



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

### Planning Division Transmittal

**File Number:** CAR20-00005 **Hearing Date:** 4/13/20  
**X-Ref:** PUD20-00013 & SUB20-00009 (ePlan) **Hearing Body:** Planning and Zoning Commission  
**Address:** 9933 & 10151 W VICTORY RD **Transmittal Date:** 3/2/20  
**Applicant:** SOUTHPOINT, LLC

- Submit comments at least **15 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](mailto: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
- Community & Regional Planning
- Development Services
- Parks & Waterways

#### Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Legal
- Library
- Parking Control
- Parks
- PDS-Project Management
- Police
- Public Works-Addressing
- Public Works-Annexations
- Public Works-Drainage
- Public Works-Environmental
- Public Works-Environmental-BRS
- Public Works-Floodplain
- Public Works-Hillside/Grading
- Public Works-Irrigation
- Public Works-Sewer
- Public Works-Solid Waste
- Public Works-Street Lights
- 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
- Centennial
- 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 (Energize)
- South Cole
- South East
- South Eisenman
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista (Energize)
- Warm Springs Mesa
- West Bench (Energize)
- West Downtown
- West End (Energize)
- West Valley (Energize)
- Winstead

#### Schools

- Boise School District
- West Ada School District

#### Utilities

- Andeavor Logistics
- Capitol Water Corporation
- Century Link
- Intermountain Gas
- Sparklight
- Suez Water
- West Boise Sewer District

#105 - Annexation and Rezone

Case #: CAR20-00005

Property Information

Address

Street Number: 9933	Prefix: W	Street Name: VICTORY RD	Unit #: 			
Subdivision name: SEC 26 3N 1E	Block: 0	Lot: 0	Section: 26	Township: 3	Range: 1	Zoning: RSW
Parcel Number: S1126212402	Additional Parcel Numbers: S1126212602					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Josh	Last Name: Beach		
Company: Southpoint, LLC			
Address: P.O. Box 6385	City: Boise	State: ID	Zip: 83707
E-mail: southpointoverland@gmail.com	Phone Number: (801) 647-9290	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Josh	Last Name: Beach		
Company: Southpoint, LLC			
Address: P.O. Box 6385	City: Boise	State: ID	Zip: 83707
E-mail: southpointoverland@gmail.com	Phone Number: (801) 647-9290	Cell: 	Fax: 

Owner Information

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

First Name: Mark	Last Name: Dunkley		
Company: 			
Address: 10151 W. Victory Road	City: Boise	State: ID	Zip: 83709
E-mail: southpointoverland@gmail.com	Phone Number: (801) 647-9290	Cell: 	Fax: 

**1. Neighborhood Meeting Held (Date):**

01/13/2020

**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:**

We are proposing to annex the property into the City with and R-1B zoning designation.

**5. Type of Request:**

Rezone  Annexation & Rezone

**6. Current Zone:**

RSW

**7. Requested Zone::**

R-1B

**8. Size of Property:**

19.599

Acres

Square Feet

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

The parcels are currently single-family residences on site with cattle, and other animals.

**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 property to the north is zoned R-1C, the properties to the west and south are zoned R1 n Ada County, and the property to the west is zoned R-1A, and are all developed with single family homes.

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

W. Victory and S. Mitchell

**12. Adjacent property information:**

Uses:

Zone:

North: Single-Family Re North: (R-1B) Single Family Residential

South: Single-Family Re South:

East: Single-Family Re East: (R-1A) Single Family Residential

West: Single-Family Re West:

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

To attain a zoning of R-1B on the property for the purpose of developing the property into 67 detached single family subdivision as allowed per the Boise Comprehensive Plan and Development Code. Please see the attached letter

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

Single family detached 1 and 2 story homes. The proposed homes are similar to the existing neighborhoods in the surrounding area.

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

Boise is changing rapidly and this area has a need for additional housing. With that in mind, the proximity to services makes this area prime for single family residential development.

