STAFF REPORT – PUBLIC HEARING #3

Annexation and Zoning to IL (Light Industrial) at 16261, 16285, and 16317 N Madison Road for Adler Industrial LLC represented by Kent Brown. (ANN124-19)

Applicant: Adler Industrial LLC / Kent Brown

File No: ANN 124-19

Prepared by: Rodney Ashby

Date: June 18, 2019

Requested Actions: Annexation & Zoning to IL (Light Industrial)

Purpose: The applicant states: "The proposed site helps us meet the demands for industrial development in Nampa." The surrounding industrially zoned properties are all owned by the Adler organization and the applicant stated that they will be coming back to the city for entitlements necessary to develop the properties into light industrial uses and divide the property accordingly.

GENERAL INFORMATION

Planning and Zoning History: All three properties are enclaved properties functioning as rural residential properties. The applicant has requested annexation and zoning to IL (Light Industrial).

Status of Applicant: All three properties are owned by Adler AB Owner V LLC represented by Kent Brown.

Annexation Location: 16261, 16285, and 16317 N Madison Road, Lots 1, 2, and 3, Block 1, Madison Acres situated in the SW ¼ of Section 10, T3N, R2W, BM
Proposed Zoning: IL (Light Industrial)

Total Size: Approximately 4.2 acres or 175,111 sf

Existing Zoning: County M1 (Light Industrial)

Comprehensive Plan Designation: Light Industrial

Surrounding Land Use and Zoning:
North- Vacant land (farmland), City- IL
South- Vacant land (farmland), City- IL
East- Gogo Squeeze facility, City- IL
West- Vacant land (farmland), City- IL

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 enclaved area connects with the city limits on all sides.

Existing Uses: Residential parcels with single family dwelling and landscaped yards.

SPECIAL INFORMATION

Public Utilities:
12" water main in Madison Blvd.
A 12" sewer main is available approximately 850' to the north in Birch Ave.
A 10" irrigation main is available approximately 850' to the north in Birch Ave.

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

Physical Site Characteristics: Existing rural residential parcels with single family residences and landscaped yards.

Transportation: Access to the property is from Madison 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 IL.

The Nampa Highway District #1 indicated that they had no comment.

The Nampa Engineering Division noted that water sewer, and irrigation systems have capacity to serve the property and supported the application with the following conditions:

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services.
3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

**STAFF FINDINGS AND DISCUSSION**

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 properties make up an enclaved area that connects with the city limits along each boundary.
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 light industrial land use and is reasonably compatible with existing and proposed land uses in the area.
4) The property owner requested annexation and zoning to IL for future connection to city services and development of the properties and surrounding properties to light industrial uses.

**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. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services.
3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

**ATTACHMENTS**

1) Application (page 4)
2) Letter of Purpose (page 5)
3) Zoning map (page 6)
4) Vicinity Map - Aerial (page 7)
5) Agency and other correspondence (pages 8+)
APPLIC. TION 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: ADLER INDUSTRIAL LLC/KENT BROWN
Home Number: 208-871-6842
Street Address: 10259 W. EMERALD STE 100/3161 E SPRINGWOOD DR
City: BOISE/ MERIDIAN State: ID Zip code: 83704/83642

Property Owner Name: VOLANTE INVESTMENTS LLLP
Home Number: 208-887-7994
Street Address: 3084 E LANARK ST
City: MERIDIAN State: ID Zip Code: 83642
Email: KENTLKB@GMAIL.COM

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

ADDRESS OF SUBJECT PROPERTY: 16261; 16285 & 16317 N. Madison 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: IL
☐ 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 LETTER

Dated this 20th day of April, 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 - 124 - 20 19 PROJECT NAME: Annex + Zoning to IL
May 22, 2019

Nampa City Planning & Zoning Department
411 Third Street SO
Nampa ID 83651

RE: Annexation of 16261; 16285 & 16317 N. Madison Road

Dear Planning and Zoning Commission and Mayor and City Council:

On behalf of Alder Industrial LLC, please accept our request to annex 4.21 acres on westside of N. Madison Road, between Karcher Road and Birch Lane to Light Industrial zone.

The Nampa Comprehensive Plan designates the area west of N. Madison Road for Light Industrial development. The proposed property is perfectly located in one of major industrial corridors in the Treasure Valley. Is an enclave to the City of Nampa and is surrounded by all light industrial properties in the surrounding area. Industrial development is an essential component of the economic vitality of a city. This proposed site helps us meet the demands for industrial development in Nampa.

We appreciate your consideration.

Sincerely,

Kent Brown, Planner
The Engineering Division supports this application with the following comments and conditions.

**General Comments:**
1. The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property.

**Conditions:**
1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services.
3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy