



July 26, 2019

Celine Acord
 Current Planning/Subdivision Manager
 City of Boise
 150 N. Capitol Blvd.
 Boise, ID 83702

RE: 11532 W. Joplin Road | Boise, ID REVISED
 Annexation & Rezone with Development Agreement Application

Dear Ms. Acord,

We represent Joplin Pond LLC, owners of the Property located at 11532 W. Joplin Road in Boise. Joplin Pond, LLC recently acquired the property. The Property consists of two parcels and is located on the north side of Joplin Road, west of Aspen Street. The property includes:

Parcel	Address	Size	Zoning
S0522347010	11532 W. Joplin Road	26.07 acres	RUT (Ada County)
S0522347050	11532 W. Joplin Road	4.91	RUT (Ada County)

Total: 30.98 acres



Vicinity Map

The Property is developed with a single-family manufactured home and several outbuildings and shops. A large percentage of the property is covered with two ponds.

The surrounding properties include highway construction yards, gravel pits, batch plant, rock crushing and hauling. The Boise Watershed / Sewer treatment plant is northwest of the property.

To redevelop the property, consistent with Blueprint Boise, the owners are pleased to submit an annexation and rezone application for the parcels. The annexation and rezone would change the property's existing zoning from RUT in Ada County to M-2-DA in the City of Boise.

Annexation:

Per the city's comprehensive plan known as Blueprint Boise, the Property is located in the City of Boise's Area of Impact and is also contiguous to Boise's City Limits. The annexation request meets the City's criteria and goals for orderly growth.

Rezone:

The rezone application from RUT to M-2 DA, is consistent with Blueprint Boise and the Land Use Map which identifies the Property as Public / Quasi-Public. The City has determined, and the comprehensive plan states the M-2 zone is in accord with the Public / Quasi-Public land use designation. The proposed rezone will allow redevelopment of the Property with a Construction Contractor office, yard, and shop in phase 1. Future phases are proposed to accept fill material to fill or partially fill the ponds.

The Development Agreement is proposed to limit the allowed uses in the M-2 zone.

The redevelopment is consistent with the Blueprint Boise Goals and Policies. It maintains and preserves compatibility of surrounding zoning and development as the surrounding properties are sand, gravel, and pit mining operations, crushing and hauling operations, and asphalt and concrete batch plants.

Compliance with Blueprint Boise further demonstrates that the proposal is in the best interest of the public and meets the rezone criteria of Boise City Code.

Thank you in advance for your consideration and support. We look forward to working with City staff to address any questions and to create a development that will fit with and complement the existing uses in the area.

Sincerely,



Tamara Thompson
Director of Client Services

The Land Group, Inc.