



Planning & Zoning Department

Planning & Zoning Commission Meeting

January 12, 2015

Staff Report – Public Hearing #6

To: Planning & Zoning Commission

Applicant: Lanco, Inc. for Mission Aviation Fellowship (MAF)

File No: ANN 2073-15

Prepared By: Norman L. Holm

Date: December 31, 2015

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

Purpose: The expansion of MAF campus.

GENERAL INFORMATION

Zoning & Planning History: The property has previously been used for rural residential and agricultural uses in the past.

Status of Applicant: Owner

Annexation Location: 4305 Airport Rd, 0 Airport Rd and 4321 Airport Rd

Total Size: Approximately 5.003 acres

Existing Zoning: R-R (County Rural Residential)

Proposed Zoning: IL (Light Industrial)

Comprehensive Plan Designation: Light Industrial

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. As a group these properties are enclaved and adjoin the city limits on the north, south, east, and west.

Existing Uses: Rural residential dwellings and outbuildings with vacant available land for development.

Applicant Reason for Annexation and Zoning: “For the expansion of the MAF campus.

SPECIAL INFORMATION

Public Utilities:

12” water main in Airport Rd and N Pilatus Lane
10” sewer main in Airport Rd, 8” main at the south end of the property at Pilatus Lane
3” irrigation main on the north side of Airport Rd

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

Physical Site Characteristics: Existing vacant and under developed property.

Transportation: Access to the property is from both N Pilatus Lane and Airport Rd.

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 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 zoning that has been requested. If the Planning & Zoning Commission votes to recommend approval of the annexation and zoning to the City Council the following findings are suggested:

- 1) The requested annexation area is enclaved and adjoins the city limits on the north, south, east, and west.
- 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, zoned, and/or developed for industrial purposes.
- 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 applicant desires annexation for expansion of the MAF campus.

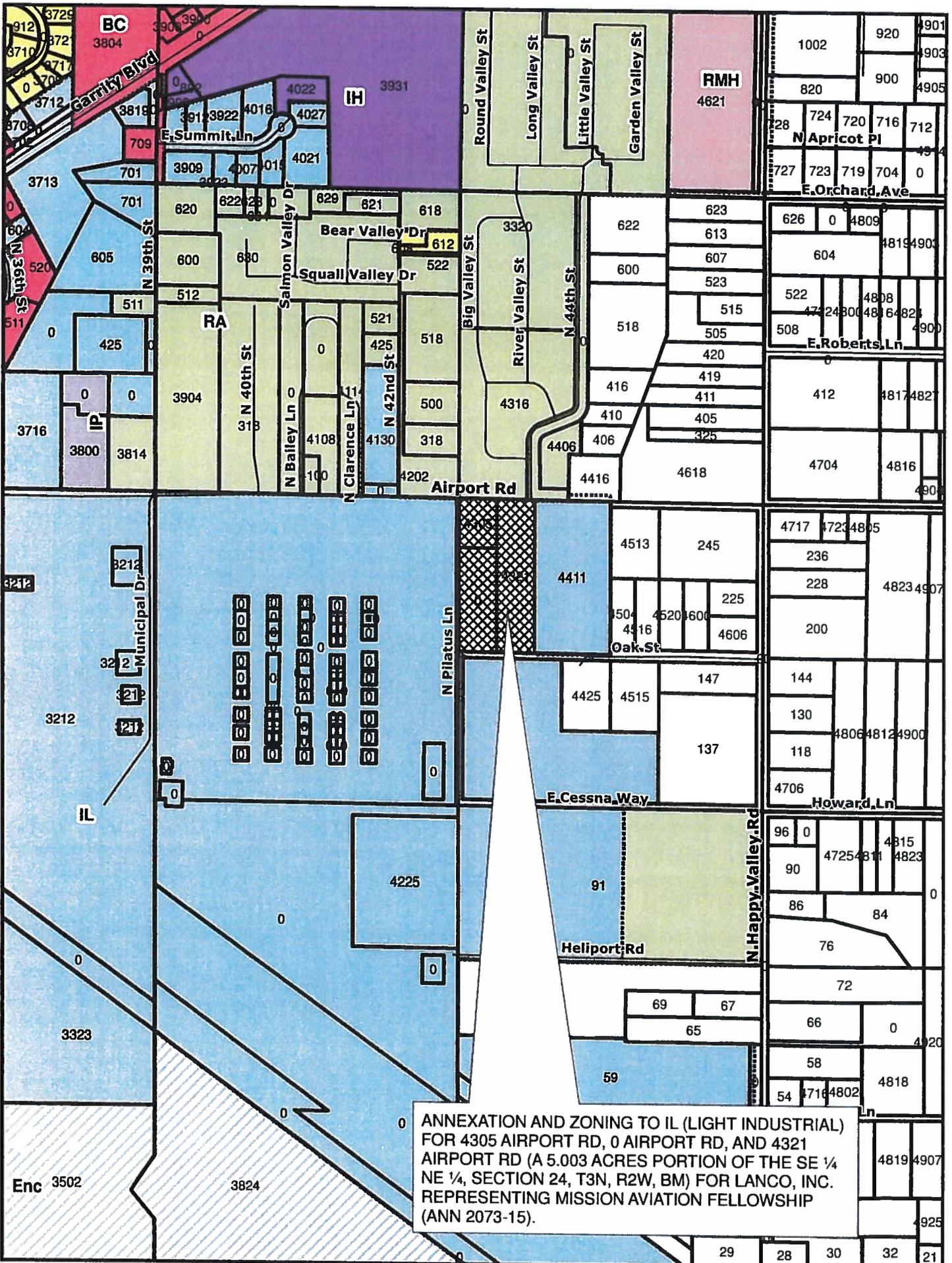
RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission votes to recommend to the City Council approval of the annexation and zoning staff suggests conditions of approval as recommended by City Engineering be required, as follows:

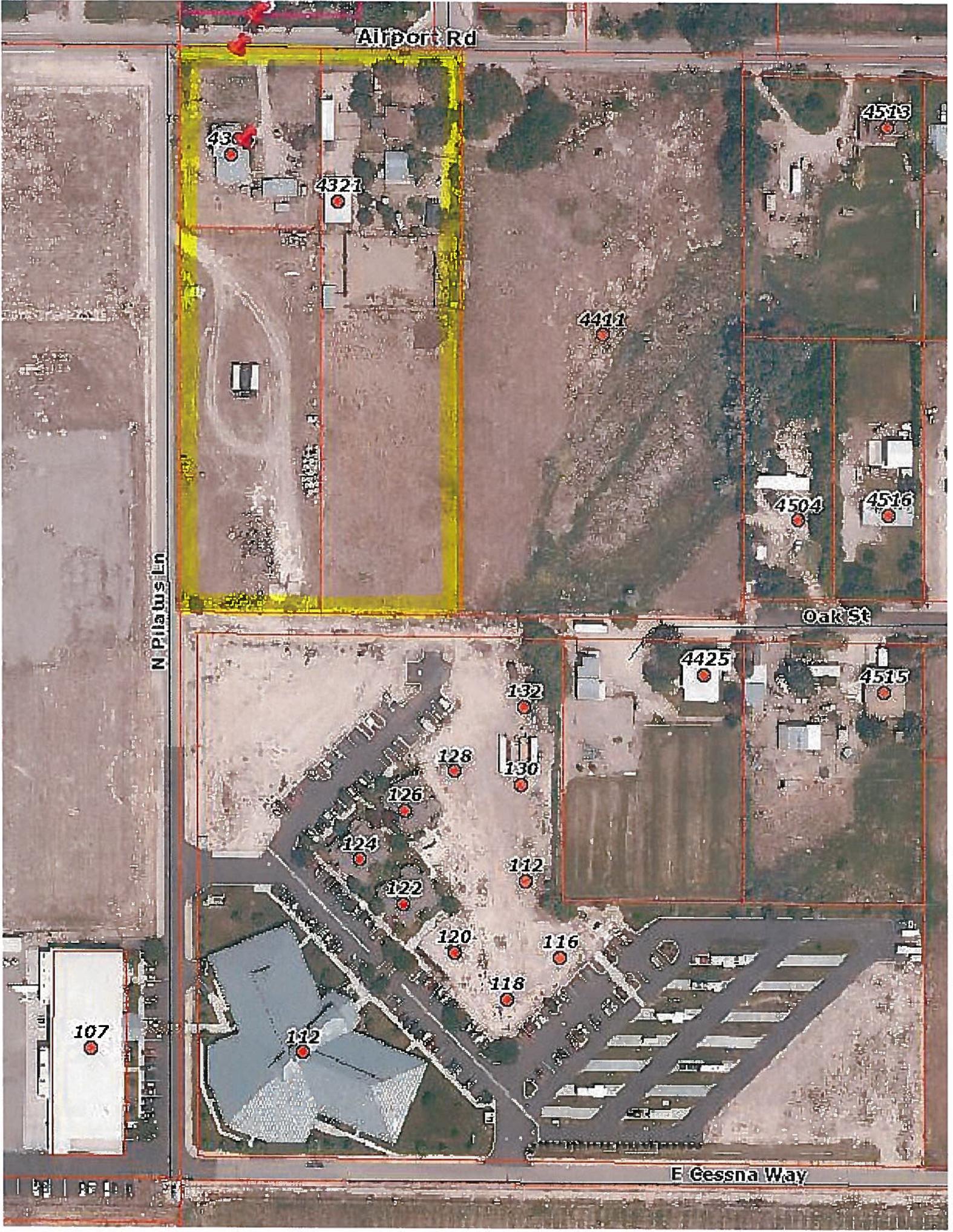
- 1) Right of way dedication for Airport Road shall be 50-feet as half of a future 100-foot right-of-way as Airport Road's functional classification is an arterial.
- 2) At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans.
 - Sewer
 - Water
 - Pressure Irrigation
 - Curb, gutter, and sidewalk
 - Landscaping as required
 - Storm drainage-both on and off-site
 - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
 - Pavement widening and striping as required

