



Planning & Development Services

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P. O. Box 500
Boise, Idaho 83701-0500

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Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: PUD19-00026 & CFH19-00065 **Hearing Date:** 9/9/19
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 1250 S DIVISION AVENUE **Transmittal Date:** 8/1/19
Applicant: STORAGE DEVELOPMENT, LLC

- Submit comments at least **10 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 # 3
- 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

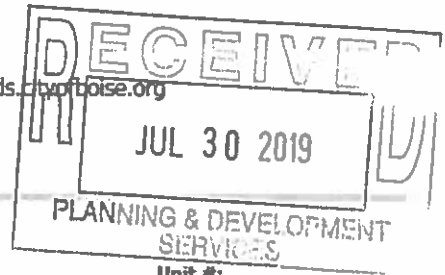
- Boise School District
- West Ada School District

Utilities

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

#117 Planned Unit Development

PUD19-00026



Property Information

Address

Street Number: 1250	Prefix: S	Street Name: Division St	Unit #: 			
Subdivision name: Parkcenter Sub#1	Block: 2	Lot: 1	Section: 14	Township: 3	Range: 2	Zoning: L-OD
Parcel Number: R6907010170	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: Greg	Last Name: Ferney		
Company: Storage Development, LLC			
Address: 4549 N. Mackenzie LN	City: Boise	State: ID	Zip: 83703
E-mail: greg@idaholawgroup.com	Phone Number: 208-691-6534	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Greg	Last Name: Ferney		
Company: Storage Development, LLC			
Address: 4549 N. Mackenzie LN	City: Boise	State: ID	Zip: 83703
E-mail: greg@idaholawgroup.com	Phone Number: 208-691-6534	Cell: 	Fax:

Owner Information

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

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

PUD 19 - 00026

Project Information

Is this a Modification application?

Yes

No

File number being modified:

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

5. Size of Property:

2.89 Acres Square Feet

6. Water Issues:

A. What are your fire flow requirements? (See International Fire Code): TBD

 gpm

B. Number of hydrants (show location on site plan): TBD

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

Yes

No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

 gpm

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

8. Are there any hazards on the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text"/>	<input type="text"/>	<input type="button" value="v"/>
South:	<input type="text"/>	<input type="text"/>	<input type="button" value="v"/>
East:	<input type="text"/>	<input type="text"/>	<input type="button" value="v"/>
West:	<input type="text"/>	<input type="text"/>	<input type="button" value="v"/>

10. Non-Residential Structures:

A. Number of Proposed non-residential structures:

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text" value="76,845"/>	<input type="text"/>
2nd Floor	<input type="text" value="57,407"/>	<input type="text"/>
3rd Floor	<input type="text" value="54,462"/>	<input type="text"/>
4th Floor	<input type="text" value="45,072"/>	<input type="text"/>

B. Maximum Proposed Height:

C. Number of stories:

D. Number of EXISTING non-residential structures to remain:

Square footage of existing non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor	<input type="text"/>	<input type="text"/>
2nd Floor	<input type="text"/>	<input type="text"/>
3rd Floor	<input type="text"/>	<input type="text"/>
4th Floor	<input type="text"/>	<input type="text"/>

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of Proposed residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="53"/>	<input type="text"/>	<input type="text"/>
Two-Bedroom:	<input type="text" value="56"/>	<input type="text"/>	<input type="text"/>
Three-Bedroom:	<input type="text" value="18"/>	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

C. Number of Existing units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

12. Site Design:

A. Percentage of site devoted to building coverage: 60.6%

B. Percentage of site devoted to landscaping:

C. Percentage of site devoted to paving: 2.97%

D. Percentage of site devoted to other uses:

E. Describe other use:

13. Loading Facilities, if proposed (For Commercial uses only):

Number: 2 Location: In Parking garage

Size: Screening:

14. Parking:

A. Handicapped Spaces: Required 7 Proposed 7

B. Parking Spaces: Required 146 Proposed 148

C. Bicycle Spaces: Required 127 Proposed 127

D. Proposed Compact Spaces:

E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:

F. Are you proposing off-site parking? Yes No If yes, how many spaces?

G. Are you requesting shared parking or a parking reduction? Yes No If yes, how many spaces?

Note: 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.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

Table with columns for Building (Proposed, Required) and Parking (Proposed, Required) for Front, Rear, Side 1, and Side 2 setbacks.

