

Hearing Date: 4/6/23

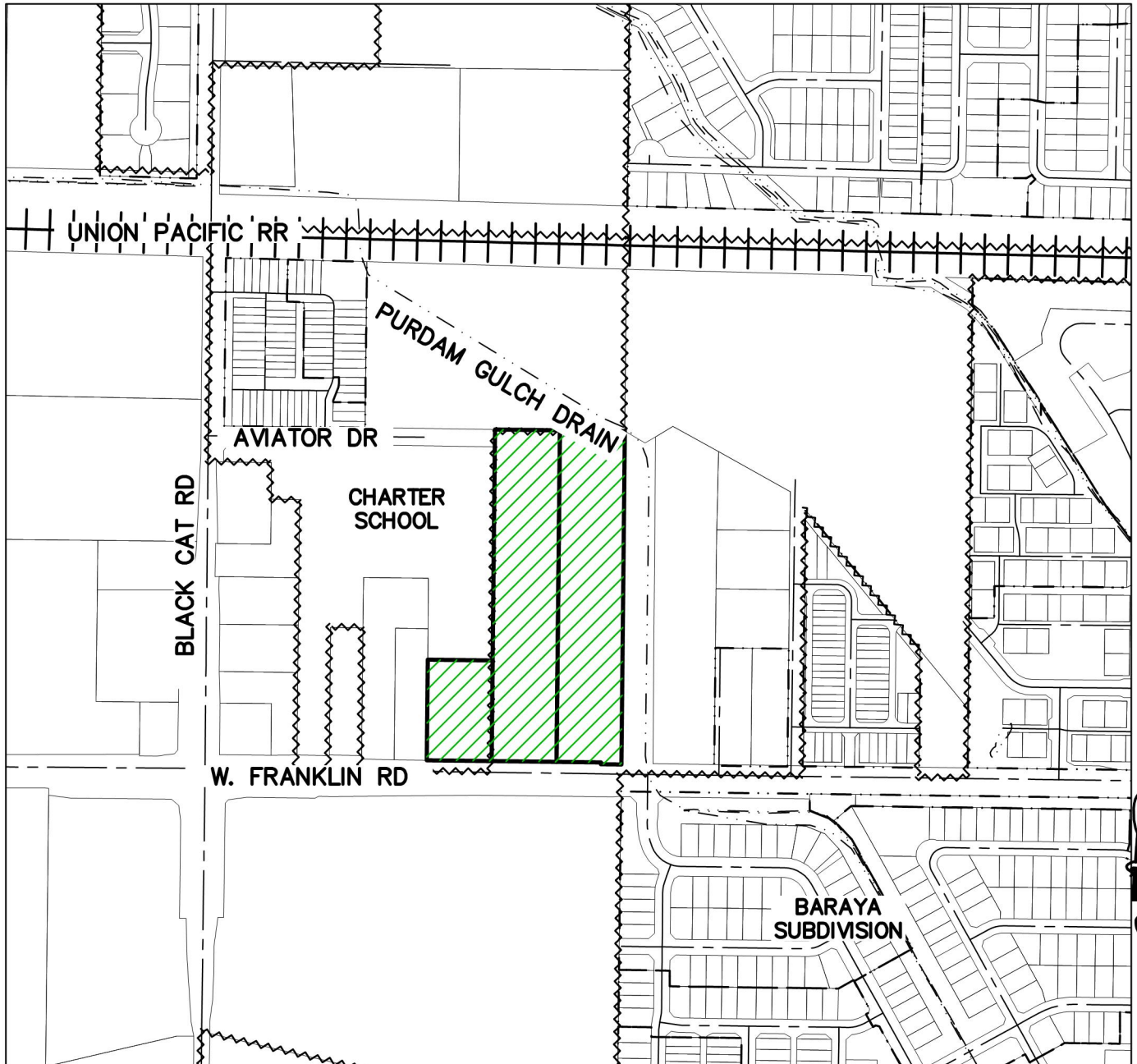
Planner: Sonya Allen

Request: Modification to the existing Development Agreement (Inst. #2020-117678) to remove the property at 4540 W. Franklin Rd. from the agreement for the purpose of including it in the proposed multi-family development; Annexation of 10.29-acres of land with an R-15 (medium high-density residential) zoning district; preliminary plat consisting of one (1) building lot and one (1) other lot on 11.47 acres of land in the R-15 zoning district; and conditional use permit for a multi-family development consisting of 122 dwelling units on 11.47 acres of land in the R-15 zoning district, by Horrocks Engineers, Inc.

Location: 4540, 4490, & 4420 W. Franklin Road, approximately 1/4 mile east of the northeast corner of W. Franklin Road and N. Black Cat Road, in the SW 1/4 of Section 10, Township 3N, Range 1W.

VICINITY MAP FOR COLORADO RIDGE

A PORTION OF SW 1/4 OF THE SW 1/4 OF SECTION 10
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
MERIDIAN, ADA COUNTY, IDAHO
2022



VICINITY MAP
1"=500'



Type of Review Requested

Hearing

File number:	H-2022-0079
Assigned Planner:	_____
Related Files:	_____

Applicant Information

Applicant name: KINDI MOOSMAN, HORROCKS ENGINEERS, INC. Phone: _____
 Applicant address: 2775 W. NAVIGATOR DR., SUITE 210, MERIDIAN, ID 83642 Email: kindi.moosman@horrocks.com

Owner name: JEFFREY RIGGS, BPS FRANKLIN ROAD, LLC Phone: _____ Fax: _____
 Owner address: 1401 17TH STREET, SUITE 700, DENVER, CO 80202 Email: _____

Agent name (e.g. architect, engineer, developer, representative): KINDI MOOSMAN
 Firm name: HORROCKS ENGINEERS, INC. Phone: _____ Fax: _____
 Address: 2775 W. NAVIGATOR DR., SUITE 210 Email: kindi.moosman@horrocks.com

Contact name: _____ Phone: _____ Fax: _____
 Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____
 Assessor's parcel number(s): S1210336521
 Township, range, section: 3N1W10

Project Description

Project/Application Name: Modern Craftsman Franklin - AZ, CUP, MDA, PP, PS

Project Name - Modern Craftsman Franklin
Hearing Date -
Planner - Sonya Allen

Project Description -

Description of Work:

1. Annexation and Zoning (AZ) of approximately 10.3 acres of land from RUT to the R-15 zoning district;
2. Preliminary Plat (PP) consisting of one (1) residential building lot and one (1) other lot;
3. Conditional Use Permit (CUP) for a multi-family development consisting of 122 units on approximately 11.1 acres of land in the existing and requested R-15 zoning district;
4. Development Agreement Modification (MDA) to remove 4540 W. Franklin from the existing Development Agreement (DA Inst. #2020-117678) for the purpose of including it within the proposed multi-family development; and,
5. Private Street application (administrative approval) for the internal streets by Kindi Moosman, Horrocks Engineers, Inc.

Project Location - Located at 4540, 4490, & 4420 W. Franklin Road, approximately 1/4 mile east of the northeast corner of W. Franklin Road and N. Black Cat Road, in the SW 1/4 of the SW 1/4 of Section 10, Township 3N, Range 1W.

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Conditional Use Permit - CUP:	CHECKED
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
Private Street - PS:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0841
TYPE OF USE PROPOSED	
Residential:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	north of W Franklin Road and east of N Black Cat Road
Current Land Use:	County Residential
Total Acreage:	11.464
Prior Approvals (File Numbers):	H-2020-0042 for the 1.5 acre R-15 parcel (AZ)
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-15:	CHECKED
County:	CHECKED
FLUM DESIGNATION(S)	
Medium-High Density Residential:	CHECKED
Acreage - Medium-High Density Res:	11.464
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	10/20/2022
Landscape Plan Date (MM/DD/YYYY):	10/18/2022
Elevations Date (MM/DD/YYYY):	10/23/2022
Percentage of Site Devoted to Building:	50
Percentage of Site Devoted to Landscaping:	20
Percentage of Site Devoted to Paving:	30
Who will own and Maintain the Pressurized Irrigation System in this Development:	BPS Franklin Road, LLC
Irrigation District:	NMID
Primary Irrigation Source:	Purdam Gulch Drain
Secondary Irrigation Source:	City Water
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	approximately 2 ac
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	NA
Proposed Building Height:	35'

Existing Floor Area (If Applicable):	NA
Gross Floor Area Proposed:	7.5 acres
Hours of Operation (Days and Hours):	Residential - 24 hours
Number of Standard Parking Spaces Provided:	268
Number of Compact Parking Spaces Provided:	0
Number of Single Family Residential Units:	122
Minimum Square Footage of Living Area (Excluding Garage):	740
Gross Density:	10.64
Net Density:	NA
What was the date of your pre-application meeting?:	07/07/2022
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2022-0133
What was the date of your neighborhood meeting?:	09/28/2022
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-15:	CHECKED
Acreage - R-15:	10.29
MULTI-FAMILY	
Total Number of Units:	122
Number of 1 Bedroom Units:	56
Number of 2-3 Bedroom Units:	66
Number of 4+ Bedroom Units:	0
Number of Units Containing 500-1,200 sq. ft.:	122
PLATS ONLY	
Number of Building Lots:	1
Number of Common Lots:	NA
Total Number of Lots:	1
Minimum Lot Size:	NA
Average Lot Size:	NA
Area of Plat:	11.464
Plat Date (MM/DD/YYYY):	10/20/2022
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	CHECKED
Collector Street Buffer(s):	CHECKED
Stormwater Detention Facilities:	CHECKED
Acres of Qualified Open Space:	1.26 ac
Percentage of Qualified Open Space:	11%

QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Picnic Area:	CHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
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:	Kindi Moosman
MISC	
Is new record:	No