ATTACHMENTS

Vicinity map with zoning
Aerial map
Record of Survey
Application
Agency and other correspondence



ANNEXATION AND ZONING TO IL (LIGHT INDUSTRIAL) FOR 4305 AIRPORT RD, 0 AIRPORT RD, AND 4321 AIRPORT RD (A 5.003 ACRES PORTION OF THE SE ¼ NE ¼, SECTION 24, T3N, R2W, BM) FOR LANCO, INC. REPRESENTING MISSION AVIATION FELLOWSHIP (ANN 2073-15).



Airport Rd

N Pilatus Ln

Oak St

E Gessna Way

436

4321

4513

4411

4504

4516

4425

4515

132

128

130

126

124

122

112

120

116

118

107

112



V12/16 PE
Norm

APPLICATION FOR ANNEXATION/ZONING

City of Nampa, Idaho

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of \$452.00 (for 1 acre or less), and \$910.00 (for more than 1 acre).

Applicant Information

Name of Applicant/Representative: Lanco, Inc. for MAF Phone: 465-1600
 Address: 3400 S. Montego Way City: Nampa State: ID Zip Code: 83686
 Applicant's interest in property: (circle one) Own Rent Other _____
 Owner Name: Mission Aviation Fellowship (MAF) Phone: 498-0800
 Address: Pilatus City: Nampa State: ID Zip Code: 83687

Address of subject property: _____

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information

(Please provide one form of the following REQUIRED DOCUMENTATION to complete the legal annexation):

Original Legal description of property AND a legible WORD formatted document. (Must have for final recording)
Old or illegible title documents will need to be retyped in a WORD formatted document

Subdivision _____ Lot _____ Block _____ Book _____ Page _____

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:

Expansion of campus. Master plan and CUP by separate application

Dated this 8th day of December, 2015


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.

