



Type of Review Requested

Hearing

File number: H-2022-0056
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: TODD TUCKER, BOISE HUNTER HOMES Phone: _____

Applicant address: 729 S. BRIDGEWAY PLACE, EAGLE, ID 83616 Email: ttucker@boisehunterhomes.com

Owner name: JAMES HUNTER, WOODSIDE AVENUE INVESTORS, LLC Phone: _____ Fax: _____

Owner address: 923 S. BRIDGEWAY PLACE, EAGLE, ID 83616 Email: _____

Agent name (e.g. architect, engineer, developer, representative): RICK STEWART

Firm name: PIVOT NORTH ARCHITECTURE Phone: _____ Fax: _____

Address: 1101 W. GROVE ST. Email: rick@pivotnorthdesign.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 3235 N MCDERMOTT RD

Assessor's parcel number(s): S0432429360

Township, range, section: 4N1W32

Project Description

Project/Application Name: McDermott Village - AZ, CUP, PP

Hearing Date:
Planner: Sonya Allen
Request: Annexation of 40.05 acres of land with R-15, R-40 and C-G zoning; Preliminary plat consisting of 85 building lots (81 townhome, 1 multi-family and 3 commercial) & 8 common lots on 40.05 acres of land in the R-15, R-40 & C-G zoning districts; and Conditional Use Permit for a multi-family residential development consisting of 250 dwelling units on 12.19 acres of land in the R-40 zoning district, by Boise Hunter Homes.
Location: 3235 N. McDermott Rd. at the northwest corner of W. Ustick Rd. & N. McDermott Rd., in the SE 1/4 of Section 32, T.4N., R.1W.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
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:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0329
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	CHECKED
Commercial:	CHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	CHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	Northwest corner of Ustick Rd. and McDermott Rd.
Current Land Use:	Agriculture
Total Acreage:	40.05
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
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:	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
County:	CHECKED
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
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	CHECKED
Acreage - Mixed Use Regional:	40.05
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):	06/30/2022
Landscape Plan Date (MM/DD/YYYY):	06/30/2022
Elevations Date (MM/DD/YYYY):	06/30/2022
Proposed Building Height:	44.5'
Number of Single Family Residential Units:	0
Minimum Square Footage of Living Area (Excluding Garage):	1500
Gross Density:	14.58
Net Density:	17.80
What was the date of your pre-application meeting?:	03/29/2022
What was the date of your neighborhood meeting?:	05/25/2022
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:	CHECKED
Acreage - R-15:	10.51
R-40:	CHECKED
Acreage - R-40:	12.19
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	CHECKED
Acreage - C-G:	3.8
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
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
MULTI-FAMILY	
Total Number of Units:	250
Number of 1 Bedroom Units:	97
Number of 2-3 Bedroom Units:	153
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.:	211
Number of Units Containing 1,200+ sq. ft.:	39
PLATS ONLY	
Number of Building Lots:	85
Number of Common Lots:	8
Total Number of Lots:	93
Minimum Lot Size:	1,738 s.f.
Average Lot Size:	3,705 s.f.
Area of Plat:	40.05 acres
Plat Date (MM/DD/YYYY):	06/30/2022
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):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
Acres of Qualified Open Space:	8.05
Percentage of Qualified Open Space:	32
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	CHECKED
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:	Todd Tucker
MISC	
Is new record:	No