



Planning & Development Services

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Planning Division Transmittal

File Number: CAR19-00028 **Hearing Date:** 1/13/20
X-Ref: PUD19-00039 **Hearing Body:** Planning and Zoning Commission
Address: 9000 W STATE STREET **Transmittal Date:** 11/27/19
Applicant: KELLY KITCHENS

- 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 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
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Legal
- Library
- Parking Control
- Parks
- 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 #: CAR19-00028

Property Information

Address

Street Number: 9000	Prefix: W	Street Name: STATE ST	Unit #: 			
Subdivision name: SEC 23 & OF SE4SE4	Block: 0	Lot: 0	Section: 14	Township: 4	Range: 1	Zoning: R-1A
Parcel Number: S0514449200	Additional Parcel Numbers: 					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Kelly	Last Name: Kitchens		
Company: 			
Address: 10903 Chicken Dinner Road	City: Caldwell	State: ID	Zip: 83607
E-mail: kelly@fullsailboise.com	Phone Number: (208) 244-6264	Cell: (208) 794-7863	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Jay	Last Name: Gibbons		
Company: South Beck & Baird			
Address: 2002 S. Vista Avenue	City: Boise	State: ID	Zip: 83705
E-mail: gibbons@sbbgo.com	Phone Number: (208) 342-2999	Cell: (208) 869-0747	Fax:

Owner Information

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

First Name: 	Last Name: 		
Company: 			
Address: 	City: 	State: ID	Zip:
E-mail: 	Phone Number: 	Cell: 	Fax:

1. Neighborhood Meeting Held (Date):

9/19/2019

2. Neighborhood Association:

North West

3. Comprehensive Planning Area:

Northwest

4. This application is a request to construct, add or change the use of the property as follows:

Property was annexed into the City in 2014. Requesting to rezone the property from R-1A to R-3 to allow multi-family development.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-1A

7. Requested Zone::

R-3

8. Size of Property:

4.3

Acres Square Feet

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

Residence, agriculture structure, silo

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

Yes, Colson Place is an apartment complex on the west side of Bogart, east of the subject property. There are two other apartment complexes on the east side of Bogart.

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

W. State Street

12. Adjacent property information:

Uses:

Zone:

North: Residential North: (R-1A) Single Family Residential

South: Commercial (Gar) South: (C-2) General Commercial

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

West: Residential West: (R-1C) Single Family Residential

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

Already annexed in 2014

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

Sixty unit Multi-family townhouse apartments with clubhouse

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

Apartments in the vicinity are at capacity and City has designated the area as a transit-oriented area.

16. What Comprehensive Plan policies support your request?

The Northwest Planning area policies designate the State Street corridor at Bogart Lane a transit oriented development area encouraging mixed-uses. Higher density housing adjacent to commercial uses support this designation.

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:



Planning and Development Services
City of Boise
150 N. Capitol Blvd
Boise, Idaho 83702

November 25, 2019

State Street 60 Apartments - RZ

Commissioners & Staff,

South, Beck and Baird is pleased to present this narrative for the referenced project. The objective of the application is to rezone the subject parcel, which was annexed into the City of Boise in 2014 via CAR14-00014 from R-1A to R-3 allowing development of a multi-family apartment complex. The purpose of the rezone request is in accord with the comprehensive plan and the northwest planning area policies.

The subject parcel, Ada County Assessor's parcel #S0514449200, is located on the north side of W. State Street, addressed as 9000 W. State, Boise, Idaho. The parcel located in T4N, R1E, Sec 14 and is 4.3 acres in size. It is currently zoned R-1A. Adjacent properties consist of 1-story residences in the Duncan's Landing Subdivision to the west, large-lot residential lots to the north, a large-lot residence to the east and commercial development (Garden City) across State Street to the south. State Street is a principle arterial.

The comprehensive plan depicts the subject parcel, with direct access off State Street, as a mixed-use development area. A multi-family development supports the City's vision of a transit-oriented corridor along State Street. Further, the plan depicts the corner of Bogart Lane and State street as a key transit node.

Accompanying this rezone application is a Planned Unit Development application defining the building layout, parking, fire access, amenities and landscaping. We believe the development will provide an attractive housing type in the area and provide recreational opportunities to our future residents.

We appreciate the opportunity to make application to rezone the property and look forward to working with staff throughout the process. If you have any questions or need additional information while processing this application, please call or email. Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay A. Gibbons".

Jay A. Gibbons, PLA, ASLA
South, Beck and Baird Landscape Architecture

