



Planning & Zoning Department
Before the Planning & Zoning Commission
April 12, 2016

Staff Report – Public Hearing #3

To: Planning & Zoning Commission
Applicant: Michael McCarver
File No: ANN 2157-16

Prepared By: Norman L. Holm
Date: April 4, 2016

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

Purpose: For connection to city water and sewer service and continued use as personal residence.

GENERAL INFORMATION

Zoning & Planning History: The applicant has requested annexation and zoning with a request submitted to connect the property to city water and sewer service.

Status of Applicant: Owner

Annexation Location: 2714 E Amity Ave

Proposed Zoning: RS 7 (Single Family Residential – 7,000 sq ft)

Total Size: .386 acres or 16,814 sq ft

Existing Zoning: County AG (Agricultural)

Comprehensive Plan Designation: Medium Density Residential

Surrounding Land Use and Zoning:

North- Nampa Dog Park, Self Storage; City BC & IL
South- Rural Residential/Agricultural, County AG
East- Nampa Dog Park, City BC
West- Rural Residential, County A-40 then City RA & RS

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. This property is a small part of a 13-parcel 23.59 acre enclaved area along the north side of E Amity Ave.

Existing Uses: Existing single family residential parcel.

SPECIAL INFORMATION

Public Utilities:

12" water main in E Amity Ave
8" sewer main in E Amity Ave
12" irrigation main in E Amity Ave

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

Physical Site Characteristics: Existing single family residential home site

Transportation: Access to the property is via E Amity Ave

Correspondence: No correspondence has been received from area property owners or others either opposing or supporting the annexation and zoning request.

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 to the City Council approval of this request the following findings are suggested:

1. The requested annexation is a small part of a 13-parcel 23.59 acre enclaved area along the north side of E Amity Ave.
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 land uses in the area.
4. The property owner desires annexation in order to be eligible to connect the property to city water and sewer service.

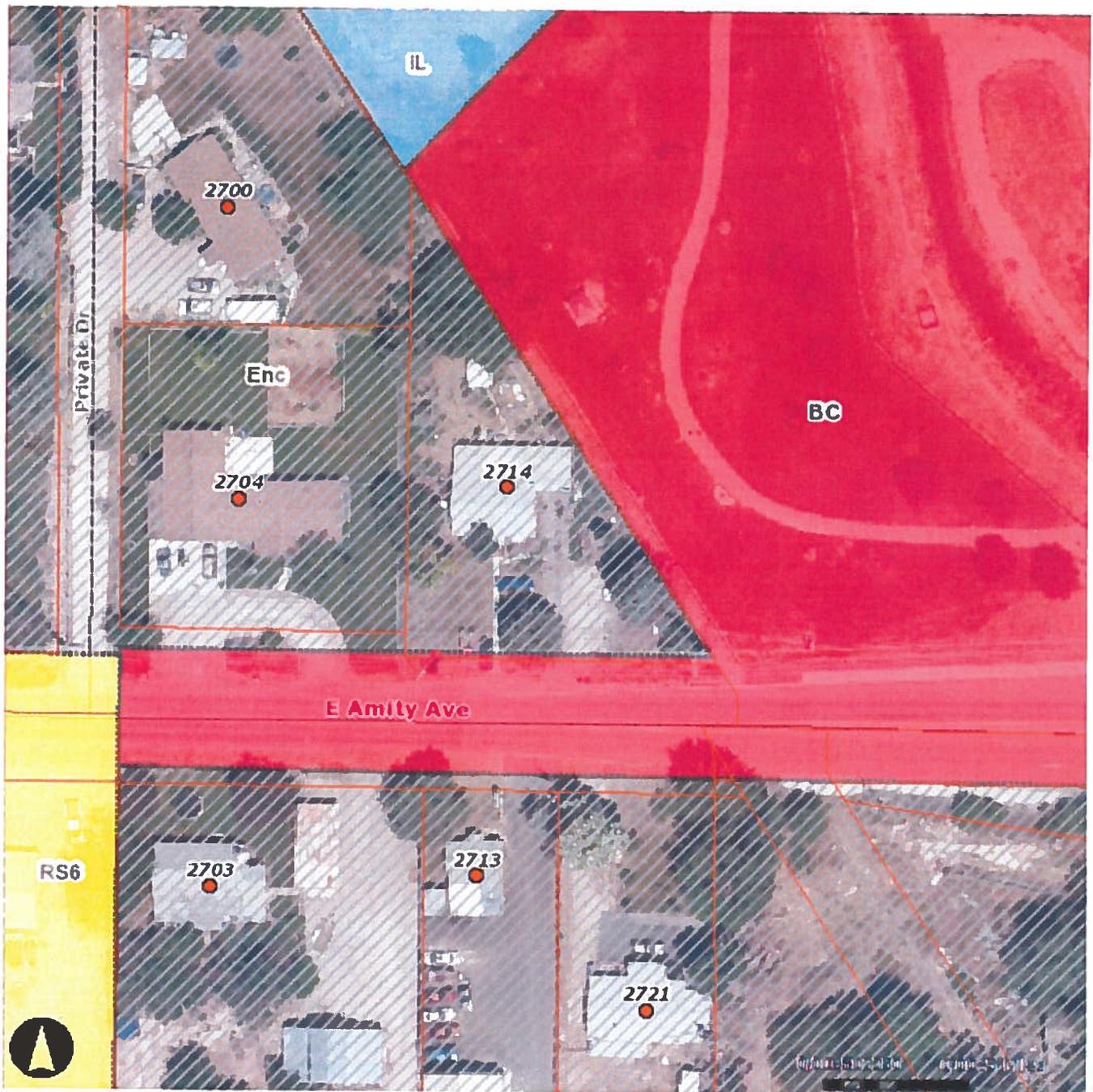
RECOMMENDED CONDITIONS OF APPROVAL

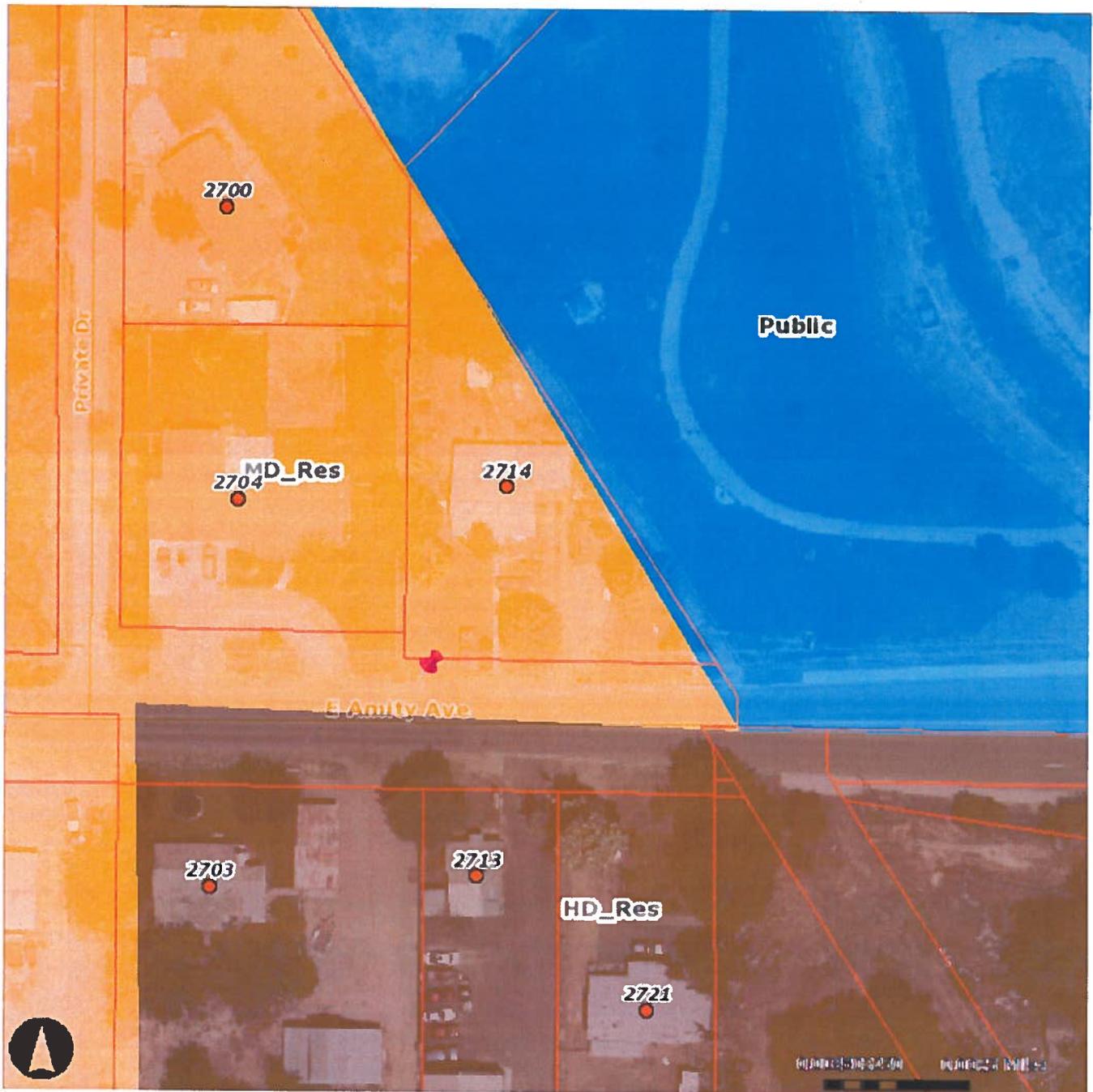
Staff recommends approval of the Annexation and Zoning to the Planning & Zoning Commission and City Council with no conditions attached. The applicant has financed his connection fees through the City's Connection Fee LID program.

ATTACHMENTS

Vicinity map
Aerial photo of property
Comprehensive plan map
Application
Agency and other correspondence









4/12 PZ
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: Michael R. Richard McCarter Phone: 208 957 0409

Address: 2714 E Amity Ave City: Nampa State: Idaho Zip Code: 83686

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

Owner Name: Michael Richard McCarter Phone: 208 957 0409

Address: 2714 E Amity Ave City: Nampa State: Idaho Zip Code: 83686

Address of subject property: 2714 E Amity Ave

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 see Attached Lot _____ Block _____ Book _____ Page _____

Project Description

State the zoning desired for the subject property: RS-7

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

to attach to sewer

Dated this 29 day of February, 20 16

Michael M
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 2157 - 2016 Project Name: Annex 2714 Amity Ave / RS-7

Shellie Lopez

From: Neil Jones
Sent: Tuesday, March 01, 2016 1:12 PM
To: Shellie Lopez
Cc: Patrick Sullivan; Bret Caulder
Subject: RE: Annex 2714 E Amity Ave to RS-7 ANN 2157 16

A plumbing permit will be required from the Building Department.

Neil Jones
Assistant Building Official

From: Shellie Lopez
Sent: Tuesday, March 01, 2016 1:01 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Marlen Salinas <salinas@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsr@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Annex 2714 E Amity Ave to RS-7 ANN 2157 16

Good Afternoon!

ANN 2157-16

Michael McCarver has requested annexation and RS-7 zoning designation for approximately 0.49 acres (R3182700000), located West of Southside Blvd at 2714 E Amity Ave., to allow for sewer hook-up.

The application is scheduled to go before the Planning and Zoning Commission as a public hearing item on the April 12, 2016 agenda.

Please find attached the ANN 2157-16 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to March 31, 2016.

Thank you & have a great day!

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: March 23, 2016

Rev:

Re: Annexation and Zoning – Connect to City Sewer

Applicant: Michael McCarver

Address: 2714 E. Amity

ANN2157-16 for the April 12, 2016 P & Z Meeting

The Engineering Division has no concerns with granting the applicant's request in order to connecting to the City's water and sewer. All connection fees have been financed through the City's Connection Fee LID program.

Sylvia Mackrill

From: Martin Bautista
Sent: Thursday, March 31, 2016 2:28 PM
To: Marlen Salinas
Subject: CC16-000071/ 2714 ~~Amity~~ Amity

Inoperative vehicle on property, pile of debris next to garage and six foot old vegetation next to back fence line.

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: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 30, 2016 1:46 PM
To: Christopher Daly
Subject: ANN 2158-16

Good Afternoon Christopher,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to RS 7 for connection to sewer at 2714 E. Amity Ave. for Michael McCarver, as Amity Ave in this area 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