



Planning & Zoning Department

Planning & Zoning Commission Meeting

July 26, 2016

Staff Report – Public Hearing # 5 and # 6

To: Planning & Zoning Commission

Applicant: City of Nampa

File No's: ZTA-003-2016, ZMA 00019-2016

Prepared By: Karla Nelson

Date: July 20, 2016

Requested Actions: 1) Amendment of Title 10, Chapters 3, 4 and 22, Sections 10-3-1, 10-3-2, 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9, 10-22-1, 10-22-4 and 10-22-6

2) Rezone from GB 1 (Gateway Business 1) to GBE (Gateway Business Entertainment) at 16200 Idaho Center Blvd (A 55.24 acre portion of Section 7, T3N, R1W, BM, SW ¼, Idaho Center, Lots 1 & 3, Block 1) for the City of Nampa.

Purpose: To encourage a concentration of entertainment uses to complement the Ford Idaho Center. Establishment of the GBE district and rezone of the Idaho Center to the GBE district is meant to strengthen the role of the Ford Idaho Center as a regional entertainment district emphasizing establishments attracting a regional patronage.

BACKGROUND INFORMATION

The City of Nampa is looking for a development partner to bring a multi-tenant entertainment based project to the Ford Idaho Center grounds. The desired development would provide amenities that attract new customers to the area and enhance the overall experience for individuals attending Idaho Center events.

Existing GB1 zoning allows for a broad range of land uses, many of which would not strategically enhance the Idaho Center as an entertainment venue. Establishment of the proposed GBE entertainment district would limit potential land uses for the site, only permitting those with a specific entertainment focus.

Potential development details:

The City plans to market up to 3 acres of the Ford Idaho Center property directly adjacent to Idaho Center Boulevard for a multi-tenant entertainment project. Shared parking with the Ford Idaho Center is meant to entice prospective developers.

Market Demand:

- Adjacent to the expanding College of Western Idaho, currently serving 9,000 students and 1,100 employees
- New 100-bed hospital facility under construction in addition to new medical office space
- Near the Nampa's highest concentration of Class A office space
- More than 320,000 annual Idaho Center and Horse Park attendees per year

Public Utilities:

Water: 12" domestic water mains serve Idaho Center Boulevard and 10" – 8" service lines serve the Idaho Center property.

Sewer: An 18" gravity sewer main runs along the east side of Idaho Center Boulevard adjacent to the proposed redevelopment site.

Irrigation: Pressurized irrigation serves the site.

Emergency Services: All available.

Parking: The Idaho Center has 3,500 paved parking spaces and 44 RV stalls.

Correspondence and Public Input:

To date there have not been any comments received for or against the proposed text amendment and rezone. However, throughout the Northeast Nampa Specific Area Planning process we have consistently heard from residents and businesses that a sit-down restaurant is needed in the area.

Location: The Ford Idaho Center, parcel R15129500.

Size of Area: 55.24 acre portion of Section 7, T3N, R1W, BM, SW ¼ , Idaho Center, Lots 1 & 3, Block 1.

Zoning and Land Use:

Comprehensive Plan Land Use Designation: Public or Highway Commercial

Existing Zoning: GB1

Proposed Zoning: GBE

Surrounding Land Use and Zoning:

North- CWI, University (U)

South- Commercial, GB 1

East- Industrial and Agricultural, GB 1 and IL

West – Commercial, GB 1

APPLICABLE REGULATIONS

Zoning Ordinance Text Amendments

Before the commission recommends a text amendment to the zoning ordinance and before the council approves any proposed zoning code amendment(s), the commission and council must conclude that the proposed amendments would be:

- Reasonably necessary
- In the public interest

- And in harmony with the goals and/ or policies of the comprehensive plan

Rezone

In regard to the corresponding rezone request there are several criteria to consider.

- Is the change in harmony with the comprehensive plan?
- Is the change reasonably compatible with existing, adjoining property uses?
- Will the change establish an area of zoning the same as or compatible with immediately adjoining districts?
- Does it create a “spot” zone?
- Will the change be in the interest of the public and is it reasonably necessary?

STAFF FINDINGS

Zoning Ordinance Text Amendment

Proposed amendments to the zoning code would establish a new zone, the Gateway Business Entertainment Zone. Changes to sections 10-3-1 and 10-3-2 relate to allowed land uses in the proposed new zone. Changes to sections 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9 and 10-4-10 set parameters for setbacks, parking, landscaping and design. Changes to sections 10-22-1, 10-22-4 and 10-22-6 pertain to parking requirements in the GBE zone.

Permitted land uses in the GBE Zone are proposed to include: restaurants (not drive-in or drive through), bars or nightclubs (with or without a restaurant), art galleries, auditoriums, botanical gardens, civic and fraternal organizations, exhibition halls, meeting halls, museums or planetariums, tourist information, concessions, dance halls, indoor entertainment and amusement, equestrian facilities, game rooms, ice or roller skating, parks, sports arena, bakery, delicatessen, gift shop, hotel, ice cream, and government office buildings. Uses proposed to be allowed conditionally include: riding academies, riding stables, and fair grounds.

To encourage development close to the existing landscape strip and sidewalk, the proposed GBE setback is 20 feet abutting arterial or collector roadways while the GB1 and GB2 setback remains 35 feet. The existing landscape strip along Idaho Center Boulevard is 35' but the property line in some locations is only 20 feet from the parking lot. Other dimensional and design differences for the proposed GBE district include zero lot lines for interior yards and an allowance for primary facades to face either the Idaho Center or Idaho Center Boulevard. Regardless of building orientation 25% glazing is required along Idaho Center Boulevard.

Parking:

The GBE zone is proposed to have a **parking maximum** of 3,500 spaces. Parking maximums have been used in many communities in order to promote efficient land use and as a means of encouraging alternative transportation modes. Conventional parking standards are based on potential peak demand, resulting in parking lots that are typically empty or underutilized. The Idaho Center reports 0-5 times per year when their parking lot is filled or close to full. In other words, 98.7% - 100% of the time the parking lot is not fully utilized. Spectra management is committed to promoting alternative parking plans for the few times a year when parking is scarce. Parking management plans could include shared parking with the College of Western Idaho, encouragement of carpools, bus use, or shuttles.

Despite infrequent need for all available parking, the Idaho Center does not comply with Nampa's current parking code standards. The Idaho Center has 3,500 paved parking spaces and 44 RV

stalls. The existing parking code requires 1 parking space for every 4 auditorium/ stadium seats. Considering all Idaho Center venues except the horse park, there should be at least 6,950 parking spaces, an amount that would never be fully utilized based on historic parking demand for the facility.

- Indoor Idaho Center Arena seats 12,300 people – requiring 3,075 parking stalls.
- Outdoor amphitheater seats 11,000 people – requiring 2,750 parking stalls
- Sports Center seats 4,500 people – requiring 1,125 parking stalls
- The horse park is designed to accommodate events of varying size

Devoting acres of land to empty or underutilized parking lots can be costly. The City recently appraised a section of the Idaho Center parking lot that is being considered for a multi-tenant entertainment development. The appraisal came in at \$8.00 - \$12.00 per square foot or \$348,480 - \$522,720 per acre.

The potential development on the Idaho Center grounds could take up as many as 276 parking spaces leaving 3,212 spaces and 23 acres of parking. Most likely the development will not comprise the entire 2.29 acres that the city is marketing and some of the 276 spaces will likely remain.

Reasonably necessary and in the public interest:

The proposed code amendments could be seen as being reasonably necessary and in the public interest. No existing zoning district sufficiently limits development to entertainment uses that would enhance the Ford Idaho Center.

During the Northeast Nampa Specific Area Plan process property owners and businesses surrounding the Idaho Center were sent a survey. The majority of respondents expressed an interest in attracting sit down restaurants, hotels and tourism/ entertainment development to the area. The desire for complementary entertainment uses particularly in the form of a sit down restaurant has been echoed by many organization and business representatives. The proposed code change would help to realize this goal by incentivizing entertainment uses with shared parking.

Harmony with the goals and/ or policies of the comprehensive plan:

Proposed text amendments are in harmony with several stated goals of the comprehensive plan.

