



Planning & Development Services

Boise City Hall, 2nd Floor
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4

CAR14-00015 – Judith Balkins

Summary

The applicant requests annexation of approximately 16.3 acres located at 6012 and 6050 N. Pierce Park Lane with R-1B (Single Family Residential) zoning.

Prepared By

David Moser, Associate Planner

Recommendation

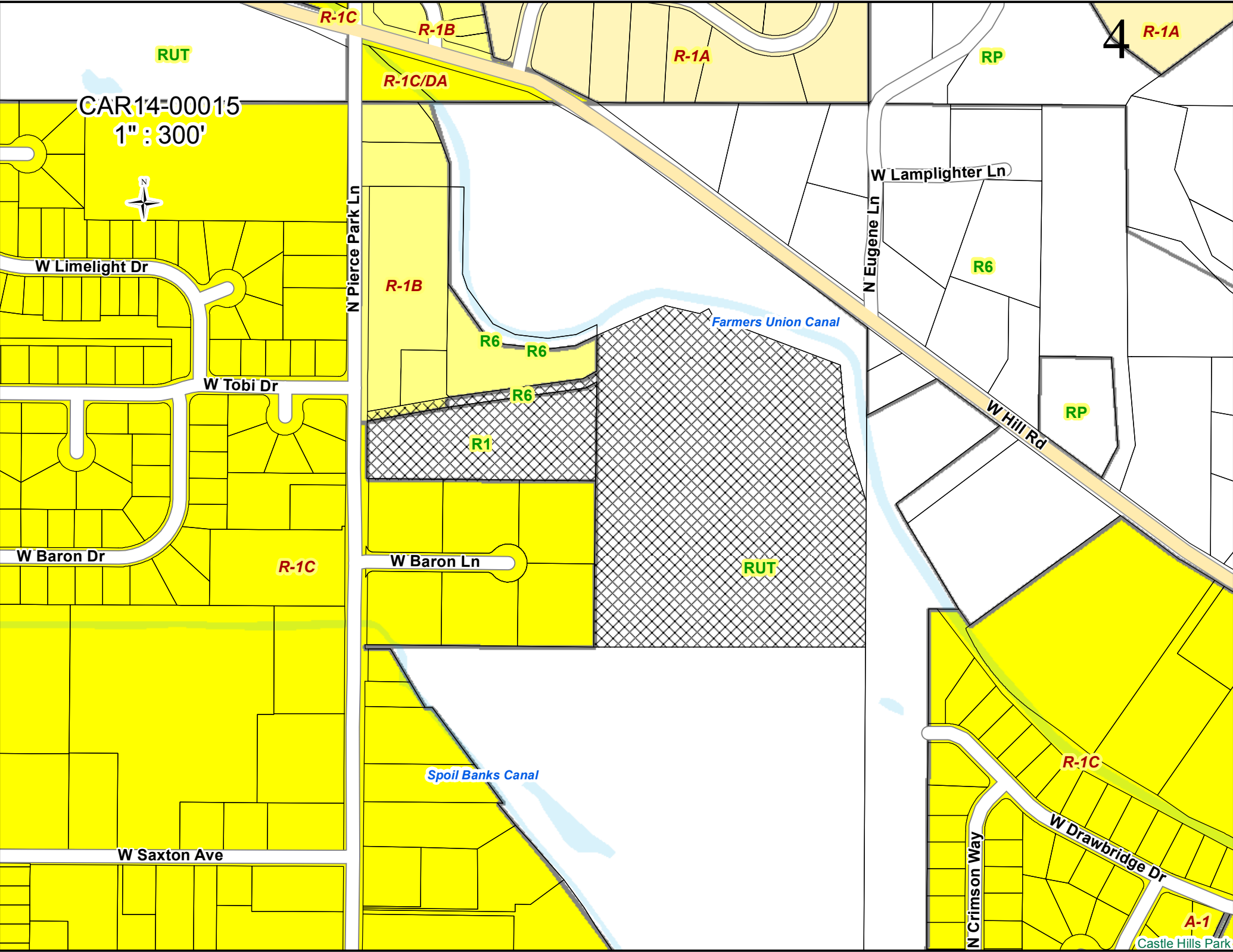
Approval of CAR14-00015

Reason for the Decision

Annexation

The annexation is consistent with the standards of B.C.C. 11-03-04.15.6 (a). It does not constitute leap-frog development and the land is within the city Area of Impact, the Sewer Planning Area and it is adjacent to previously annexed properties. The subject property is designated 'Large Lot' on the Land Use Map, which is consistent with the requested R-1B implementing zone. The site is zoned R6 (Medium Density Residential), R-1 (Estate Residential) and RUT (Rural-Urban Transition) in Ada County.





CAR14-00015
1" : 300'



W Limelight Dr

W Tobin Dr

W Baron Dr

W Saxton Ave

N Pierce Park Ln

R-1B

R-1C/DA

R-1B

R-1A

R-1A

RP

R6

RP

R6

R6

R6

R1

RUT

W Lamplighter Ln

N Eugene Ln

W Hill Rd

R-1C

W Drawbridge Dr

A-1

Castle Hills Park

N Crimson Way

4

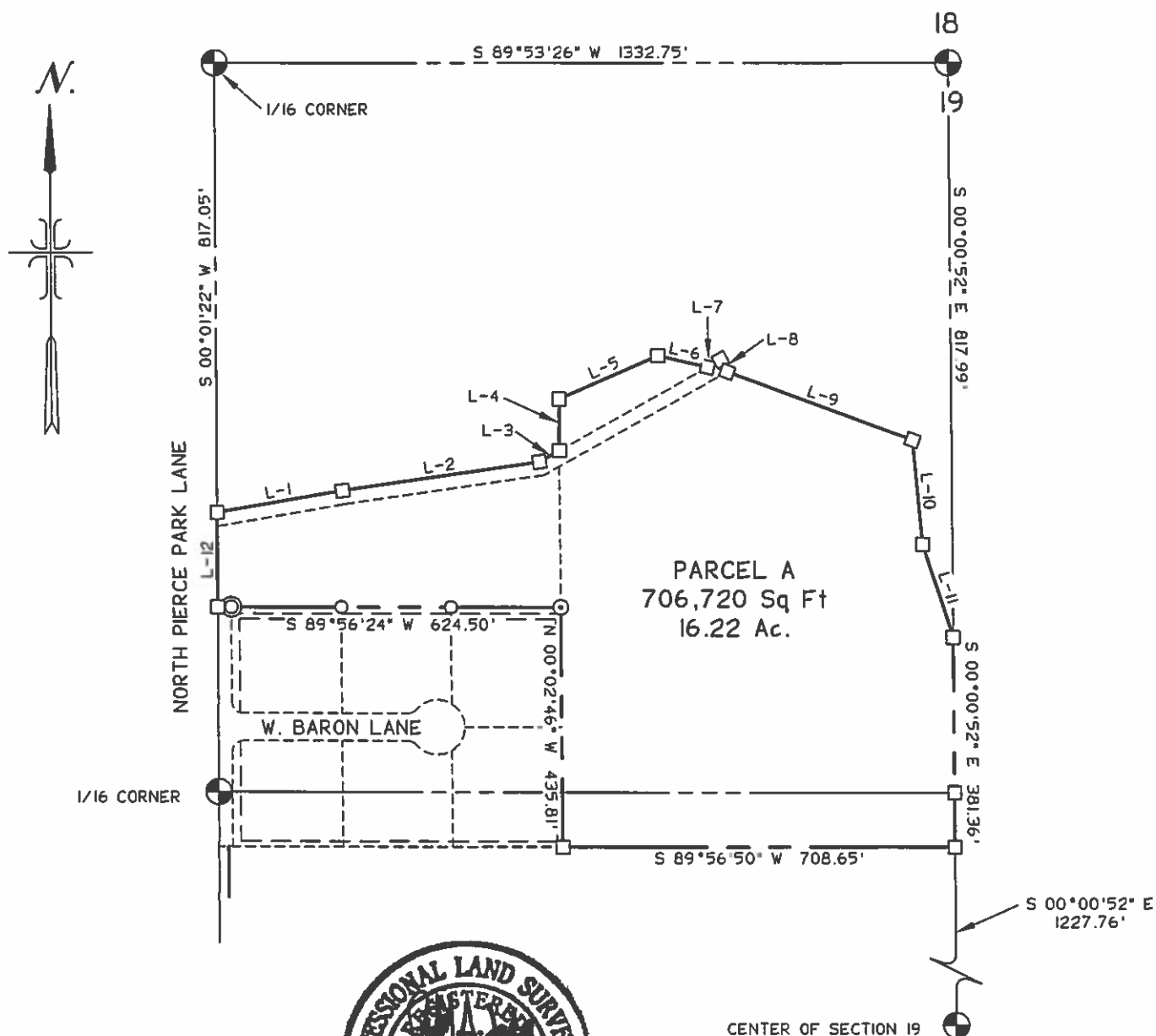
Farmers Union Canal

Spoil Banks Canal

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 79°55'44" E	231.94'
L-2	N 81°37'22" E	363.33'
L-3	N 60°30'22" E	41.89'
L-4	N 00°06'47" E	93.88'
L-5	N 66°18'49" E	195.57'
L-6	S 77°09'26" E	91.81'
L-7	S 60°30'22" W	27.44'
L-8	N 29°29'38" W	25.00'
L-9	S 69°38'07" E	356.25'
L-10	S 05°08'58" E	190.50'
L-11	S 17°25'23" E	176.96'
L-12	N 00°01'22" E	171.50'

ANNEXATION EXHIBIT FOR BALKINS PROPERTY

A PORTION OF THE NW 1/4, SECTION 19,
T.4N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO



TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636

BOISE, ID. 837

DATE: 7/28/14

JOB NO. 36



TEALEY'S LAND SURVEYING

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 3853
Date: July 28, 2014

DESCRIPTION FOR BALKINS PROPERTY ANNEXATION

A parcel of land being a portion of the NE ¼ of the NW ¼ of Section 19, T.4N., R.2E., B.M., Boise, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the North ¼ corner of said Section 19; thence along the North-South centerline of said Section 19

South 00°00'52" East 817.99 feet to a point marking the **POINT OF BEGINNING**; thence continuing

South 00°00'52" East 381.36 feet to a point on the North boundary of Record of Survey No. 8669, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 109120410; thence along said North boundary

South 89°56'50" West 708.65 feet to a point marking the Southeast corner of said Clarendon Hill Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 64 of Plats at page 6525; leaving said North boundary along the East boundary of said Clarendon Hill Subdivision

North 00°02'46" West 435.81 feet to a point marking the Northeast corner of said Clarendon Hill Subdivision; thence along the North boundary and North boundary extended

South 89°56'24" West 624.50 feet to a point in the West boundary of said NE ¼ of the NW ¼ of Section 19; thence along said West boundary

North 00°01'22" East 171.50 feet to a point; thence leaving said West boundary

North 79°55'44" East 231.94 feet to a point; thence

North 81°37'22" East 363.33 feet to a point; thence

North 60°30'22" East 41.89 feet to a point; thence

North 00°06'47" East 93.88 feet to a point; thence

North 66°18'49" East 195.57 feet to a point; thence

South 77°09'26" East 91.81 feet to a point; thence

North 60°30'22" East 27.44 feet to a point; thence

South 29°29'38" West 25.00 feet to a point; thence

South 69°38'07" East 356.25 feet to a point; thence

South 05°08'58" East 190.50 feet to a point; thence

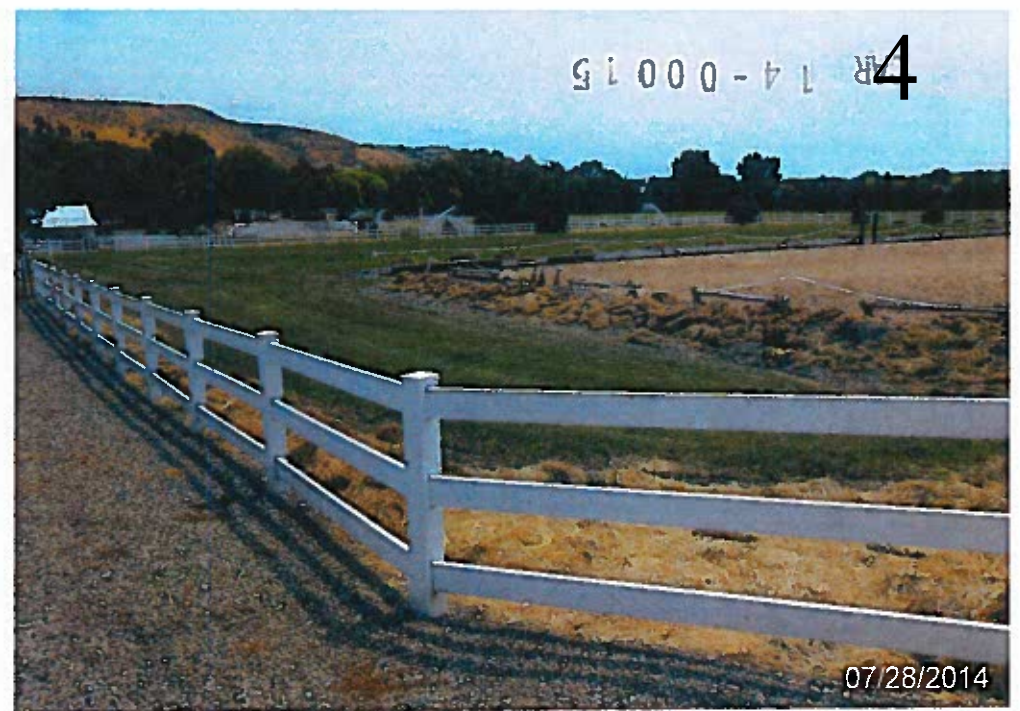
South 17°25'23" East 176.96 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 16.22 acres, more or less.





6012 PIERCE PARK



6012 PIERCE PARK



DRIVEWAY- 6012 PIERCE PARK



PROPERTY NORTH OF ACCESS ROAD TO 6012 PIERCE PARK



PIERCE PARK FRONTAGE - NORTH TO SOUTH



ACCESS ROAD TO 6012 PIERCE PARK



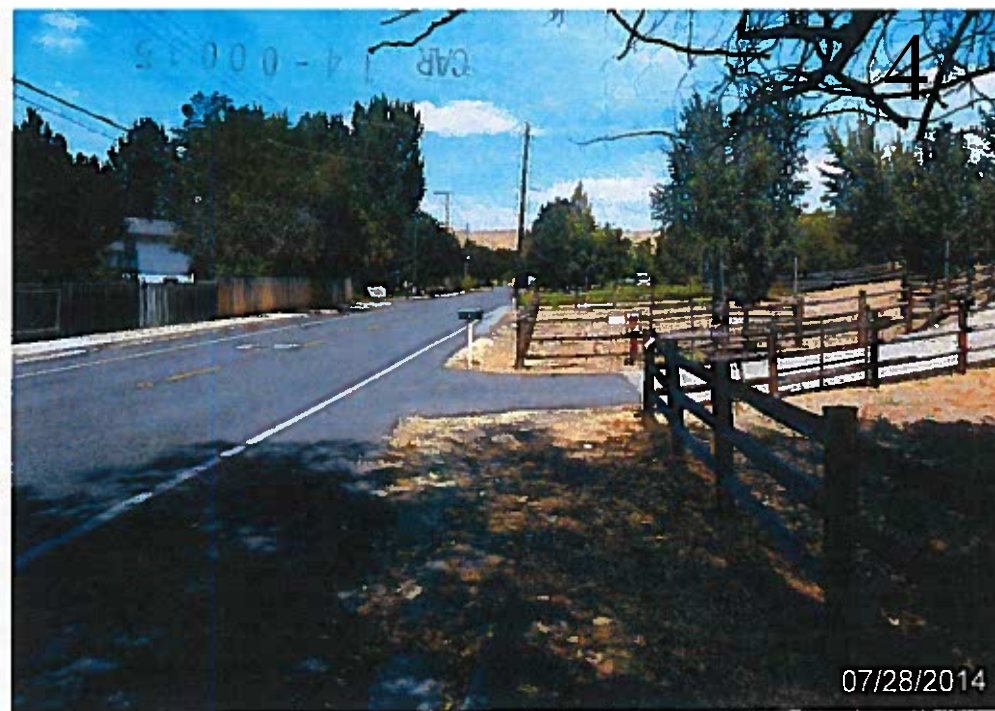
EAST BOUNDARY OF 6050 PIERCE PARK



DRIVEWAY - 6012 PIERCE PARK



LOVE PIERCE PARK - SW CORNER



PIERCE PARK FRONTAGE - SOUTH TO NORTH



ACCESS TO LOVE PIERCE PARK



ADJACENT PROPERTY - NORTH



TEALEY'S LAND SURVEYING 12594 W. Explorer Drive, Suite 150 Boise, ID 83713
(208) 385-0636

Fax (208) 385-0696
Email: dahmed@tealeys.com

Intent Letter

To: Cody Riddle
Boise City Planning and Zoning

Date: July 29, 2014

Re: Balkins- Re-zone and Annexation

Job No.: 3853

(X) For your action

(X) For your review

Transmitted By: Donna Ahmed

Dear: Cody,

Our client would like to apply for an annexation and re-zone for their parcels. The property will eventually be developed in the City of Boise. The owner will sell to a developer and wishes to sell as a fully developable parcel of land.

Sincerely,
Donna Ahmed
E-mail: dahmed@tealeys.com

Annexation & Rezone Application Form

PDS	Department Application
	# 105

Case #: CAR 14-00015

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 6012
6050 Prefix: N. Street Name: Pierce park Ln

Subdivision: _____ Block: _____ Lot: _____ Section: _____ Township: _____ Range: _____

*Primary Parcel Number: 50619212608 Additional Parcels: _____

Applicant Information

*First Name: Judith *Last Name: Balkins

Company: Luciferose LLC *Phone: _____

*Address: 11606 Rudgecliff Ln *City: Boise *State: ID *Zip: 83702

E-mail: _____ Cell: _____ Fax: _____

Agent/Representative Information

First Name: Donna Last Name: Ahmed

Company: Tealey's Land Surveying Phone: 385-0636

Address: 12594 W. Explorer #150 City: Boise State: ID Zip: 83713

E-mail: dahmed@tealeys.com Cell: _____ Fax: 385-0694

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

Same as Applicant? ☒ Yes ☐ No (If yes, leave this section blank)

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

RECEIVED

JUL 28 2014

Date Received
Revised 10/2008

PLANNING & DEVELOPMENT
SERVICES



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Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

CAR 14-00015

Annexation & Rezone Application (2)

1. Neighborhood Meeting Held (Date): 7/10/14 @ 6:00 pm
2. Neighborhood Association: Collister
3. Comprehensive Planning Area: _____
4. This application is a request to construct, add or change the use of the property as follows:
Annexation of property into the Boise City limits
Rezone of property from Current Ada County zone
designation of RUT & R-1 to City of Boise zone R-1B
5. Type of Request: ☐ Rezone ☒ Annexation & Rezone
6. Current Zone: RUT
R-1 (county)
7. Requested Zone: R-1B (Boise)
8. Size of property: 16.3 ☒ Acres ☐ Square Feet
9. Existing uses and structures on the property are as follows:
6012 House & outbuildings
6050 Single family home
10. Are there any existing land uses in the general area similar to the proposed use?
 If so, describe them and give their locations:
North - parcel of Land just Re-zoned to R-1B
South - Pierce park greens golf course & similar lot types
East - Castle Hills Sub - R-1C zoning
West - Pierce park Meadows Sub - R-1C zoning
 CAR 14-00015
11. On what street(s) does the property have frontage? N. Pierce Park Lane

12. Adjacent Property Information

	Uses:	Zone:
North:	Residential	R 1B
South:	Residential / Commercial	R 1C / R 1T
East:	Residential	R 6
West:	Residential	R 1C

13. Why are you requesting annexation into the City of Boise?

The property will eventually be developed in the City of Boise. The owner will sell to a developer and wishes to sell as a fully developable parcel of land.

14. What use, building or structure is intended for the property?

No change is anticipated at this time.

15. What changes have occurred in the area that justify the requested rezone?

Pierce Park road has been improved this year and adjacent property has been recently re-zoned.

16. What Comprehensive Plan policies support your request?

The Comp plan designates this area as large lot/rural. We are in compliance with this designation in our request for an R-1B zone

Applicant/Representative Signature

Date

Print Form

CAR 14-00015



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4

Planning Division Project Report

File Number	CAR14-00015
Applicant	Judith Balkins
Property Address	6012 and 6050 N. Pierce Park Lane
Public Hearing Date	September 15, 2014
Heard by	Planning and Zoning Commission
Analyst	David Moser
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted: July 10, 2014

Newspaper notification published on: August 29, 2014

Radius notices mailed to properties within 300 feet on: August 30, 2014

Staff posted notice on site on: August 8, 2014

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Zoning Ordinance	3
4. Comprehensive Plan	3
5. Transportation Data	3
6. Analysis/Findings	4

Exhibits

Agency Comments	19
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1. Project Data and Facts

Project Data	
Applicant/Status	Judith Balkins / Owner
Architect/Representative	Donna Ahmed / Agent
Location of Property	6012 and 6050 N. Pierce Park Lane
Size of Property	± 16.3 acres
Existing Zoning	RUT (Rural-Urban Transition), R-1 (Estate Residential) and R6 (Medium Density Residential)
Proposed Zoning	R-1B (Single Family Residential-4.8 DU/Acre)
Comprehensive Plan Designation	Large Lot
Planning Area	Northwest
Neighborhood Association/Contact	Collister / Julie Klocke
Procedure	The Planning and Zoning Commission will make a recommendation to City Council.

Current Land Use
The subject property is approximately 16.3 acres and it is located along the east side of Pierce Park Lane. It is occupied with two single-family homes and associated out buildings.

Description of Applicant's Request
The applicant requests to annex ± 16.3 acres with an R-1B zone.

2. Land Use

Description and Character of Surrounding Area
The subject property is surrounded by a single-family residential neighborhood to the north, south, east and west. A golf course is located to the southeast.

Adjacent Land Uses and Zoning

North:	Residential / R-1B (Single Family Residential) & RUT (Rural-Urban Transition)
South:	Residential / R-1C (Single Family Residential) and RUT (Rural-Urban Transition)
East:	Large lot residential / RUT (Rural-Urban Transition)
West:	Residential / R-1C (Single Family Residential)

Site Characteristics

The 16.3 acre site is located at 6012 and 6050 N. Pierce Park Lane and it contains two single-family houses.

Special Considerations

None

History of Previous Actions

A-9-87 Annexation of approximately 230 acres located in northwest area of Boise.

A-2-89 Annexation request of the approximately 2.8 acre portion of the subject property along Pierce Park Lane with R-1C zoning. This request was denied.

3. Zoning Ordinance

Section	Description
11-04-03.01	General Purposes of Residential Districts
11-03-04.15	Annexation

4. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 2-CITYWIDE POLICIES	Principle CC9.1
CHAPTER 3-COMMUNITY STRUCTURE AND DESIGN	Land Use Map Designation – Large Lot
CHAPTER 4-PLANNING AREA POLICIES	Principle NW-CCN1.3

- Northwest – Centers, Corridors and Neighborhoods (NW-CCN)
- Principles, Goals and Policies for Connected Community (CC)

5. Transportation Data

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Pierce Park Lane	176'	Collector	1,524 South of Hill Road on 10/16/13	Better than "C"	35 MPH

*Acceptable level of service for a two lane collector roadway is "D" (7,500 VTPD)

6. Analysis/Findings

The applicant requests annexation of 16.3 acres located at 6012 and 6050 N. Pierce Park Lane. According to the City of Boise GIS mapping program the property is comprised of two parcels with a total size of about 16.3 acres. A small portion of the site has already been annexed. However, based on the annexation file (A-9-87) it was not the City's intent to annex just a small portion of this property in 1987. This appears to be the result of a mapping error. Therefore, the applicant is including this small section of property in the annexation request (Figure 1).



Figure 1

The applicant requests to annex the property with R-1B zoning. The site contains two single-family houses with associated outbuildings. It is located within the Northwest Planning Area and is situated within the boundaries of the Collister Neighborhood Association and across the street to the west is the Pierce Park Neighborhood Association. The applicant is requesting annexation to facilitate future residential development. However, the applicant has no specific development plans at this time.

The subject property is located within the area of impact and adjacent to city limits. It is currently zoned R6 (Medium Density Residential-6 Units / Acre), R-1 (Estate Residential 1 Unit / Acre) and RUT (Rural-Urban Transition) in Ada County and the requested R-1B zone allows for a density of 4.8 units / acre. The property is designated "Large Lot" in the Comprehensive Plan. The requested R-1B zone is allowed within this designation.

The permissible zoning classifications also include A-1, A-2, R-1A, R-1B, L-O and N-O. The applicant is selecting the highest residential density allowed. However, this density is similar and comparable to the adjacent residential neighborhoods along Pierce Park Lane. The properties to the north are zoned R-1B and the neighborhoods to the south and across Pierce Park Lane are zoned R-1C. Several of the adjacent properties to the east and south are zoned RUT (Rural-Urban Transition). These will most likely be annexed as single-family residential (R-1A or R-1B) zoning in the future. Therefore, the annexation will maintain and preserve compatibility of the surrounding neighborhood. The annexation does not constitute leap-frog development, since the site abuts the city limits on three sides. The property is served with the necessary utilities and within the Boise Sewer Planning Area.

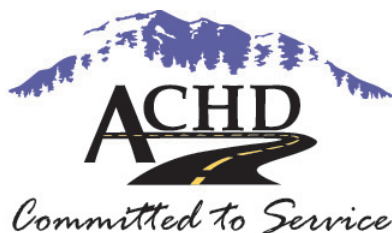
The requested R-1B zoning will help promote a mix of housing types and lot sizes that maintain the areas diverse character (*Principle NW-CCN 1.3*). The R-1B zoning standards and density will encourage residential infill that complements the surrounding neighborhood to the north, south and west. Due to the area's proximity to Pierce Park Lane and Hill Road the large parcels to the east, northeast and south are anticipated to be developed in a similar fashion. The increase of residential density is needed in this location to better support public transit, which operates along Pierce Park Lane. Bus route #10 maintains a stop at the intersection of Pierce Park Lane and Tobi Drive adjacent to the subject property. The Comprehensive Plan promotes development patterns that support existing transit routes (*Principle CC9.1*).

The office zones (N-O and L-O) are also potential zones given the properties land use designation. However, due to the site's location within an established residential area, office zoning is not feasible. In addition, these zones allow for higher density residential development (43.5 Units /Acres) with small setbacks and larger buildings heights. It also has the potential of introducing uses that are not compatible with the surrounding residential properties.

FINDINGS

Section 11-03-04.15 (6a)

- i. Incorporate the Boise sewer planning area.*
The subject property is located in the Boise Sewer Planning Area.
- ii. Honor negotiated area impact agreements.*
The site is within the Area of Impact and it is also adjacent to City Limits.
- iii. Attempt to balance costs of service with anticipated revenues.*
The annexation should have minimal impact on cost of services since it is directly adjacent to the city limits to the north, south and west.
- iv. Promote other goals of population balance, contiguous development and prevention of costs due to leap frog development.*
The annexation will have no impact on the population balance. The project consists of parcels adjacent to previously annexed properties.



John S. Franden, President
Mitchell A. Jaurena, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

Date: August 12, 2014

To: Judith Balkins
Lucilrose, LLC
1606 Ridgecliff Lane
Boise, ID 83702

Subject: BOI14-0097/CAR14-00015
6012 & 6050 N Pierce Park Lane
Annexation and Rezone

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Stacey Yarrington
Planner III
Development Services

CC: Project file,
City of Boise, via e-mail
Tealey's Land Surveying (Donna Ahmed), via e-mail

Traffic Information

This development is not estimated to generate any additional vehicle trips per day, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Pierce Park Ln	175-feet	Collector	73	Better than "D"

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Pierce Park Lane south of Hill Road was 1,524 on October 16, 2013.

BOISE CITY PUBLIC WORKS DEPARTMENT**DEPARTMENT CORRESPONDENCE**

Date: August 7, 2014

To: Boise City Planning & Zoning

Re: CAR 14-00015; 6012 & 6050 N. Pierce Park Ln.

CONDITIONS OF APPROVAL**SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

No comment.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –**OTHER COMMENTS –**

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

cc: Applicant

☒ BOISE CITY APPLICATION

☐ ADA COUNTY APPLICATION

APPLICANT: LUCILE ROSE, LLC

REPRESENTATIVE: DONNA AHMED

LOCATION: 6012 E 6050 N PIERCE & PARK LN

☒ MARK J.
☒ Mike Sheppard
☒ BEV M.
☒ Mike Hedge
☒ BRIAN M. *JCT*
☒ WALT B.
☐ LORI
☐ ROB B.
☐ Mike Sheppard
☐ LORI

1. CU, DR, OR PDR NUMBER: CAR 14 - 00015

2. SEWER CONDITIONS: NO COMMENT

3. DRAINAGE/STORMWATER REVIEW: NO COMMENT JCT

4. STREET LIGHT CONDITIONS: No Comment

5. PERSON MAKING OTHER COMMENTS: _____

6. OTHER COMMENTS: _____

7. FILE NAME: _____



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

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www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

August 5, 2014

Scott Spjute
PDS – Current Planning

Re: Annexation/Rezone Application; CAR14-00015
6012 N. Pierce Park Lane

Dear Scott,

This is a request to annex 16.3 acres of land in the area of 6012 N. Pierce Park Lane.

The annexation area in question is currently served by both the North Ada County Fire Protection District. Upon annexation it will be served by the Boise City Fire Department (BFD).

All areas within the City of Boise should be within 1½ miles or 4 minutes of a fire station. This parcel is currently greater than the maximum distances. Fire Station 13, currently proposed on Pierce Park Lane, will respond to this area when constructed and should meet response distances.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department