



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.:
PUD23-00021

Planned Unit Development

Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
9700	W	STATE	ST		

Subdivision Name:	Parcel Legal Description:	Zoning District:
4N 1E 14	PAR #6900 OF SW4, SEC 14 4N 1E	R-1A

Parcel Number:	Additional Parcel Numbers:
S0514346900	S0514438930, S0514346900

Agent/Representative Information

First Name:	Last Name:	Type:
Nick	Hampton	Owner

Company:
KPG INVESTMENT II LLC

Address:	City:	State:	Zip:
3573 E LONGWING AVE STE 210	MERIDIAN	ID	83642

Email:	Main Phone:	Cell Phone:
nick@kinterraproperties.com	(208) 871-0573	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Nick	Hampton	Applicant

Company:
KPG INVESTMENT II LLC

Address:	City:	State:	Zip:
3573 E LONGWING AVE STE 210	MERIDIAN	ID	83642

Email:	Main Phone:	Cell Phone:
nick@kinterraproperties.com	(208) 871-0573	

Owner Information

Name:
KPG INVESTMENT II LLC

Address:	City:	State:	Zip:
3573 E LONGWING AVE STE 210	MERIDIAN	ID	83642

Email:	Phone:

Owner Information

Name:

KPG INVESTMENT LLC

Address:

217 JUSSILA BOW PL

City:

MCCALL

State:

ID

Zip:

83638

Email:

Phone:

Project Information

Project Name: (if applicable):

Westlock Village

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.

PUD modification to add approximately 2 acres to the previously approved PUD for Westlock Village. Please see letter of intent for more information.

Project Details

Representatives

Are you applying for this record on behalf of a client or group:	Yes
Please list the Party's name:	KPG Investments

Property Information

Zoning District:	R-1A
Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	NO
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:	11.65
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:	0
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	None that we are aware of

General

Plans submitted as:	Electronic
Is this a modification?:	Yes

Case Number Being Modified:	PUD21-00065
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:	Undeveloped
Use:	Multi-Family
Is this a phased project?:	No
Explain Any Project Phases:	

Density & Amenities

Describe all amenities:	Dogpark, clubhouse, pool, sidewalks and internal pedestrian connections
Proposed Density:	25.9
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:	3
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	All existing structures will be removed with future development
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:	

Existing Materials

Type:	
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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:	
Height to Parapet:	
Notes:	

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

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

Proposed Materials

Notes:	
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Proposed Bedrooms And Units

Total Number of Proposed 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?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved 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:	

Fire Prevention

Fire Flow:	65
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	1
Number of Proposed Hydrants:	1

Mechanical Units

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

Public Works

On-Site Stormwater Retention Method:	
Number of Street Lights:	

Solid Waste

How will trash and recycling containers be stored:	Standard Enclosure
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Proposed Structures

Row 1

Building ID:	Building A
Gross Sq Ft:	61184
Number of Stories:	4
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Row 2

Building ID:	Building B
Gross Sq Ft:	27608
Number of Stories:	4
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Row 3

Building ID:	Building C
Gross Sq Ft:	63744
Number of Stories:	4
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Row 4

Building ID:	Building D
Gross Sq Ft:	48640
Number of Stories:	4
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Row 5

Building ID:	Building E
Gross Sq Ft:	29760
Number of Stories:	3
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Row 6

Building ID:	Building F
Gross Sq Ft:	39680
Number of Stories:	4
Height to Midline:	39' 0"
Height to Eave:	39' 0"
Height to Peak:	51' 0"

Proposed Materials

Row 1

Type:	Roof
Materials:	Shingle
Colors:	Dark grey

Row 2

Type:	Walls
Materials:	Shake siding
Colors:	Blue and Green

Row 3

Type:	Walls
Materials:	Stone
Colors:	Light grey

Proposed Bedrooms And Units

Row 1

Number of Bedrooms:	1 Bedroom
Number of Units:	80

Row 2

Number of Bedrooms:	2 Bedroom
Number of Units:	160

Row 3

Number of Bedrooms:	3 Bedroom
Number of Units:	56

Parking

Row 1

Type:	Accessible
Proposed Spaces:	22

Row 2

Type:	Compact
Proposed Spaces:	140

Row 3

Type:	Vehicle
Proposed Spaces:	252

Row 4

Type:	Bike
Proposed Spaces:	248

Fence**Row 1**

Existing or Proposed:	Proposed
Location:	Other
Type:	Vinyl
Height:	6' 0"
Notes:	on rear and side of single-family

Row 2

Existing or Proposed:	Proposed
Location:	Other
Type:	Clear vision metal fence

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:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	A

Row 2

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	A

Row 3

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	B

Row 4

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	B

Row 5

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	C

Row 6

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	C

Row 7

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	D

Row 8

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	D

Row 9

Service Type:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	E

Row 10

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	E

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

Enclosure ID:	A
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	12' 0"

Row 2

Enclosure ID:	B
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	12' 0"

Row 3

Enclosure ID:	C
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	12' 0"

Row 4

Enclosure ID:	D
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	12' 0"

Row 5

Enclosure ID:	E
Interior Enclosure Width:	18' 0"
Interior Enclosure Depth:	12' 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 6/22/2023, by