



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 24 MAY 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s), Representative(s):

Gaven Joel King as Applicant representative

File(s): ANN 2190-16

Analyst: Robert Hobbs

Requested Action Approval(s)/Recommendation(s) & Project Area/Location:

1. Annexation and Zoning Assignment of a RML (Limited Multiple-Family Residential) Zone (Decision Required – Recommendation):

Of and upon certain land addressed as 1910 Sunny Ridge Road a 1.58 acre or 66,152 sq. ft. portion of Section 34, T3N, R2W, SE ¼ the N. 200.9' of the W. 330' of the NW ¼ of the SW ¼ of the SE ¼ of Section 34, T3N, R2W, BM, Canyon County, Idaho) – hereinafter the "Property"...

In order to facilitate construction/development of a four-plex development on the aforementioned Property (hereinafter the "Project")...

ANNEXATION/[RE]ZONING CONCLUSIONS OF LAW

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.

ANNEXATION/[RE]ZONING FINDINGS OF FACT

Pertaining To The 1.58 Acres Of Land Requested To Be Annexed and Zoned RML, Staff Notes That It May Be Found:

1. Surrounding City Zoning:

That City RD zoned land adjoins the Property to the north, City RS 8.5 zoned land adjoins the Property to the east, that County zoned land adjoins the Property to the south, and, City RML zoned land adjoins the Property across Sunny Ridge Road to the west (see attached Vicinity Map); and,

2. Surrounding Land Uses:

That a two-unit townhouse development to the north, single-family detached residences/properties to the east and south, and, an apartment complex (Park Woods Apartments) to the west, adjoin the Property; and,

3. Reasonable:

That it may be variously argued that annexation of the Property is reasonable given that the Property is already located within the City of Nampa Impact Area in an area expanding with or expected to contain residential uses (including transitional varieties of the same); that an annexation pathway exists providing a chain of connectivity between land already in the City's limits and the Property so that a "shoe string" connection is not forced/caused by virtue of this application; that City utility and/or emergency services are, or may be made, available to the Property; that the Property is a large section of relatively flat open ground located in such a way as to be readily developed into a multiple-family residential development, the Property's position adjoining a multiple-family residential project to the west across Sunny Ridge Rd., the juxta-positioning of the Property against a right-of-way classified as an "arterial"; and,

4. Public Interest:

That Nampa has determined that it is in the public interest to provide a variety of housing products for its citizens and acknowledges the marketing attempts and studies conducted by developers of housing suggesting demand for the same as well as suitable locations for such development – in accordance with City endorsed locations and densities. Expressions of that policy are made in Nampa's adopted Comprehensive/Master Plan as well as embodied in its decisions to date regarding similar applications.

5. Promotion of Zoning Purpose(s):

That one of the multiple purposes of zoning strives to ensure orderly, systematic development and patterns thereof which promote public health, safety and welfare. Included in the regulations therefore governing subdivision development are standards appertaining to housing density, building setbacks, building heights, provision of parking for housing, yard landscaping maintenance, street dimensions and composition standards, street lighting regulations, etc. We find that the Project proposed during a Conceptual Plan Review meeting held with City department representatives an orderly concept development plan – some details of the same to be expectedly presented hereafter during the Applicant's presentation to the Commission and for which rudimentary concept layouts are herewith provided; and,

6. Comprehensive Plan:

That the currently adopted (Feb. 2012) Comprehensive Plan Future Land Use Map designates the Property as being within, and suitable for, "Medium Density Residential" development. An area of "High Density Residential" is overlaid on land west of, and abutting, the Property. Land to the north, east and south of the Property is also established in a setting of "Medium Density Residential" use/density expectation or condition according to the currently adopted City Master Plan.

According to the City's Comprehensive Plan, the "Medium Density Residential" setting has been deemed as supporting, and being harmonious with, single-family residential zones' allowed land uses and directly with City RS 6, RS 7 and RS 8.5 Zones' allowed densities (dwelling units per acre – du/a); the Project proposes, as already noted, four-plexes, in a small count, multi-lot subdivision arrangement.

In the event that proposed density exceeds 9.0 du/a, the Applicant may, without needing to submit a comprehensive plan map amendment, make use of the westerly property's "High Density Residential" setting to sanction the intended unit count.

The "High Density Residential" setting has been deemed as supporting of, and harmonious with, residential zones' allowed land uses and directly with City RD [at the high end], RML and RMH allowed densities (all in excess of 9.0 dwelling units per acre)....

7. Further, that:

- a. The Property is currently within Canyon County's jurisdiction (zoned R-2 Medium Density?); and,
- b. Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies or the citizenry regarding this application package [received by noon May 18, 2016] is hereafter attached to this report.
 1. City Engineering has no objection(s) concerning the annexation/zoning application, and has provided (a) recommended requirement(s) in the event that Property is annexed/zoned and the proposed Project entitled for development; and,
 2. City's Building Department has no objection to the Project and has provided (a) recommended requirement(s) in the event that Property is annexed/zoned and the proposed Project entitled for development; and,

RECOMMENDED CONDITION(S) OF APPROVAL

Should the Planning and Zoning Commission vote to recommend to the City Council that the requested Annexation and related proposed Zoning Assignment application be approved, then Staff would suggest that the Commission recommend to the Council that they impose the following Condition(s) of Approval against the Development/Applicant as part of the Annexation/Zoning assignment's conditions set:

Generally:

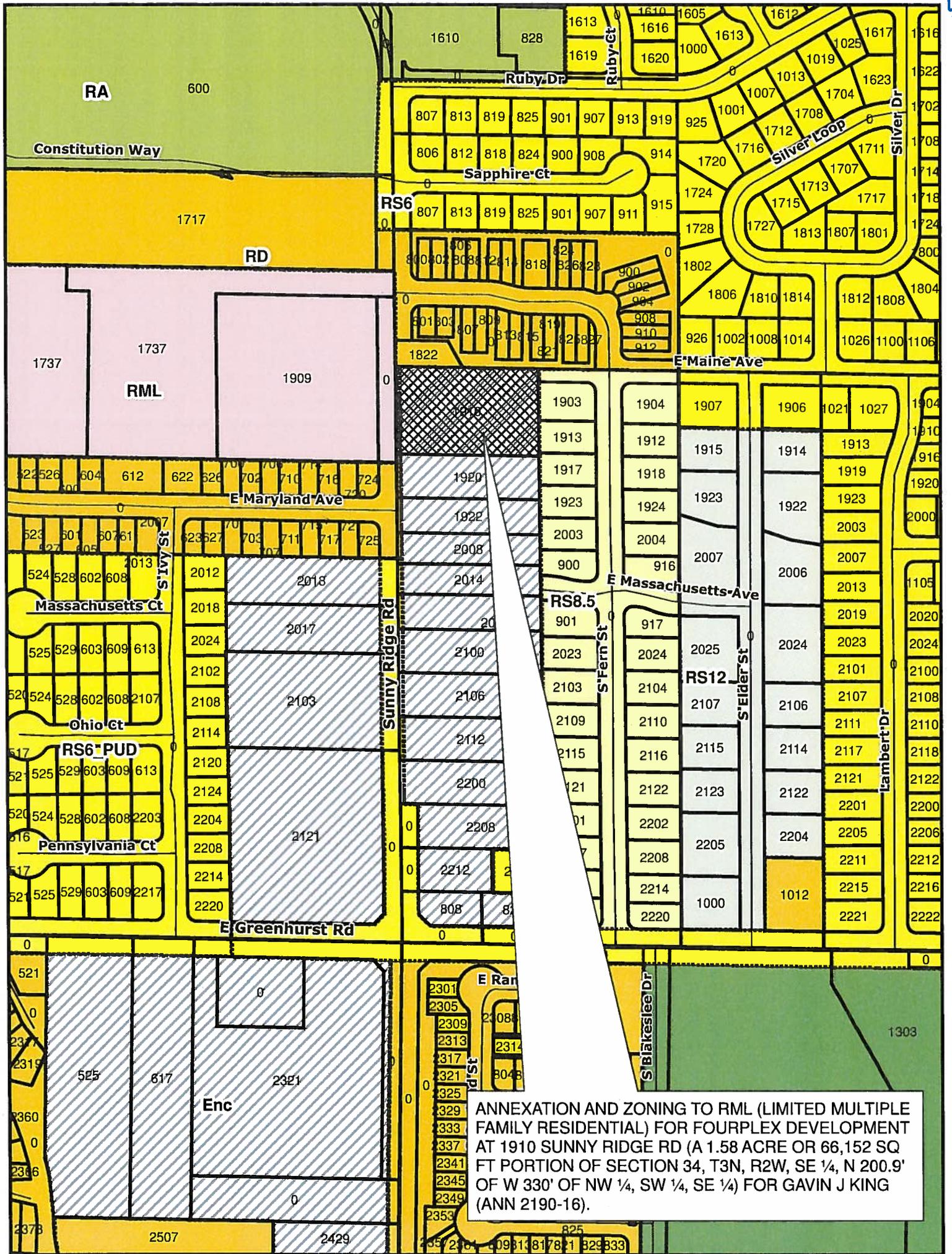
1. Developer(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City's approvals of the requested annexation and zoning assignment do not, and shall not have, the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property; and,

Specifically:

2. That the Developer [shall] enter into a Development Agreement with the City of Nampa. The Agreement shall contain such conditions, terms, restrictions, representations, exhibits, acknowledgments and timelines as necessary to facilitate development of the Property as contemplated by the Developer and agreed to and conditioned by the City through its Council or executive departments or outside agencies properly involved in the review of the Developer's request for the Property to be zoned RML. Inclusively, the Agreement shall contain any/the concept development plans proposed by virtue of this composite application submittal as accepted, or accepted with required changes, by the City's Council....