**16. What Comprehensive Plan policies support your request?**

The following Comprehensive Plan policies support the annexation request: Goal PDP5, Goal NAC3.1.a, Goal NAC7, and Goal NAC7.1

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:



## Narrative

Attached for your review and favorable consideration are the applications for the Music Residential Community located on the southwest corner of S. Mitchell Street and W. Victory Road. We respectfully request approval of our Annexation, Planned Unit Development and Preliminary applications.

For design and planning purposes, our design team used the Boise City Pre-application Meeting, Comprehensive Plan, and Zoning Code as the basis for the design of the Music Neighborhood. We have thoughtfully designed 67 single-family residential dwellings on 19.60 acres that will add to the surrounding neighborhood. Located on the southwest corner of S. Mitchell Street and W. Victory Road, the Music neighborhood will add to the mix of Boise's available housing opportunities. Offsite amenities include Molenaar Park within 1 mile, Amity Elementary and West Jr. High within 1.5 miles, and a large variety of retail, restaurants and entertainment options are within 3 miles of the site. This Project will provide much needed housing in the area.

### SUMMARY OF APPLICATIONS

- Annexation
- Preliminary Plat
- Planned Unit Development

### ZONING INFORMATION

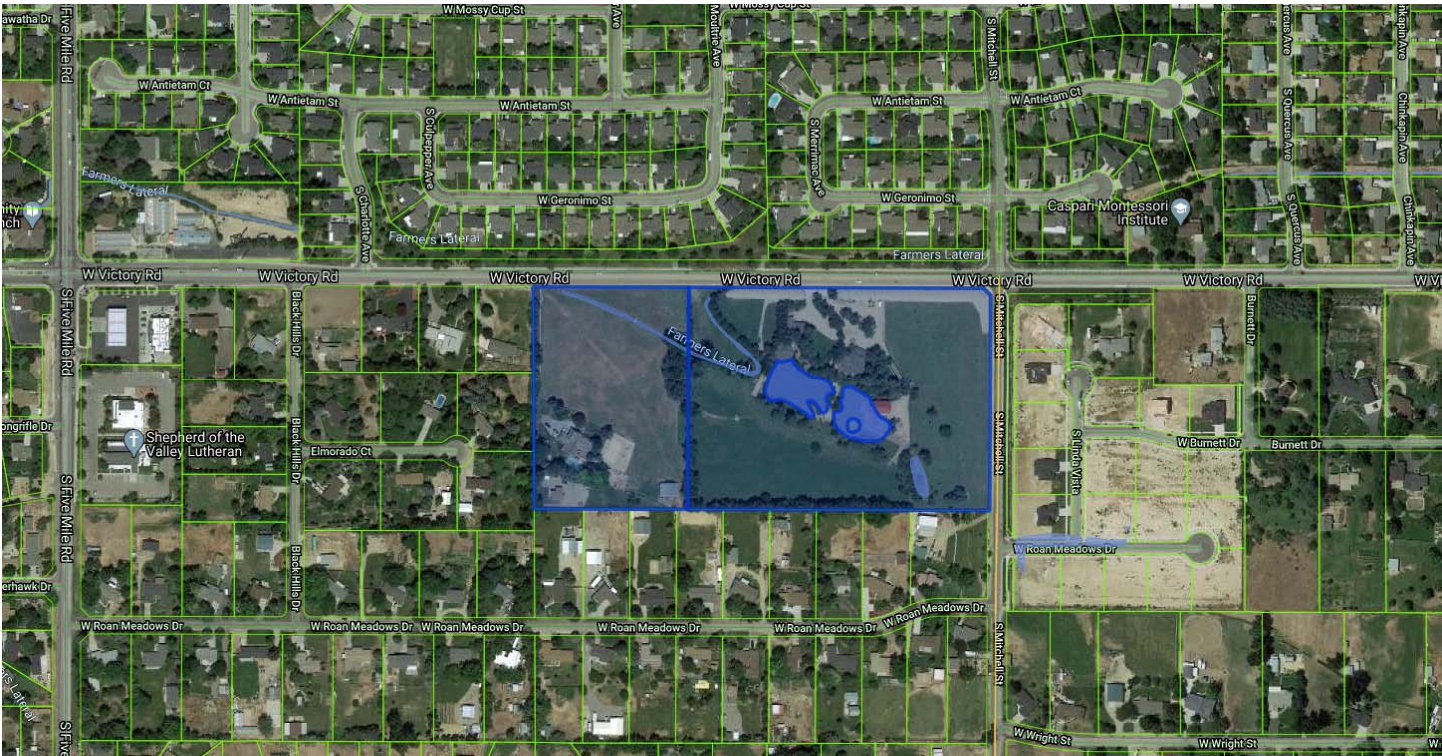
- Current Zone – RSW
- Proposed Zone – R-1B

