Planning & Zoning Department

Before the Planning & Zoning Commission
Meeting of March 12, 2019

STAFF REPORT – PUBLIC HEARING #1

Annexation and Zoning to BC at 0 Star Road (Parcel R3036301200) on the south side of Ustick Road east of Star Road for access to city utilities for a mixed-use development for Matt Garner representing JABR LLC – Justin Reynolds and Alan Bean (ANN 112-19).

To: Planning & Zoning Commission

Applicant: Matt Garner

Property Owner: Justin Reynolds and Alan Bean

File No: ANN 112-19

Prepared By: Norman L. Holm

Date: March 4, 2019

Requested Action: Annexation & Zoning to BC (Community Business)

Purpose: To obtain access to city utilities for a mixed-use development.

GENERAL INFORMATION

Zoning & Planning History: Present and prior use of this parcel has been for agricultural purposes.

Annexation Location: 0 Star Road (assessor address), but adjacent and west of 4729 Ustick Rd. (Parcel R3036301200) on the south side of Ustick Road east of Star Road (A 4.72-acre parcel situated in the NW ¼ Section 5, T3N, R1W, BM, Tax 99106 in Lot 4)

Total Size: 4.72 acres
Existing Zoning: Canyon County – AG (Agricultural)

Proposed Zoning: Nampa – BC (Community Business)

Comprehensive Plan Designation: Community Mixed Use.
NAMPA 2035 Comprehensive Plan - page 101

5.7.1 Community Mixed Use
Community Mixed-Use districts are recommended locations for development of activity centers that are specifically planned to include commercial uses would focus on more communitywide needs and services. These areas should be sited along major transportation corridors.

5.7.1.1 Community Mixed Use Principles
1) Provide an interconnection circulation system that is convenient for automobiles, pedestrians and transit;
2) Located on major transportation corridors;
3) May include higher densities residential and;
4) Landscape areas.

Surrounding Land Use and Zoning:
North- Cropland, County- AG
South- Cropland, City- RS8.5
East- Sterling Landscape Company, County- AG
West- Cropland and rural residential, County- AG

Applicable Regulations: For a property to be annexed it must be contiguous with city limits or be enclaved by other properties so annexed. This property is contiguous city limits along its southern boundary.

Existing Uses: Agricultural land.

Applicant Reason for Annexation and Zoning: To obtain access to city utilities for a mixed-use development.

SPECIAL INFORMATION

Public Utilities: No water, sewer or irrigation mains located adjacent the property.

Public Services: Police and fire already service city incorporated areas surrounding the location.

Physical Site Characteristics: The agricultural parcel.

Transportation: Access to the property is from Ustick Road on the north.

Correspondence: No correspondence has been received from any area property owners, residents or business owners regarding opposition to or support for the requested annexation and BC zoning.
STAFF FINDINGS AND DISCUSSION

From a land use standpoint, the location is shown on the comprehensive plan “future land use map” as being compatible with the requested BC zone. If the Planning & Zoning Commission recommends approval of this request the following findings are suggested:

1) The applicant desires annexation and zoning to obtain access to city utilities for a community mixed-use development.
2) The property is eligible for annexation as the southerly boundary adjoins existing city limits.
3) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the surrounding and adjacent properties having been annexed, zoned, and slated for further development.
4) The subject parcel is designated as Community Mixed Use on the Proposed Future Land Use Map and the proposed BC (Community Business) zoning upon annexation conforms with this designation and is reasonably compatible with existing and proposed land uses in the area.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning and Zoning Commission votes to recommend to the City Council approval of the annexation with BC zoning staff suggests the following conditions of approval as recommended by City Engineering and any other conditions the Planning & Zoning Commission may feel necessary to protect the interests of neighboring property owners:

1) At time of development of the site, the developer will need to meet with City staff to discuss City utility extensions and design requirements to serve the site.
2) City Water: Currently located approximately 1.60-miles to the southwest on Cherry Lane.
3) City Sewer: Parcel is in the Purdam drainage basin. Existing trunk line is currently located approximately 3.50-miles to the west on Ustick Road.
4) Pressure Irrigation: Currently located approximately 1.70-miles southwest on Can-Ada Road just north of Cherry Lane.
5) Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
6) With development of the property, access points will be required to meet the current adopted Access Management Policy.
7) Right-of-way dedication – Required
   a. Ustick Road - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of Ustick Road. Dedication required to be fifty-feet (50’) from centerline to Nampa Highway District #1.

ATTACHMENTS

1) Application (Page 4)
2) Vicinity map with zoning (Page 5)
3) Zoning and land use maps (Page 6)
4) Birdseye view of parcel and area (Page 7)
5) Proposed site plan (Page 8)
6) Agency and other correspondence (Pages 9+)
APPLICATION FOR ANNEXATION/ZONING
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $452.00 (1 acre or less) Nonrefundable Fee: $910.00 (more than 1 acre)

Applicant Name: MATT GARNER
Home Number: 208.467.3377
Street Address: 224 16TH AVENUE SOUTH
Mobile Number: 208.922.0675
City: NAMPA State: IDAHO Zip Code: 83651
Email: matt@arcnw.com

Property Owner Name: JUSTIN REYNOLDS ALAN BEAN
Home Number: 208.631.4548
Street Address: 372 SOUTH EAGLE ROAD #155
Mobile Number: 208.631.4548
City: EAGLE State: IDAHO Zip Code: 83616
Email: build idaho @ live.com

Applicant's interest in property: ( ) Own ( ) Rent ( x ) Other

Please provide the following required documentation
✓ Completed Application
✓ A copy of one of the following: ☑ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
✓ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner
(If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that
the person signing is an authorized agent)
✓ Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must
have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
➢ State the zoning desired for the subject property: BC
➢ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
the use of the subject property: THE REASON FOR PROPOSED ANNEXATION
OF THE PROPERTY IS TO OBTAIN ACCESS TO CITY OF
NAMPA UTILITIES

Dated this 4th day of FEBRUARY, 2019

Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The
Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City
Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-
Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1
week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the
subject property. You will be given notice of the public hearings and should be present to answer any questions.

OFFICE USE ONLY
FILE NUMBER: ANN - 112 - 2019 PROJECT NAME Annex + Zoning to BC

12/11/13 Revised
Annexation and Zoning to BC (Community Business) for access to City utilities for a Mixed-Use Development

ANN-00112-2019

2/26/2019

Visit Planning & Zoning at cityofnampa.us for more info.
Date: February 26, 2019

Rev:

To: Planning and Zoning
Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P. E., Nampa City Public Works Director
Cc:

From: Jim Brooks – Engineering Division

Applicant: Matt Garner representing JABR, LLC – Justin Reynolds & Alan Bean

Applicant Address: 224-16th Avenue South, Nampa, Idaho 83651

Owner: Justin Reynolds & Alan Bean

Owner Address: 372 South Eagle Road #155, Eagle, Idaho 83616

Property Address: TBD (0 E. Ustick Rd. Parcel R3036301200)

Re: Annexation and Zoning to BC for mixed use and utility access

ANN-00112-2019 for March 12, 2019 Planning & Zoning Meeting

The Engineering Division does not oppose the granting of the request with the following conditions:

General:
- At time of development of the site, the developer will need to meet with City staff to discuss City utility extensions and design requirements to serve the site.

City Utility Locations:
- City Water: Currently located approximately 1.60-miles to the southwest on Cherry Lane.
- City Sewer: Parcel is in the Purdam drainage basin. Existing trunkline is currently located approximately 3.50-miles to the west on Ustick Road.
Pressure Irrigation: Currently located approximately 1.70-miles southwest on Can-Ada Road just north of Cherry Lane.

Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.

Access and Right-of-Way

- With development of the property, access points will be required to meet the current adopted Access Management Policy.
- Right-of-way dedication – Required
  - Ustick Road - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of Ustick Road. Dedication required to be fifty-feet (50’) from centerline to Nampa Highway District #1.