



City of Boise
Ordinance
Zoning/Rezoning

**Planning and Development
Services**
150 N Capitol Blvd
Boise, ID 83702
1-800-377-3529

TO: Mayor and Council
FROM: Hal Simmons, Planning and Development Services
NUMBER: **ORD-47-14**
DATE: October 15, 2014
SUBJECT: CAR13-00021 / Owyhee Place, LLC

BACKGROUND:

On August 4, 2014 the Planning and Zoning Commission recommended approval (consent agenda 5 minutes)

On October 7, 2014 the Boise City Council Approved CAR13-00021

FINANCIAL IMPACT:

None.

ATTACHMENTS:

- Exhibits A and B (PDF)
- Legal Notice (PDF)

CITY OF BOISE

Ordinance NO. ORD-47-14

BY THE COUNCIL

CLEGG , JORDAN, MCLEAN,
QUINTANA, AND THOMSON

AN ORDINANCE (CAR13-00021 FOR PROPERTY LOCATED AT 1109 W. MAIN STREET AND 1201 W. GROVE STREET) AMENDING THE PARKING OVERLAY ZONE OF THE CITY OF BOISE CITY TO CHANGE THE OVERLAY OF REAL PROPERTY PARTICULARLY DESCRIBED IN SECTION ONE OF THIS ORDINANCE FROM P-2 TO P-1; SETTING FORTH A REASONED STATEMENT IN SUPPORT OF SUCH ZONE CHANGE; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That the parking overlay zone of the following described lands within the City of Boise City, Idaho, as set forth in Exhibits A (Map) and B (Legal Description) are amended and reclassified from P-2 to P-1, pursuant to the procedures and requirements of Title 67, Chapter 65, Idaho Code, Title 11, Chapter 6, Boise City Code, and the Boise City Comprehensive Plan, as a result of changed circumstances and to promote the public health, safety and welfare.

Section 2. Pursuant to Idaho Code § 67-6535, the Boise City Council hereby adopts the following Reasoned Statement:

Reasoned Statement

Principle NAC11.3 provides direction to remove barriers and update zoning districts to reflect the goals and policies of the Comprehensive Plan. *Principles DT-PKG1.2, 1.5 and 1.6* recognize on-street and structured facilities are more appropriate than surface parking lots. Reduced parking requirements and expansion of the parking overlay districts are mentioned as specific tools to achieve this vision. The change will benefit the general public by promoting downtown urban building and site designs. These designs will improve the pedestrian environment and promote mixed-use development with residential housing in the downtown area. This will allow people to live closer to the city's regional activity center, which includes employment, retail stores, restaurants and public transit. The changes will not result in compatibility issues with either existing uses or anticipated development in the area. The property is located on the border of the P-1 parking reduction district and is within the downtown area. It is three blocks away from the downtown core and its associated amenities (retail stores, restaurants, public transit, public parking and employment).

Section 3. The zoning maps of the City of Boise City, Idaho, are hereby changed, altered and amended to include and insert the real property described in Exhibits A and B hereof in the land use classification therein described.

CITY OF BOISE

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

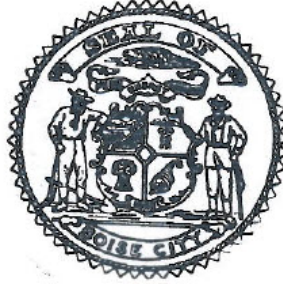
ADOPTED by the Council of Boise City, Idaho, on December 16, 2014.

APPROVED by the Mayor of the Boise City, Idaho, on December 16, 2014.

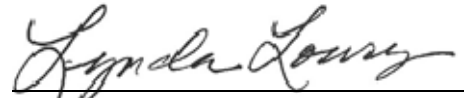
APPROVED:



David H. Bieter, Mayor

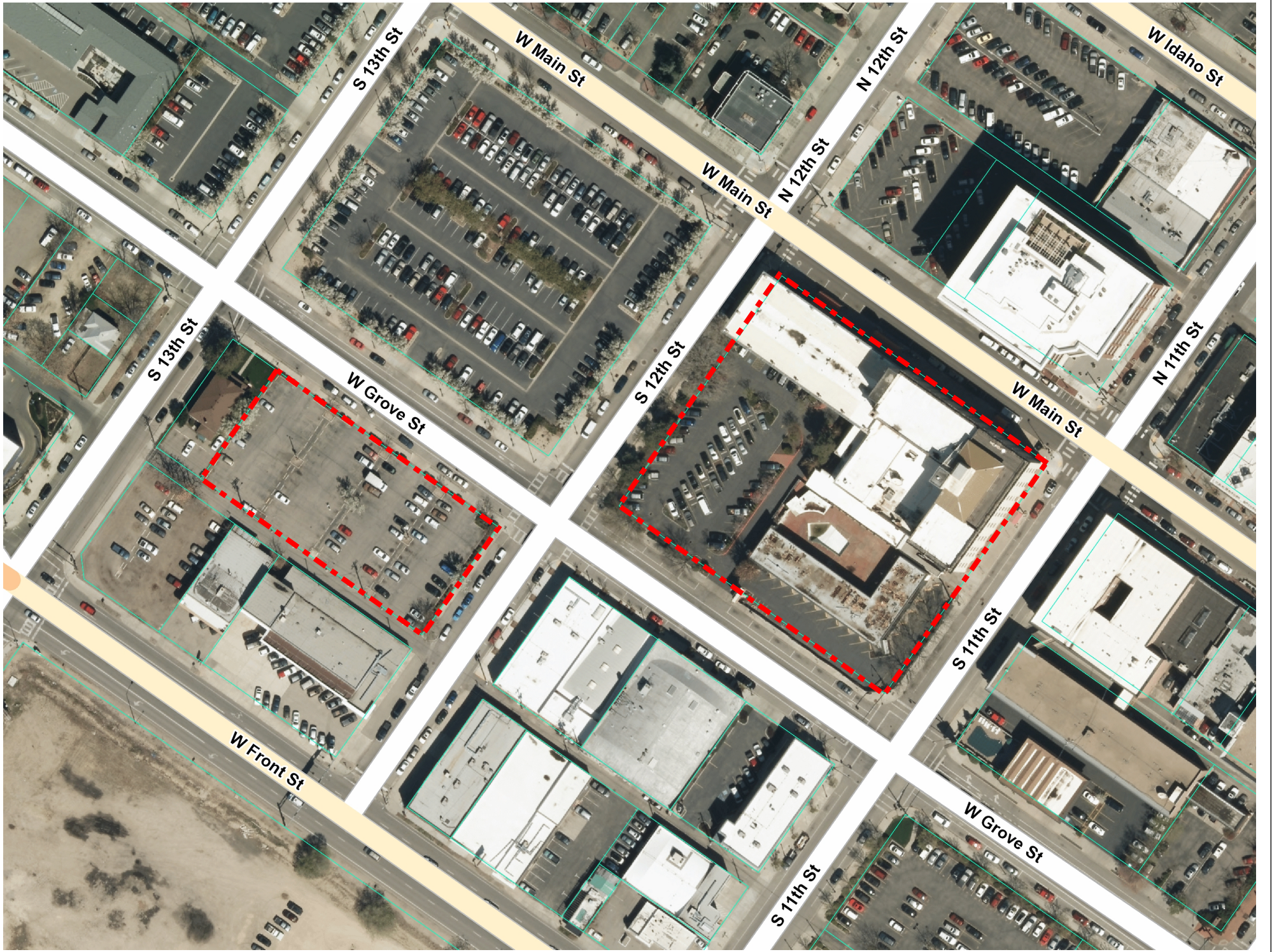


ATTEST:



Lynda Lowry, Ex-Officio City Clerk

Exhibit A



S 13th St

W Main St

N 12th St

W Idaho St

S 13th St

W Grove St

S 12th St

W Main St

N 12th St

N 11th St

W Main St

W Front St

S 11th St

S 11th St

W Grove St

Exhibit B

Legal Descriptions

Subject Property -1109 West Main Street

Block 12 and vacated ally; BCOT

Subject - 1201 West Grove Street

Lots 8 through 12 Block 17; BCOT

LEGAL NOTICE
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ADOPTED by the Council of Boise City, Idaho, on December 16, 2014.
APPROVED by the Mayor of the Boise City, Idaho, on December 16, 2014.

APPROVED:
David H. Bieter, Mayor

ATTEST:
Lynda Lowry, Ex-Officio City Clerk

Pub. Dec. 29, 2014

0001479472-01