



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:
PUD22-00046

Planned Unit Development

Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
2521	W	VICTORY	RD		

Subdivision Name:	Parcel Legal Description:	Zoning District:
3N 2E 27	PAR #3000 POR NW4, SEC 27 3N 2E, PARCEL A ROS 13055, #122500-S	A-1

Parcel Number:	Additional Parcel Numbers:
S1027223000	

Agent/Representative Information

First Name:	Last Name:	Type:
Ryan	Morgan	Developer

Company:
Morgan Stonehill Partners

Address:	City:	State:	Zip:
333 Josephine St, Unit 2	Denver	CO	80206

Email:	Main Phone:	Cell Phone:
ryan@morganstonehill.com	(858) 229-6182	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Kristen	McNeill	Applicant

Company:
Givens Pursley LLP

Address:	City:	State:	Zip:
601 W. Bannock St	Boise	ID	83702

Email:	Main Phone:	Cell Phone:
kristenmcneill@givenspursley.com	(208) 388-1200	

Owner Information

Name:

SIMUNICH LAND LLC

Address:

4300 W FRANKLIN RD

City:

BOISE

State:

ID

Zip:

83705

Email:

Phone:

Project Information

Project Name: (if applicable):

Seasons on the Bench - PUD Application

Project Proposal: Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

This application requests a PUD to support the development of a multi-family residential community, as required for a lot containing more than two multi-family buildings.

Project Details

Property Information

Zoning District:	A-1
Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	YES
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Size of Property:	18.16
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Number and location of loading/receiving facilities:	n/a
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	No hazards have been identified on the property.

General

Plans submitted as:	Electronic
Is this a modification?:	No
Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:	No

Please Provide which Housing Bonus Incentive you will be applying for:	
Existing Use:	vacant
Use:	Multi-Family
Is this a phased project?:	No
Explain Any Project Phases:	

Density & Amenities

Describe all amenities:	The community includes a clubhouse lounge space and fitness facilities with an outdoor swimming pool, outdoor lounge, and pocket park spaces throughout for uses such as a community garden and dog park. Further, pedestrian and bicycle connectivity is a priority with this development, as evidenced by the extensive pathway network connecting the multiple pocket parks and amenities. Seasons on the Bench also features a shared use trail along the canal to contribute to Boise's pathways connectivity.
Proposed Density:	19.7
Allowed Density:	43.5

Waivers Requested - If Waivers are requested, include the requirement along with what you are requesting.

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

Total Existing Structures

Building ID:	
Number of Existing Structures:	0
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

Existing Square Feet - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	

Notes:	
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Existing Materials

Type:	
Materials:	
Colors:	
Notes:	

Existing Bedrooms And Units

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	
Number of Units:	
Notes:	

Total Proposed Structures

Number of Proposed Structures:	10
Height to Midline:	
Height to Eave:	
Height to Parapet:	
Notes:	

Proposed Square Feet - Provide the square footage of any proposed buildings by floor.

Number of Seats:	
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Proposed Materials

Colors:	
Notes:	

Proposed Bedrooms And Units

Number of Bedrooms:	
Total Number of Proposed Units:	
Number of Units:	
Notes:	

Project Setbacks

Location:	
Proposed Building Setback:	
Required Building Setback:	
Proposed Parking Setback:	
Required Parking Setback:	
Notes:	

Parking - If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

Does this project include shared parking?:	Yes
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Number of shared spaces:	463
Type:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Proposed Spaces:	
Does this project include parking reduction?:	No
Number of spaces below required:	
Required Spaces:	
Does this project include off-site parking?:	No
Notes:	
Number of off-site parking spaces:	

Fence

Existing or Proposed:	
Location:	
Type:	
Height:	
Notes:	

Fire Prevention

Fire Flow:	55
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	
Number of Proposed Hydrants:	

Mechanical Units

Unit Location:	
Type:	
Number of Units:	
Height:	
Proposed Screen Method:	
Notes:	

Public Works

On-Site Stormwater Retention Method:	STORMWATER FROM THE PUBLIC RIGHT OF WAY WILL BE CONVEYED VIA CONCRETE GUTTER AND DISPOSED OF IN SUBSURFACE SEEPAGE BED FACILITIES ALONG W VICTORY RD, SIMUNICH AVE, MORGAN ST, AND STONEHILL AVENUE. STORMWATER ON THE EAST SIDE OF STONEHILL AVE WILL DRAIN INTO A ROADSIDE BORROW DITCH.
Number of Street Lights:	

Solid Waste

How will trash and recycling containers be stored:	Standard Enclosure
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Trash And Recycling Containers - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Enclosure ID:	
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Enclosures - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Enclosure ID:	
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Proposed Structures

Row 1

Building ID:	Building Type 1
Gross Sq Ft:	26553
Number of Stories:	3
Height to Peak:	44' 5"

Row 2

Building ID:	Building Type 2
Gross Sq Ft:	45385
Number of Stories:	3
Height to Peak:	43' 0"

Row 3

Building ID:	Building Type 3A
Gross Sq Ft:	55734
Number of Stories:	3
Height to Peak:	43' 0"

Row 4

Building ID:	Building Type 3B
Gross Sq Ft:	55734
Number of Stories:	3
Height to Peak:	42' 5"

Row 5

Building ID:	Building Type 4
Gross Sq Ft:	53075
Number of Stories:	3
Height to Peak:	43' 0"

Row 6

Building ID:	Clubhouse
Gross Sq Ft:	11316
Number of Stories:	1
Height to Peak:	30' 1"

Proposed Square Feet - Provide the square footage of any proposed buildings by floor.

Row 1

Building ID:	Building 1
Floor:	1
Gross Square Feet:	9345
Use:	Residential and Parking
Notes:	Garage Gross SF = 2,910 SF

Row 2

Building ID:	Building 1
Floor:	5
Gross Square Feet:	8594

Row 3

Building ID:	Building 1
Floor:	3
Gross Square Feet:	8594

Row 4

Building ID:	Building 2
Floor:	1
Gross Square Feet:	15085
Use:	Residential and Parking
Notes:	Garage Gross SF = 3,609 SF

Row 5

Building ID:	Building 2
Floor:	2
Gross Square Feet:	15150

Row 6

Building ID:	Building 2
Floor:	3
Gross Square Feet:	15150

Row 7

Building ID:	Building 3A and 3B
Floor:	1
Gross Square Feet:	18442
Use:	Residential and Parking
Notes:	Garage Gross SF = 5,293 SF

Row 8

Building ID:	Building 3A and 3B
Floor:	2
Gross Square Feet:	18646

Row 9

Building ID:	Building 3A and 3B
Floor:	3
Gross Square Feet:	18646

Row 10

Building ID:	Building 4
Floor:	1
Gross Square Feet:	18465
Use:	Residential and Parking
Notes:	Garage Gross SF = 5,290SF

Row 11

Building ID:	Building 4
Floor:	2
Gross Square Feet:	18700

Row 12

Building ID:	Building 4
Floor:	3
Gross Square Feet:	15910

Row 13

Building ID:	Clubhouse
Floor:	1
Gross Square Feet:	11316

Proposed Materials

Row 1

Type:	Walls
Materials:	Stucco

Row 2

Type:	Walls
Materials:	Fiber Cement Siding

Row 4

Type:	Roof
Materials:	Composition

Row 5

Type:	Windows/Doors
Materials:	Vinyl

Trash And Recycling Containers - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Row 1

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	9
In Standard Enclosure:	Yes

Row 9

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	9
In Standard Enclosure:	Yes

Enclosures - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Row 1

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 2

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 3

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 4

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 5

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 6

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 7

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 8

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Row 9

Interior Enclosure Width:	14' 0"
Interior Enclosure Depth:	5' 0"

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Planned Unit Development Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 5/31/2022, by Kristen McNeill