



City of Boise
Ordinance
First Reading

**Planning and Development
Services**
150 N Capitol Blvd
Boise, ID 83702
(208) 972-8531

TO: Mayor and Council
FROM: Leon Letson, Planning and Development Services
NUMBER: **ORD-53-19**
DATE: September 30, 2019
SUBJECT: CAR19-00011 / Ordinance

BACKGROUND:

On June 10, 2019, the Planning and Zoning Commission recommended approval of the rezone and attached Development Agreement.

On August 27, 2019, the City Council approved the rezone and attached Development Agreement.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

- CAR19-00011-Exhibit A (rezone map) (PDF)
- CC_Recorded Development Agreement_November 19, 2019_CAR19-00011 (PDF)

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Ordinance NO. ORD-53-19

BY THE COUNCIL

CLEGG, LUDWIG, MCLEAN, SANCHEZ,
THOMSON AND WOODINGS

AN ORDINANCE (CAR19-00011 FOR PROPERTY LOCATED AT 2004 N 28th STREET, BOISE, ID 83703) 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 SINGLE FAMILY RESIDENTIAL, COMPACT (R-1C) TO RESIDENTIAL TOWN LOT WITH A DEVELOPMENT AGREEMENT, COMPACT (R-1M/DA); 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 Single Family Residential, Compact (R-1C) to Residential Town Lot with a Development Agreement, Compact (R-1M/DA), 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 requested rezone meets the approval criteria of B.C.C. Section 11-03-04.03(C7). It is consistent with the Comprehensive Plan. The subject property is designated “Compact,” of which the requested R-1M zone is allowed. Furthermore, there are several principles within the Comprehensive Plan that encourage new housing that complements the surrounding neighborhood and does not require the costly extension of infrastructure (*Principles NAC3.1(a) and CC1.1*). *Principle NAC3.2* supports residential infill and redevelopment in areas identified as suitable for change within the “Areas of Stability and Change” map. This area of the North/East End Planning Area has been identified as anticipated for “Some Infill and Redevelopment.” The subject property is also located adjacent to a collector roadway (28th Street), which is intended to carry larger volumes of vehicle trips. Rezoning the property to allow more density along these roadways is in the best interest of the public as it will accommodate additional residents that can make use of existing services and amenities in the area. Finally, *Principles NAC4.4* and *NAC9.3* encourage the replacement of substandard housing units and the support of housing programs

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financed by other levels of government for low- and moderate-income individuals and senior citizens. The proposed project involves the replacement of six existing affordable housing units owned by the El-Ada Community Action Partnership that have been in existence since the 1950s and are in need of replacement.

The development agreement included in the application will ensure compatibility with the surrounding neighborhood as it includes specific design and layout requirements for various aspects of the development. These include a limit on the number of dwelling units as well as the location for a consolidated parking 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.