ATTACHMENTS

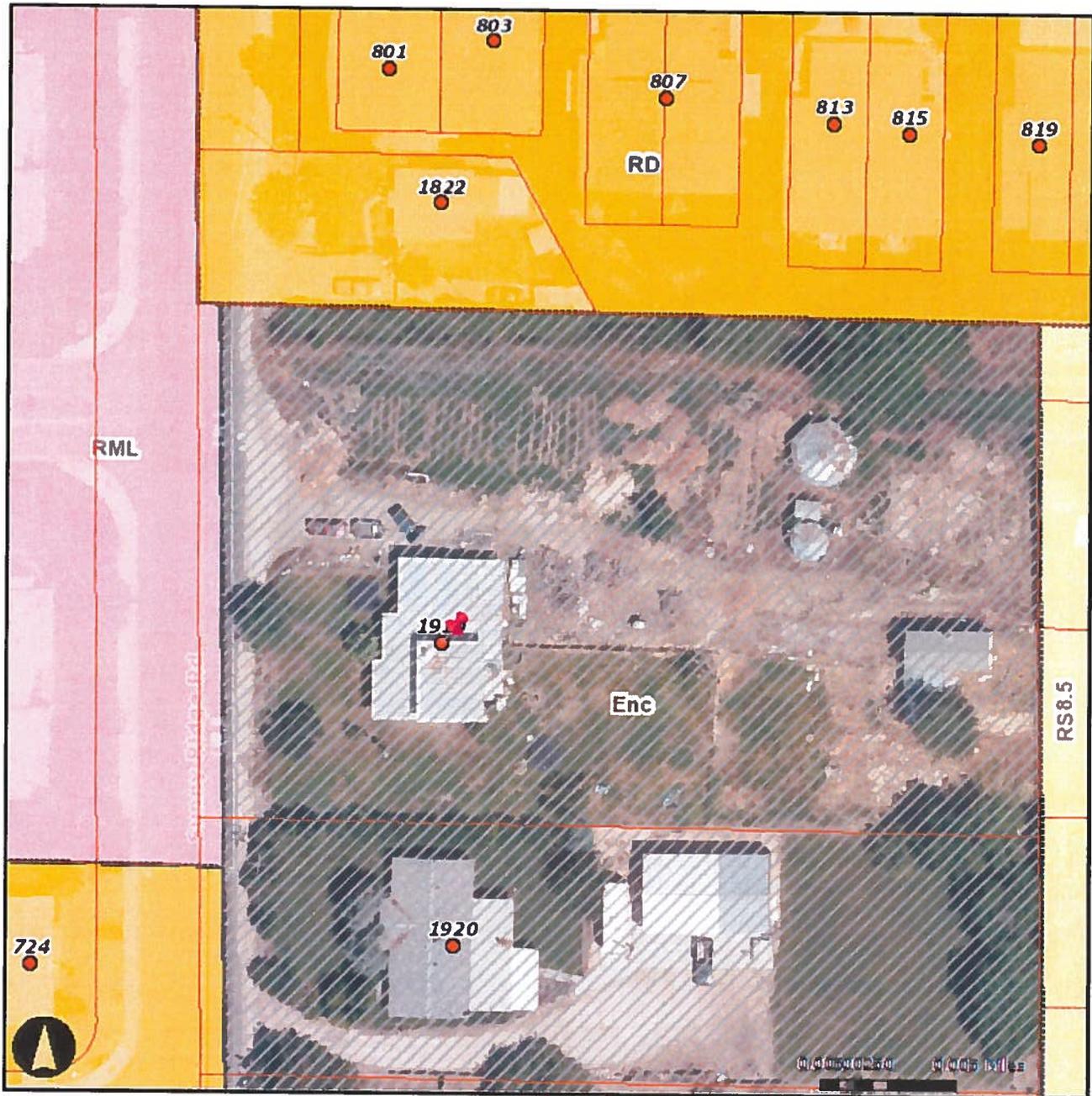
- Copy of Vicinity Map (page/Exhibit 5)
- Copy of aerial photo of Property with property address numbers (page/Exhibit 6)
- Copies of aerial photos of Property (pages/Exhibits 7-8)
- Copy of aerial photo of Property and surrounds showing Comprehensive Plan settings GIS activated layer over same area (page/Exhibit 9)
- Copy of Annexation Application (page/Exhibit 10)
- Copies of concept site plans (pages/Exhibits 11-12)
- Copy(ies) of any City department, outside City agency and/or citizen correspondence (pages/Exhibits 13-16)
- Copies of Google Maps street view images of the Property and its surrounds (pages/Exhibits 17-20)
- Copies of any citizen correspondence (pages/Exhibits 21+)



ANNEXATION AND ZONING TO RML (LIMITED MULTIPLE FAMILY RESIDENTIAL) FOR FOURPLEX DEVELOPMENT AT 1910 SUNNY RIDGE RD (A 1.58 ACRE OR 66,152 SQ FT PORTION OF SECTION 34, T3N, R2W, SE ¼, N 200.9' OF W 330' OF NW ¼, SW ¼, SE ¼) FOR GAVIN J KING (ANN 2190-16).