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# Exhibit A –Vicinity Map



North: W. Victory Road  
East: S. Mitchell Street  
South and West: Roan Meadows Sub., Zoned R1 (Ada County)

# Exhibit B – Site plan



## Exhibit C –Annexation

The attached applications are an Annexation, Preliminary Plat and Planned Unit Development. The property is currently zoned RSW (Southwest Community Residential). We are requesting to annex and zone the property as R-1B (single-family residential). The R-1B zoning district allows for a maximum of 4.8 dwelling units per acre. Our proposal falls well short of the maximum allowed density for the zoning district at 3.47 dwelling units per acre.

## Exhibit D –Preliminary Plat/PUD

The Music neighborhood includes 67 single-family homes. The subject property is adjacent to a transit corridor and has utilities that are available and can be utilized with no additional burden to the City or taxpayers.

**DENSITY:** The R-1B zoning allows for up to 4.8 units per acre per Chapter 11 of the zoning code; at 19.60 acres, the maximum density allowed is 94 lots. The Music neighborhood proposes 67 single family homes at 3.47 dwelling units per acre.

**PRODUCT / LOT SIZES:** We evaluated the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that consists of a mixture of residential lot sizes. The housing renderings included in Exhibit D are representative of what is anticipated to be constructed in the Music neighborhood.

**RESIDENTIAL DESIGN:** The Music Neighborhood consists of detached homes that will be a mixture of one, two and three-stories. Home sizes will range from approximately 1,800 square feet to approximately 2,600 square feet. Lots range in sizes from 5,040 to 57,502 square feet, with an average of 8,573 square feet.

**EXISTING HOME:** The existing home currently addressed as 10151 W. Victory Road will remain and become part of the development. The homes and other structures currently located at 9933 W. Victory Road will be removed as part of the development.

**TRANSITION:** We have designed the subdivision to buffer the existing homes adjacent to the west and south boundaries with parcels that are comparable in size and the density. The density will increase as you get closer to Victory Road.

**DIMENSIONAL STANDARDS:** As part of a planned unit development, an applicant may request modifications from the standard dimensional requirements for the underlying zoning district. The following setbacks and standards would be applicable to Voyager:

<b>Dimensional Standard</b>	<b>R-1B</b>	<b>Proposed Minimum</b>
Average Lot Width, Minimum	75 feet	65 feet
Front Yard, Minimum	20 feet	20 feet
Side Yard Interior, Minimum	10 feet	5 feet
Street Yard, Minimum	20 feet	20 feet
Rear Yard, Minimum	30 feet	15 feet*
Lot Area, Minimum	9,000 sq. ft.	5,040 sq. ft.
Density	4.8 DU/Acre	3.47 DU/Acre

\*Lots along the southern boundary of the site will have a 30 feet rear setback.



## Exhibit E –Amenities

As the developer we have a large amount invested in this property as we have researched and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Boise City Development Code Chapter 11-03, Subsection 7 which requires that the application have two amenities from the approved list.

### 1. Section 11-07-06 5.B.a. Water Conservation Measures

This project will employ best water conservation management practices for the common areas as well as the individual homes sites such as:

#### Lawns

- Use drought tolerant fescue blend turf.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

#### Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigate all plants in planting beds.

### 2. Section 11-07-06 5.B.b. Private recreational facility, tennis court, playground, or picnic area, in scale with the development.

We are providing a pond, climbing boulders and walking path with benches on Lot 7, Block 2 of the development. The amenities will be available to all residents of the development.

### 3. Section 11-07-06 5.B.c. Landscape Open Space of at least Ten Percent of Gross Development Area.

We are providing approximately 2.53 acres or 12.9% landscaped open space for the development. The open space will be accessible to all residents of the development.

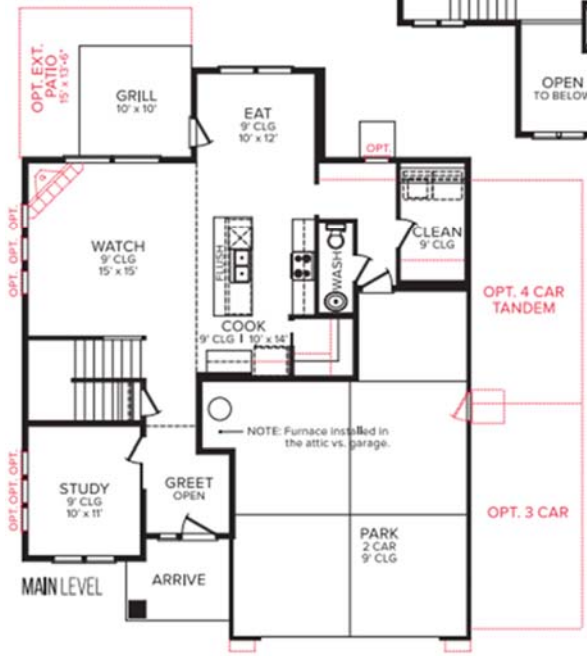
## Exhibit F –Residential Design

The proposed homes are one and two-story homes ranging in size from approximately 1,800 square feet to roughly 2,600 square feet. We have designed the subdivision to buffer the existing homes adjacent to the west and south boundaries with parcels that are comparable in size and the density. The density will increase as you get closer to the center of the subdivision.

The homes will be similar in style and size to existing homes in the area and will help provide greatly needed housing stock to the area on two parcels that have been under-developed for years.

The following elevations and floor plans are meant to be examples of what could be built in the development and are subject to change.





## Exhibit G – Comprehensive Plan Goals

### COMPREHENSIVE PLAN GOALS

The following goals of the Boise City Comprehensive Plan are achieved with the approval of Voyager:

**Goal PDP5: Require adequate public facilities and infrastructure for all development.**

Boise City has existing facilities to provide sewer to this site. With very few parcels remaining this will assist with City budgets as there will be added users to contribute to the operation of an existing system. Suez also has facilities adjacent to the property that have adequate capacity to serve the Music Neighborhood.

**Goal NAC3.1.a.: Infill Design Principles. Encourage residential infill that complements the scale and character of the surround neighborhood.**

Music is an infill development that will add much needed roof tops near City Services, Shopping and Civic Facilities.

**Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods.**

The Music Subdivision will add to the existing home types in the neighborhood by providing a housing type that currently doesn't exist in the area.

**Goal NAC7.1: Mix of Housing. Encourage a mix of housing type and densities in residential neighborhoods, particularly for projects greater than two acres.**

The two goals above are being achieved by providing another housing option to the existing neighborhood. A diversity of housing types and lot sizes that attract families with children is also encouraged.

### MODIFICATION OF BOISE CITY CODE

The applicant requests a modification to allow the garage faces to be setback 20 feet from the back of sidewalks. Approval of this modification does not affect the 20-foot stacking for a parked car as it relates to the sidewalk, allowing the parked car in the driveway without causing interference with the sidewalks.

### PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

The Pre-application meeting was held with the Boise City planning and development staff on December 19, 2019.

The neighborhood meeting was held on January 13, 2020 at 6:00pm at the Ada Victory Branch of the Ada County Public Library, 10664 W. Victory Road Boise, ID 83709.



## Exhibit H –Site Photos



Aerial View of the site looking north



Property from Mitchell Street looking west





Property from Victory Road looking northeast



Property from Victory Road looking northwest