



City of Boise
Ordinance
First Reading

**Planning and Development
Services**
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Boise, ID 83702
(208) 972-8531

TO: Mayor and Council
FROM: Cody Riddle, Planning and Development Services
NUMBER: **ORD-54-19**
DATE: November 1, 2019
SUBJECT: CAR19-00016 / Ordinance

BACKGROUND:

On September 9, 2019, the Planning & Zoning Commission recommended approval of CAR19-00016 (must be heard with SUB19-00040). On October 29, 2019, City Council approved CAR19-00016 & SUB19-00040.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

- CAR19-00016 (Exhibit A rezone map) (PDF)

CITY OF BOISE

Ordinance NO. ORD-54-19

BY THE COUNCIL

CLEGG, LUDWIG, MCLEAN, SANCHEZ,
THOMSON AND WOODINGS

AN ORDINANCE REGARDING CAR19-00016 FOR PROPERTY LOCATED AT 1400 NORTH LIBERTY STREET; 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 MEDIUM DENSITY RESIDENTIAL (R-2) TO MULTI-FAMILY RESIDENTIAL WITH DESIGN REVIEW OVERLAY (R-3D); 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), attached hereto and incorporated herein, are amended and reclassified from Medium Density Residential (R-2) to Multi-Family Residential with Design Review Overlay (R-3D), pursuant to the procedures and requirements of Title 67, Chapter 65, Idaho Code, and of Title 11, Chapter 3, 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 proposed rezone is consistent with the approval criteria of Section 11-03-04.3(7)(c) of the Boise City Development Code. It is also consistent with the Comprehensive Plan as it designates the site as “High Density” on the Land Use Map and R-3D zoning is allowed within this designation. The proposed zone is compatible with surrounding zoning and development as other property zoned R-3D abuts the site to the southwest, and multifamily developments surround the site to the south, east, and west. The higher density allowed in the R-3 zone is supported by the site being within walking distance of transit service, Carrington College and numerous commercial and retail services.

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.