Map



Address Candidates



County Parcels

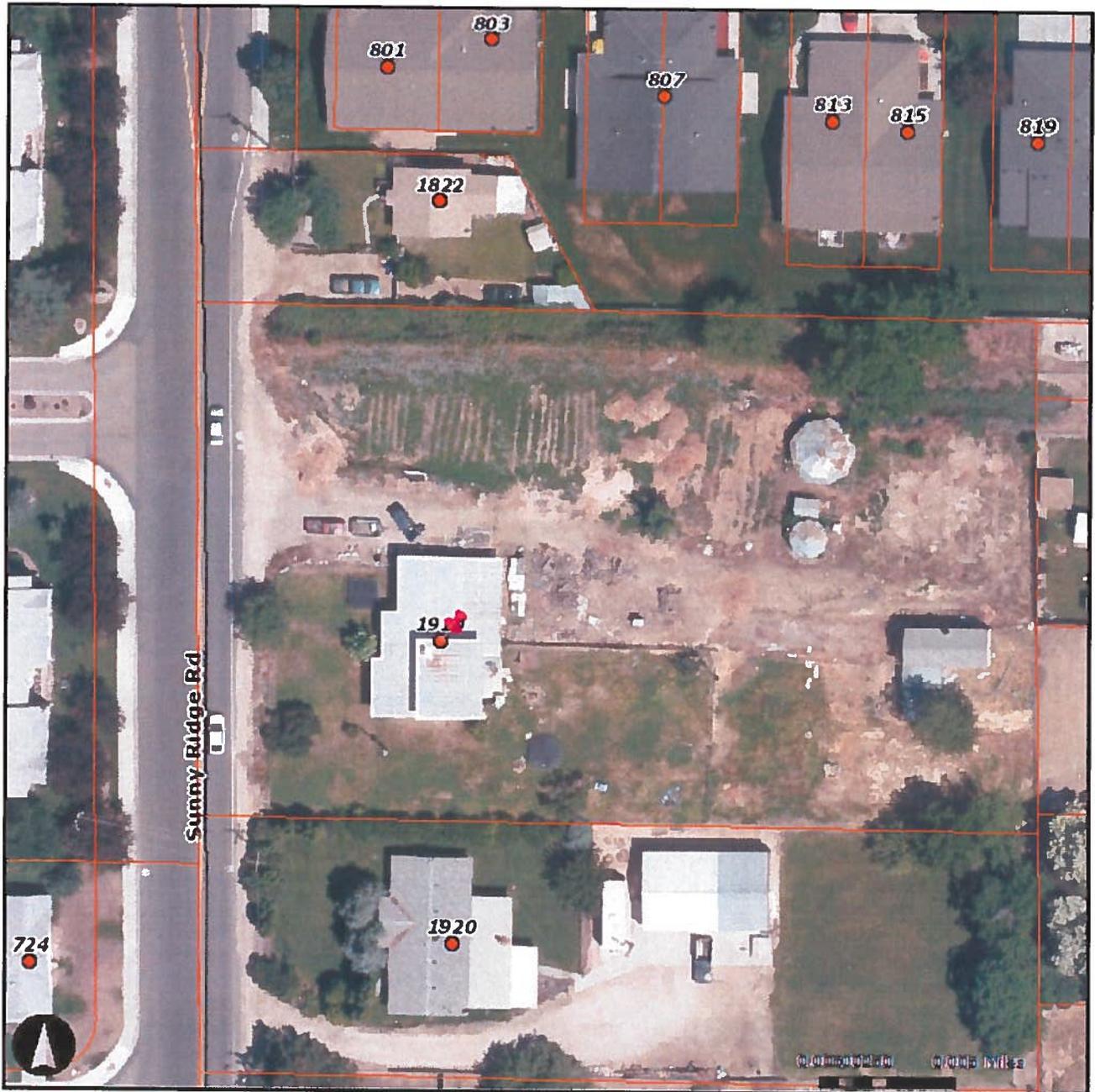


Address Points



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Map



Address Candidates



County Parcels



Address Points







5/24 PZ
ROBERT

APPLICATION FOR ANNEXATION/ZONING
City of Nampa, Idaho

ANN 2190-16

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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: Gaven Joel King Phone: 208-914-1774

Address: 1910 Sunny Ridge Rd City: Nampa State: ID Zip Code: 83686

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

Owner Name: Gaven Joel King Phone: 208-914-1774

Address: 1910 Sunny Ridge Rd City: Nampa State: ID Zip Code: 83686

Address of subject property: 1910 Sunny Ridge Rd, Nampa, ID 83686

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: RML HD-RES

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

We are seeking annexation in compliance with nearby zoning for development purposes. We are planning on subdividing the land and constructing Quadplexes.

