

Letter of Explanation:

We are applying to rezone parcel R8266000005 located at 3102 N Sycamore Dr, Boise ID 83706 from R1-AS to R1-BS. We are applying to subdivide the parcel into (2) total parcels; (1) new parcel for single family residential construction, plus the existing single family home which is to remain. Both parcels will be 15k square feet or greater, well above R1-B minimum of 9k sq ft.

We live in the existing home built in 1948, and intend to continue to do so. The parcel is located along the corner of Sycamore and Taft St in the Sycamore Neighborhood, part of the larger Collister Neighborhood. The neighborhood is residential, with large lots and a rural feel which residents are fond of and wish to keep. More density is found along the North and South boundaries of the neighborhood along Catalpa and Taft St. This density is consistent with both the Sycamore Neighborhood plan created in 1998 and Boise's Comprehensive Land use plan which labels this parcel "suburban". The creation of these single family homes will provide a transition (sometimes referred to as the "missing middle") between the denser R2 zoning along the West and South boundaries, to the large lot rural zoning R1-AS zoning to the North and East.

Specific questions addressed:

- a. Are there any existing land uses in the general area similar to the proposed use?
Yes, the surrounding neighborhood is primarily residential, including existing single family home that is to remain, the immediate neighbor to the north, and lots across Taft St. to the South.
- b. Adjacent Property Uses and Zone
North Boundary: Residential R1-AS, East Boundary: Church R1-AS, South Boundary : Residential R-2, West Boundary: Fire Station 9 R-2
- c. Why are you requesting annexation into the City of Boise or a rezone?
We are requesting rezoning to R1-BS to allow for the creation of (1) new residential in-fill lot on East end of the property.
- d. What use, building or structure is intended for the property?
One single family home
- e. What changes have occurred in the area that justify the request?
The empty space has remained undeveloped while the city and its need for housing has grown substantially.
- f. What Comprehensive Plan land use designation, goals or policies support your request?
The rezone complies with the approval criteria of Boise City Code Section 11-03-04.3.B(7) (Rezone). The rezone to R-1BS complies with the Comprehensive Plan. The site is designated "Suburban" on the Land Use Map, which allows the R-1B zone. The Sycamore Neighborhood Plan identifies a residential density of 4 units per acre along

Catalpa and Taft Streets and the subject property is located on Taft Street, which is the south boundary of the Sycamore Neighborhood. Restricting the density to 4.8 units per acre is consistent with the Sycamore Neighborhood Plan. In addition, the "Suburban" Land Use Designation encourages residential densities up to 5 units per acre, which is also consistent with the proposed density of newly created lots. In addition, the rezone will protect the rural character of the area since the site is located at the edge of the Sycamore Neighborhood which anticipates a higher density of 4 units per acre (Goal NW-NC 1.4). The rezone to R-1B will promote a mixture of lot sizes and housing types which is encouraged within the Northwest Planning Area (Goal NW-CCN-1.3). Objective 8.5.3 of the Collister Neighborhood Plan promotes infill development that is compatible with the scale and character of the surrounding neighborhood. The subject property is adjacent to R-2 zoning, a church and a fire station. It is in the best interest of the public convenience and general welfare as the site is with a 1/4 mile of a Community Activity Center located at the intersection of Collister Drive and State Street. An increase in density is promoted near Community Activity Centers. The rezone will maintain and preserve compatibility with the surrounding zoning and neighborhood. The Sycamore Neighborhood Plan identifies a density of 4 units per acre along the north and south boundary of the neighborhood, which is compatible with the requested 4.8 units per acre and the adjacent land uses.

Thank you for your consideration,

Josh Havekost

Sararak Sapiro