



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-1-17**
DATE: November 30, 2016
SUBJECT: CAR15-00029 / Corey Barton Homes Inc. / Ordinance

BACKGROUND:

On October 3, 2016 the Planning and Zoning Commission recommended approval of CAR15-00029.

On November 29, 2016 the Boise City Council approved CAR15-00029.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

- Exhibit A (map) (PDF)
- ORD 1-17 Legal Notice (PDF)

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Ordinance NO. ORD-1-17

BY THE COUNCIL

CLEGG , JORDAN, LUDWIG, MCLEAN,
QUINTANA, AND THOMSON

AN ORDINANCE (CAR15-00029 / COREY BARTON HOMES, INC.) AMENDING ZONING CLASSIFICATIONS OF THE CITY OF BOISE CITY TO CHANGE THE CLASSIFICATION OF REAL PROPERTY PARTICULARLY DESCRIBED IN SECTION ONE OF THIS ORDINANCE FROM A-2 (OPEN LAND) TO SP-03 (SYRINGA VALLEY SPECIFIC PLAN) TO INCLUDE A NUMBER OF SUBDISTRICTS WITH A RANGE OF USE ALLOWANCES AND DIMENSIONAL STANDARDS; 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 land use zoning classification of the following described lands within the City of Boise City, Idaho, as set forth in Exhibit A (Map) are amended and reclassified from A-2 (Open Land) to SP-03 (Syringa Valley Specific Plan). The new zone will include a number of subdistricts with a range of use allowances and dimensional standards, 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

The rezone is consistent with the goals, objectives and policies of the Comprehensive Plan. *Policy NAC7.1* encourages a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres. The specific plan provides a mix of housing types and products within its neighborhoods to help promote a community feel. The rezone is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties. The majority of the surrounding property to the northwest is currently developed with single-family residential homes. The specific plan includes adequate provisions for utilities, services, roadway networks and emergency vehicles access, and public service demands will not exceed the capacity of existing and planned systems. Public utilities are available to the site and the applicant will be extending those utilities throughout the development. No commenting agency has indicated that the specific plan will place a burden on the public infrastructure in the area. The specific plan will enhance the potential for superior

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urban design and land use in comparison with development under the base district provisions that would apply if it were not approved. The property is identified as Planned Community on the Land Use Map. Approval of a specific plan is the mechanism the applicant has used to facilitate a planned community. The specific plan has language that regulates the design of the development. It will insure a cohesive development pattern and continuity throughout the specific plan area.

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 Exhibit A hereof in the land use classification therein described.

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 January 31, 2017.

APPROVED by the Mayor of the Boise City, Idaho, on January 31, 2017.

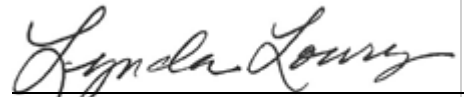
APPROVED:



David H. Bieter, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk