

Project Name - Promenade Cottages Subdivision

Hearing Date - November 3, 2022

Planner - Joseph Dodson

Project Description -

1. Rezone of approximately 0.535 acres of land from the R-8 zone to the C-G zoning district, 0.326 acres of land from the C-G to the R-40 zoning district, and 6.284 acres of land from the R-8 zone to the R-40 zoning district (6.61 acres of R-40 total);
2. Preliminary plat consisting of 30 single-family townhome lots, 5 multi-family lots, 2 commercial lots, and 8 common lots on 7.64 acres of land in the requested R-40 and C-G zoning districts;
3. Conditional Use Permit (CUP) for 90 multi-family units and 30 townhomes on approximately 4.65 acres in the requested R-40 zone; and
4. CUP to allow the continuance of the non-conforming use of a mobile home park for an extended time period in the requested R-40 zone, by Steve Arnold, A-Team Land Consultants

Project Location - Project is located at 403 E. Fairview Avenue in the NW 1/4 of Section 7, Township 3N, Range 1E.



**Type of Review Requested**

Hearing

File number: H-2022-0013  
Assigned Planner: Joseph Dodson  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: STEVE ARNOLD, A TEAM LAND CONSULTANTS Phone: 208-871-7020

Applicant address: 1785 WHISPER COVE AVENUE, BOISE, ID 83709 Email: steve@ateamboise.com

Owner name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: \_\_\_\_\_ Email: \_\_\_\_\_

Agent name (e.g. architect, engineer, developer, representative): MARK KELLY

Firm name: LESLEYS MOBILE ESTATES, LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 313 N MAIN ST Email: steve@ateamboise.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: 403 E FAIRVIEW AVE

Assessor's parcel number(s): S1107212707

Township, range, section: 3N1E7

**Project Description**

Project/Application Name: Promenade Cottages Subdivision - ALT, CUP, PP, RZ, PS

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Project Name - Promenade Cottages Subdivision  
Hearing Date -  
Planner - Joseph Dodson

Description of Work: Project Description -  
1. Rezone of xxx acres of land from the R-8 zone to the C-G and (x acres) and R-40 (x acres) zones;  
2. Preliminary plat consisting of 30 single-family townhome lots, 5 multi-family lots, 2 commercial lots, and 8 common lots on 7.64 acres of land in the requested R-40 and C-G zoning districts;  
3. CUP for 90 multi-family units and 30 townhomes on approximately 4.65 acres in the requested R-40 zone; and  
4. CUP to allow the continuance of the non-conforming use of a mobile home park for an extended time period in the requested R-40 zone, by Steve Arnold, A-Team Land Consultants

Project Location - Project is located at 403 E. Fairview Avenue in the NW 1/4 of Section 7, Township 3N, Range 1E.

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**Application Information**

<b>APPLICATION TYPES</b>	
<b>Is this application exempt from fees?:</b>	No
<b>Alternative Compliance - ALT:</b>	CHECKED
<b>Conditional Use Permit - CUP:</b>	CHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>Private Street - PS:</b>	CHECKED
<b>Rezone - RZ:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2022-0103
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>Commercial:</b>	CHECKED
<b>Single-Family Detached:</b>	CHECKED
<b>Single-Family Attached:</b>	CHECKED
<b>Multi-Family:</b>	CHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	SEC Fairview & 3rd Street
<b>Current Land Use:</b>	Commercial and Mobile Homes
<b>Total Acreage:</b>	7.64
<b>Prior Approvals (File Numbers):</b>	None
<b>Traffic Study Required per ACHD:</b>	No
<b>ZONING DISTRICT(S)</b>	
<b>R-8:</b>	CHECKED
<b>C-G:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>High Density Residential:</b>	CHECKED
<b>Acreage - High Density Res:</b>	5.4
<b>Commercial:</b>	CHECKED
<b>Acreage - Commercial:</b>	2.1
<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	2/11/2022
<b>Landscape Plan Date (MM/DD/YYYY):</b>	2/04/2022
<b>Elevations Date (MM/DD/YYYY):</b>	08/21/2015
<b>Percentage of Site Devoted to Building:</b>	46-percent
<b>Percentage of Site Devoted to Landscaping:</b>	19.59
<b>Percentage of Site Devoted to Paving:</b>	34-percent
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	HOA
<b>Irrigation District:</b>	Nampa Meridian Irrigation District

<b>Primary Irrigation Source:</b>	Surface
<b>Secondary Irrigation Source:</b>	Potable
<b>Square Footage of Landscaped Areas to be Irrigated by City Water Connection:</b>	65,209 s.f
<b>Minimum Square Footage of Ground Floor Area for Multi-Story Units:</b>	750 s.f
<b>Proposed Building Height:</b>	35 feet
<b>Existing Floor Area (If Applicable):</b>	17860
<b>Gross Floor Area Proposed:</b>	127,750 s.f
<b>Hours of Operation (Days and Hours):</b>	8-5pm (paint), and 11-12pm (pizza)
<b>Number of Standard Parking Spaces Provided:</b>	354
<b>Number of Compact Parking Spaces Provided:</b>	11
<b>Number of Single Family Residential Units:</b>	30
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	1,250
<b>Gross Density:</b>	11 (cottages) 28 (multifamily)
<b>Net Density:</b>	12.5 (cottages) 32 (multifamily)
<b>What was the date of your pre-application meeting?:</b>	10/14/2021
<b>What was the date of your neighborhood meeting?:</b>	12/08/2021
<b>In Reclaimed Water Buffer:</b>	No
<b>PROPERTY POSTING</b>	
<b>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</b>	CHECKED
<b>AZ / RZ ONLY</b>	
<b>R-40:</b>	CHECKED
<b>Acreage - R-40:</b>	5.97
<b>C-G:</b>	CHECKED
<b>Acreage - C-G:</b>	1.7
<b>MULTI-FAMILY</b>	
<b>Total Number of Units:</b>	90
<b>Number of 1 Bedroom Units:</b>	45
<b>Number of 2-3 Bedroom Units:</b>	45
<b>Number of 4+ Bedroom Units:</b>	0
<b>Number of Units Containing 500-1,200 sq. ft.:</b>	90
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	30
<b>Number of Common Lots:</b>	13
<b>Total Number of Lots:</b>	43
<b>Minimum Lot Size:</b>	1,555 s.f
<b>Average Lot Size:</b>	1,700
<b>Area of Plat:</b>	3.14 acres
<b>Plat Date (MM/DD/YYYY):</b>	02/11/2022

<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Community Garden:</b>	CHECKED
<b>Plaza(s):</b>	CHECKED
<b>Collector Street Buffer(s):</b>	CHECKED
<b>Parkways:</b>	CHECKED
<b>10' Parkway Along Arterials:</b>	CHECKED
<b>Other Qualified Open Space:</b>	Pool and Clubhouse
<b>Acres of Qualified Open Space:</b>	1.03
<b>Percentage of Qualified Open Space:</b>	17.24
<b>QUALIFYING SITE AMENITIES</b>	
<b>Clubhouse:</b>	CHECKED
<b>Fitness Facilities:</b>	CHECKED
<b>Picnic Area:</b>	CHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Swimming Pool:</b>	CHECKED
<b>Walking Trails:</b>	CHECKED
<b>Open Grassy Area (min. 50' x 100') - Multi-Family:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>PLAN REVIEW</b>	
<b>Verified submittal standards and checklist items:</b>	CHECKED
<b>Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:</b>	CHECKED
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Steve Arnold
<b>MISC</b>	
<b>Is new record:</b>	No