be determined

9. **Section 10-03-07(3)M** – All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway, or shall utilize common driveways. Please check here indicating that this project meets this requirement. X

10. **Section 10-03-07(3)O** – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: 81.36 acres

11. **Section 10-03-07(3)P** - A phasing plan shall be submitted for all features and amenities in a planned unit development with the planned unit development application. Included herein.

**Please attach a phasing plan to this document.**

12. **Section 10-03-07(4)** – All planned unit developments shall have the following features:

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: Within the multi-family portion (Lot 52, Block 9); Lot 8, Block 8; Lot 27, Block 3; Lot 5, Block 5;

Lot 2, Block 2; Lot 15, Block 12



B) Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Lot 20, Block 12 and Lot 53, Block 3

C) Usable open space of at least 10% of the gross area.

Gross area: 12.19 acres (15%)

Usable open space (list lots and blocks if applicable or approximate locations):

Throughout development, see open space exhibit

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

E) Four or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1. Pickleball/badminton courts

2.

3.

4.

13. **Section 10-03-07(5)** – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city’s development standards and how its construction will satisfy the community’s need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.**

14. **Section 10-03-07(6)** – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Deviations shall be listed in full as a part of the planned unit development application. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

**Deviations:**

Interior side setbacks - 5'

Minimum lot area (interior lots) - 5,192 SF ; Minimum lot area (corner lots) - 8,253 SF

Minimum lot width - 24'

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15. **Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:

- A) Parcel under 20 acres.
- B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- C) Municipal services are already available.

**If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.**

City of Caldwell Receipting Form  
 Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning		Engineering			Fire Department			Totals	
<b>Comprehensive Plan Amendment</b>										
Map amendment	10260	\$								\$
Text Amendment	10270	\$								\$
<b>Annexation</b>										
Less than 2 acres	10240	\$		12550	\$		22025	\$		\$
More than 2 acres	10240	\$		12550	\$		22025	\$		\$
More than 20 acres	10240	\$		12550	\$		22025	\$		\$
DeAnnexatin	10240	\$								\$
<b>Subdivision Plats</b>										
Preliminary Plat	10180	\$		12511	\$		22025	\$		\$
Short plat	10180	\$		12512	\$		22025	\$		\$
PUD w Subdivision	10210	1	\$ 8,760.00	12513	1	\$ 7,119.95	22025	1	\$ 775.80	\$ 16,655.75
PUD w/o Subdivision	10210	\$		12513	\$		22025	\$		\$
Final Plat	10180	\$		12512	\$		22025	\$		\$
Manufactured Home Park Prelim	10190	\$		12520	\$		22025	\$		\$
Manufactured Home Park Final	10190	\$		12520	\$		22025	\$		\$
Plat Amendment (Administrative)	10280	\$								\$
Plat Amendment (Public Hearing	10280	\$								\$
Time Extension (Administrative)	10280	\$								\$
Time Extension (Public Hearing)	10280	\$								\$
<b>Zone Change</b>										
Less than 2 acres	10220	\$					22025	\$		\$
More than 2 acres	10220	\$					22025	\$		\$
<b>Special Use Permit</b>										
Less than 2 acres	10200	\$		12530	\$		22025	\$		\$
More than 2 acres	10200	\$		12530	\$		22025	\$		\$
More than 20 acres	10200	\$		12530	\$		22025	\$		\$
<b>Additional Fees</b>										
Appeals/ Amendments to Conditions	10290	\$								\$
Business Permits (No change in use)	11040	\$								\$
Business Permits (Change in use)	11040	\$								\$
Business Permits Renewal	11040	\$								\$
Certified Mailing	10340	\$								\$
Code Enforcement Admin. Fee	64240	\$								\$
Design Review - New Construction (Hearing Level)	10330	\$								\$
Design Review - Rennovations/Add.'s (Staff)	10330	\$								\$
Design Review - Building Maint. (Staff)	10330	\$								\$
Development Agreements	10335	\$								\$
Development Agreement Modification	10335	1	\$ 1,103.00							\$ 1,103.00
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$								\$
Historic Preservation (Staff level)	11042	\$								\$
Historic Preservation (Hearing level)	11042	\$								\$
Lot Line Adjustments	10280	\$								\$
Lot Split	10280	\$								\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$					22025	\$		\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$					22025	\$		\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$								\$
Ordinance Text Amendment	10230	\$								\$
Outdoor Dining Permit	11040	\$								\$
Variance (Hearing Level)	10250	\$								\$
<b>Letter Verification</b>										
Certificate of Zoning Compliance Letter	10360	\$								\$
Legal Non-Conforming Use Letter	10360	\$								\$
Zoning Verification Letter	10360	\$								\$
<b>Documents - Copies</b>										
Audio Tape Duplication	10360	\$								\$
Bike & Pedestrian Master Plan	10360	\$								\$
Comprehensive Plan	10360	\$								\$
Parks & Recreation Master Plan	10360	\$								\$
Subdivision Ordinances	10360	\$								\$
Treasure Valley Tree Selection Guide	10360	\$								\$
Xerox copies	1401	\$								\$
Zoning Ordinance	10360	\$								\$
			\$ 9,863.00		\$ 7,119.95			\$ 775.80		\$ 17,758.75
PUD23-000004, SUB23-000032										
Hoshaw 10124 Lincoln Rd. R3255000000										
								<b>GRAND TOTAL</b>		<b>\$ 17,758.75</b>