16. Waivers Requested:

A. Lot size: Yes No Description:

B. Internal Setbacks: Yes No Description:

C. Frontage: Yes No Description:

17. Sidewalks:

Proposed: Attached Detached

Adjacent: Attached Detached

18. Amenities:

Number:

Description:

19. Density:

Allowed Density:

Proposed Density:

20. Building Exterior:

Materials

Colors

Roof:

Walls:

Windows/Doors:

Fascia, Trim etc.:

21. Drainage (Proposed method of on-site retention):

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

B. Does any portion of this parcel have slopes in excess of 15%? Yes No

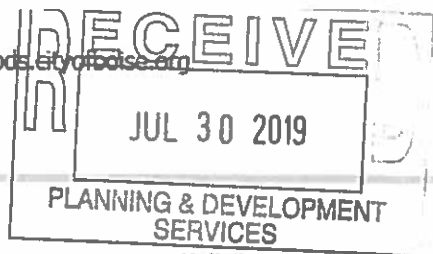
Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

#112 Floodplain Review Application



Property Information

CFH19-00065

Address

Street Number: 1250 Prefix: S Street Name: DIVISION Unit #:
Subdivision name: Parkcenter Sub #1 Block: 2 Lot: 1 Section: 14 Township: 3 Range: 2 Zoning: L-00
Parcel Number: R6907610170 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: Greg Last Name: Ferney
Company: Storage Development LLC
Address: 4549 N Mackenzie LN City: Boise State: ID Zip: 83703
E-mail: greg@idaholawgroup.com Phone Number: 208 691 6534 Cell: Fax:

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Role Type: Architect Land Developer Engineer Contractor Other

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E-mail: greg@idaholawgroup.com Phone Number: 208 691 6534 Cell: 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:

CFH 19-00065

Development Information

1. Size of Property: Square Feet Acres

2. How is the property now used? (Explain in detail)

3. What is the proposed use?

4. How are the adjoining properties used?

North:

South:

East:

West:

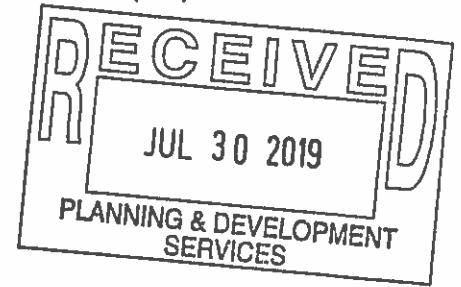
5. On what body of water does the property have frontage? How much frontage?

6. Any additional comments?

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:



July 17, 2019

Re: Apartment Complex – 1250 S. Division Ave, Boise, ID

Dear Resident:

We are the architects for the above listed project. We are working on the design of an apartment complex at 1250 S. Division Ave, Boise, ID. The owner is proposing to construct a four or five story building with a parking garage and retail space on the first floor, and three or four stories of 1, 2, and 3 bedroom apartments above. We are preparing to submit a Development Application to the city for this project, and as part of that process the Boise City Code requires that we setup a meeting between the applicant and the surrounding neighbors to discuss the proposed project, and any concerns they may have, prior to submission. Therefore, please accept this letter as notice that we will be holding this meeting as noted below, should you want to attend.

When: July 25 at 7:00 pm

Where: Holiday Inn, 475 West Park Center Blvd, Boise, ID 83706

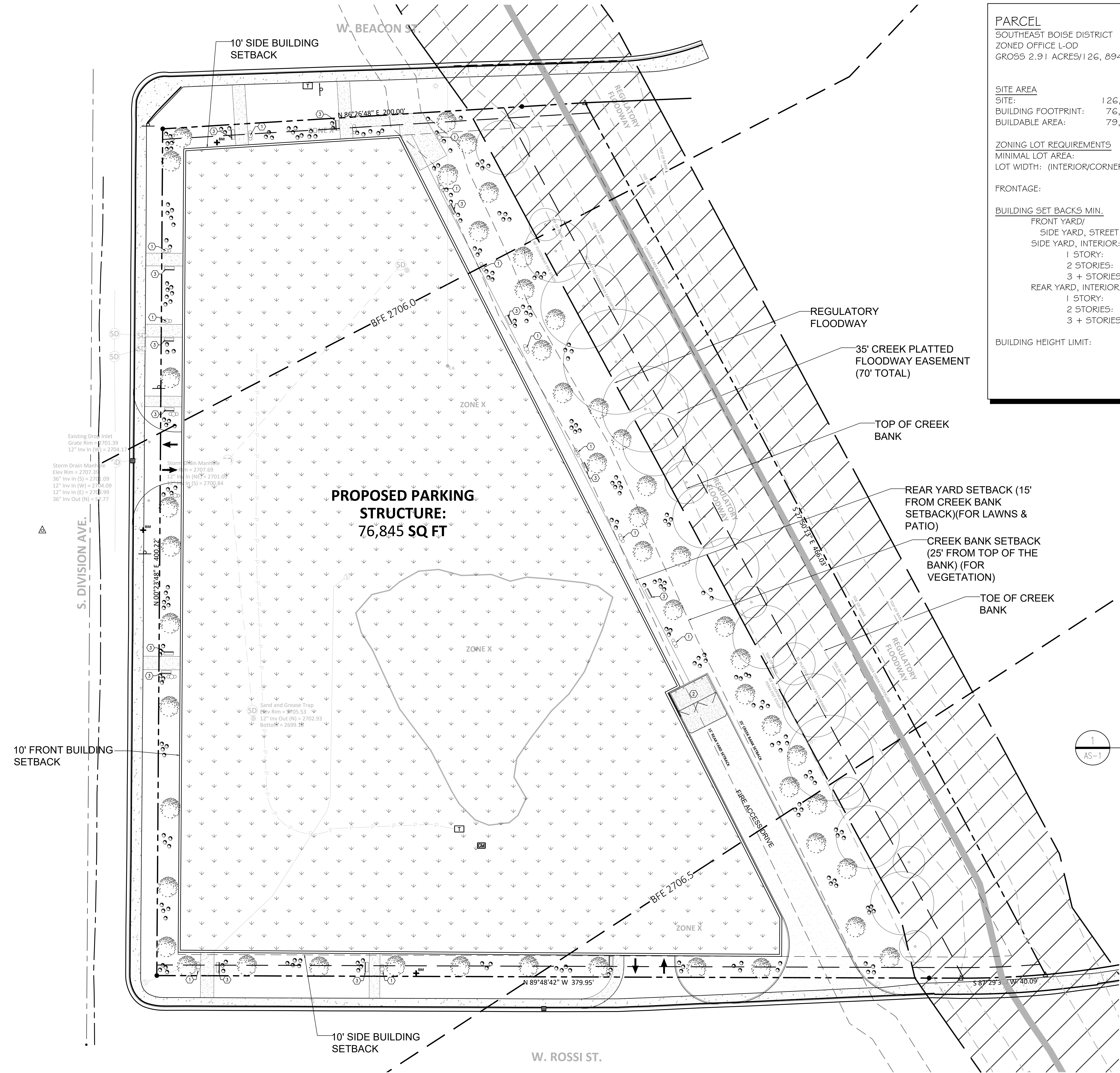
Purpose: To Review the proposed Apartment Complex design. We will have a preliminary site plan, floor plan and elevations available at the meeting.

Please note, this is not a public hearing, and public officials will not be present. If you have any questions regarding the meeting and/or project you may also contact the Planning Division at 208-384-3830.

If you have questions regarding the proposed development, or the meeting, please feel free to contact: Don Veasey, 951-970-9191 or e-mail don@kalpacific.com.

Sincerely,

Owen F. Slagle III, RA
Principal



PARCEL
 SOUTHEAST BOISE DISTRICT
 ZONED OFFICE L-OD
 GROSS 2.91 ACRES/126, 894.37 SQ FT

SITE AREA
 SITE: 126,894.37 SQ FT
 BUILDING FOOTPRINT: 76,845 SQ FT
 BUILDABLE AREA: 79,535 SQ FT

ZONING LOT REQUIREMENTS
 MINIMAL LOT AREA: 5,000 SQ FT
 LOT WIDTH: (INTERIOR/CORNER) 50'

FRONTAGE: 50'

BUILDING SET BACKS MIN.
 FRONT YARD/ SIDE YARD, STREET: 10'
 SIDE YARD, INTERIOR: 5'
 1 STORY: 5'
 2 STORIES: 10'
 3 + STORIES: 15'
 REAR YARD, INTERIOR: 5'
 1 STORY: 5'
 2 STORIES: 10'
 3 + STORIES: 15'

BUILDING HEIGHT LIMIT: 45'

FAR CALCULATIONS
 BUILDABLE LAND AREA (B): 79,535 SQ FT

ESTIMATED FLOOR AREA (FA):
 1ST FLOOR (PARKING GARAGE): 76,845 SQ FT
 2ND FLOOR: 2,945 SQ FT
 Standalone apartments
 3RD FLOOR: 54,462 SQ FT
 4TH FLOOR: 45,072 SQ FT
TOTAL GROSS FLOOR AREA (G) 233,786 SQ FT

FAR = G/B
 FAR = 233,786 / 79,535
 FAR = 2.94

PARKING LOTS AND PARKING STRUCTURES
 SET BACKS MIN. L-O:
 FRONT YARD: 20'
 SIDE YARD STREET: 20'
 SIDE YARD, INTERIOR: 5', *10'
 >2 STORIES:
 REAR YARD:
 NOTE: * APPLIES WHEN THE PROPERTY ABUTS A RESIDENTIAL DISTRICT

PARKING REQUIREMENTS:
 MULTI-FAMILY DWELLINGS
 1 BEDROOM UNITS: 1.0/UNIT
 2 BEDROOM UNITS: 1.25/UNIT
 GUEST PARKING: 1.0/UNIT
 (PER 1.0 DWELLING UNITS)
 LOADING ZONES: (50,001 +) 2

LEGEND

PROPERTY LINE: ————

SETBACK LINE: - - - - -

EASEMENT: - . - . - .

EXISTING FIRE HYDRANT:

EXISTING POWER POLE:

EXISTING SEWER MH:

EXISTING STORM DRAIN MH:

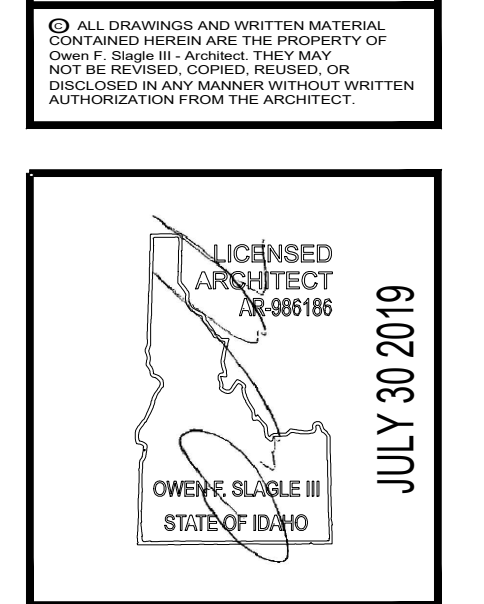
SITE LIGHT EXG:

BUILDING AREA:

SITE PLAN
 SCALE: 1"=20'-0"
 0 5 10 20
 SCALE: 1"=20'-0"

- DRAWING NOTES:**
- ① PROPOSED POST MOUNTED DECORATIVE WALKWAY LIGHTING
 - ② TRASH ENCLOSURE, SIZE TO BE COORDINATED W/ LOCAL REQUIREMENTS
 - ③ PARK BENCH

Owen F. Slagle III
 Architect
 2170 Hulton Road
 Verona (Plum), PA 15147
 Ph: (412) 828-5710
 Fax: (412) 828-5715



APARTMENT BUILDING
 1250 S. DIVISION AVE
 BOISE, ID 83706
 FOR
 Don Venesay

Project location:
 1250 S. DIVISION AVE
 BOISE, ID 83706

REVISIONS

NO	DATE

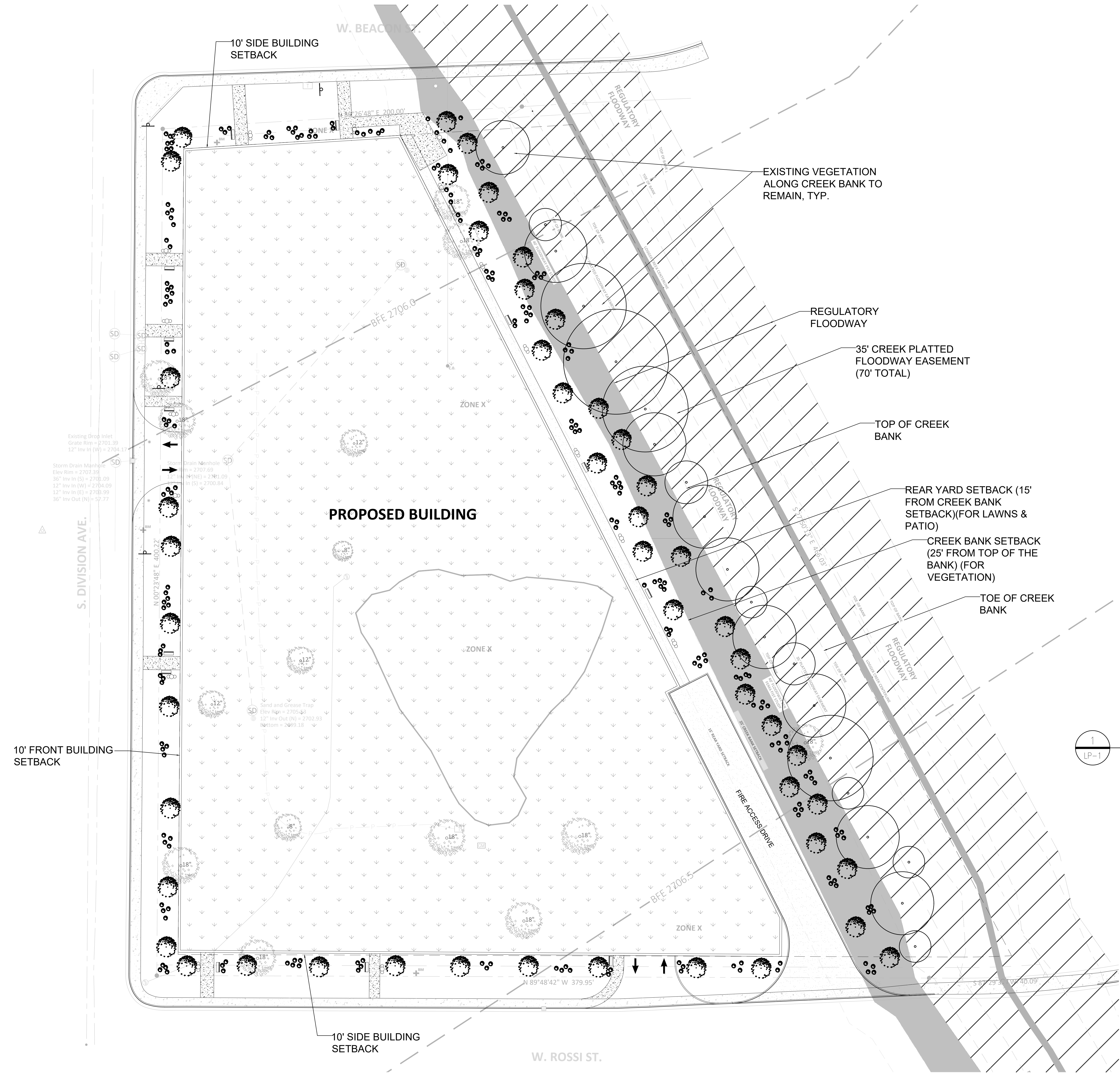
DRAWINGS ISSUED FOR:

