Planning & Zoning Department

Before the Planning & Zoning Commission
April 9, 2019

STAFF REPORT – PUBLIC HEARING #5

Annexation and Zoning to RD (Two-Family Residential) at 3500 E. Greenhurst Road for Roberta Konzek (ANN 117-19).

Applicant: Roberta Konzek

File No: ANN 117-19

Prepared by: Norman L. Holm

Date: March 27, 2019

Requested Actions: Annexation & Zoning to RD (Two-Family Residential)

Purpose: To split the parcel into 2 lots with the front .3-acre lot for a single-family dwelling and the back 1-acre lot for possible multiple family dwellings.

GENERAL INFORMATION

Zoning & Planning History: The applicant purchased the property in 2007. It was zoned AG in the County. She converted the front single-family dwelling into a veterinary clinic via a CUP from the Canyon County and rented out the back manufactured home. She is requesting annexation to RD for the purpose previously stated.

Status of Applicant: Owner

Annexation Location: 3500 E. Greenhurst Rd. (A 1.33 acre or 57,913 sq. ft. portion of the S ½ of the SW ¼ of Section 36, T3N, R2W, BMSE ¼ SE ¼ of Section 26, T3N, R2W, BM)

Proposed Zoning: RD (Two-Family Residential – 6,000 sq, ft.)
Total Size: Approximately .95 acre or 41,491 sq. ft.

Existing Zoning: County R2 (Medium Density Residential)

Comprehensive Plan Designation: Medium Density Residential

Surrounding Land Use and Zoning:
North- Multiple and Single Family Residential; City RD, Enclaved County AG
South- Single Family Residential; City RS6, Enclaved County AG
East- Rural Residential; Enclaved County AG
West- Rural Residential; Roadway RD, Enclaved County AG

Applicable Regulations: In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. The parcel connects with the city limits on its west (S. Lexis Way) and south (E. Greenhurst Rd.) The parcel is part of a 4-parcel approximate 3.5-acre enclaved area.

Existing Uses: Rural residential parcel with single family dwelling (former veterinarian office use) and manufactured home.

SPECIAL INFORMATION

Public Utilities:
12" water main in E. Greenhurst Rd.
12" sewer main in E. Greenhurst Rd.
8" irrigation main in E. Greenhurst Rd. and S. Marcum Way near the parcel.

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

Physical Site Characteristics: Rural residential parcel with single family dwelling (former veterinarian office use) and manufactured home.

Transportation: Access to the property is from E. Greenhurst Rd.

Correspondence: No correspondence has been received from any area property owners or residents either opposing or supporting the request for annexation and zoning to RD.

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 on its west (S. Lexis Way) and south (E. Greenhurst Rd.) property lines. The parcel is part of a 4-parcel approximate 3.5-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 RD to split the parcel into 2 lots with the front .3-acre lot for a single-family dwelling and the back 1-acre lot for possible multiple family dwellings.

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:

1) Annexation will include 50 feet of right-of-way dedication along the E. Greenhurst Rd. frontage.

2) A cross access and utility easement will be necessary for the shared access and underground utilities running across the multiple properties easterly side.

3) City utilities are available.

ATTACHMENTS

1) Application (Page 4)

2) Applicant narrative (Page 5)

3) Vicinity map with zoning (Page 6)

4) Aerial photo (Page 7)

5) Street view of property (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: Roberta Konzer
Home Number
Street Address: 6300 E. Greenhurst Rd
Mobile Number: 2088732173
City: Nampa State: ID Zip Code: 83651
Email: konzer@cloud9.net

Property Owner Name: Same as above
Home Number
Street Address
City: State: Zip Code

Applicant’s interest in property: ( ) Own ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: 6300 E. Greenhurst Rd

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: RD
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
  the use of the subject property: See attached

Dated this 11th day of Feb., 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 - 117 - 2019 PROJECT NAME Annex + Zoning to RD

12/11/13 Revised
So, I bought the property now known as 3500 E Greenhurst Rd, Nampa, ID 83686 in September of 2007. At that time it was known as 3424 E Greenhurst Rd. It was zoned Agricultural per Canyon County and included a small single family home and a manufactured home on foundation. I converted the single family home into a veterinary clinic with a conditional use permit and rented the manufactured home. Recently, I have closed the veterinary clinic and am in the process of converting it back to a single family home. I cannot have 2 residences on the same lot per Canyon County, so I wish to have the lot annexed into the city and simultaneously split into 2 lots, both zoned RD. I would like to have the single family home on an ~0.3 acre parcel, and the remaining lot with the manufactured home on ~1 acre lot. I would like the 1 acre lot to also include the driveway from the street to the boundary with 3502 E Greenhurst Rd. My plan is to sell the single family home on ~0.3 acre. I am not sure about my plans for the manufactured home site, but I would like an option to develop it into multi-family dwellings if I desire.
Exhibit

3500 E Greenhurst Rd

Annexation and Zoning to RS7
Two Family Residential

ANN-00117-2019

3/22/2019

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

For illustrative purposes only.

C:\Users\loren\Desktop\PZ_Zoning_Area_dps.mxd
Date: March 25, 2019

Rev:

To: Planning and Zoning

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

From: Peter Nielsen – Engineering Division

Applicant: Roberta Konzek

Applicant Address: 7323 Southside Blvd, Nampa, Idaho 83686

Owner: Roberta Konzek

Owner Address: 7323 Southside Blvd, Nampa, Idaho 83686

Property Address: 3500 E Greenhurst Rd, Nampa, Idaho 83686

Re: Annexation and Zoning to RS-7 to connect to City water and sewer.

ANN-00117-2019 for April 9, 2019 Planning & Zoning Meeting

Applicant is desirous to be annexed into the City of Nampa for the purpose of connecting to City Water/ Sewer/ Pressure Irrigation and to take advantage of a lot split. The Engineering Division does not oppose the granting of this request with the following conditions:

**General:**

- Annexation will include 50 feet of right-of-way dedication along Greenhurst Rd fontage.
- A cross access and utility easement will be necessary for the shared access and underground utilities running across the multiple properties easterly side.
- City utilities are available.
March 13, 2019

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

RE: ANN-117-20019/ 3500 E. Greenhurst Road

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the annexation only for the above-referenced application. However, at 3502 E. Greenhurst the South Nampa Lateral courses along the northeast boundary.

The easement for the South Nampa Lateral at this location is a minimum of sixty feet (60’) total, thirty feet (30’) from centerline to each side.

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 3500 E Greenhurst Road - ANN-00117-2019

Roberta Konzek has requested Annexation and Zoning to RD (Two Family Residential) at 3500 E. Greenhurst Rd. (A 1.33 acre or 57,913 sq. ft. portion of the S ½ of the SW ¼ of Section 36, T3N, R2W, BMSE ¼ SE ¼ of Section 26, 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-00117-2019 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