

Project/Application Name: Sagarra - ALT, PUD, PP

Hearing Date:

Planner: Sonya Allen

Description of Work:

Request: Preliminary plat consisting of 114 building lots and 16 common lots (including 3 private street lots) on 17.49 acres in the R-8 and C-C zoning districts; Planned Unit Development for a residential community containing a mix of single-family detached, single-family attached, townhome and multi-family units with a reduction to the setback requirements in UDC Table 11-2A-6; Alternative Compliance to UDC 11-4-3-27B.3, which requires the provision of 80 square foot private usable open space areas for each multi-family unit to allow zero (0) for studio/flat units; and two private streets, by Accomplish.

Location: South side of W. Orchard Park Dr., west of N. Fox Run Way, east of N. Linder Rd., in the NW1/4 and NE 1/4 of Section 25, T.4N., R.1W.



Type of Review Requested

Hearing

File number: H-2022-0027
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: MICHAEL SLAVIN, ACCOMPLICE Phone: _____
Applicant address: 424 EAST THURMAN MILL STREET, GARDEN CITY, ID 83714 Email: michael@accomplice.group

Owner name: JOE HUARTE, LYNX INVESTMENTS LLLP Phone: _____ Fax: _____
Owner address: 198 N. AL FRESCO PLACE, BOISE, ID 83712 Email: joehuarte@gmail.com

Agent name (e.g. architect, engineer, developer, representative): MICHAEL SLAVIN
Firm name: ACCOMPLICE Phone: _____ Fax: _____
Address: 424 EAST THURMAN MILL STREET Email: michael@accomplice.group

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

Subject Property Information

Location/street address: 1241 W ORCHARD PARK DR
Assessor's parcel number(s): R5262501800
Township, range, section: 4N1W25

Project Description

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	CHECKED
Planned Unit Development - PUD:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0255
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
Townhouse:	CHECKED
Duplex:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	Corner of Linder and West Orchard Park Drive
Current Land Use:	Medium Density Residential
Total Acreage:	17.49
Prior Approvals (File Numbers):	H-2017-0088
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-8:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	17.49
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	04/08/2022
Landscape Plan Date (MM/DD/YYYY):	04/08/2022
Elevations Date (MM/DD/YYYY):	04/08/2022
Percentage of Site Devoted to Building:	See Attachments
Percentage of Site Devoted to Landscaping:	See Attachments
Percentage of Site Devoted to Paving:	See Attachments
Who will own and Maintain the Pressurized Irrigation System in this Development:	See Attachments
Irrigation District:	See Attachments
Primary Irrigation Source:	See Attachments
Secondary Irrigation Source:	See Attachments
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	See Attachments
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	See Attachments

Proposed Building Height:	See Attachments
Existing Floor Area (If Applicable):	See Attachments
Gross Floor Area Proposed:	See Attachments
Hours of Operation (Days and Hours):	NA
Number of Standard Parking Spaces Provided:	See Attachments
Number of Compact Parking Spaces Provided:	NA
Number of Single Family Residential Units:	32
Minimum Square Footage of Living Area (Excluding Garage):	1600
Gross Density:	8.35
Net Density:	16.30
What was the date of your pre-application meeting?:	04/12/2022
What was the date of your neighborhood meeting?:	01/27/2022
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
MULTI-FAMILY	
Total Number of Units:	16
Number of 1 Bedroom Units:	8
Number of 2-3 Bedroom Units:	8
Number of 4+ Bedroom Units:	0
PLATS ONLY	
Number of Building Lots:	113
Number of Common Lots:	17
Total Number of Lots:	130
Minimum Lot Size:	1070
Average Lot Size:	2672
Area of Plat:	17.49
Plat Date (MM/DD/YYYY):	03-21-22
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Ponds or Water Features:	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Acres of Qualified Open Space:	4.34
Percentage of Qualified Open Space:	24.8
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Picnic Area:	CHECKED
Swimming Pool:	CHECKED

Pedestrian or Bicycle Circulation System:	CHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
Other Qualified Site Amenities:	Neighborhood Project Facility
PLANNED DEVELOPMENT	
Number of Exceptions:	2
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:	Michael Slavin
MISC	
Is new record:	No