



Planning & Zoning Department

## Before the Planning & Zoning Commission

January 28, 2020

### STAFF REPORT – PUBLIC HEARING #8

#### **Annexation and Zoning to IL (Light Industrial) for Small-Scale Hobby Auto Transmission Repair Shop at 16545 Madison Rd. for Glenn and Judith Watts (ANN 137-19). – *Continued from 1/14/20 Meeting***

**Applicant:** Glenn and Judith Watts  
**File No's:** ANN 137-19

**Prepared by:** Norman L. Holm, Planning and Zoning Director  
**Date:** January 7, 2020

**Requested Actions:** Annexation & Zoning to IL (Light Industrial) for a Small-Scale Hobby Auto Transmission Repair Shop.

**Purpose:** For conducting a Small-Scale Hobby Auto Transmission Repair Shop adjacent the home at 16545 Madison Road.

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#### GENERAL INFORMATION

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**Zoning & Planning History:** The property was previously developed in the County applicant/owner request to hook up to city water and sewer service and construct a new home on the property.

**Status of Applicant:** Owner and future resident.

**Annexation Location:** 16545 Madison Rd. – A portion of the SE ¼ NW ¼, Section 10, T3N, R2W, BM

**Existing Zoning:** AG (County Agricultural)

**Proposed Zoning:** IL (Light Industrial)

**Size:** A .96-acre or 41,818 sq. ft. parcel

**Existing Zoning:** County R1 (Single Family Residential)

**Comprehensive Plan Designation:** Presently Light Industrial but proposed to be changed to Industrial under the current Comprehensive Plan Update.

**Surrounding Land Use and Zoning:**

- North- Industrial subdivision; IL (Light Industrial)
- South- Single residential with business; County- AG (Agricultural)
- East- Agriculture; IL (Light Industrial)
- West- Single residential with business; County- AG (Agricultural)

**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 parcel connects with the city limits on its north property line and lies across Madison Rd. from annexed IL zoned land.

**Existing Uses:** Single family dwelling with two small buildings planned to be used for the Small-Scale Auto Transmission Repair use.

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## SPECIAL INFORMATION

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**Permitted and Conditional Uses IL zone (click on link):**

<https://www.cityofnampa.us/DocumentCenter/View/10416/Light-Industrial-IL-District-Land-Uses>

**Signs allowed in the IL zone (click on link):**

<https://www.cityofnampa.us/DocumentCenter/View/10852/IL-IH-Signs>

**Public Utilities:**

- 12" sewer main in Birch Lane and Madison Rd.
- 12" water main in Birch Lane and Madison Rd.
- 10" irrigation main in Birch Lane and Madison Rd.

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

**Physical Site Characteristics:** Existing single-family residential parcel with shop and storage building.

**Transportation:** Access to the property is from Madison Rd.- classified as "Collector"

**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.

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## STAFF FINDINGS AND DISCUSSION

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The applicant was originally advised by staff, concurrent with this Annexation and Zoning application, to apply for a Conditional Use Permit for the Small-Scale Hobby Auto Transmission

Repair Shop. Subsequently staff determined that the applicant would exceed the maximum area allowed for the repair shop of not more than 25% of the gross floor area of the dwelling unit involved. Staff determined that a more suitable method would be to have the applicant request a Variance of that provision on the basis of the Light Industrial Zoning request and the fact that the proposed shop would be small scale in nature in comparison with that which would otherwise be allowed as a standalone such business in the proposed IL zone. The hearing on the Variance will be scheduled before the City Council the same evening as their hearing on their Annexation and Zoning to IL.

From a land use standpoint, the location is shown on the proposed update of the comprehensive plan "future land use map" for Industrial Use and is compatible with the requested IL zoning. If the Planning & Zoning Commission recommends approval of the requested annexation and zoning the following findings are suggested:

- 1) The parcel connects with the city limits along its northern property line.
- 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 IL zoning conforms with the city's comprehensive plan proposed updated future land use map for Industrial land use and is reasonably compatible with existing and proposed land uses in the area.
- 4) The property owner has requested annexation and zoning to IL to conduct a Small-Scale Hobby Auto Transmission Repair Shop adjacent his home.

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## **RECOMMENDED CONDITIONS OF APPROVAL**

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Staff suggests the Commission recommend approval of the Annexation and Zoning to the City Council subject to the following required Engineering, Building and Planning conditions of approval:

- 1) Upon annexation into the City 40' right-of-way from section line of Madison Rd shall be dedicated to the City.
- 2) Any future development of the site will require the placement of sidewalk per City standards along entire frontage. Depending on existing conditions adjacent to this site at time of any future development, a sidewalk deferral agreement may be an available course of action if desired.
- 3) Any future development of the site will require connection to City utilities (sewer, water, pressure irrigation) all of which are currently existing in Madison Rd at this time.
- 4) All vehicles to be worked on shall be parked on the property. In no instance should customer vehicles either before, during, or after repair be parked within the public right-of-way.

- 5) The Building Department will require tenant improvement for change of use and a mechanical permit for ventilation.
  - 6) In lieu of a Conditional Use Permit a Variance shall be required for the business to exceed 25% of the gross floor area of the associated dwelling unit. Said Variance shall not go with the property, but only be allowed for the current owners/residents of the property, Glenn and Judith Watts.
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## **ATTACHMENTS**

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- 1) Application (Page 4)
- 2) Vicinity map with zoning (Page 5)
- 3) Comprehensive future land use map (Page 6)
- 4) Aerial photo (Page 7)
- 5) Parcel photo (Page 8)
- 6) Street view photo (Page 9)
- 7) Correspondence (Pages 10+)





# APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> 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)

1/4/20 19  
North

Applicant Name <u>Glenn + Judith Watts</u>	Home Number <u>208-891-4116</u>
Street Address <u>16545 Madison Rd.</u>	Mobile Number <u>208-323-5999</u>
City <u>Nampa</u> State <u>ID</u> Zip code <u>83687</u>	Email <u>capitolcitytransmission@gmail.com</u>
Property Owner Name <u>Glenn + Judith Watts</u>	Home Number <u>208-891-4116</u>
Street Address <u>16545 Madison Rd</u>	Mobile Number <u>208-323-5999</u>
City <u>Nampa</u> State <u>ID</u> Zip Code <u>83687</u>	Email <u>capitolcitytransmission@gmail.com</u>
Applicant's interest in property: (X) Own ( ) Rent ( ) Other	
ADDRESS OF SUBJECT PROPERTY: <u>16545 Madison Rd Nampa, ID 83687</u>	

### 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.

Print Aerial of Prop

### Project Description

- State the zoning desired for the subject property: I.L. Light industrial
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: To obtain zoning + use being applied for.

Dated this 15 day of Nov, 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** - 137 - 20 19 PROJECT NAME Annex + Zone to IL

Capitol City Transmission