



Planning & Zoning Department

Before the Planning & Zoning Commission

February 25, 2020

STAFF REPORT – PUBLIC HEARING #5

Annexation and Zoning to IL (Light Industrial) adjacent and east of 3502 E. Victory Rd. on the north side of E. Victory Rd. at 0 N Picard Lane for split for future light industrial use for William Bauscher (ANN 165-20).

Applicant: William Bauscher

Property Owner: James Fuhrman

File No: ANN 165-20

Prepared By: Norman L. Holm

Date: February 19, 2020

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

Purpose: For a parcel split for future light industrial uses

GENERAL INFORMATION

Zoning & Planning History: Mostly vacant undeveloped

Status of Applicant: Owner

Annexation Location: Adjacent and east of 3502 E. Victory Rd. on the north side of E. Victory Rd. at 0 N Picard Lane, also Tax 19043 in the SW ½ SE ¼, Section 24, T3N, R2W, BM, Nampa, Canyon County, Idaho.

Proposed Zoning: City IL (Light Industrial)

Size: A 10.17-acre or 443,005 sq. ft. parcel

Existing Zoning: County M1 (Light Industrial)

Comprehensive Plan Designation: Employment center on current and Industrial on proposed Comprehensive Plan future land use maps.

Surrounding Land Use and Zoning:

- North- Industrial; IL
- South- Rural residential; enclaved County- AG
- East- Vacant and undeveloped; enclaved County- M1
- West- Agricultural; enclaved County- AG

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 is enclaved and connects with the city limits along its northerly boundary and along its southerly boundary adjacent E. Victory Rd.

The parcel is part of an approximate 125.73-acre enclaved area east of N. Kings Rd. and north of E. Victory Rd.

Existing Uses: Mostly vacant undeveloped parcel.

SPECIAL INFORMATION

Permitted and Conditional Uses IL Zone (click on link):

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

Permitted Signs IL Zone (click on link):

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

Public Utilities:

- 21" sewer main in N. Cajun Ln.
- 12" water main in E. Victory Rd.
- 6" pressure irrigation main southwest corner of Grays Lane and E. Victory Rd.

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

Physical Site Characteristics: Mostly vacant undeveloped parcel.

Transportation: Access to the property is from E. Victory Rd.- classified as "Minor Arterial"

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.

STAFF FINDINGS AND DISCUSSION

From a land use standpoint, the location is shown on the existing Comprehensive Plan FLUM for Employment Center and on the proposed Comprehensive Plan FLUM for Industrial 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 is enclaved and connects with the city limits along its northerly boundary and along its southerly boundary adjacent E. Victory Rd.

- 2) The parcel is part of an approximate 125.73-acre enclaved area east of N. Kings Rd. and north of E. Victory Rd.
- 3) 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.
- 4) The proposed zoning conforms with the city's comprehensive plan existing and proposed updated future land use maps for Employment Center or Industrial land use and is reasonably compatible with existing and proposed land uses in the area.
- 5) The property owner requests annexation and zoning to IL for a parcel split for future light industrial uses.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning and Zoning Commission determines to recommend approval of the Annexation and Zoning to IL to the City Council the following engineering required conditions of approval are recommended:

- 1) Upon annexation into the City, public right of way along E Victory Rd frontage will need to be dedicated. Right of way width to be 40' from section line.
- 2) Any future development of the site will require the placement of sidewalk per City standards along entire E Victory Rd frontage. Coordinate this with Engineering Division.
- 3) City utilities are currently available to this site. Any future development of the site will require connection to and/or extension of City utilities to and through the site.
 - a. Water is currently available via 12" main line in E Victory Rd.
 - b. Sewer is currently available via both a 21" & 8" main line in N Cajun Ln.
 - c. Pressure irrigation is located at the intersection of E Victory Ln & S Grays Ln.
- 4) Any future development will require the improvement and widening of N Cajun Ln to allow for two-way traffic and provide emergency access as required for the site.
- 5) Approximately 50% of this property contains portions of Mason Creek floodway and floodplain, with most of this area being in the 100-year floodplain. Any site development will therefore need to consider these areas of the site as part of the design process.
- 6) The property is located south of the Nampa Municipal Airport and may be located within the Airport Overlay District. The property may be subject to an existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho. Please consider this information with regard to site development.

ATTACHMENTS

- 1) Application (Page 4)
- 2) Vicinity map with zoning (Page 5)
- 3) Aerial photo site (Page 6)
- 4) Birdseye photo north (Page 7)
- 5) Zoning area (Page 8)
- 6) Comprehensive plan FLUM area (Page 9)
- 7) Street view from E. Victory Rd. (Page 10)
- 8) Utility map (Page 11)
- 9) Correspondence (Pages 12+)