For Office Use Only:

File Number: ANN 2073 - 2075 Project Name: _____

Memorandum

To: Planning and Zoning

Cc: Daniel Badger, P.E., Staff Engineer

Cc: Michael Fuss, P.E., Nampa City Public Works Director

From: Jim Brooks – Engineering Division

Date: December 23, 2015

Rev:

Re: Annexation and Zoning – for Lanco, Inc. representing MAF (Mission Aviation Fellowship)

ANN2073-15 for the January 12, 2016 Planning & Zoning Meeting

Current fire flow at this location is better than 2,000 GPM.

The Engineering Division has no concerns with granting the request with the following conditions:

- Right of way dedication for Airport Road shall be 50-feet as half of a future 100-foot right-of-way as Airport Road's functional classification is an arterial.
- At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans.
 - Sewer
 - Water
 - Pressure Irrigation
 - Curb, gutter, and sidewalk
 - Landscaping as required
 - Storm drainage-both on and off-site
 - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
 - Pavement widening and striping as required

Christopher Daly

From: Marlen Salinas
Sent: Friday, December 18, 2015 1:13 PM
To: Christopher Daly
Subject: RE: ANN2073-15 Application of Annexation for Lanco.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Comment from Kent Lovelace: no violations seen at this time

From: Jonathan O'Brien
Sent: Tuesday, December 15, 2015 4:49 PM
To: Marlen Salinas
Subject: FW: ANN2073-15 Application of Annexation for Lanco.

From: Christopher Daly
Sent: Monday, December 14, 2015 9:31 AM
To: Amanda Morse; Beth Ineck; Brent Hoskins; Carl Miller; Cheryl Jenkins; Craig Tarter; Daniel Badger; Don Barr; Jeff Barnes; Jennifer Yost; Jim Brooks; Jonathan O'Brien; Kent Lovelace; Martin Bautista; Michael Fuss; Neil Jones; Patrick Sullivan; Robin Collins; Tom laws; Vickie Holbrook
Subject: ANN2073-15 Application of Annexation for Lanco.

Attached, please find for your review, the Annexation for Lanco Inc. the three properties located on the corner of Airport Rd. and N. Pilatus Ln. Applying for the IL (Light Industrial) zoning district at this location, submitted by David Bills/Lanco INC. Representing the Mission Aviation Fellowship

**The hearing is scheduled for the City Council meeting of January 12, 2015 as a public hearing item
Please review and forward any comments prior to January 1st.**

Thank you.

Christopher Daly
Planner I
Nampa Planning and Zoning
1(208)468-5406
dalyc@cityofnampa.us

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

Christopher Daly

From: Neil Jones
Sent: Friday, December 18, 2015 7:12 AM
To: Christopher Daly
Subject: RE: ANN2073-15 Application of Annexation for Lanco.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Building Department has no conditions on this annexation.
Neil Jones

From: Christopher Daly
Sent: Monday, December 14, 2015 9:31 AM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Cheryl Jenkins <jenkinsc@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Jonathan O'Brien <obrienj@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Martin Bautista <bautistam@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tom laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: ANN2073-15 Application of Annexation for Lanco.

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Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, January 04, 2016 1:38 PM
To: Norm Holm
Subject: ANN 2073-15

Good Afternoon Norman,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to IL for 4305 Airport RD, 0 Airport Rd, and 4321 Airport Rd for Lanco, Inc. representing Mission Aviation Fellowship as the parcel takes access from Airport Rd within the City of Nampa's ROW and is not within the Highway District's Jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation