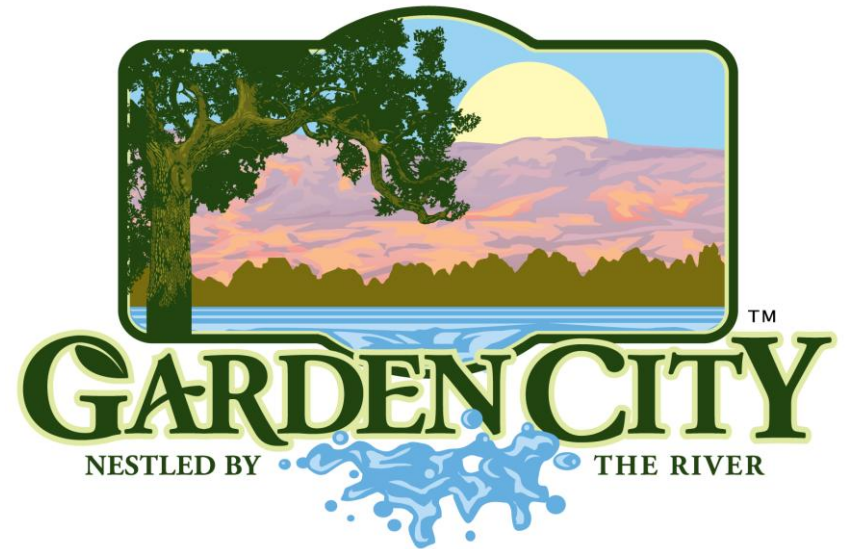


Heron Commons: Specific Area Plan



Planning and Zoning Commission

Date: September 16, 2026, continued from July 15, 2026

Background

ACHD is getting ready to sell their property.

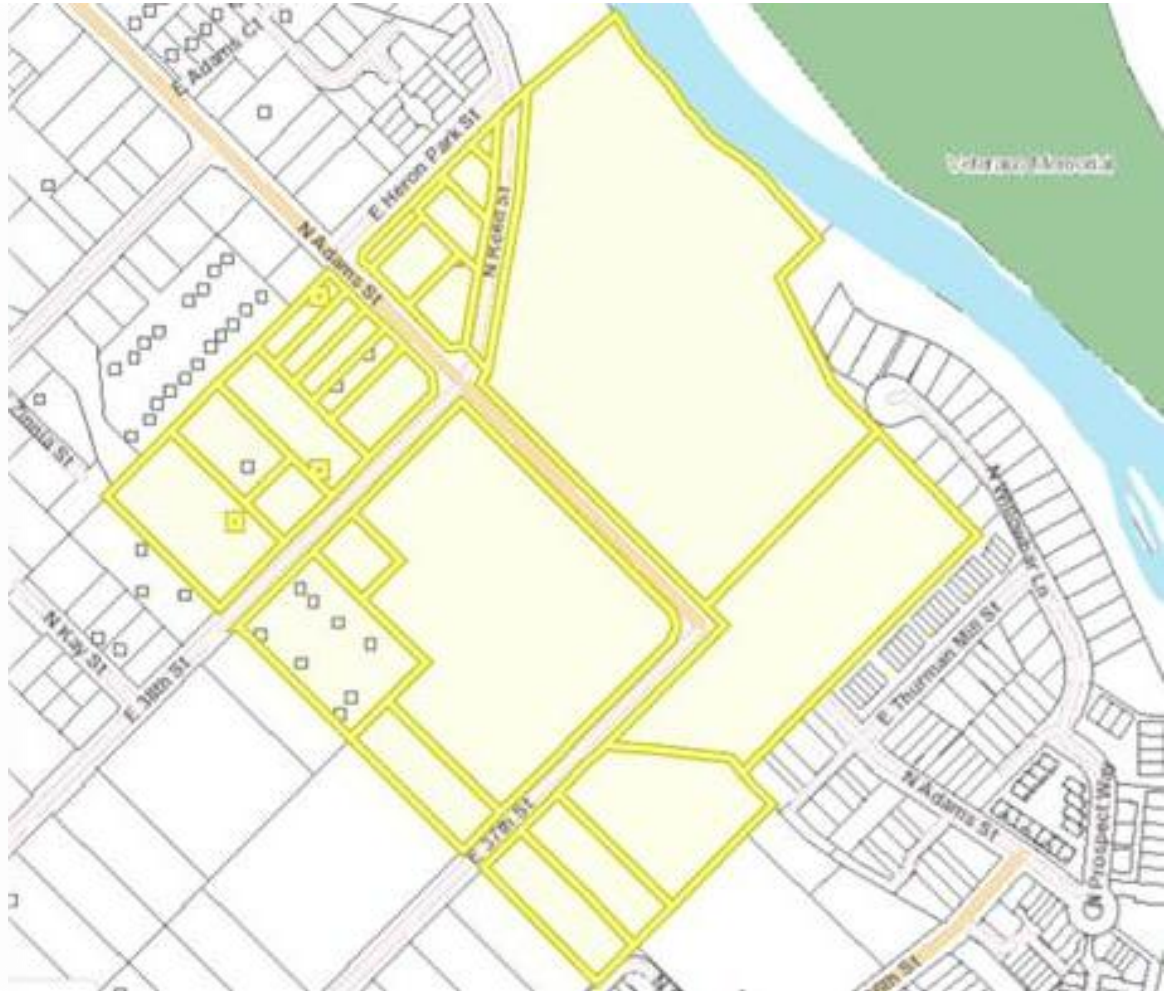
The application will:



Create Zoning Code



Rezone Properties



This is not a proposal for a specific project.

July 15, 2026

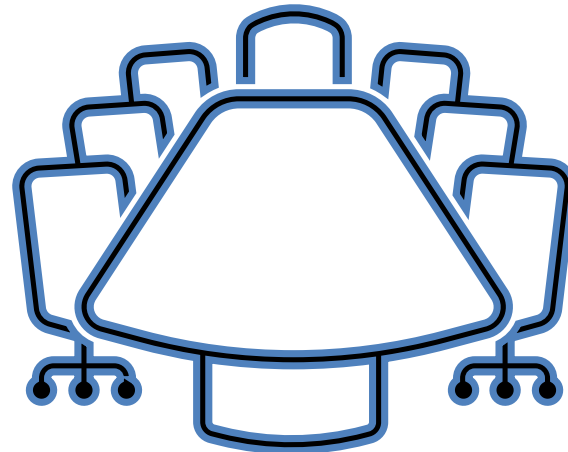


CONTINUED/HEARING LEFT
OPEN

Tonight's Purpose



Hold a Public Hearing



Make a
Recommendation to
City Council

Intent of Zoning Ordinance Heron Commons SAP District



PUBLIC OPEN SPACE



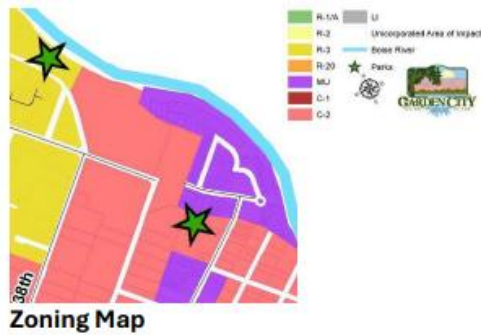
WALKABLE, MID URBAN
MIXED-USE
NEIGHBORHOOD



PUBLIC ACCESS TO THE
BOISE RIVER GREENBELT



Draft 5



§ 8-2B-4 MIX OF USES.

A. Required Mix of Uses: Any development that is in the **R-3**, Mixed Use Residential District, **M**, Mixed Use Residential District, or the **C-2**, Mixed-Use Commercial District, shall provide a mix of uses in the following circumstances:

1. When a development contains more than 50 dwelling units and a density of greater than 20 dwelling units per acre, there shall be at least **30% of the square footage of the site dedicated to nonresidential uses**. The calculation shall not include the required components of the residential uses such as the parking or private open space for the dwellings.

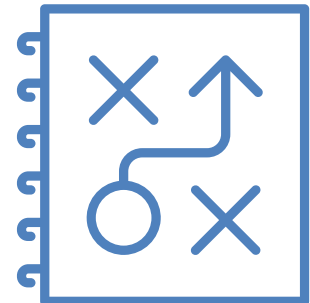
2. For developments with a site of 120,000 gross square feet or more, at least **10% of the square footage of the structures must be dedicated to dwellings**.

Adjacent Zones

	M	R3	C2	SAP
Max Density	N/A	35 DUPA	N/A	N/A
Min Density	14 DUPA	14 DUPA	N/A	Lots < 1 acre 15 DUPA or mixed or nonresidential
Max Height	72'	N/A	N/A	72' +
Min Front	5'	5'	5'	N/A
Max Front	10'	N/A	N/A	N/A
Min Rear	5'	15'	5'	N/A
Min Side	0'	0'	0'	N/A
Min to outside Development	3'	5'	N/A	3 (side) -5' (front/rear) or greater depending on sidewalk location
Min to Street	0'	5'	0'	
Explicit Compatibility Standard	N/A	N/A	N/A	Yes

Regulatory Master Plan

- >1 acre requires Regulatory Master Plan
- Smaller ownership groups may use prescriptive standards
- Administrative with Notice review process



Mid Urban Mixed-Use

An area intended to accommodate an **integrated and balanced mix of residential and nonresidential** uses in a compact, walkable urban form. Mid Urban Mixed Use areas are intended to function **as complete neighborhoods that support daily living, employment, commerce, recreation, culture, civic activity, and access to public open spaces.** Development should support a variety of housing opportunities, business activity, community gathering spaces, and destinations that serve both residents and visitors. Development shall include both residential and nonresidential uses in a manner that creates sustained activity and supports a mixed-use neighborhood environment. **Development consisting entirely of residential uses, entirely of nonresidential uses, or containing only incidental supporting uses that do not meaningfully contribute to a mixed-use development pattern is inconsistent with the intent of a Mid Urban Mixed Use area.**

Properties >1 acre must provide plan on how development results in MUMU overtime

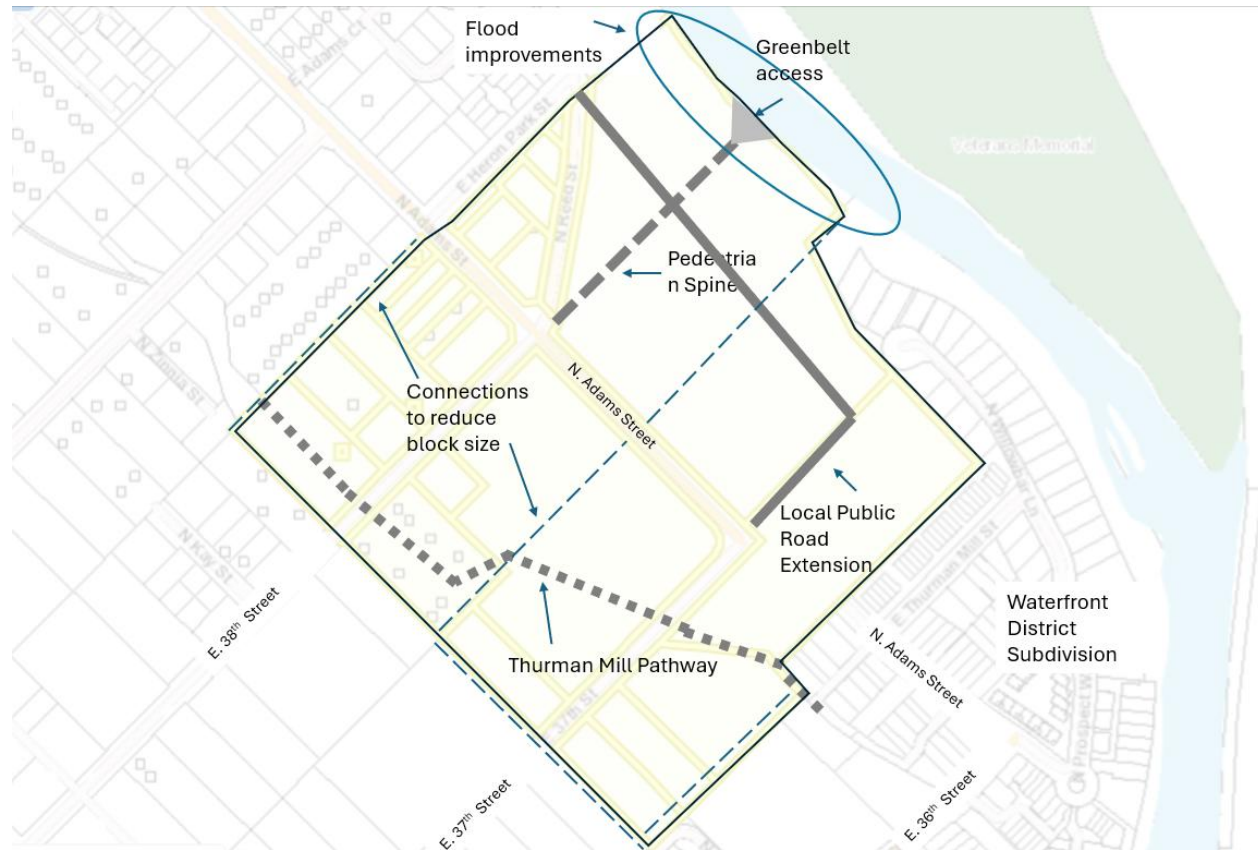
No fixed density target

Small sites

- 15 du/ac
- Non-residential
- Mixed Use



- Integrated street and pathway network
- Block size maximum
- Greenbelt and canal connections
- Bike and emergency access



Primary Pedestrian Spine

- Greenbelt to Adams Street connection
- Supports gathering



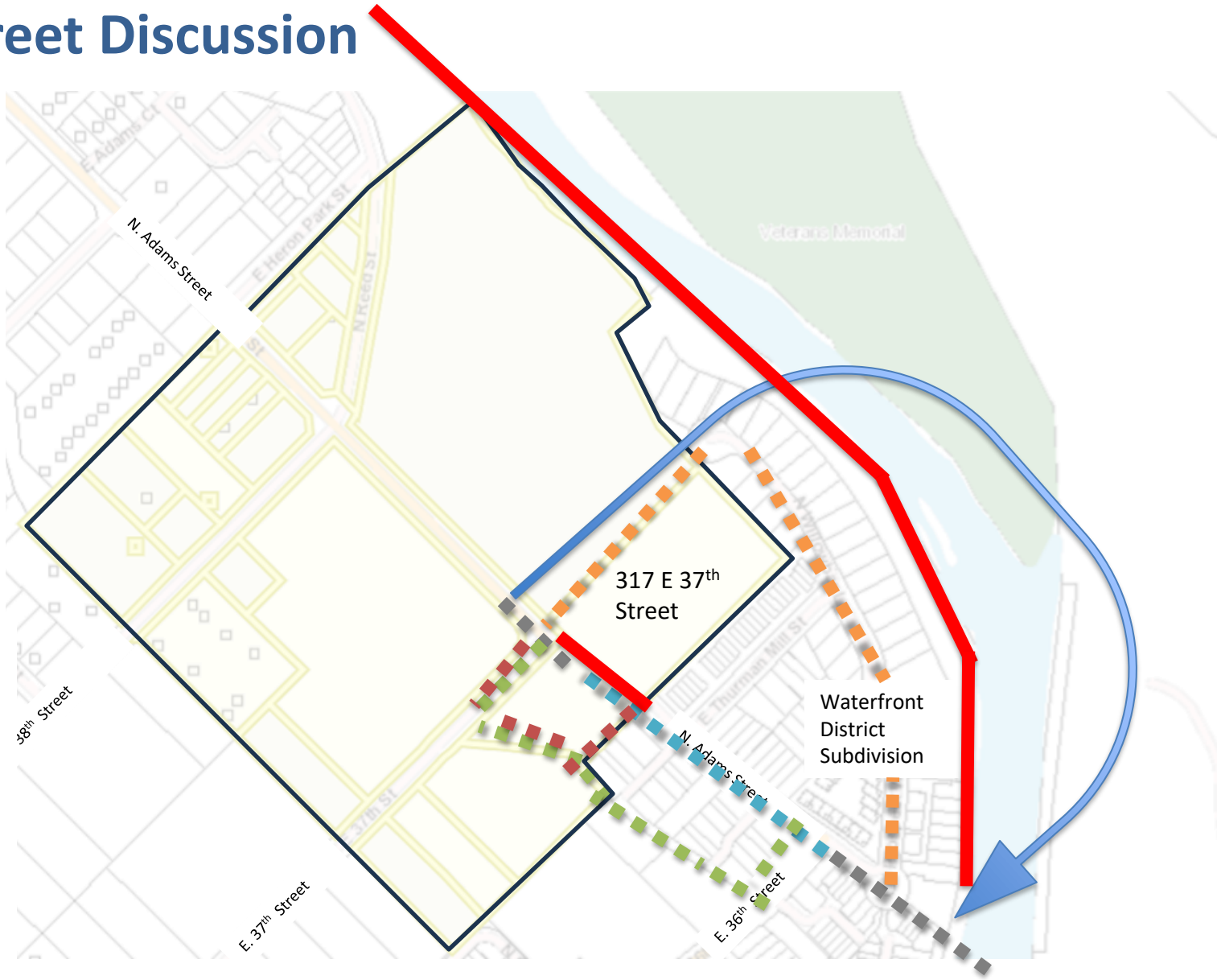
Adams Street Discussion

“Adams
Connection”
replaced with:

- “Adams Bicycle Connection”
- &
- “Waterfront Emergency Access”

IF ACHD requires connection, code notes that it must be designed in a way to protect the WFD.

~ACHD Master Street Map FY27~



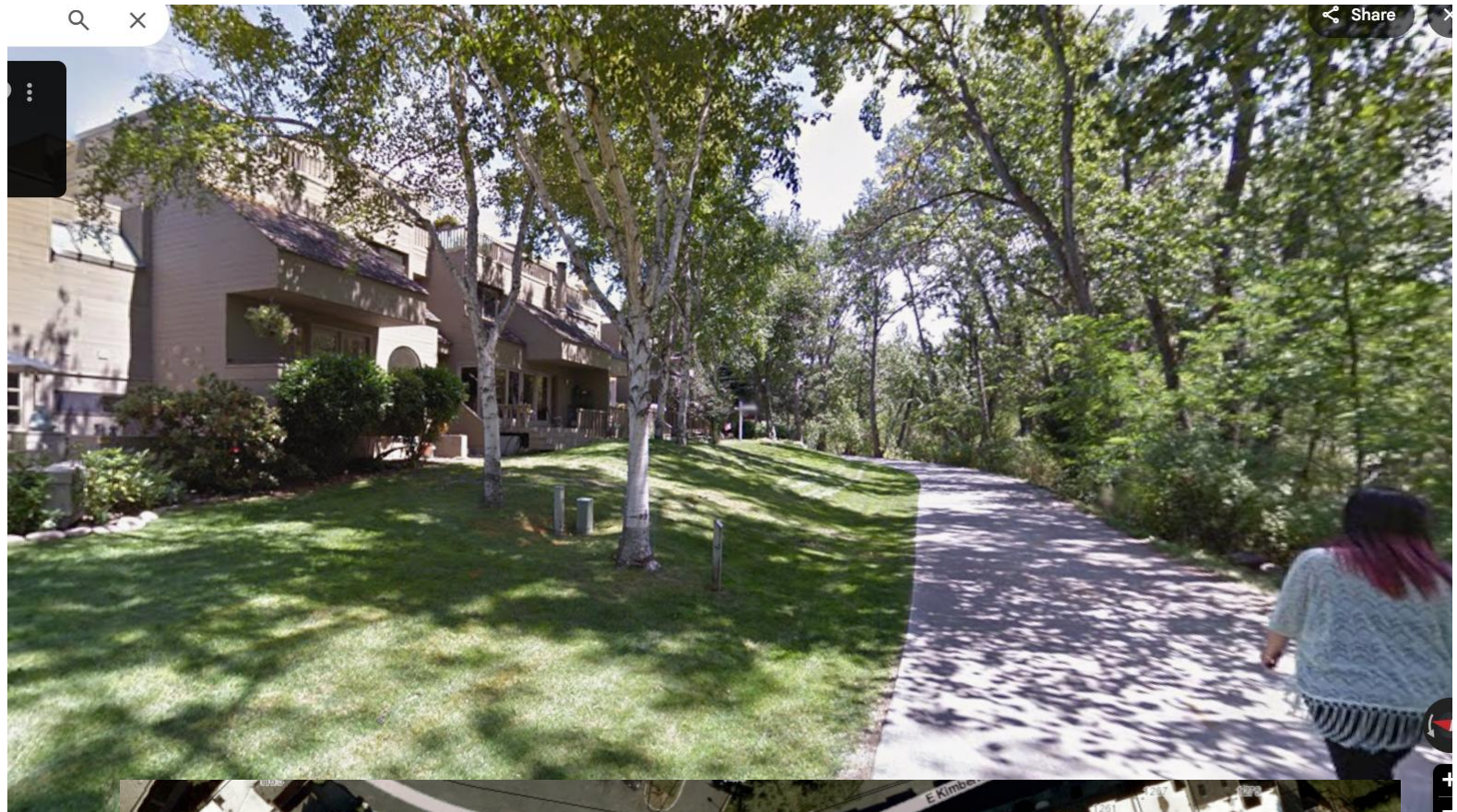
River Corridor & Greenbelt

- Flood protection improvements
- Most restrictive Greenbelt standards in City
 - 25' Publicly Accessible and Parklike
 - 2 stories or setbacks/story
- Does not negate
 - 70' OHWM
 - 15' setback
 - Vegetative/lighting standards
- Public access and preservation

Public Space Framework

- 25% Publicly accessible open space
- Flexible distribution throughout district
- Non-qualifying (e.g. not included in the required 25% calculation):
 - Public streets, except for widened areas specifically designed as plazas, overlooks, gathering spaces, or recreation areas;
 - Parking areas
 - Drive aisles and loading areas;
 - Landscape buffers unless designed to function as usable public space;
 - Required setbacks unless intentionally designed to support meaningful use

Kimberly Lane homes near Municipal Park- Boise



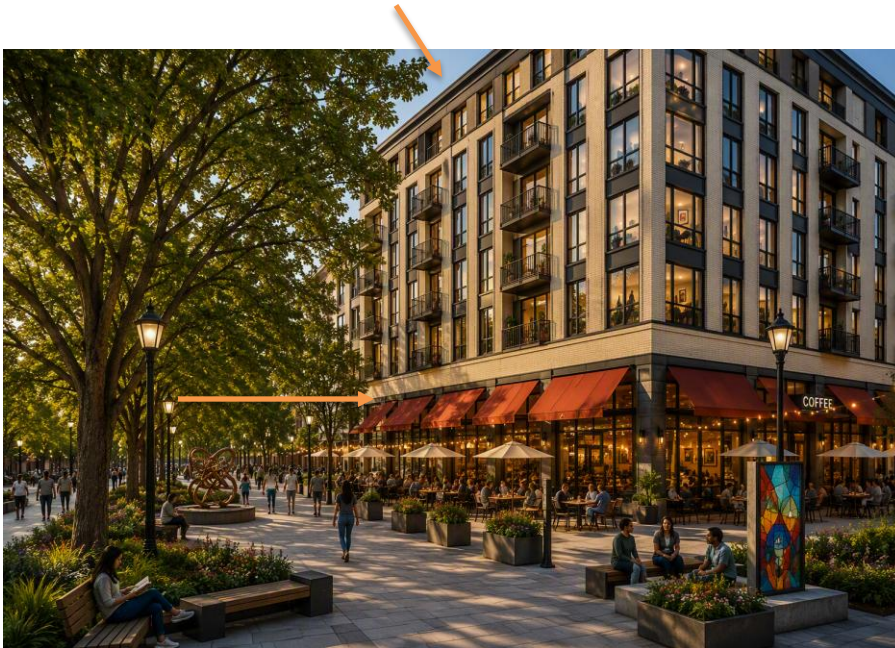
Context
WFD: 7'
from GB
Lucciano's
8.5' to
Patio 19'
to
structure





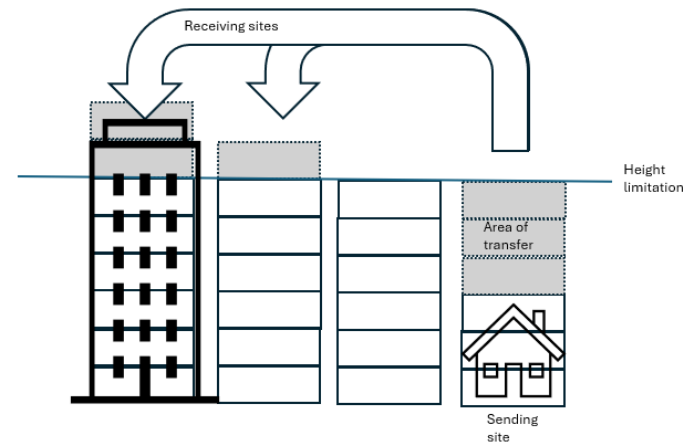
Setbacks

- 5' front/rear
- 3' side
- 15-30' Greenbelt
- 70' Ordinary High-Water Mark



Height

- 72 ft base height
- 8' extra for ground floor retail/screening
- Transferable development rights to incentivize reducing heights near neighborhoods, greenbelt, and public realm (receiving areas not allowed at district boundaries)



317 E 37th Example with 150' setbacks



3.87 acre parcel

Setback= $150 \times 271.5 + 150 \times 639.4 = 136,635$ sq.ft or

3.14 acres

81% of lot dedicated to setback

Neighborhood Compatibility

Performance based rather than prescriptive.

Setbacks:

These minimum setbacks shall apply to all property lines adjoining the SAP District boundary. In certain instances, **in order to meet the findings that the development is compatible with the Boise River Greenbelt and adjacent neighborhoods, increased setbacks may be necessary.** The need for increased setbacks shall be evaluated based on the height and intensity of the proposed development and its potential impacts on adjacent existing uses and properties.

Regulatory Master Plan

Development standards, including building height and setbacks. Where applicable, standards shall include minimum density or floor area requirements.

Required Finding:

Any proposed modifications to use regulations and the proposed site design and structures **do not create conflicts that materially interfere with the reasonable use and enjoyment of nearby properties, adjacent neighborhoods** established prior to [insert code adoption date], **or public realm** as demonstrated through the structural and site design and operating characteristics.



City Limits

Existing Garden City Parks

Main Street Corridor

Green Boulevard Corridor

Light Industrial Bradley Technology District

Mixed Use Commercial

Mixed Use Residential

Future Planning Area

Residential Low Density

Residential Medium Density

Live-Work-Create

Neighborhood Destination Node

Transit Oriented Development Node

Future Parks / Open Space

Additional Suggestions



Pg. 11 Of Staff Report

Setbacks

Remove DR from Administrative With
Notice Process

Revise Findings

New Suggestion: Pg.41

Height:

In certain instances, in order to meet the findings that the development is compatible with the adjacent properties, lower heights than seventy-two feet (72') may be necessary. The need for lowered heights shall be evaluated based on the proposed development, mitigating measures such as setbacks, stepbacks, or landscaping, and its potential impacts on adjacent existing uses and properties.

Recommendation Document:

Strike reference to the Destination Node in the reasoned statements SAP #1, 2.



Recommendation

City Council: September 28, 2026, at 6:00 PM



FUTURE PLANNING AREA: Future Planning Areas have been identified for large parcels of vacant or under-developed land including the area west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; and the Ada County Highway District (ACHD) property at 37th and Adams. This designation is intended to identify these areas for further master plan or site-specific planning efforts. The large size of these areas provides a unique opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer.

ACHD Site: ✱ Opportunity to open additional access and river frontage to the public. ✱ Regeneration of the existing operations and maintenance yard along the river to the highest and best use. ✱ Challenge in creating higher intensity use of the site that transitions and is compatible with the surrounding neighborhood.