- CLIENT REVIEW
- PERMITTING
- PERMIT REVISIONS
- BIDDING
- FINAL CONST.

DRAWING ISSUE DATE:
 7/30/19

PROPOSED SITE DEVELOPMENT

PROJ. NO.:
 FA19-124
 DATE:
 7/30/19
 SHEET NUMBER
SITE-1



PLANT & MATERIALS LEGEND

- NEW SHRUBS: [Symbol]
- NEW PLANTS: [Symbol]
- EXISTING TREES TO REMAIN: [Symbol]
- EXISTING TREES TO BE REMOVED: [Symbol]

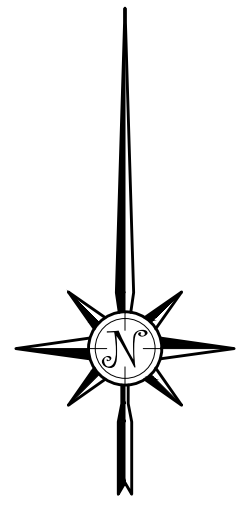
SITE LEGEND

- PROPERTY LINE: [Symbol]
- SETBACK LINE: [Symbol]
- EASEMENT: [Symbol]
- EXISTING FIRE HYDRANT: [Symbol]
- EXISTING POWER POLE: [Symbol]
- EXISTING SEWER MH: [Symbol]
- EXISTING STORM DRAIN MH: [Symbol]
- SITE LIGHT EXG: [Symbol]
- BUILDING AREA: [Symbol]

LANDSCAPE PLAN

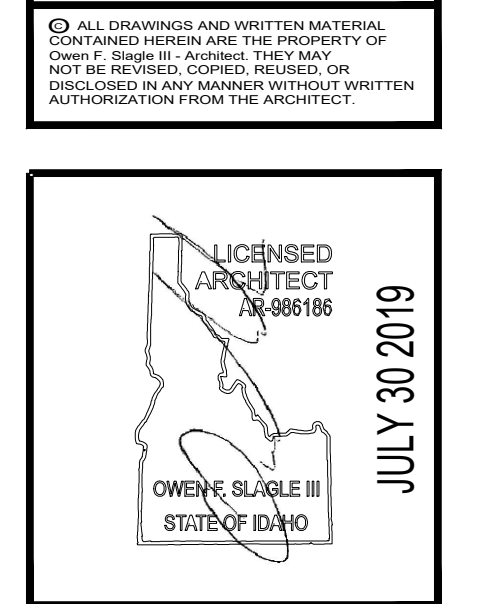
SCALE: 1"=20'-0"

0 5 10 20
SCALE: 1"=20'-0"



Owen F. Slagle III
Architect

2170 Hulton Road
Verona (Plum), PA 15147
Ph: (412) 828-5710
Fax: (412) 828-5715



APARTMENT BUILDING

1250 S. DIVISION AVE
BOISE, ID 83706

FOR
Don Venesey

Project Location:
1250 S. DIVISION AVE
BOISE, ID 83706

REVISIONS	
NO	DATE

DRAWINGS ISSUED FOR:

- CLIENT REVIEW
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- BIDDING
- FINAL CONST.

DRAWING ISSUE DATE:
7/30/19

PROPOSED
LANDSCAPE PLAN

PROJ. NO.:
FA19-124

DATE:
7/30/19

SHEET NUMBER

LP-1