



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Shawn Wilson

September 20, 2024

Gregory Daniel
Hillside Architecture
345 W Bobwhite Ct #120
Nampa, ID 83686
gdaniel@hillside-architecture.com
(sent via e-mail)

Re: CUP24-00011 / 5312 W Franklin Rd/ Appeal

Dear Appellant(s):

This letter is to inform you of the action taken by the Boise City Council on your appeal of the Planning and Zoning Commission's denial of a conditional use permit for an allowed use, alternative form of a minor vehicle repair located on 0.46 acres at 5312 W Franklin Road in a MX-3 (Mixed Use: Active) zone.

The Boise City Council, at their meeting of **September 17, 2024**, **denied** your appeal based on the Reason for the Decision.

Questions can be directed to the assigned planner, Jesi Lile, at (208) 608-7857 or JLile@cityofboise.org.

Sincerely,

Jessica Szelag
Deputy Planning Director
Boise City Planning and Development Services

JS/nn

cc: Daniel Zimmerman / 345 W Bobwhite Ct / dzimmerman@hillside-architecture.com
Ryan Gaston / Barclay Group / RGaston@BarclayGroup.com
Alexandra Schuchter / Barclay Group / ASchuchter@barclaygroup.com
Maria Nelson / Central Bench Neighborhood Association / centralbenchna@gmail.com

The City of Boise Planning and Development Services Department acknowledges the ancestral, cultural, traditional, and unceded territory of the Shoshone, Bannock, and Northern Paiute people on which our land use and development decisions are made.

REASON FOR THE DECISION

Conditional Use Permit

The proposed conditional use for an allowed use with an alternative form is not consistent with the approval criteria of Boise City Code (BCC) *Section 11-05-05-3A* (Allowed Use with Alternative Form). The proposal does not meet or exceed the comprehensive plan goals of the MX-3 zone and community activity center that promote high density development with a mixture of uses that support alternative modes of transportation. Additionally, the form standards of the MX-3 zone promote an urban environment that is not accomplished by the proposed one-story structure and above-minimum parking requirements. Finally, the reduced height and minimal width of the building does not provide an adequate sense of street enclosure and results in an underdevelopment of the site. Council upheld the Commission's original decision to deny the conditional use permit for an allowed use, alternative form, as the request does not meet the required findings regarding the design needed to approve the application.