- Chapter 5, Goal 5 – Guide new development, infill and redevelopment projects to planned development areas throughout the city, rather than outside of the city.
 - Objective 7: Identify potential infill and urban redevelopment locations in the Comprehensive Plan, and through special planning studies of specific areas
- Chapter 5, Goal 12: Encourage the development of compact, mixed use neighborhoods, districts and centers.
- Chapter 6 – Parking Management; Strategy 10: Increase flexibility with minimum parking requirements to reflect typical daily demand and allow innovative parking provisions.
 - Explore the use of innovative public and private parking requirements and approaches, including the use of minimum or maximum parking requirements in City ordinance.
 - The City should recognize unique situations in the downtown and other parts of the City, and allow for flexibility in parking provision decisions in response to unique circumstances.

Under Section 10-2-3 regarding rezones, in order to approve of the proposed **Rezone from GB1 (Gateway Business 1) to GBE (Gateway Business Entertainment)** the Planning & Zoning Commission must find the following:

1. *The proposed map amendment (rezone) would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan future land use map;*
The current future land use designation for the site is Public but it is directly adjacent to a Highway Commercial designation. Nampa allows comprehensive plan designations to be stretched over one parcel. Proposed uses in the Gateway Business Entertainment District are harmonious with the Highway Commercial designation. Moreover, goals of the comprehensive plan listed above support the change.
2. *The proposed map amendment (rezone) would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses;*
Existing uses on the site are entertainment based. Surrounding uses include the College of Western Idaho, commercial uses and nearby office space all of which are compatible with and would likely be enhanced by the proposed entertainment uses.
3. *The proposed map amendment (rezone) would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts;*
The proposed GBE zoning would be surrounded by GB1 and University zoning. Proposed GBE uses are compatible with uses allowed in the GB1 and University zoning districts.
4. *The proposed map amendment (rezone) would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve to benefit the applicant;*
While the GBE zoning district would be surrounded by different zoning districts the uses are compatible and the GBE district is a Gateway Business sub-district connected to other Gateway Business zoning. Staff does not consider the proposed change a spot zone.
5. *The proposed map amendment (rezone) would be in the interest of the public and reasonably necessary.*
During the Northeast Nampa Specific Planning process property owners and businesses surrounding the Idaho Center were sent a survey. The majority of respondents expressed an interest in attracting sit down restaurants, hotels and tourism/ entertainment development to the area. The desire for complementary entertainment uses particularly in the form of a sit down restaurant has been echoed by many organization and business representatives.

Revenue generated from underutilized parking spaces could also be seen as being in the public interest.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission determines that the proposed rezone is appropriate for the location, conditions of approval could be considered. Parking management plans could be

required for events attracting more than 8,000 attendees. The Engineering Division did not identify any conditions of approval.

ATTACHMENTS

- Code changes
- Location / zoning map
- Proposed development opportunity site map
- Application
- Agency and neighboring property owner correspondence

ORDINANCE NO. XXXX

AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL, AMENDING TITLE 10, CHAPTER 3 SECTION 10-3-1 AND 10-3-2, RELATING TO LAND USES IN THE GATEWAY BUSINESS ENTERTAINMENT ZONE; AMENDING TITLE 10, CHAPTER 4, SECTIONS 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9, AND 10-4-10 RELATING TO THE GATEWAY BUSINESS ENTERTAINMENT ZONE; AMENDING TITLE 10 CHAPTER 22, SECTIONS 10-22-1, 10-22-4, AND 10-22-6 PERTAINING TO PARKING IN THE GATEWAY BUSINESS ENTERTAINMENT ZONE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HERewith.

BE IT ORDAINED by the Mayor and Council of the City of Nampa, County of Canyon, State of Idaho:

Section 1. That Title 10, Chapter 3, Section 10-3-1 and 10-3-2 of the Nampa City Code pertaining to allowed land uses in the Gateway Business Entertainment (“GBE”) District be amended as follows:

10-3-1: ESTABLISHMENT AND DESIGNATION OF USE DISTRICTS:

The following use districts are established and shall apply to and govern the use, maintenance or development of any land in the city:

Use Districts	
GB1, GB2, <u>GBE</u>	Gateway business
U	University
AG	Agricultural
RA	Suburban residential
RS	Single-family residential
HC	Healthcare
RD	Two-family (duplex) residential
RML	Limited multiple-family residential
RMH	Multiple-family residential
RP	Residential professional
BN	Neighborhood business

DB, DV, DH	Downtown
BC	Community business
BF	Freeway business
IP	Industrial park
IL	Light industrial
IH	Heavy industrial

10-3-2: SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS:

District land use controls shall be as set forth in the succeeding schedule.

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(blank) = Not allowed	P = Permitted use	C = Conditional use permit required
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Agricultural Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	BF	GB1	GB2	GBE	IP	IL	IH
Accessory use or building ¹	P	P	P								P	P	P			P	P		P	P	P
Agricultural, general (no slaughterhouses in GB, IL or IP zone)		P	P													P	P		P	P	P
Berry and bush crop		P	P	P			P												P	P	P
Feedlot or dairy (no slaughterhouses in GB, IL or IP zone)		C	C																	C	C
Fish farm		C	C																	C	C
Flower gardening		P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P

(blank) = Not allowed P = Permitted use C = Conditional use permit required

Use/Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	BF	GB1	GB2	GBE	IP	IL	IH
Accessory use or building ¹	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Carnivals, circuses, amusement parks (over 2 weeks long)		C									C	C	C	C		C				C	C
Concession		C											C	C	C	C		P		C	C
Dance hall												C	C					P		C	
Entertainment and amusement, indoor											C	P	P	P	P	P	P	P		P	
Equestrian facility		P	C													C		P		P	

Commercial Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	BF	GB1	GB2	GBE	IP	IL	IH
Accessory use or building ¹	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Antique store											P	P	P	P		P	P		C	C	
Auction sales (no livestock in BC)														C		C				P	P
Automobile or truck sales, new												C		P	P	P	P			P	P
Automobile or truck sales, used												C		P	P					P	P
Automobile parts and accessories												C		P		C			C	P	
Bakery											P	C	P	P		C			P	C	P
Bar, nightclub or cocktail lounge (associated with and accessory to a restaurant)											P	P	P	P	P	P	P	P			

...

(blank) = Not allowed P = Permitted use C = Conditional use permit required

Service And Office Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	BF	GB1	GB2	GBE	IP	IL	IH
Accessory use or building ¹	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Advertising									P	P	P	P	P	P		P	P		P	C	
Animal shelter		P	C											C		C	C		C	P	P
Apparel, repair or alteration										P	C	P	P	P		P	P		C		
Appliance repair														P		C			C	P	
Automobile or truck repair												C		C	C				C	P	P
Bank/credit union									P	P	P	P	P	P	P	P	P		C	C	
Barber or beauty shop, day spa, nail salon					P				P	P	P	P	P	P	P	P	P				
Blood bank					P								P	P	P	C			P	P	
Blueprinting,	P										P	P	P	P		P	P		C	C	

allowed	use	required	required
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	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	BF	GB1	GB2	GBE	IP	IL	IH
Animals, Care And Keeping¹		P	P																P	P	P
Animals, agricultural, including apiaries ⁴																					
Animals, agricultural kept as pets ^{2,4}		n/a	P	P		P	P	P	P												
Animals, defined as pets	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Animals, exotic ³																					

...

Section 2. That Title 10, Chapter 4, Sections 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9 and 10-4-10, of the Nampa City Code, pertaining to the Gateway Business Entertainment (“GBE”) District be amended, as follows:

10-4-1: DESCRIPTION AND PURPOSE:

The GB (gateway business) district is established to allow for the consistent development of areas surrounding community gateways or entryways. It is designed to ensure that uses developing in these areas are compatible in nature and appearance and are encouraged to feature high standards of architecture, landscaping and site planning.

The GB district is further subdivided into the GB1, ~~and~~ GB2 and GBE (Entertainment) districts. The GB1 district is intended for mixed use, primarily commercial, development allowing a variety of highest and best land use alternatives with flexible development standards. The GB2 district also allows for a mixing of development types, but is further intended to allow medium to high density residential projects within a mixed use neighborhood with a limiting of allowable industrial uses. The GBE district is designed to encourage a concentration of entertainment uses that complement the Ford Idaho Center. The GBE district is established to strengthen the role of the Ford Idaho Center as a regional entertainment district, emphasizing establishments attracting a regional patronage.

10-4-2: PERMITTED BUILDINGS AND USES:

Permitted buildings and uses in the GB1, ~~and~~ GB2 and GBE districts shall be as set forth in section 10-3-2, "Schedule Of District/Zone Land Use Controls", of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title.

...

10-4-5: PROPERTY DIMENSIONAL AND BULK REQUIREMENTS:

Construction of on site parking or structures shall comply with the following minimum requirements, except where duly increased by the city in conjunction with issuance of a conditional use permit, or decreased in accordance with granting of a variance or planned unit development permit:

<u>Required parking and building setback for GB1 and GB2 districts abutting a right of way designated as an arterial or collector right-of-way by the functional classification map adopted in the transportation master plan</u>	<u>35 feet</u>
<u>Required parking and building setback for the GBE district abutting a right of way designated as an arterial or collector by the functional classification map adopted in the transportation master plan</u>	<u>20 feet</u>

Required parking and building setback abutting a right of way designated as a local (public) right of way <u>by the functional classification map adopted in the transportation master plan</u>	15 feet
Required parking/display area setback, from property line, for a new, franchise automobile dealership when abutting a public right of way	15 feet
Required parking and building setback for any use or aspect thereof from property line when abutting (or across a right of way 80 feet or less in width from) any residential use or district	15 feet
Required interior yard parking and building setbacks <u>for GB1 and GB2 districts</u>	5 feet
GBE district interior yard parking and building setbacks	0 feet
Minimum average lot width	None specified
Minimum property depth	None specified
Maximum principal building height	None specified
Maximum property coverage _ corner lot(s)	None specified
Minimum property coverage _ interior lot(s)	None specified
Minimum property area per multi-residential unit	6,000 for first 2 units and 1,350 square feet required per unit thereafter

10-4-6: PARKING:

All uses in the GB1 and GB2 districts shall conform to the parking and loading area standards in chapter 22 of this title.

The entire GBE district shall have a parking maximum of 3,500 surface parking spaces and all parking in the district shall be shared. The GBE district parking maximum is intended to promote efficient use of land.

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10-4-8: OTHER REQUIRED CONDITIONS:

The following additional conditions shall apply:

- A. Outside Uses: All principal uses except private or public parking areas and service station pump islands shall be in an entirely closed building unless otherwise specified by a conditional use permit. Restaurants are permitted to have outdoor dining areas. Temporary uses may be allowed subject to regulations cited in subsection 10-1-12B of this title.

...

10-4-9: LANDSCAPING:

...

- B. Berming: Along all properties (excepting those in the GBE district or whereon a new automobile dealership is established as the lot's/parcel's primary use) that front rights of way within a GB zone, there shall be provided a continuous, landscaped berm. Berms shall be located within the required landscape strip which is itself contained within and fills the entire required setback area. The berm shall be built up so as to be adjacent to a lot's or parcel's property line which abuts public right of way. See the example below:

...

10-4-10: DESIGN STANDARDS:

...

2. Building Orientation:

- a. In GB1 and GB2 districts, buildings shall be oriented with primary consideration being given to the visual impact from the perspective of the driver or pedestrian. The view from these rights of way should be dominated by the view of the primary or front building facade. Views of large expanses of parking lots are strongly discouraged. In the GBE district, buildings shall be oriented with consideration given to both the visual impact of the façade facing the primary adjacent roadway as well as the façade facing the Ford Idaho Center.

b. The front of buildings shall be oriented to face the most primary, adjacent road to the property upon which they are proposed to be constructed. In the GBE district the front of buildings shall be oriented to face either the most primary, adjacent road or the Ford Idaho Center.

...

3d. Primary facades shall contain a minimum of twenty five percent (25%) glazing. In the GBE district if the primary façade faces the Ford Idaho Center 25% glazing shall also be required for the façade facing Idaho Center Boulevard.

...

Section 3. That Title 10, Chapter 22, Section 10-22-1, 10-22-4 and 10-22-6 of the Nampa City Code pertaining to parking in the Gateway Business Entertainment (“GBE”) District be amended as follows:

10-22-1: LOCATION:

A. Required Off Street Parking Spaces: Required off street parking spaces (in quantity per section 10-22-6 of this chapter) shall be provided for all zones except DH and GBE (in the DH zone only residential dwelling units require parking; in the GBE zone, no additional off street parking is required because parking throughout the zone is shared). Off street parking facilities shall be located on a respective development site(s) unless approved otherwise through a shared parking agreement as may be approved by the planning director or his/her designee in conjunction with plan review of a proposed project in accordance with section 10-22-4 of this chapter. Criteria in section 10-24-4 of this title shall be considered by the council when reviewing any variance request to allow required parking spaces to be located "off site". All required parking and drive aisle area located on site must be under the same ownership as the development site served.

...

10-22-4: COMMON PARKING FACILITES FOR MIXED USES AND OFF SITE PARKING FACILITIES FOR MIXED USES AND OFF SITE PARKING ALLOWANCE:

...

C. That all parking in the GBE zoning district is common and shared among district land uses.

...

10-22-6: SPECIAL PARKING AND LANDSCAPE CORRIDOR DISTRICTS AND SPACES REQUIRED:

...

B. Number Of Spaces Required: The number of off street parking spaces required and/or provided for land and structure uses shall be no less than as set forth as follows. Where fractional number results, round to the next highest whole amount. Thus, 2.6 spaces needed for a project means that 3 spaces are/will be actually required. Required spaces do not apply to uses in the DH or GBE zones.

...

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 5. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 6. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY OF _____, 2016.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY OF _____, 2016.

Approved:

By _____
Mayor

Attest:

By _____
City Clerk (or Deputy)

**ORDINANCES OF THE CITY OF NAMPA
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. _____**

**AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL, AMENDING TITLE 10,
CHAPTER 3 SECTION 10-3-1 AND 10-3-2, RELATING TO LAND USES IN THE GATEWAY**

BUSINESS ENTERTAINMENT ZONE; AMENDING TITLE 10, CHAPTER 4, SECTIONS 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9, AND 10-4-10 RELATING TO THE GATEWAY BUSINESS ENTERTAINMENT ZONE; AMENDING TITLE 10 CHAPTER 22, SECTIONS 10-22-1, 10-22-4, AND 10-22-6 PERTAINING TO PARKING IN THE GATEWAY BUSINESS ENTERTAINMENT ZONE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

Sections 1 through 3: Includes various amendments to the Nampa Zoning Ordinance located in Title 10, Chapters 3, 4, and 22, by adding the Gateway Business Entertainment district/zone to the schedule of land use controls, defining requirements for the Gateway Business Entertainment zone, and identifying a parking maximum for the Gateway Business Entertainment zone.

Sections 4 through 6: Provides that this ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability; repeals conflicting ordinances, resolutions, and orders.

Ordinance No. ____ provides an effective date, which shall be on this ____ day of _____, 2016. Ordinance No. ____ was passed by the Council and approved by the Mayor on this ____ day of _____, 2016. The full text of the ordinance is available at Nampa City Hall, 411 Third Street South, Nampa, Idaho 83651. The Mayor and City Council approved the foregoing summary on this ____ day of _____, 2016, for publication on this ____ day of _____, 2016, pursuant to Idaho Code § 50-901A.

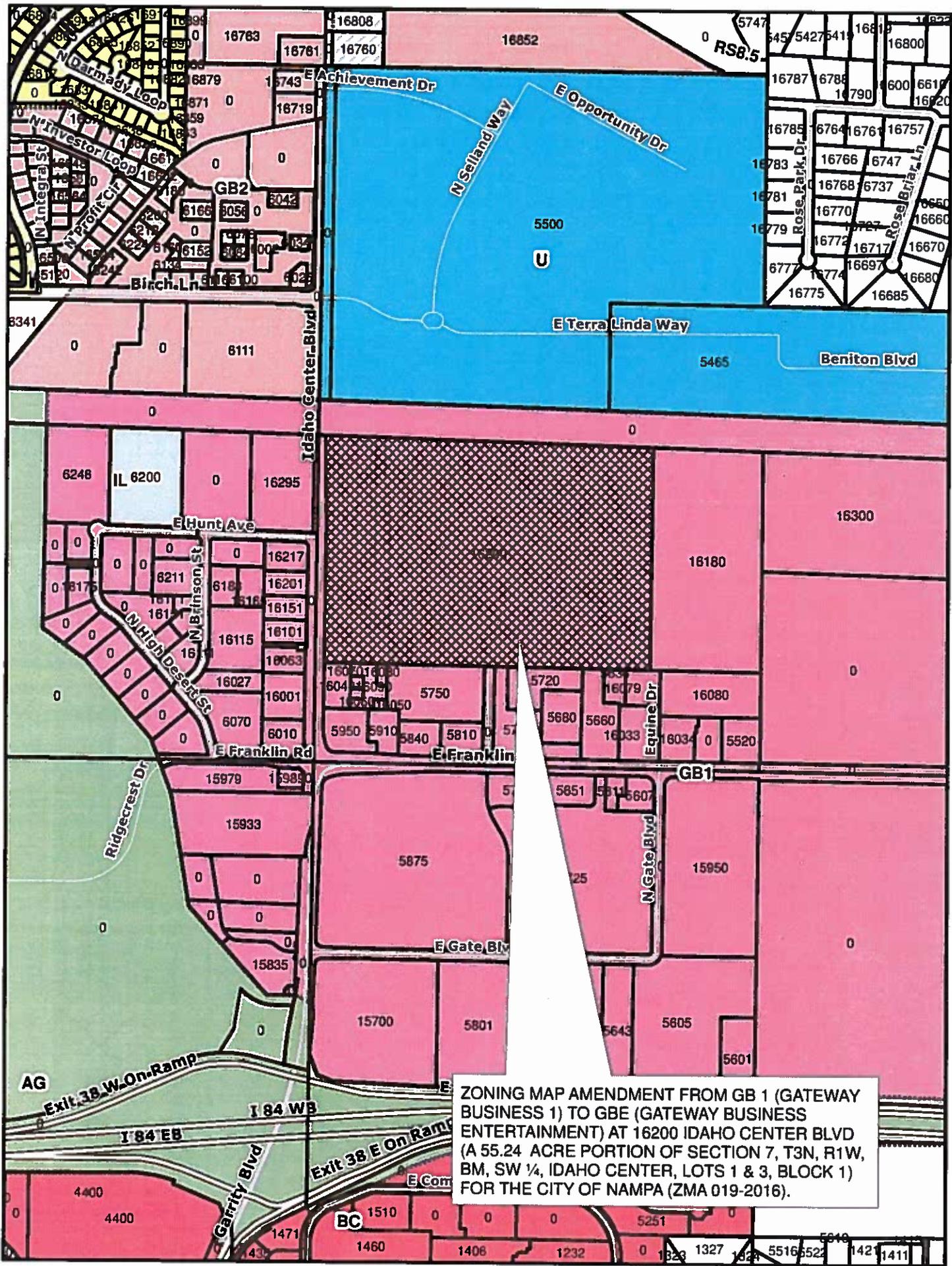
Mayor Robert L. Henry

ATTEST: Deborah Bishop, City Clerk

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. ____ and provides adequate notice to the public as to the contents of such ordinance.

DATED this ____ day of _____, 2016.
Mark Hilty, Attorney for City of Nampa



ZONING MAP AMENDMENT FROM GB 1 (GATEWAY BUSINESS 1) TO GBE (GATEWAY BUSINESS ENTERTAINMENT) AT 16200 IDAHO CENTER BLVD (A 55.24 ACRE PORTION OF SECTION 7, T3N, R1W, BM, SW ¼, IDAHO CENTER, LOTS 1 & 3, BLOCK 1) FOR THE CITY OF NAMPA (ZMA 019-2016).



Proposed Development Area



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

City of Nampa, Idaho

7/26/16 PE
Karla

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 \$406.00 (for 1 acre or less), and \$811.00 (for more than 1 acre) for a map amendment; or \$213.00 for a text amendment. (No fee)

Name of Applicant/Representative: City of Nampa / Karla Nelson Phone: 1-208-468-4434

Address: 411 Third St So City: Nampa State: Idaho Zip Code: 83651

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

Owner Name: City of Nampa Phone: _____

Address: 411 Third St So City: Nampa State: Idaho Zip Code: 83651

Address of subject property: 16200 Idaho Center Blvd, Nampa, ID, 83687

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 amendment):

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 Idaho Center Lots 1 & 3 Block 1 Book _____ Page _____
Canyon County Parcel - R15129500

Project Description

State the zoning desired for the subject property: GBE (Gateway Business Entertainment)

State (or attach a letter stating) the zoning amendment desired, text or map, and the reason for the change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment.

From GB 1 (Gateway Business 1) to GBE (Gateway Business Entertainment)

Dated this 28th day of June, 2016

Signature of applicant

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application 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. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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: ~~002~~ _____ - 20____
ZMA-09-2016

Project Name: Rezone GB1 to GBE



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

City of Nampa, Idaho

7/26/16 PZ
Karl

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 \$406.00 (for 1 acre or less), and \$811.00 (for more than 1 acre) for a map amendment; or \$213.00 for a text amendment.

- 1. Name of applicant: Norman L Holm for City of Nampa
2. Address of applicant: 411 Third Street South, Nampa, ID 83686
3. Telephone number of applicant: 208-468-5446 work; home.
4. Address of subject property: (Not Applicable)
5. Legal description of property, (attach if necessary) : (Not Applicable)

6. Is the applicant the owner of the subject property? If not, please state the name and address of the owner, together with the relationship of applicant to the owner: (Not Applicable)

7. Is a copy of one of the following attached? warranty deed; proof of option; earnest money agreement. (NA)

8. State the zoning amendment desired, text or map, and the reason for the change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment.

- Amending Chapter 3, Section 10-3-1 and 10-3-2 relating to land uses in the GBE (Gateway Business Entertainment) zone.
- Amending Chapter 4, Sections 10-4-1, 10-4-2, 10-4-5, 10-4-6, 10-4-8, 10-4-9, and 10-4-10 relating to establishment of the GBE (Gateway Business Entertainment) zone.
- Amending Chapter 22, Sections 10-22-1, 10-22-4, and 10-22-6 pertaining to parking in the GBE (Gateway Business Entertainment) zone.

Dated this 24th day of June, 20 16

Signature of applicant

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application 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. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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.

ZTA 003 2016

Memorandum

To: Planning and Zoning
Cc: Tom Points, P. E., City Engineer
Cc: Daniel Badger, P. E., Staff Engineer
Cc: Michael Fuss, P. E., MBA, Nampa City Public Works Director
From: Jim Brooks – Engineering Division
Date: July 14, 2016
Re: Zoning Text Amendment-Various sections Chapters 3, 4, & 22
Applicant: Norm Holms-Nampa Planning & Zoning
Applicant Address: 411-3rd Street South, Nampa, Idaho 83651
Parcel Address: NA

ZTA 003-16 for July 26, 2016 Planning & Zoning Meeting

The Engineering Division does not oppose the granting of this request.

Shellie Lopez

From: Neil Jones
Sent: Wednesday, July 06, 2016 11:36 AM
To: Shellie Lopez
Cc: Bret Caulder
Subject: RE: Zoning Map Amendment from GB 1 to GBE / 16200 Idaho Center Blvd ZMA 019 16

Building Department has no conditions at this time.

Neil Jones

Plans Examiner Supervisor

P: 208.468.5492 F: 208.468.4494

[Department of Building Safety](#), [Like us on Facebook](#)

From: Shellie Lopez
Sent: Tuesday, June 28, 2016 1:03 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>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@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>; Soyla Reyna <reynas@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Zoning Map Amendment from GB 1 to GBE / 16200 Idaho Center Blvd ZMA 019 16

Good Afternoon! ☺

ZMA 019-16:

Karla Nelson, representing the City of Nampa has requested a Zoning Map Amendment from GB 1 (Gateway Business 1) to GBE (Gateway Business Entertainment) at 16200 Idaho Center Blvd (A 55.24 acre portion of Section 7, T3N, R1W, BM, SW ¼, Idaho Center, Lots 1 & 3, Block 1).

This application will go before the Planning and Zoning Commission as a public hearing item on the July 26, 2016 agenda.

Please find attached ZMA 019-16 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than July 14, 2016.

Thank you & have a great day!