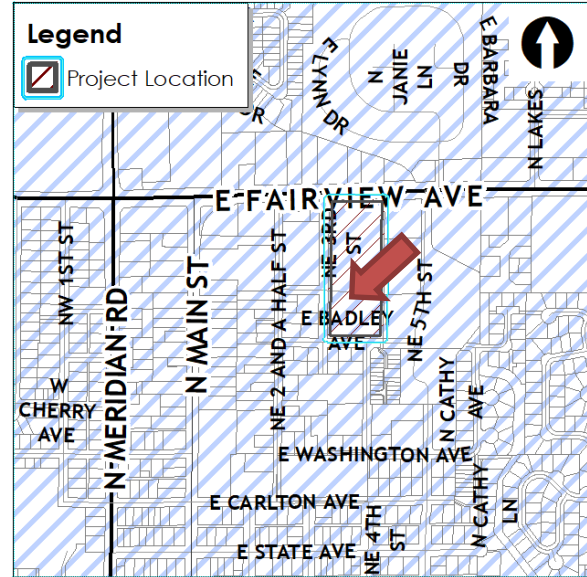


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 10/22/2024
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2024-0001
Promenade Cottages No. 1
PROPERTY LOCATION:
403 E. Fairview Ave., in the NW 1/4 of
Section 7, T.3N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of 30 single-family residential building lots and five (5) common lots on 2.7-acres of land in the R-40 zoning district for the first phase of Promenade Cottages Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Steve Arnold, A Team Land Consultants – 1785 Whisper Cove Ave., Boise, ID 83709

B. Owner:

Lesley's Mobile Estates, LLC – 313 N. Main St., Hailey, ID 83333

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the associated preliminary plat (H-2022-0013) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same number of building lots and common open space area as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plats as required by UDC 11-6B-3C.

IV. DECISION

A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

A. Preliminary Plat (dated: 4/7/23)



Page 5

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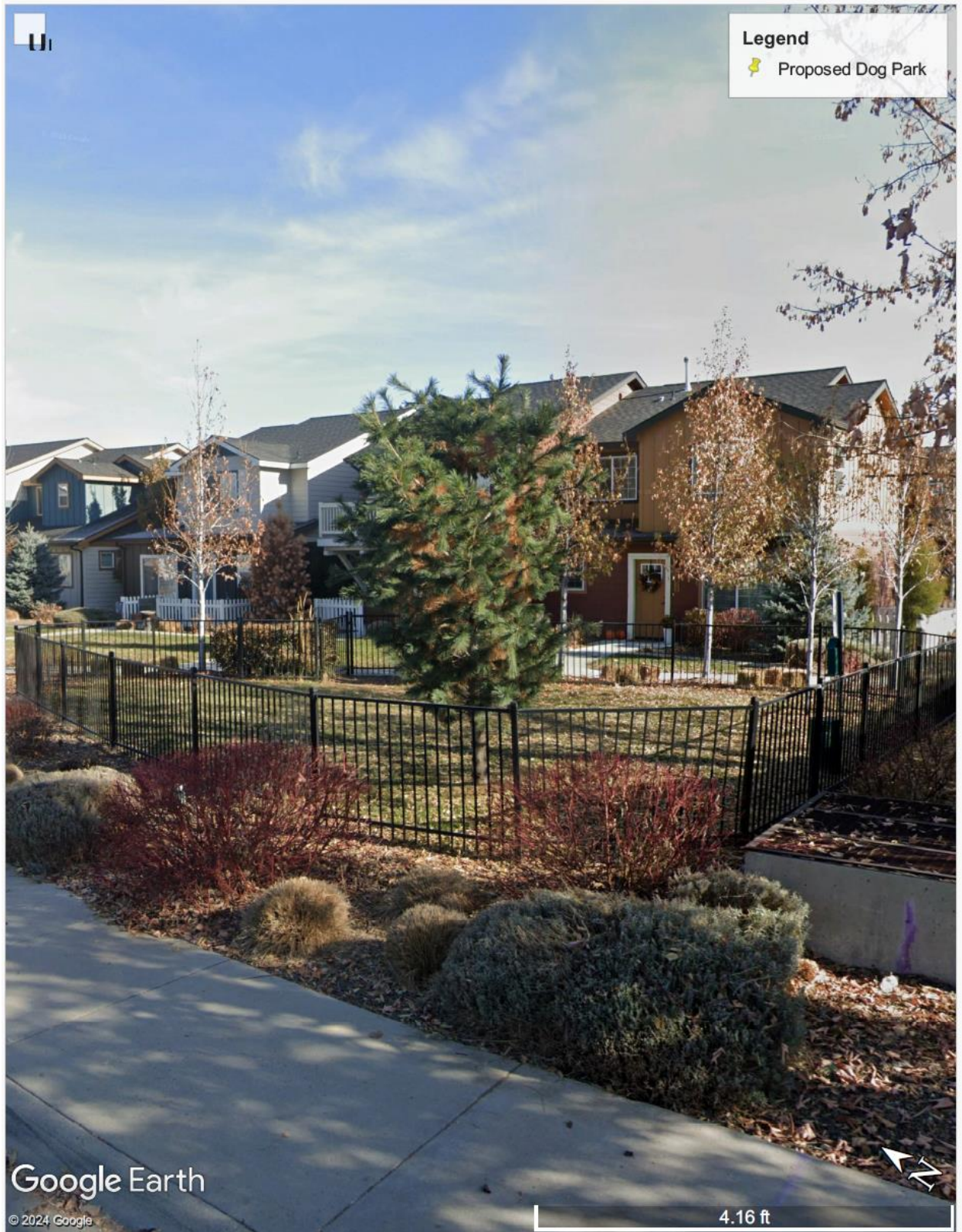
RESIDENTIAL OPEN SPACE CALCULATIONS:

TOTAL AREA = 2.10 AC
 QUALIFYING OPEN SPACE = 64 AC (3.1%)
 NON QUALIFYING OPEN SPACE = .49 AC
 OPEN SPACE REQUIRED = .41 AC (1.9%)



OWNER/DEVELOPER LESLIE'S MOBILE ESTATES, LLC 10000 E. 3RD ST. HALEY, ID 83303	SURVEYOR DAVID SURVEY GROUP 10000 E. 3RD ST. SUITE 100 HALEY, ID 83303	PROMENADE COTTAGES SUBDIVISION COMMON DRIVE EXHIBIT/LANDSCAPE PLAN LOCATED IN THE 1/4 OF THE 1/4 OF SECTION 10, T4N, R10E, S10E, ID 83303 COUNTY, IDAHO
PLANNING / CONTACT A TOTAL LAND CONSULTANTS LANDSCAPING CO. 10000 E. 3RD ST. BOISE, ID 83705 208-971-7025	LANDSCAPE DESIGNER A TEAM 10000 E. 3RD ST. BOISE, ID 83705	SHEET 2 OF 2 DRAWN BY: CLIFFORD CHECKED BY: JEFFREY DATE: 08/08/2024

D. Amenity Details



PROMENADE PROPOSED GAZEBO



PROMENADE PROPOSED PLAY EQUIPMENT





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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2022-0013, DA Inst. #2023-070499).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council approval of the preliminary plat (i.e. by June 27, 2025); *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Idaho Survey Group, LLC, stamped on 1/19/24 by Lawrence H. Koerner, included in Exhibit B shall be revised as follows:
 - a. A cross-access/ingress-egress easement shall be provided between the subject property and the multi-family and commercial lots to the north via a note on the final plat or a separate recorded agreement in accord with UDC [11-3A-3](#).
 - b. Delineate the private streets from the parking areas on common Lot 1.
 - c. Depict private street names on the plat as approved in the Ada County Street Name Review letter.
 - d. Depict zero (0) lot line setbacks where attached dwellings span across lot lines.
5. The landscape plan prepared by The 3 Brothers Landscaping Co., dated 1/31/24 included in Exhibit C, shall be revised as follows: *(Note: The version of the UDC that applies is Nov. 30, 2021)*
 - a. The landscape plan is required to be prepared by a landscape architect, landscape designer or qualified nurseryman per UDC 11-3B-3D; specify on the plan which applies.
 - b. In the Landscape Calculations table, include the linear feet of frontage on NE 3rd St. and the required number of street trees that demonstrate compliance with the standards listed in UDC [11-3B-7C.3](#).
 - c. Depict landscape materials within the street buffer along NE 3rd St. in accord with the standards listed in UDC [11-3B-7C](#).
 - d. In the Landscape Calculations table, include the linear feet of pathways within the site and the required number of trees that demonstrate compliance with the standards listed in UDC [11-3B-12C](#).
 - e. Depict landscape materials adjacent to all pathways within the site that demonstrate compliance with the standards listed in UDC [11-3B-12C](#).
 - f. Include mitigation information on the landscape plan for all existing trees that are being removed with development in accord with the standards listed in UDC [11-3B-10C.5](#).
 - g. Depict pedestrian lighting adjacent to the pathway along the eastern boundary of the subject property.

- h. Depict pedestrian connections between the subject property and the multi-family development to the north. All pathways should comply with the standards in UDC 11-3A-8.
- 6. All private streets within the development shall comply with the design and construction standards listed in UDC [11-3F-4](#)
- 7. Future development shall be consistent with the minimum dimensional standards listed in UDC [Table 11-2A-8](#) for the R-40 zoning district
- 8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit. Alternative Compliance was approved for Lots 2, 5, 9, 11, 12, 14, 19, 22, 24, 26, 28 and 32, to allow the parking pads to be in alternate locations as depicted on the parking exhibit in Section V.E instead of in front of the garages.
- 9. Site amenities shall be provided as depicted on the landscape plan and as shown in the exhibits in Section V.D.
- 10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
- 11. The Applicant shall obtain final approval of the private streets within the development as set forth in UDC [11-3F-3B](#) prior to signature on the final plat by the City Engineer.
- 12. A Design Review application shall be submitted for approval of the single-family attached structures. Final design shall comply with the design standards in the Architectural Standards Manual.
- 13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

See the Agency Comments folder in the [public record](#) for additional comments applicable to this development.