



Planning & Development Services

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MEMORANDUM

MEMO TO: Planning and Zoning Commission

FROM: Todd Tucker, Associate Planner
Boise City Planning and Development Services

RE: CAR14-00015
6012 and 6050 N. Pierce Park Lane

DATE: April 6, 2015

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.

Public Notification

Neighborhood meeting conducted: July 10, 2014
Newspaper notification published on: November 18, 2014
Radius notices mailed to properties within 300 feet on: November 17, 2014
Public notice posted on-site on: October 14, 2014

This request is an annexation of approximately 16.2 acres located at 6012 and 6050 N. Pierce Park Lane with R-1B (Single Family Residential - 4.8 DU/acre) zoning. The Planning and Zoning Commission originally heard this item on September 15, 2014, and recommended approval of the annexation request to the City Council with R-1A (Single Family Residential – 2.1 DU/acre) zoning. In response, the applicant provided additional information demonstrating that the greater surrounding area has primarily been zoned R-1C and developed with a higher density than the recommended R-1A zone.

Based on this information, the Commission decided to reconsider the annexation at the October 6, 2014 hearing. As per the original project report, the Planning Team recommends approval of the annexation with R-1B zoning. The following documents are attached for your review.

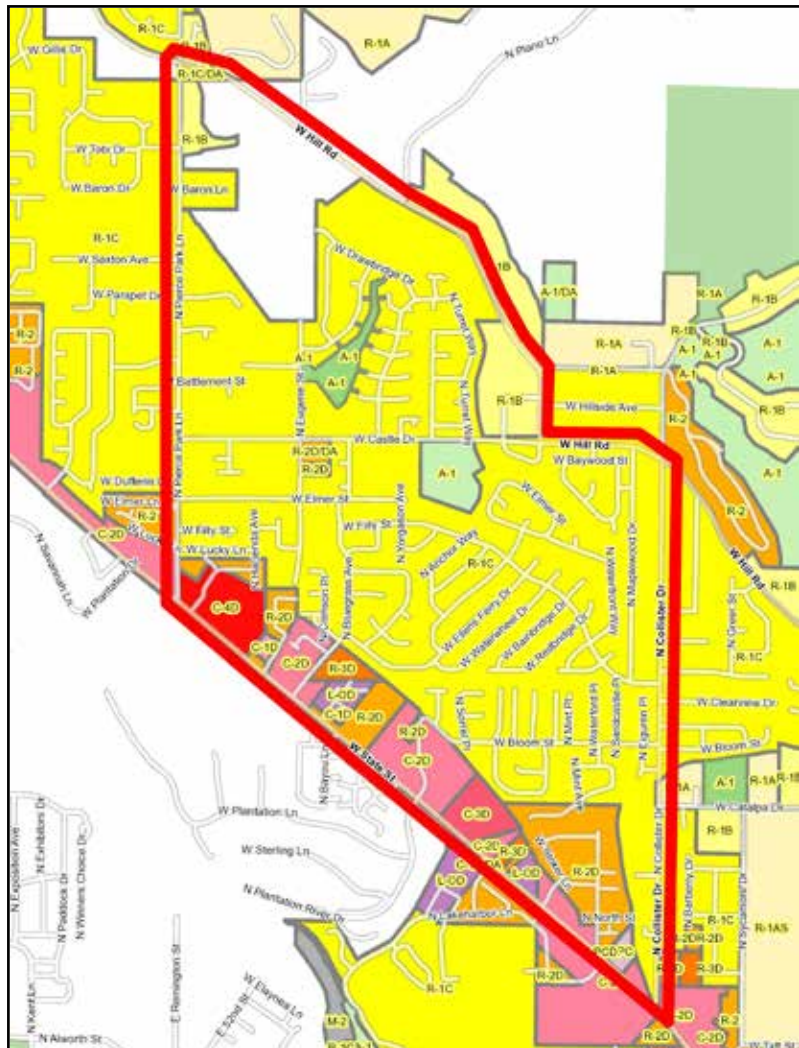
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Analysis

This analysis will focus on the reasons why the requested R-1B zone is more appropriate than the R-1A zone recommended by the Planning and Zoning Commission. The Commission's main concern with annexing the site with R-1B zoning was the potential for the property to be developed at its maximum density (i.e. a total of 78 dwelling units) without any additional review. In particular, their concern is that a development with the maximum density would require only a standard subdivision application. A standard subdivision would limit the Planning Team and Commission's ability to review the project for building and site design. As such, the Commission requested the applicant present a site layout and project plan so they can review the future development. On January 27, 2015 a conditional use permit for a planned residential development (PUD15-00001) comprised of 58 detached single-family lots with an associated preliminary plat (SUB15-00002) was submitted. Later, on March 17 a revised PUD and preliminary plat were submitted with 62 detached single-family lots. These applications will be also be heard at the April 6th Planning and Zoning Commission meeting. The proposed development has a residential density of 3.84 dwelling units per acre which is approximately the average of the density allowed between R-1A (2.1 DU/Acre) and R-1B (4.8 DU/Acre).

As demonstrated by the applicant, the general area surrounding the subject property is zoned R-1C and has been developed with a density consistent with this zone. In the area bordered by Hill Road to the north, State Street to the south, Pierce Park on the west, and Collister to the east there is not one property that is zoned R-1A and only two small areas are zoned R-1B. The vast majority of properties are zoned R-1C. Even the neighborhood adjacent to the southwest along Pierce Park Lane is zoned R-1C, although it has been developed at a much lower density. The requested R-1B zone is also consistent with the properties adjacent to the north, along Pierce Park Lane. These adjacent properties were just annexed into the city with R-1B zoning.



The associated planned unit development and subdivision plat include numerous recommended conditions of approval that will insure impacts from this property are mitigated which addresses some concerns expressed by Commissioner Gillespie at the September 15, 2014 hearing.

“I’m concerned about bringing it in as R-1B because if you look at the property, it’s going to be a problem. It’s got a canal around the whole north and east side of it. It’s got a golf course to the south and the access is going to be a big issue. I think there’s going to be a lot of traffic if it’s too dense. I really want to make sure we get a look at whatever goes in there and we’re not in the old “we have to approve it because the subdivision complies” problem. I’m going to move we annex this as R-1A.”

Policy CC9.1 promotes development patterns that support existing transit routes. The requested R-1B zone would support public transit with a higher density development pattern that is similar to the surrounding neighborhood. *Objective 6.6* of the Collister Neighborhood Plan encourages the use of public transit. The requested R-1B zone could increase ridership of the public transit in the area. The nearest bus stop for Bus Route #10 is located adjacent to the site and across Pierce Park Lane. In addition, Valley Regional Transit has required the developer to provide space along Pierce Park for a future transit stop with the associated planned unit development. This is supported by *Policy CC9.2(c)* that encourages enhancements to the appearance of transit stops through the installation of shelters and benches at stops and stations in neighborhoods and business areas.

In conclusion, the applicant has addressed the Commission’s concerns regarding how the property will be developed by applying for a planned unit development. As previously stated, the PUD is comprised of 62 detached single-family homes with a density of 3.84 dwelling units per acre. Based on the findings included in the September 15, 2014 project report, the Planning Team recommends approval of the annexation with R-1B zoning, as per the following reason statement:

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’s 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.



September 25, 2014

RE: CAR14-00015 / 6012 & 6050 N. Pierce Park Ln

Request for rehearing:

Given the numerous discussions with the City planning staff, recent adjacent zoning decisions, and the surrounding neighborhoods, the applicant believed the Planning and Zoning Commission had the necessary information to support R-1B zoning for the above referenced Decision. The applicant disagrees with the R-1A zoning decision. The applicant respectfully requests that the Planning and Zoning Commission rehear the request and provide the Commission's review and advice on three items the applicant intends to present to the Boise City Council related the Commission's decision to approve the request with R-1A zoning.

First, given the potential to withdraw of the entire application, the applicant expects to request that the Boise City Council members comment on the potential zoning options and then request that the Council send it back to staff to work with the applicant for a comprehensive review of the zoning questions they raise in their comments. Specifically, this is an opportunity for the staff and applicant to respond to any of the City Council members questions about the advantages of this area of the City being zoned R-1C over the long term. This region of the City already has multiple neighborhoods with R-1C zoning, including adjacent property to currently non-annexed properties. It would be useful to understand under what circumstances, if any, the City Council would support R-1C for these areas, as they are annexed into the City. The applicant believes that R-1C zoning is more consistent with the objective of obtaining higher density closer to downtown, in an area with established connector and arterial streets, very close to a soon to be built new fire station on N Pierce Park Lane, within biking distance of well-established neighborhood commercial development and already served by public transportation and strong schools. Long term, the unincorporated properties in this region may be annexed and many of them may eventually be zoned R-1C. The applicant is prepared to work with the planning staff to address the City Council member's questions about the zoning priorities, with a long-term objective. The applicant supports City Council sending it back for further review with an indication of City Council member's preferences and suggestions.

Second, the applicant will ask the City Council (and the Planning and Zoning Commission during a rehearing, if available) to clarify if an applicant is expected to present a specific development plan in order to obtain a R-1B or R-1C zoning in connection with the applicant's annexation request. It appears that without a specific plan, the uncertainty of the final density and lot placement makes it difficult to

address all the questions asked. As indicated in the application, the applicant is not a developer and at this time has elected not to work with a developer to present a specific plan in making the application.

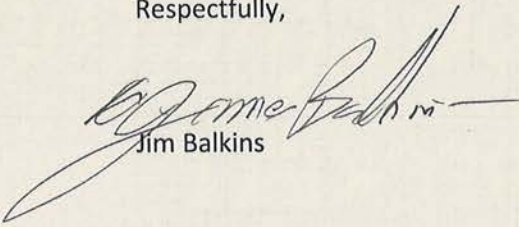
Third, the applicant's interests are currently much better served to continue as an unincorporated property in Ada County, instead of suffering the significant economic detrimental position of annexation with R-1A zoning. Therefore the applicant is only proceeding with the application to the City Council on the assurance of the City staff that the Applicant is permitted (and expected) to withdraw the application (even after the City Council decision) if the City Council's determination is for R-1A zoning. The applicant has no intention of an annexation with R-1A zoning, and would not proceed with City Council hearing, if that is a potential outcome, without the ability to "withdraw" the application after the decision. The applicant did not discuss the adverse impact of the R-1A zoning during the Planning and Zoning Commission meeting since the suggestion for R-1A zoning was not raised until after the opportunity for public testimony closed. A rehearing by the Planning and Zoning Commission would provide the opportunity to address these concerns and firmness of the applicant on this issue.

Again, we respectfully request the opportunity for the Planning and Zoning Commission to rehear this application before proceeding to the Boise City Council on these issues.

Thank you for your consideration.

Please see attached zoning map.

Respectfully,



Jim Balkins

CAR14-00015 / JUDITH BALKINS

Location: 6012 N. Pierce Park Lane and 6050 N. Pierce Park Lane

ANNEXATION OF 16.3 ACRES LOCATED AT 6012 AND 6050 N. PIERCE PARK LANE WITH R-1B (SINGLE FAMILY RESIDENTIAL-4.8 UNITS/ACRE) ZONE.

David Moser (Current Planning) – The application is a request to annex a 16.3 acre site located at 6012 and 6050 Pierce Park Lane with R-1B zoning. The site contains 2, single-family homes with associated out buildings, as you can see from the aerial photograph. The site is also located along Pierce Park, just south of Hill Road.

The property is located within the area of impact and adjacent to city limits. It is currently zoned R-6, R-1 and RUT in the county. The applicant is requesting R-1B zoning in the City which will allow for a density of 4.8 units per acre. This request in density is similar and compatible with the adjacent neighborhood along Pierce Park Lane. The property to the north is in the City and is zoned R-1B. The neighborhoods to the south and across Pierce Park Lane are zoned R-1C. Therefore, the annexation will maintain and preserve compatibility with the surrounding neighborhoods since it is similar. The properties which are currently in Ada County to the east and south will most likely be annexed in with either an R-1B, or an R-1A zoning since it's designated as large lot residential in the Comprehensive Plan, thus promoting and encouraging further compatibility of the requested zone.

As already stated, the applicant is requesting R-1B zoning and has no specific development plans at this time. The annexation is basically to facilitate future residential development. The Planning Team did receive a letter of opposition to the annexation. This letter was received late and unfortunately we didn't have time to include it into the project report. It was sent to the Commission for your consideration so you should have received it. The neighbor's concerns are focused on two points. These points are the annexation of the subject property would eventually result in their property being annexed. The neighbor who wrote this letter owns the property directly to the south which is the Pierce Park Greens Golf Course. In addition, their further concern was that the future subdivision and development could adversely impact the adjacent golf course, in particular, as it pertains to future street connections in the area. To address these two points I'd first like to note the large adjacent parcel to the south is in the area of impact and adjacent to city limits. Since it's in the area of impact, the adjacent property will eventually be annexed but I do not know when that will be. It's assumed any property in the area of impact will be annexed at some point in the future. Secondly, since there is no development application associated with this annexation request, the concerns regarding impacts from future developments will be better addressed when a development application is submitted. That will either be through a planned unit development (PUD), which would be heard before this Commission, a subdivision or possibly both. Therefore, the Commission may recommend to City Council to approve, deny, or recommend approval with a different zoning designation of this request. The Planning Team recommends approval of the annexation with the R-1B zoning.

Pat Tealey (Tealey's Land Surveying) – I am representing the applicants, Mr. Jim Balkins and his wife Judith. The applicant is here to answer any questions you may have that I can't answer. We had our neighborhood meeting on July 10, 2014 and the project complies with City Code.

At that time the neighbors to the south along Baron Lane expressed concerns with the rezone, mainly in relation to future developments. Again, we are not proposing any development at this time. We are just getting the zone for the property in place.

Directly to the north of us, you had a recent action of a rezone to R-1B this summer and we're asking for that same zone. Across the street from us is an R-1C development developed in the early 1990s. South and east of us is an R-1C development developed initially in the 1980s and 1990s. The property will be serviced by Pierce Park Lane. Pierce Park Lane has recently been improved this summer. There are adequate utilities in the road; sewer, water, gas and power. As you can see, this property has a single point of access at this time. However, roads are stubbed into the Pierce Park Greens property to the south for some type of future development. I'm sure that access from our property can be addressed at the time of development of that property.

Commissioner Gillespie – I have a question for David. David, if the R-1B is the assigned zoning and it were developed in the maximum extent of an R-1B designation, how many houses are we talking about on 16 acres?

David Moser – The R-1B allows for 4.8 dwelling units an acre.

Commissioner Gillespie – So about 5.

David Moser – Yes, if I had a calculator I could do the math.

Commissioner Gillespie – Times that by 16 is 80 houses.

David Moser – Yes, potentially you could develop the site with the max density but this can only be achieved through a Plan Unit Development.

Commissioner Demarest – David, in light of the letter we received you made the comment that because this is inside an area of impact, it could be annexed at some time in the future. There's nothing connected to the annexation of this property that would in any way automatically connected to a future annexation. Is that correct?

David Moser – That is correct.

Pat Tealey – In response to Commissioner Gillespie's question, the zone is R-1B which allows 4.8 units per acre. In a straight forward residential development, single-family with no conditional use, you can basically get 3 units per acre by the time you take out the roads and other amenities that will be part of this subdivision. Using the ultimate number could only be gained through a PUD, across the road to the south and east of densities that are at 8.5 units per acre.

PUBLIC TESTIMONY

John Treharne – I live adjacent to this property. I'm the president of our small subdivision home owner's association.

Commissioner Bradbury – We may not be on the same page. I’m asking if there’s a representative of a registered neighborhood association, which is a little different than your homeowners association.

John Treharne – I’m sorry, I misunderstood that.

Commissioner Gillespie – I think we’re looking for the Collister Neighborhood Association. The contact list provided by staff indicates Julie Klocke.

John Treharne – I’m sorry, I misunderstood.

Commissioner Bradbury – You’re not the representative of the neighborhood association, are you?

John Treharne – No, the homeowner’s association.

Commissioner Bradbury – It doesn’t look like there is anyone from the Collister Neighborhood Association so Mr. Treharne, go ahead. You’ll have three minutes to testify.

John Treharne – I’d like to say none of us are anti-development or anti-growth. We understood years ago that this property would be developed and we have no problem with that. Our only concern is the type of zoning if the property is annexed. We have acre lots in our subdivision, with 30’ setbacks and we’ve been very careful to set our neighborhood up properly. I understand under the zoning proposed people can build within 10’ of our property line and can build 3-story homes looking down into our property. That’s our concern. The annexation is not a concern. It’s the type of zoning which would be approved if it is annexed. We have no problem with a proper development going in there. The setbacks and heights of the property are our concerns.

Rob Anno – I’m representing my parents who are elderly, Tim and Maizie Mills. Basically, my concerns are what John talked about, the density. The density of even 3 homes, which is 50 homes on 16.3 acres, is something which seems awfully aggressive when you’re up to the south with homes that are all on roughly an acre with the 30’ setbacks. Again, in talking with my parents who are both 90, they’re not against development, they just want to make sure it’s appropriate for the area.

REBUTTAL

Pat Tealey – To address some of the concerns, the R-1B zone does carry the 30’ rear yard setback so we will be dealing with the same setbacks which are in their subdivision. The subdivision they are part of was developed around the late 1980s, 1990. They are comprised at 6, ¾ acre lots. After that was built all the R-1C surrounded it so I guess the pattern was set at that time. We are adjacent to the City. The adjacent City zone is R-1B, which is why we’re requesting it.

PUBLIC HEARING CLOSED

Commissioner Demarest – We’ve already had some clarification about the issue of setbacks in this rezone. Let’s imagine somebody did put forth a development on this property which had three-stories. My understanding is this would have to come back to us for consideration, is that correct?

Commissioner Bradbury – To do anything more than the typical R-1B subdivision requires a conditional use permit which would come back before us.

Commissioner Gillespie – I’d like to make a very short statement and then make a motion. I think this is a good chance for us to take our time. We have a broad leeway to bring this into the City within a wide range of zones. I’m concerned about bringing it in as R-1B because if you look at the property, it’s going to be a problem. It’s got a canal around the whole north and east side of it. It’s got a golf course to the south and the access is going to be a big issue. I think there’s going to be a lot of traffic if it’s too dense. I really want to make sure we get a look at whatever goes in there and we’re not in the old, we have to approve it because the subdivision complies, problem. I’m going to move we annex this as R-1A. If the development wants to have an R-1A subdivision, I think that would be acceptable, but if they want to do more density they can come back and ask us to rezone.

COMMISSIONER GILLESPIE MOVED TO RECOMMEND TO CITY COUNCIL APPROVAL OF CAR14-00015, ANNEXATION OF 16.3 ACRES LOCATED AT 6012 AND 6050 N. PIERCE PARK LANE WITH R-1A, SINGLE-FAMILY RESIDENTIAL ZONE.

COMMISSIONER DEMAREST SECONDED THE MOTION.

Commissioner Miller - I’d like to clarify a few of things. Upon annexation we do need to specify some zoning when the land is annexed, is that correct?

Commissioner Gillespie – Yes.

Commissioner Miller – The R-1B was requested by the annexation proponent, or was that staff’s recommendation?

Commissioner Bradbury – That was the applicant’s request.

Commissioner Miller – Looking at this map there are a tremendous number of zones. Obviously, they are all residential with a tremendous variety of densities in that area. Frankly, I support higher densities and would be supportive of high densities in this area, but I think there are some considerations here. I guess all this is to say I’m not opposed to higher densities but I will be supporting the motion.

Commissioner Bradbury – Commissioner Gillespie, remind me what you do with an R-1A. What is the density?

Commissioner Gillespie – The max is 2.1 units per acre. It doesn't change the setbacks or anything. It basically makes half acre lots. It extends the same density you see in those six properties on Baron Lane. You can always come back and say, this is what I want to do, here's a really cool development, or whatever. The trick is going to be dealing with getting people in and out of there. It's basically a flag lot. You can't go out north, east or south. They are going to have to go out through that little narrow isthmus. That's the trick of the development. If they can solve that at a higher density and we approve it, I'd be happy to change the zone and approve either the subdivision or a PUD.

ROLL CALL VOTE

COMMISSIONER GILLESPIE	AYE
COMMISSIONER DEMAREST	AYE
COMMISSIONER MILLER	AYE
COMMISSIONER BRANDBURY	NO

ALL IN FAVOR NONE OPPOSED, MOTION CARRIES.



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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

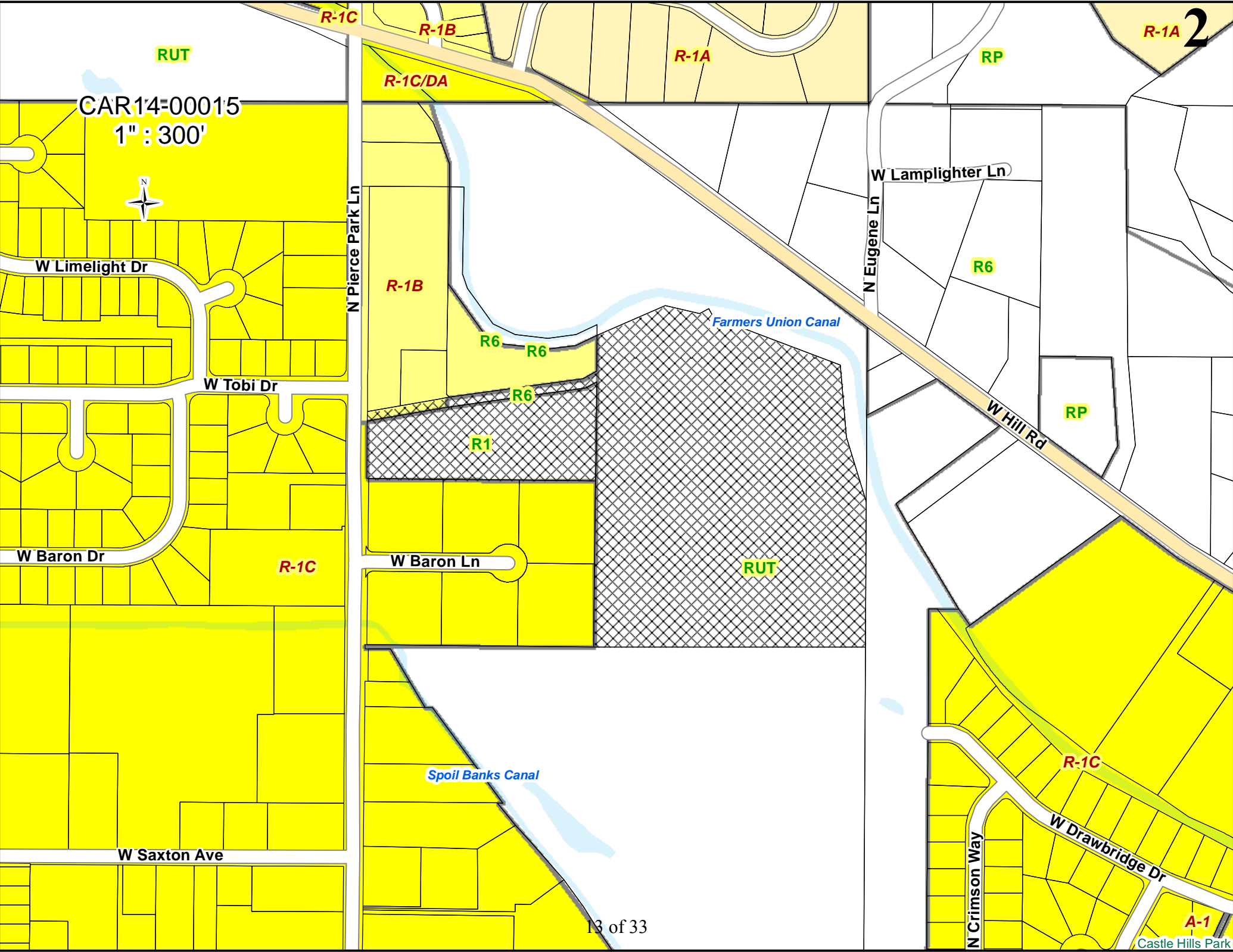
Approval of CAR14-00015

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 Baron Ln

W Saxton Ave

W Lamplighter Ln

N Eugene Ln

W Hill Rd

N Crimson Way

W Drawbridge Dr

R-1C/DA

R-1B

R-1B

R-1A

R-1A 2

RP

R6

RP

R6

R6

R6

R1

RUT

Farmers Union Canal

Spoil Banks Canal

R-1C

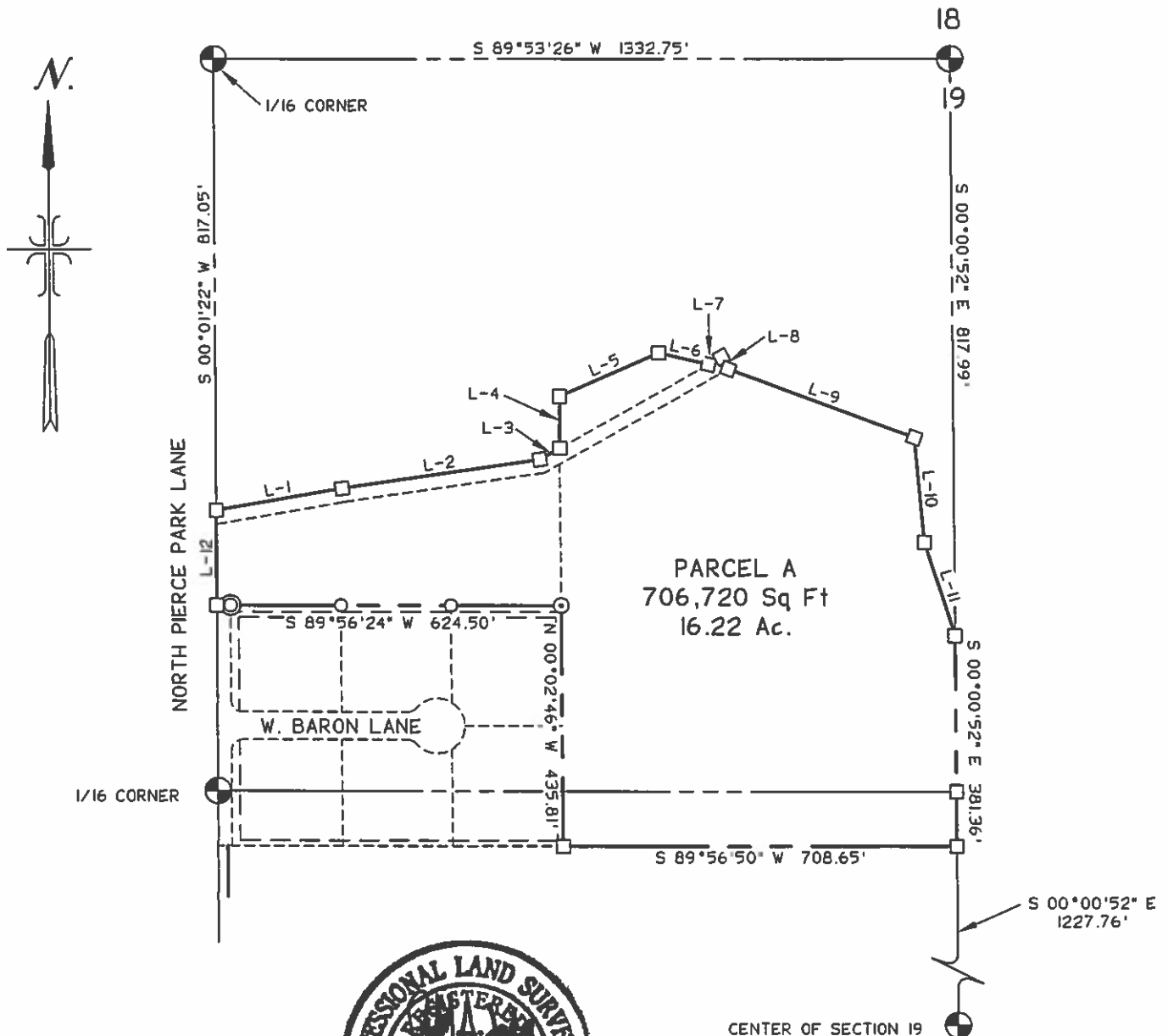
A-1

Castle Hills Park

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

3853-onnex.dwg 07-28-14 09:19:42 jcex

CAR 14-00015



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



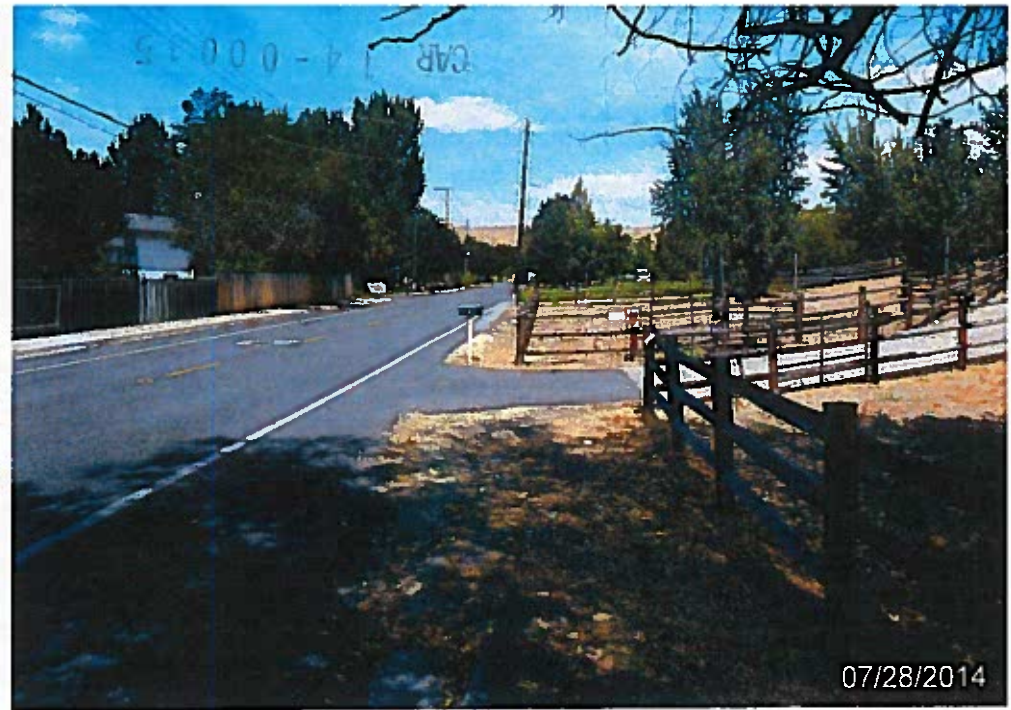
EAST BOUNDARY OF 6050 PIERCE PARK



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: Piercepark 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**



www.cityofboise.org/pds
City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
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

Annexation & Rezone Application (3)

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.

CAR 14-00015

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



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

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

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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.

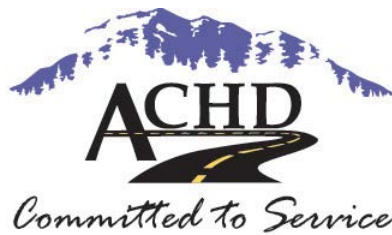
The requested R-1B zoning will help promote a mix of housing types and lot sizes that maintain the areas diverse character (*Principle NW-CCN 1.3*). The R-1B zoning standards and density will encourage residential infill that complements the surrounding neighborhood to the north, south and west. Due 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,

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

☒ 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

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333 N. Mark Stall Place
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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