Dated this 17th day of April, 2016

[Signature]
Applicant Signature

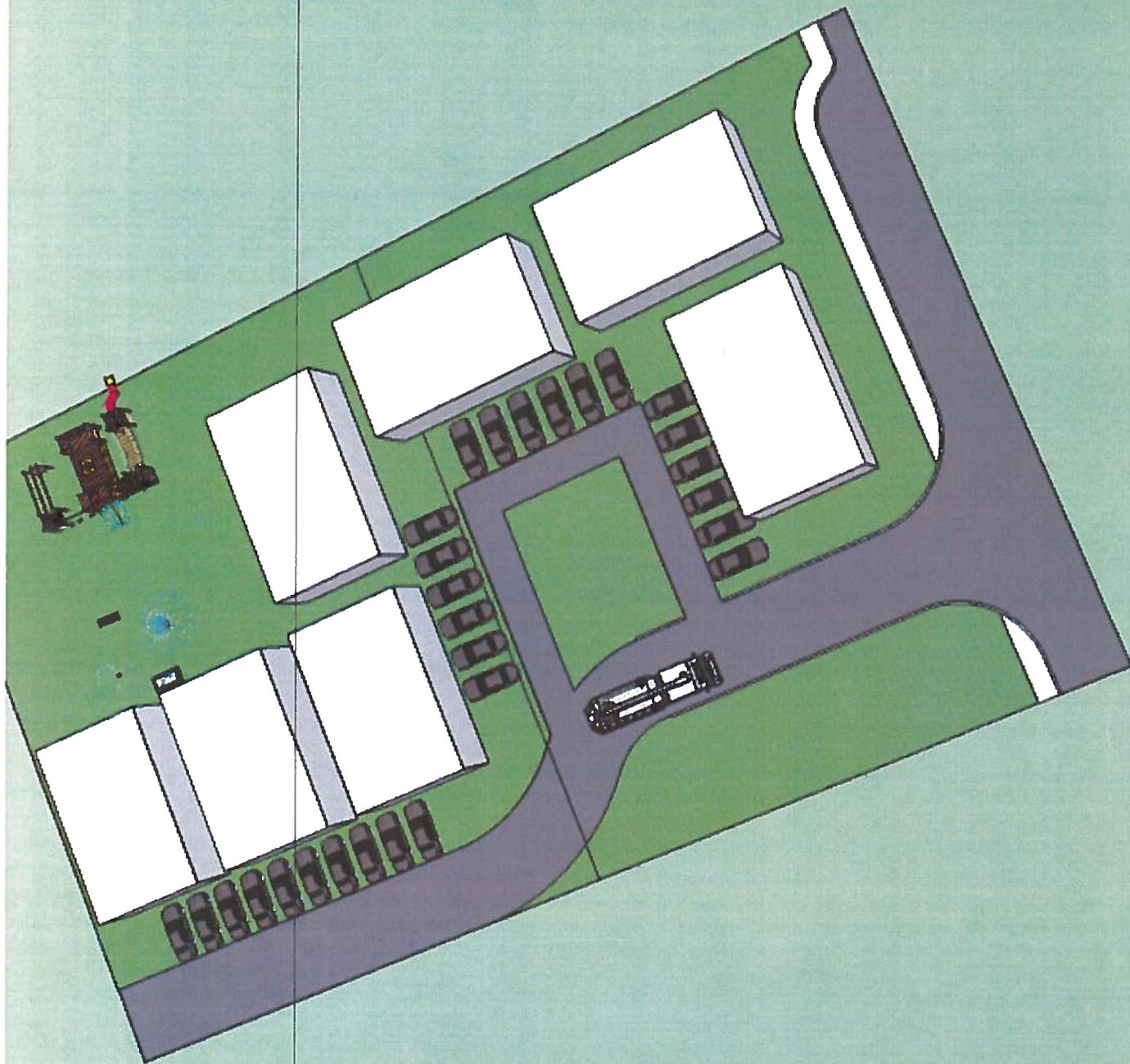
NOTICE TO APPLICANT

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:

