Planning & Development Services

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

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

Planning Division Transmittal

File Number: CAR16-00025

X-Ref: -

Address: 2370 S MAPLE GROVE RD

Applicant: PHOENIX COMMERCIAL CONSTRUCTION

Hearing Date: Oct. 3, 16

Hearing Body: PZC

Transmittal Date: 08/11/16

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels and Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by email, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☐ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☐ Public Works-Haley Falconer
- ☐ Public Works-Jason Taylor
- ☒ Public Works-Jim Wyllie
- ☒ Parks-Jennifer Tomlinson
- ☐ Forestry
- ☐ City Clerk-Susan Churchman
- ☒ Airport
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control
- ☐ Legal
- ☐ PDS-Subs Group
- ☐ PDS-GAP Planner-____
- ☐ PDS-Building Dept
- ☒ PDS-Noticing Copy

ADA County

- ☒ ACHD
- ☐ Commissioners
- ☐ 911 (Sheriff Dispatch)
- ☐ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☒ COMPASS-Carl Miller
- ☐ COMPAS-Eric Adolfson
- ☐ Parks & Waterways-Scott Koberg

Idaho State

- ☐ Transportation District III
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☒ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ West Ada School District

Sewer Districts

- ☐ West Boise Sewer

Utilities

- ☐ Idaho Power
- ☐ Century Link
- ☐ United Water
- ☐ Chrevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☐ Board of Control
- ☐ Drainage District # ____
- ☐ Other ____

Miscellaneous

- ☐ Boise Postmaster
- ☐ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Valley Reg. Transit
- ☐ Other____

Neighborhood Associations

- ☐ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Highlands
- ☐ Hillcrest
- ☐ Lusk District
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☐ Pierce Park
- ☐ Quail Ridge
- ☐ Somerset
- ☐ South Boise Village
- ☐ South East
- ☐ Sunrise Rim
- ☐ Sunset
- ☒ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Downtown
- ☐ West Valley

Annexation & Rezone Application Form

PDS Department Application # 105

Case #: CAR16-00025

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: 2370 Prefix: S Street Name: Maple Grove

Subdivision: N/A Block: ___ Lot: ___ Section: ___ Township: ___ Range: ___

***Primary Parcel Number:** S1124325485 & S1124325570 Additional Parcels: Par # 5570 of NW4SW4

Applicant Information

***First Name:** Devan ***Last Name:** Robnett

Company: Phoenix Commercial Construction ***Phone:** 208-577-8063

***Address:** 3818 E. Newby St. STE101 ***City:** Nampa ***State:** ID ***Zip:** 83687

E-mail: Devan.robnett@gmail.com **Cell:** 208-577-8063 **Fax:** ___

Agent/Representative Information

First Name: Devan **Last Name:** Robnett

Company: ___ **Phone:** ___

Address: ___ **City:** ___ **State:** ___ **Zip:** ___

E-mail: ___ **Cell:** ___ **Fax:** ___

Role Type: ○ Architect ☒ Land Developer ○ Engineer ○ Contractor ○ Other

RECEIVED AUG 05 2016 DEVELOPMENT SERVICES

Owner Information

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

First Name: John Haddon **Last Name:** ___

Company: ___ **Phone:** ___

Address: 2370 S. Maple Grove **City:** Boise **State:** ID **Zip:** ___

E-mail: ___ **Cell:** ___ **Fax:** ___

Date Received: ___

Revised 10/2008

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 16-00025

1. **Neighborhood Meeting Held** (Date): 8/3/16

2. **Neighborhood Association**:

3. **Comprehensive Planning Area**:

4. **This application is a request to construct, add or change the use of the property as follows:**
Change use

5. **Type of Request:** (X) Rezone ( ) Annexation & Rezone

6. **Current Zone:** RI-A

7. **Requested Zone:** M-1

8. **Size of property:** 7.58 (X) Acres ( ) Square Feet

9. **Existing uses and structures on the property are as follows:**
House + Farm land

10. **Are there any existing land uses in the general area similar to the proposed use?**
If so, describe them and give their locations:
yes, the entire SE section of the area is already zoned RM-1D

11. **On what street(s) does the property have frontage?** Maple Grove

12. Adjacent Property Information

	Uses:	Zone:
North:	Residential	R-1A
South:	Industrial Power grid	A-1
East:	Land	R-1A
West:	Residential	R-1A

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

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

Light industrial use classified under the current M-1 uses such as self storage

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

Most of the area to the South east is already zoned to MID

CAR 16-00025

16. What Comprehensive Plan policies support your request?

The area is already supporting light industrial we are applying to make more of the area have the same use

Applicant/Representative Signature

8/5/16
Date

Print Form

We are applying to have the parcel at 2370 S. Maple Grove St. rezoned, according to the current zoning ordinance the parcel is zoned as an R-1A which is to be predominantly single family residential. Instead of applying for a comprehensive plan change which takes much longer than a rezone and offers much of the same use we are applying instead to rezone the parcel so that it can coincide with the surrounding land use. The property resides in a B-1 airport zone, making it noisy for the residents and it is not an ideal place to put residential housing. The current land use map shows that the property is located in an industrial land use zone, it is also shown on the city of Boise zoning map that much of surrounding area particularly to the East and Southeast are currently zoned and being used as M-1.

We have met with staff regarding rezoning the property from an R-1A residential to an M-1 industrial, we are applying for the rezone because we would like to put a more suitable use for the property that not only helps the residents in the area but also causes little to no problems for the surrounding neighbors. Staff felt good about our application for rezoning the parcel.

Having the current property rezoned to a proposed M-1 industrial works well due to the fact that the current overlay of the area is industrial, making it easier for the property to fit into the already assigned industrial zone. We have met with staff and they have stated that they would prefer not to put anymore residential property in the area. In applying for the M-1 zoning it gives us a wide range of options that offer low impact to the area, along with being low impact rezoning the parcel to an M-1 offers the what staff has mentioned could be the best use for the property. Not only are we applying to rezone the parcel to make it more practical for use, we are looking to provide the area with more usable space. Staff has stated that putting more residential housing under the airport zone is not ideal for the city, we are applying to give the parcel a better use for the city and the community around the parcel.