Planning & Zoning Department
Before the Planning & Zoning Commission
April 9, 2019

STAFF REPORT – PUBLIC HEARING #3

Annexation and Zoning to RS 76 (Single Family Residential – 7,000 sq. ft.) at 904 W Greenhurst Rd for Wolf Building Co - Blake Wolf for connection to city water and sewer services (ANN 115-19).

Applicant: Wolf Building Co – Blake Wolf

File No: ANN 114-19

Prepared by: Rodney Ashby

Date: April 9, 2019

Requested Actions: Annexation & Zoning to RS 7 (Single Family Residential – 6,000 sq. ft.)

Purpose: To connect the property to city water and sewer.

GENERAL INFORMATION

Planning and Zoning History: The applicant has requested annexation and zoning to connect the enclaved property to city water and sewer services in order to build multiple houses on the property.

Status of Applicant: Owner

Annexation Location: 904 W Greenhurst and unnamed right-of-way (A portion of the SW ¼ of Section 33, T3N, R2W, BM).

Proposed Zoning: RS 6 (Single Family Residential – 6,000 sq. ft.)

Total Size: Approximately 1.92 acres or 80,376 sf.
Existing Zoning: County R1 (Single Family Residential)

Comprehensive Plan Designation: Medium Density Residential

Surrounding Land Use and Zoning:
North- Herron Lateral; Enclaved Single Family Residential, County- R1
South- Enclaved Single Family Residential, County – R1
East- Enclaved Single Family Residential, County- R1
West- Single Family Residential, City- RA

Applicable Regulations: In order for a property to be annexed it must be contiguous with the city limits or be enclosed by other properties so annexed. The parcel connects with the city limits at its west and south boundaries. The parcel is part of a 13-parcel, 22.5-acre enclaved area.

Existing Uses: Rural residential parcel with single family dwelling, outbuildings, and landscaped yard.

SPECIAL INFORMATION

Public Utilities:
12" water main in W Greenhurst Rd
8" sewer main in W Greenhurst Rd just east of the property
12" irrigation main in W Greenhurst Rd

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

Physical Site Characteristics: Existing rural residential parcel with single family residence and landscaped yard.

Transportation: For the property to be developed, the unnamed right-of-way to the east of the property, will need to be developed as a city roadway with 44' of right-of-way. City Engineering has indicated the need for 2' of additional right-of-way on the east side of the property to be able to access the property from W Greenhurst Rd.

Correspondence: Nampa & Meridian Irrigation District had no comment regarding annexation but cautioned that additional conditions will be necessary to protect the Heron Lateral at time of development (Exhibit/Page 8). No correspondence has been received from any area property owners or residents either opposing or supporting the request for annexation and zoning to RS 6.

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 zoning that has been requested. If the Planning & Zoning Commission recommends approval of the requested annexation and zoning the following findings are suggested:
1) The requested annexation parcel connects with the city limits along its west and south boundaries. The parcel is part of a 13-parcel 22.5-acre enclaved area.

2) 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 adjacent lands have been annexed and developed.

3) The proposed zoning conforms with the city's comprehensive plan future land use map for medium density residential land use and is reasonably compatible with existing and proposed land uses in the area.

4) The property owner requested annexation and zoning to RS 6 to connect the property to city water and sewer service.

**RECOMMENDED CONDITIONS OF APPROVAL**

Staff suggests the Commission recommend approval of the Annexation and Zoning to the City Council subject to the following engineering required conditions of approval:

1) Dedication of 50 ft of right-of-way starting from the centerline of W Greenhurst Rd for the entire W Greenhurst Rd frontage.
2) Dedication of 2 ft of approximately 355’ of unnamed right-of-way, running north from W Greenhurst Rd along the eastern property line.

**ATTACHMENTS**

1) Application (page 4)
2) Vicinity map with zoning (page 5)
3) Aerial photo (page 6)
4) Street view of property (page 7)
5) Agency and other correspondence (pages 8+)
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: Wolf Building Co. - Black Wolf
Street Address: 803 W Greenhouse
City: Nampa State: ID Zip code: 83686
Home Number: 208-946-7700 Mobile Number: Email: WolfBuildingCo@gmail.com

Property Owner Name: Same as above
Street Address: Same as above
City: Nampa State: ID Zip Code: 83686
Home Number: Mobile Number: Email: WolfBuildingCo@gmail.com

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

ADDRESS OF SUBJECT PROPERTY: 904 W Greenhouse

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: RSC

➢ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
the use of the subject property: To develop and build multiple homes

and hook into city utilities

Dated this 5th day of March, 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-114-2019 PROJECT NAME: Annex + Zoning to RSC

12/11/13 Revised
904 W Greenhurst Rd

Annexation and Zoning to RS6 for access to utilities for single family housing

Visit Planning & Zoning at cityofnampa.us for more info.

ANN-00114-2019  3/21/2019

For illustrative purposes only

0  60  120  180  240 Feet
904 W Greenhurst Street View
March 18, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: ANN-00114-2019/ 904 W. Greenhurst Road

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on annexation only. Please be advised the Heron Lateral courses along the north boundary of this property and has an easement of fifty-five feet (55’) total, twenty-five feet (25’) left and thirty feet (30’) right facing downstream.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
Hello Sylvia:

The Nampa Highway District has no comments on the subject application. Thanks for the opportunity to review and comment.

Best regards,

Eric R. Shannon, P.E.
Nampa Highway District No. 1
eric@nampahighway1.com
(208) 467-6576, Ext. 221 (office)
(208) 921-2736 (cell)

Good Morning Everyone! 😊

Re: Annexation at 904 W. Greenhurst Road - ANN-00114-2019

Blake Wolf for connection to city utilities and construction of single-family housing has requested Annexation and Zoning to RS6 (Single Family Residential - 6,000 sq. ft.) at 904 W. Greenhurst Rd. (A 1.92 acre or 80,376 sq. ft. portion of the SW ¼ SW ¼ of Section 33, T3N, R2W, BM).

The Annexation application will go before the Planning & Zoning Commission as a public hearing item on the April 09, 2019 agenda.

Please find attached the ANN-00114-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than March 27, 2019.

Thank you & Have a great day!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651