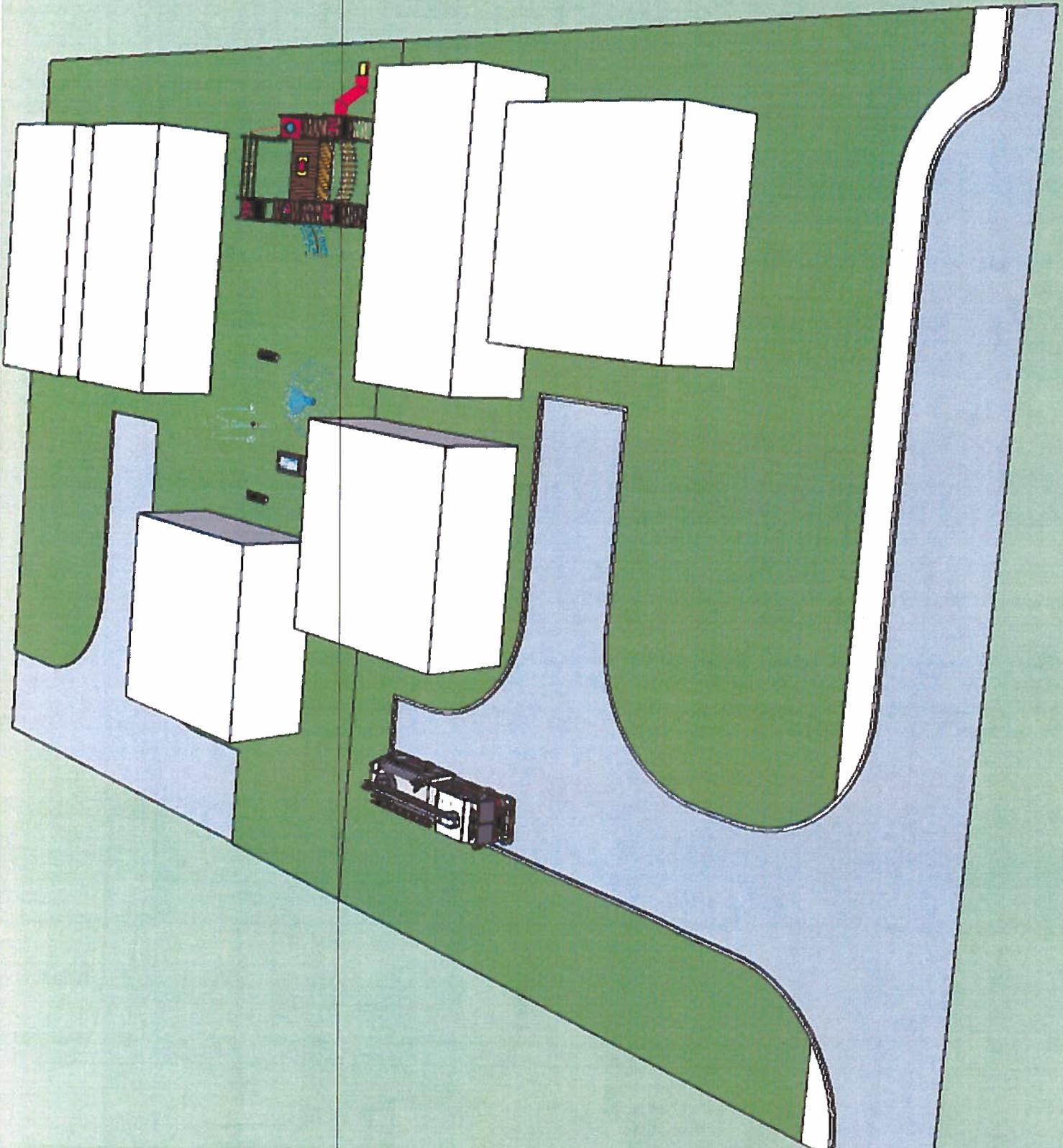
File Number: ANN 2190 - 2016 Project Name: ANNEX + RML
1910 SUNNYRIDGE RD
GAVEN KING

PREFERRED
LAYOUT (CONCEPTUAL)



ALTERNATE
LAYOUT (CONCEPTUAL)

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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: May 10, 2016
Rev:
Re: Annexation and Zoning – Connect to City Sewer
Applicant: Gaven King
Applicant Address: 1910 Sunnyridge Road
Parcel Address: 1910 Sunnyridge Road
ANN2190-16 for the May 24, 2016 P & Z Meeting

Applicant attended a CPR (Conceptual Plan Revue) meeting March 24, 2016. At this meeting the applicant was provided with the following information in regards to development of the site.

Sunnyridge Road

- Classification-Arterial
- Right-of-way dedication required – 50-feet (50’) minimum for a future 100-foot right-of-way.
- Curb, gutter, sidewalk, pavement/road widening, and landscaping required.
- Access to be determined in accordance with the current Access Policy Manual. Location proposed to be at or near the north property line, and possibly from Maine Avenue to the east.

Utilities

- Water - Main in Sunnyridge. Looping through site necessary to provide fire protection and to provide services to each proposed residential unit.
- Fire flow from Sunnyridge main is better than 2,000 GPM.
- Sewer- Main extension required through site to provide service to each proposed residential unit.
- Pressure Irrigation – Extension through site may be required if parcel is subdivided into separate lots.
- Gravity Irrigation lateral – May require relocation as necessary. Irrigation district approval with license agreement is required.

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- Easements – Required over all public utilities and as necessary over any irrigation district facility.



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ENGINEERING DIVISION CONCEPTUAL PLAN REVIEW STAFF FINDINGS

We hope your experience during this Conceptual Plan Review Process has been beneficial, enjoyable, and educational. You may visit our website for additional information at www.cityofnampa.us

Welcome to the City of Nampa!

ENGINEERING DIVISION - CONTACT PLAN REVIEW @ 468-5459	
NOTES: <u>Multiple access points of Maine & Sunny Ridge</u>	
STORMWATER DIVISION - CONTACT EROSION SEDIMENT CONTROL @ 468-4442	
NOTES:	
WATER DIVISION - CONTACT BACKFLOW/CROSS CONNECTION @ 468-5504	
NOTES:	
WASTEWATER DIVISION - CONTACT PRETREATMENT @ 468-5841 or 468-5842	
NOTES:	
MEETING DATE:	<u>24 March 2016</u>
MEETING TIME:	<u>10 am</u>
PROJECT NAME:	
ADDRESS:	
<u>1910 Sunny Ridge Road</u>	
PROJECT SCOPE:	
<u>Annexation of zoning to develop Multiple Apartment Complex</u>	
Improvements - Road or Street classification <input checked="" type="checkbox"/> Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	
Curb, Gutter, and Sidewalk:	<u>Required along with landscaping</u>
<u>Right-of-way Dedication Required on Sunny Ridge. 50' minimum - for 1/2 of 100' future.</u>	
Access - All new access points to meet current <u>Access Policy Manual</u>	
Driveways:	<u>TBD</u>
Utilities	
Sewer:	<u>Sewer main Extension Needed to serve property and through site as necessary</u>
Water:	<u>Main in Sunny ridge. Looping through site to provide fire protection. Essential. Required. Will also provide domestic service to each.</u>
Fire Flow:	<u>Better than 2,000 from Sunnyridge.</u>
Irrigation:	<u>Main in Sunny ridge</u>
<u>Existing Tr. lateral/ sewer dots to be maintained, rebedded, etc.</u>	
Storm Drainage:	Must comply with City of Nampa Storm Water Policy Manual. Design requires stamp and signature by an Idaho Registered Engineer or an Idaho Registered Landscape Architect.
Permits	
Erosion Control	Erosion Control permits are required on all new construction, additions, and on the paving of parking lots.
Right-Of-Way	Right of way permits are required anytime there is work to be done in the City right-of-way

Additional Comments: Suggest vacation of Public R.O.W. from Maine,

Sylvia Mackrill

From: Neil Jones
Sent: Wednesday, April 20, 2016 3:12 PM
To: Sylvia Mackrill
Subject: RE: ANN2190 16 Annexation and RML zoning for 1910 Sunny Ridge Rd for Gaven J King

Building Department has no conditions on this annexation.

Neil Jones

From: Sylvia Mackrill
Sent: Wednesday, April 20, 2016 1:33 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: ANN2190 16 Annexation and RML zoning for 1910 Sunny Ridge Rd for Gaven J King

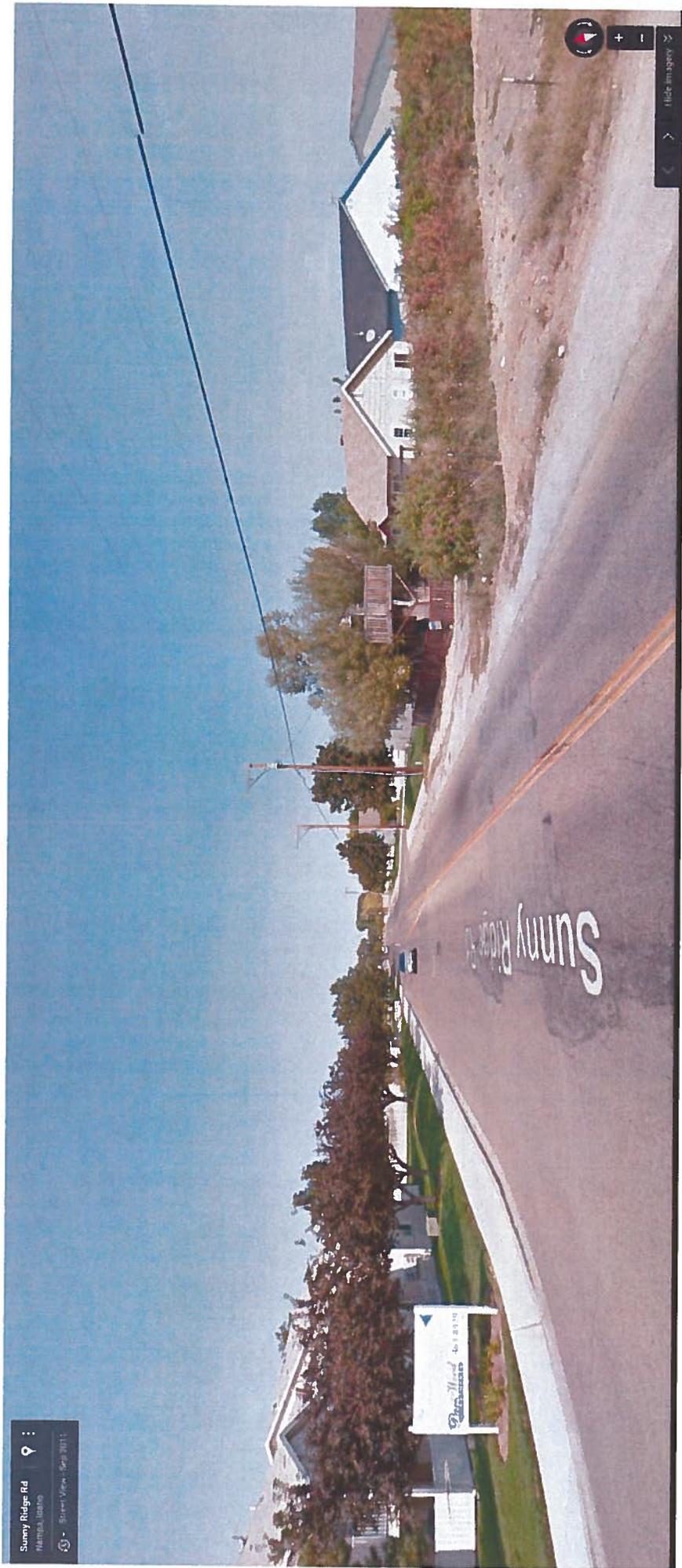
ANN 2190-16:

Gaven J King has submitted a request for Annexation and RML zoning for a 1.58 acre parcel located at 1910 Sunny Ridge Rd, Canyon County Account #3224900000, in the SE ¼ of Section 34 T3N R2W, for future residential development. The application has been scheduled as a public hearing item on the Planning and Zoning Commission agenda of May 24, 2016.

Please review the attached application information and forward any comments to my attention prior to May 13, 2016. Thank you,

Sylvia Mackrill
City of Nampa Planning Department
208-468-5484
mackrill@cityofnampa.us

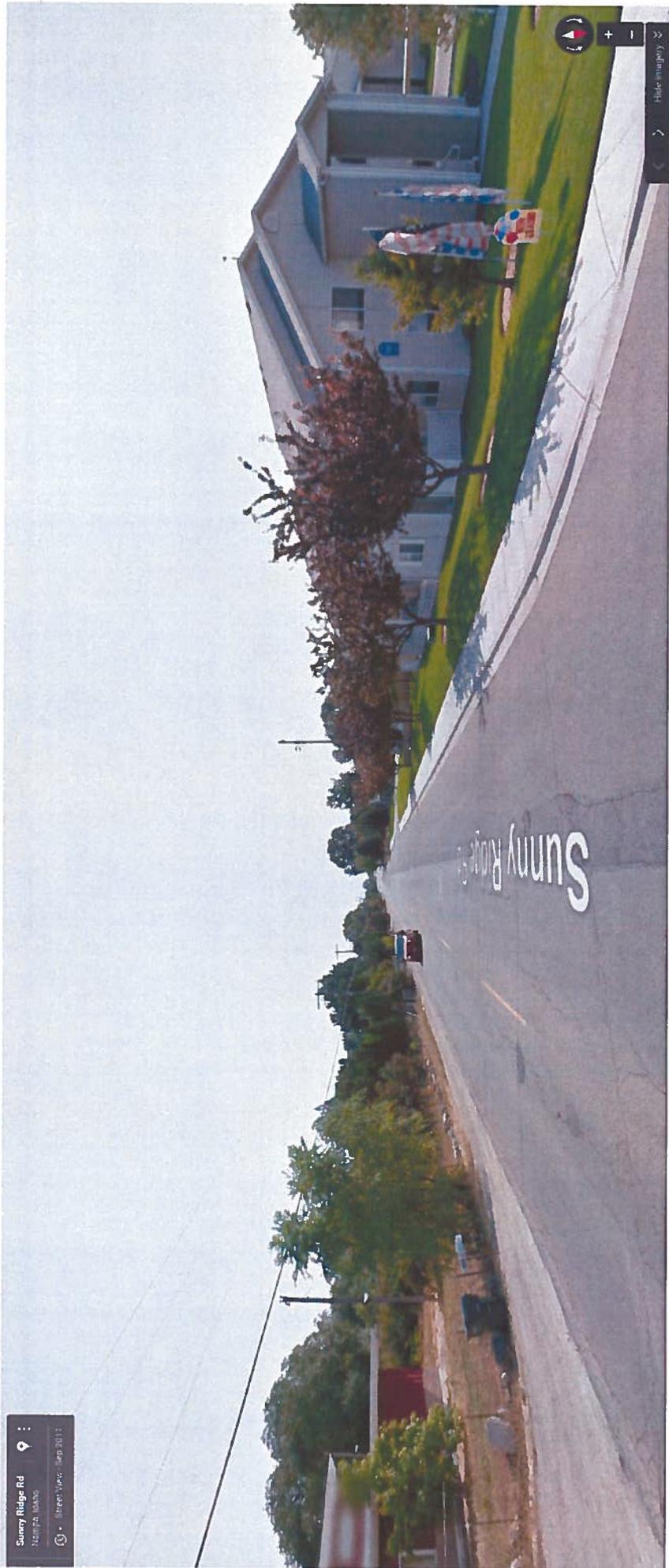
Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails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



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Sunny Ridge Rd
Tampa, FL 33606
Street View: Sep 2017

Hide imagery >>

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Sunny Ridge Rd
Merida, Idaho
Street View - Sep 2011

Navigation controls: a compass icon, zoom in (+) and zoom out (-) buttons, and a 'Hide imagery' button.

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