



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
JANUARY 14, 2014 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods
Vice-Chairman

City Council Liaisons

Suzanne Hawkins Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **December 5, 2013-Work Session**
December 10, 2013-Public Hearing
2. Approval of Findings of Fact and Conclusions of Law:
 - Castles Corner (SUP 12-10-13)
 - ProWest Engineers (SUP 12-10-13)
 - Cedarpark #10 (Pre-plat 12-10-13)

III. ITEMS OF CONSIDERATION: **NONE**

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to construct an 1824 sq. ft. detached accessory building for residential and personal use on property located at 1947 Brookstone Drive. c/o Ray and Kristy Pickett (app. 2610)
2. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from R-4 to R-B for property located at the northwest corner of Filer Avenue and Adams Street. c/o Gerald Martens for EHM Engineers, Inc. (app. 2611)
3. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue. c/o R. Thomas Ruby (app. 2613)

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VI. UPCOMING PUBLIC MEETINGS:

1. Public Hearing: January 28, 2014 6:00 PM City Council Chamber
2. Work Session: February 5, 2014 12:00 PM City Council Chamber

VII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



Public Hearing: **TUESDAY, January 14, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM IV-1

Request: Request for a Special Use Permit to construct an 1824 sq. ft. detached accessory building on property located at 1947 Brook Stone Drive within the Area of Impact. c/o Ray and Kristy Pickett (App 2610)

Time Estimate:

The applicant's presentation may take up to five (5) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: Land – 1.17 Acres, Bldg 1824 sq ft
Ray & Kristy Pickett PO Box 5858 Twin Falls, ID 83303 208-410-1448 Ray_pickett@hotmail.com	Current Zoning: SUI - AOI	Requested Zoning: SUP for a Detached Accessory Bldg greater than 1500
	Comprehensive Plan: Rural Residential	Lot Count: One (1) Lot
	Existing Land Use: Platted, undeveloped residential lot	Proposed Land Use: Single Family Dwelling and Detached Accessory Bldg
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: Brook Stone Drive, SUI - AOI, Platted Undeveloped Residential	East: SUI - AOI, Platted Undeveloped Residential
	South: SUI - AOI, Platted Undeveloped Residential	West: SUI - AOI, Platted Undeveloped Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2.2(B)6a, 10-4-2.3, 10-11-1 thru 8, 10-13-2.2	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have no impact on the City budget as this property is not located within Twin Falls City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to construct an 1824 sq ft detached accessory building in conjunction with a new single family dwelling, on Lot 16 Block 2 of the Stone Ridge Estates Subdivision, addressed 1947 Brook Stone Drive.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The Stone Ridge Subdivision went through the platting process throughout 2007 and 2008. Since that time, the required infrastructure improvements in Phase 1 of the project have been constructed and twenty nine (29) single family residential lots were available for sale. Numerous lots in Phase 1 currently have homes constructed on them.

Analysis:

The applicant has submitted a narrative detailing the proposed project. The applicants wish to construct a detached accessory building/shop in conjunction with a single family dwelling located within the Stone Ridge Subdivision. The applicants plan on using the building for personal storage and personal use. The applicant does not believe there will be any adverse effects on adjoining properties including noise, glare, odor, fumes or vibrations.

The location of the proposed building is within a platted subdivision that was approved by the Board of County Commissioners. The lot is zoned SUI within the Area of Impact, allowing for Single Family Dwellings and detached accessory buildings. Detached accessory buildings over fifteen hundred (1500) square feet require a Special Use Permit prior to construction in order to mitigate possible adverse effects on adjoining property owners.

City Staff will conduct a full review of the home and detached accessory building at the time of building permit for compliance with all applicable City Codes, including but not limited to Building, Fire, Zoning, and Engineering Requirements.

Possible Impacts: The accessory building as shown on the site plan and elevations has been designed to complement the main dwelling in architectural design, materials and size. It is reasonable to assume that the possible impacts to neighboring property owners will be minimal due to the surrounding development pattern. The SUI Zone was designed as a transition between agricultural uses and more dense residential neighborhoods. Large outbuildings or accessory structures are common in this zone and in this area.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed.
3. No building permit shall be issued for the detached accessory building until a building permit has been issued for the primary dwelling unit.
4. No letter of completion will be issued for Detached Accessory Building until the final Certificate of Occupancy is issued for the primary dwelling unit.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Subdivision Plat
5. Applicant Submitted Site Plan
6. Applicant Submitted Elevations
7. Site Photos (2)

November 27, 2013

City of Twin Falls
Community Development Services
PO Box 1907
324 Hansen St E
Twin Falls ID 83303

Attention: Jonathan Spendlove

Regarding: Application for special building permit

Ray and Kristy Pickett are applying for a special building permit for an 1824 sq. ft. shop to be built on Lot 16 in Block 2 of Stone Ridge Estates Subdivision, Twin Falls County (1947 Brookstone Ave). This document is one of the fulfillments for the application specifically number 4. Its purpose is for storage and personal use. There will be no effects on adjoining properties including noise, glare, odor, fumes, or vibrations. We look forward to moving out to Stone Ridge and expect compatibility not to be an issue.

Thank you for your time,

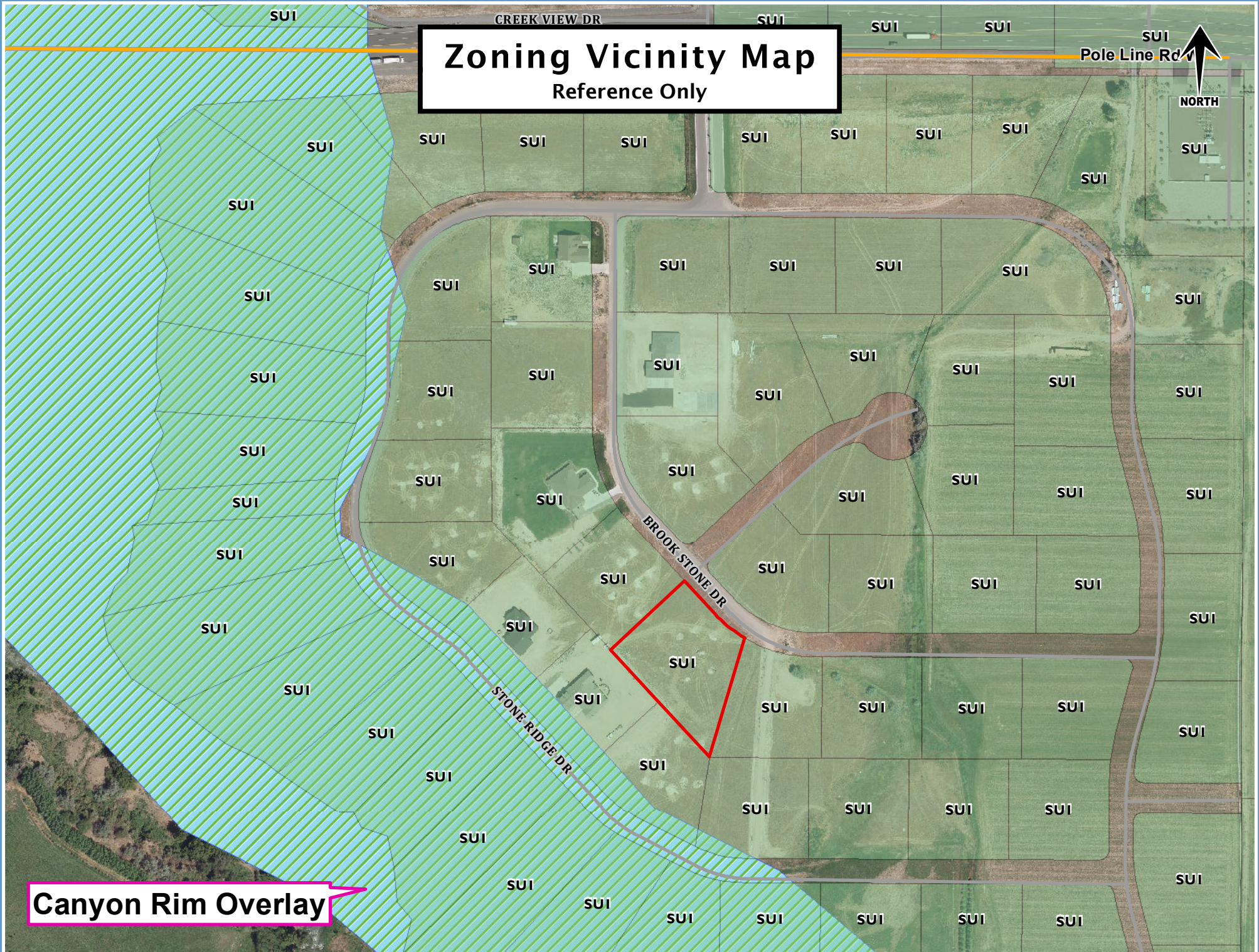
Ray and Kristy Pickett

Zoning Vicinity Map

Reference Only

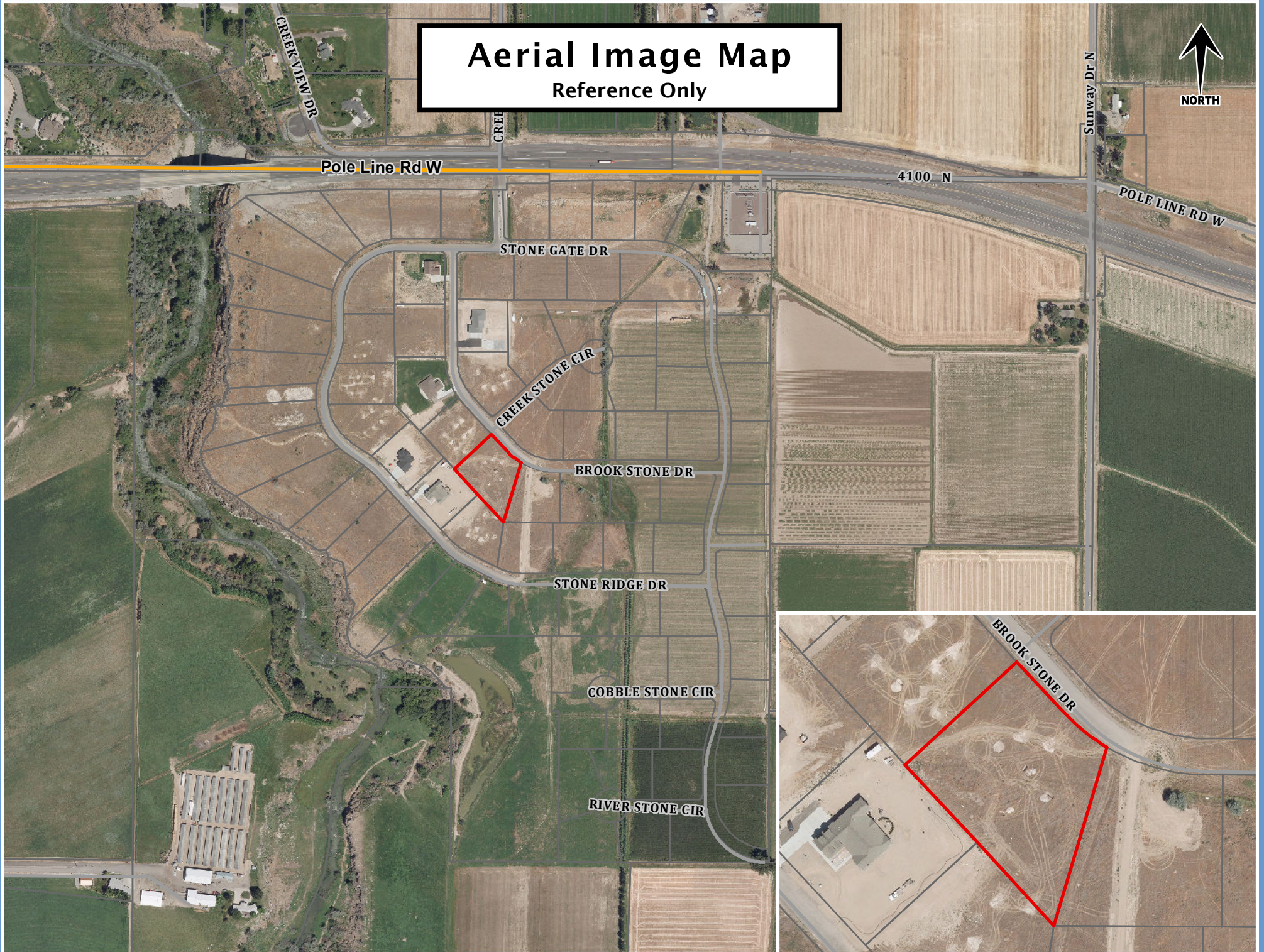
NORTH

Canyon Rim Overlay



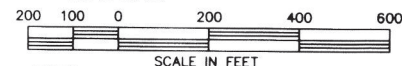
Aerial Image Map

Reference Only



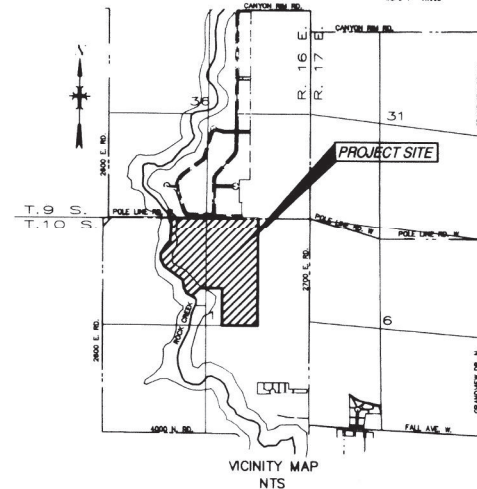
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD L.	CHD. BEARING
C1	336.48'	16302.46'	1°10'57"	168.25'	336.48'	S89°55'03"W

PLAT SHOWING
STONE RIDGE ESTATES SUBDIVISION
GOVERNMENT LOTS 2 AND 3, PART OF SW4 NE4 & PART OF SE4 NW4
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 16 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2008



- NOTES:
1. SEWER OR WATER SERVICE IS AVAILABLE. ALL LOTS WILL BE SERVED BY PRIVATE WELL AND INDIVIDUAL SEPTIC SYSTEMS WITH ADVANCED TREATMENT.
 2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
 3. LOTS FRONTING ON A STREET OR ROAD WITHIN STONE RIDGE SUBDIVISION ARE SUBJECT TO AN EASEMENT FOR UTILITIES, DRAINAGE'S AND IRRIGATION 15.00 FEET IN WIDTH LYING ADJACENT TO THE ADJOINING ROAD AND RIGHT-OF-WAY. LOTS ADJOINING THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE SUBJECT TO A 15.00 FEET EASEMENT FOR DRAINAGE, IRRIGATION, UTILITIES AND LANDSCAPING AS SHOWN. ADDITIONAL EASEMENTS FOR IRRIGATION AND UTILITIES ARE AS SHOWN.
 4. EACH LOT IN THIS SUBDIVISION WILL RECEIVE IRRIGATION WATER FROM A PRESSURIZED IRRIGATION SYSTEM. THE OWNER OF EACH LOT IS RESPONSIBLE TO PROTECT THE PORTION OF THE IRRIGATION SYSTEM ON HIS OR HER LOT AND ABIDE BY THE WATER USE SCHEDULE FURNISHED BY THE HOMEOWNERS ASSOCIATION.
 5. LOT 5 BLOCK 4 IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND PRESSURE IRRIGATION FACILITIES. THIS LOT SHALL NOT BE SOLD FOR DEVELOPMENT.
 6. LOT 9 BLOCK 9 IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION AND IS HEREBY RESERVED FOR RUNOFF RETENTION. THIS LOT SHALL NOT BE SOLD FOR DEVELOPMENT. THIS LOT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. THE INTERIOR AND ADJOINING ROADS CONSTRUCTED ALONG THE LOT LINES OR WITHIN THE EASEMENTS ALONG THE LOT LINES BETWEEN LOTS 8, 9 & 10 OF BLOCK 1.
 8. TRACT A IS HEREBY DEDICATED TO THE CITY OF TWIN FALLS.
 9. LOT 10 ACCESS FROM LOTS 8 THROUGH 4 BLOCK 1 AND LOTS 1 THROUGH 5 BLOCK 2 TO LOT 1 LINE 10 IS HEREBY PROHIBITED.
 10. LOT 6 BLOCK 4 IS RESERVED FOR USE BY IDAHO POWER FOR AN ELECTRICAL SUBSTATION.
 11. THE 25' ROAD EASEMENT WITHIN LOT 5 BLOCK 4 WILL BE FOR ACCESS TO POLY LINE ROAD.
 12. NO BUILDING CONSTRUCTION IS ALLOWED WITHIN BUFFER ZONE AS LONG AS CONFIRMED ANIMAL PERMIT FOR THE MINX FARM LOCATED WEST OF ROCK CREEK, IS IN FORCE.
 13. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE NUISANCE WAIVER THAT WILL BE WITH THE DEED FOR EACH LOT.
 14. THE LOT CORNER AND ADJOINING ROAD CENTERLINE PINS FOR LOTS 19 THROUGH 34 BLOCK 1, LOTS 8 THROUGH 15 BLOCK 2, LOTS 4 THROUGH 17 BLOCK 3, LOTS 1 THROUGH 11 BLOCK 4 AND LOTS 1 AND 2 BLOCK 5 SHALL BE SET WITHIN 1 YEAR OF THE RECORDING DATE OF THE FINAL PLAT.

TWIN FALLS COUNTY
RECORDED FOR:
JOB ENGINEERS
12:25:50 pm 08-26-2008
2008-019082
NO. PAGES: 6 FEE: \$66.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CNICE



J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho

SHEET 1 OF 6

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL."

SOUTH CENTRAL DISTRICT HEALTH DEPT., REHS

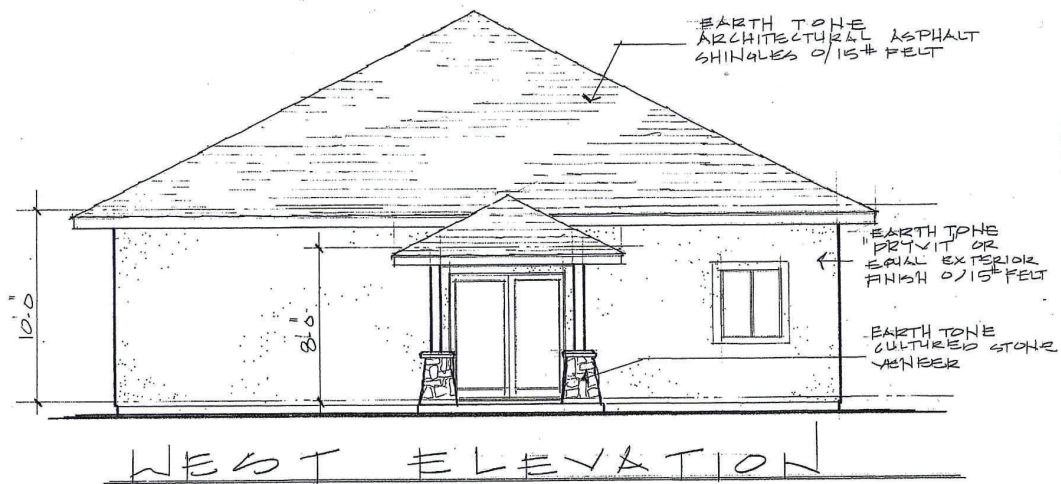
DATE _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.03'	N22°28'11"E
L2	27.08'	N04°05'21"W
L3	31.40'	N83°46'45"W
L4	39.76'	N76°19'04"W
L5	42.11'	N82°33'45"W
L6	120.24'	N73°49'06"W
L7	45.86'	N65°45'08"W
L8	75.15'	N01°04'13"W
L9	59.96'	N30°59'08"W
L10	65.59'	N12°45'21"E
L11	61.24'	N06°20'01"E
L12	241.43'	N40°00'24"W
L13	80.63'	N61°32'34"W

LEGEND

- BRASS CAP MONUMENT
SET 5/8" IRON PIN W/ PLASTIC CAP
SET 1/2" X 24" IRON PIN
5/8" PIN TO BE SET IN FUTURE
1/2" PIN TO BE SET IN FUTURE
BOUNDARY LINE
LOT LINE
UTILITY, DRAINAGE AND
IRRIGATION EASEMENT LINE
TEMPORARY CONSTRUCTION EASEMENT
200' CANYON RIM OVERLAY BOUNDARY
MATCH LINE

Subject Property







Looking South-Southwest



Looking North - Northwest



Public Hearing: **TUESDAY, January 14, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM IV-2

Request: Requests the Commission's recommendation on the Zoning District Change and Zoning Map Amendment for a lot approximately 9,739 square feet in size from R-4 to R-B for property located at the northwest corner of Filer Avenue and Adams Street. (App 2611) c/o Gerald Martens on behalf of EHM Engineers Inc.

Time Estimate:

The applicant's presentation may take up to five (5) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: Land – 9739 Square Feet
EHM Engineers Inc 621 N College Rd, #100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	Current Zoning: R-4	Requested Zoning: Zoning Map Amendment from R-4 to RB
	Comprehensive Plan: Residential Business	Lot Count: One (1) Lot
	Existing Land Use: one parcel, undeveloped	Proposed Land Use: RB Zone compliant development
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens	North: R-4, Residential	East: Adams Street, R-4, Residential
	South: Filer Ave, R-4, Undeveloped/ Church Parking lot	West: C-1, Partially Developed/ EHM Lab Parking lot
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-23, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will have no significant impact on the City budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

In 1992, this property was rezoned from R-4 to C-1, with Ord # 2381, in anticipation of a gas station being developed on the corner. The development never occurred, and in 1999 a special use permit was applied for to establish an automobile sales lot. The special use permit was denied, and subsequently in 2002 the City of Twin Falls initiated a Zoning Map Amendment to rezone the property from C-1 to R-4. There is no recent building history on the property; it is believed the lot has been undeveloped at least as far back as the 1990's. The Comprehensive Plan Update, adopted in 2009, designated this area on the Future Land Use Map as appropriate for Residential Business. As of this date, no parcel or lot has been rezoned to the Residential Business Zoning District within Twin Falls City.

Analysis:

This is a request for a zoning district change and zoning map amendment for 9739 square feet of property from R-4 (Residential Medium Density) to RB (Residential Business) designation. In their narrative, the applicant wishes to rezone the subject parcel in order to develop the parcel, with the adjacent undeveloped parcel, under common ownership. The preliminary design of the future development would include an expansion of the engineering testing laboratory as well as three or four retail or service tenant spaces. All materials used in the construction of the future project would be residential type and construction.

The property currently has no building or development upon it. The properties to the North and East are currently used as residential; the properties to the South and West are a church/parking lot and engineering lab testing facilities respectively.

The RB (Residential Business) district was created to allow "...low scale, low intensity commercial and business operations to be developed as part of infill projects." The Comprehensive Plan and Future Land Use map designate this particular area as appropriate for a Residential Business Zoning District designation. This particular lot has been vacant for a number of years, while the surrounding area has continued to develop and evolve. Washington Street North in this area has been transitioning into a small scale commercial corridor. The surrounding residential area has continued to be primarily single family dwellings with an occasional multifamily dwelling. This proposed rezone would be compatible with the adjacent uses in the area and does follow the future land use map and goals of the comprehensive plan.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks:

- 1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

Conclusion:

The commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The commission's recommendation may be to deny the request, approve the request as presented, with or without conditions, or they may table the request and ask that additional information be provided for their review.

For the Commission to make a positive recommendation to the City Council the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to RB would be compatible with and not detract from the surrounding area. If the Commission is so moved, then Staff recommends the Commission recommend approval of this request, as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Comprehensive Plan – Future Land Use Map
5. Site Photos

Reason for Request

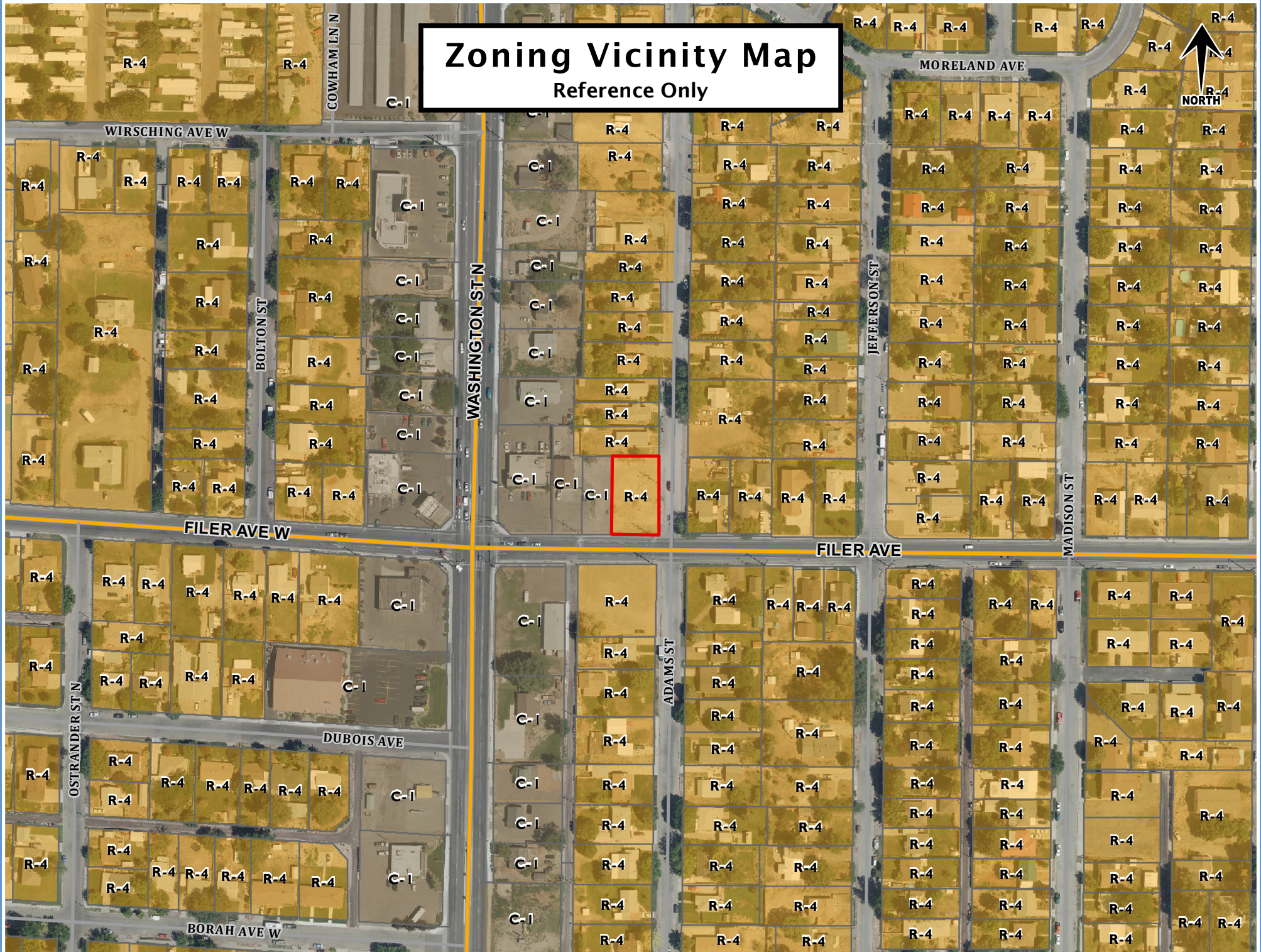
The purpose of the this request is to rezone a small square foot parcel from R-4 to RB to allow development of the parcel with the adjacent parcel, which is under ownership and currently zoned C-1.

The lot faces Filer Avenue, a major collector street and the proposed RB use is appropriate for the location and to be congruent with the City of Twin Falls Comprehensive Plan. Property use to the south is a church, to the west is a professional testing laboratory. To the east is a street with multi-family housing on the east side of the street. Located to the north is older residential.

The property will be developed as a three or four tenant building accommodating an expansion of the testing laboratory on the adjacent parcel and additional two or three small retail or service rental spaces. All space will share a common parking area. The building architecture is residential in nature with service doors designed similar to residential garages. All exterior materials will be of residential type.

Zoning Vicinity Map

Reference Only



Aerial Image Map

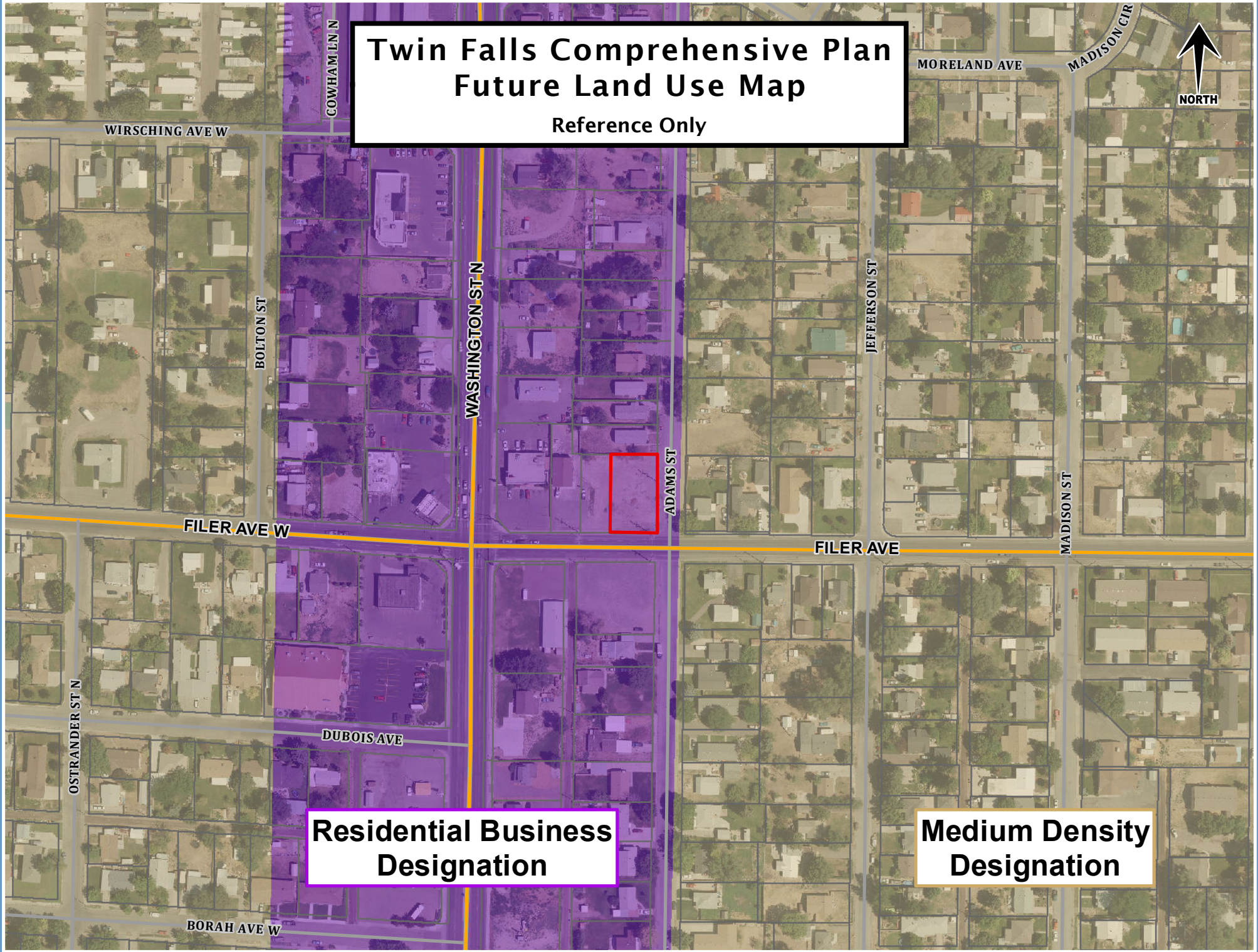
Reference Only

NORTH



Twin Falls Comprehensive Plan Future Land Use Map

Reference Only



**Residential Business
Designation**

**Medium Density
Designation**





Looking North - Northwest

01/07/2014 04:35 PM



Public Hearing: **TUESDAY JANUARY 14, 2014**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

AGENDA ITEM IV-3

Request: Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue, c/o R. Thomas Ruby. (app. 2613)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation may take up to five (5) minutes.

Background:

Applicant:	Status: Owner/Developer	Size: .49 (+/-) acres
R. Thomas Ruby 2178 East 3840 North Filer, Idaho 83328 208-308-4771-cell trr@jub.com	Current Zoning: R-4	Requested Zoning: R-4PRO
	Comprehensive Plan: Townsite	Lot Count: 1 platted Lot
	Existing Land Use: Vacant Bldg./No Use	Proposed Land Use: professional office
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Addison Ave, residential	East: R-4; 11 th Ave N, a City Park
	South: R-4; alley and residential	West: R-4; alley and residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-18, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will impact the City budget as developed non-residential property may be assessed at a higher value than undeveloped residential property.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

In 2000 the City of Twin Falls initiated an application to rezone Addison Ave, Blue Lakes Blvd, and Shoshone St to R-2, R-4, R-6 LMO (Limited Mixed Overlay). The application was withdrawn. In 2000 several property owners applied for a rezone to add a PRO (Professional Office Overlay) on properties along Addison Ave and Shoshone St. The subject property was withdrawn from this application. In June of 2000 the Council approved Ordinance 2657 to amend the PRO zone to allow for limited commercial uses by sup for properties fronting Addison Ave and Blue Lakes Blvd. In addition to the uses, the code amendment included additional development standards regarding landscaping, parking, accesses and signs.

In June of 2000 Special Use Permit #671 was approved to allow a “cottage business” which included the sale of crafts and home décor with conditions. In July 2000 Non-conforming Building Expansion Permit #23 was approved to move the front entrance of the building. Also in July 2000 Variance #674 was approved to allow less than the required 25% of the total land area in landscaping.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 840 Addison Avenue. The applicant would like to operate a professional office for an outpatient hand therapy business. Rezoning the property is the first step in this process.

This property is located in a primarily residential area with several residential properties zoned with a professional office overlay. The Twin Falls Comprehensive Plan Future Land Use Map indicates the subject parcel to be “Townsite”. As the **History** in this staff report indicates this property has gone through several zoning processes in the past. The zoning on the property was indicated as R-4 PRO in some of these previous applications-this was done in error. In past attempts to rezone the property, the previous applicants/property owners withdrew the applications prior to public hearing. Records indicate and the Official Zoning Districts Map identify that this property has not been rezoned to professional office overlay and is still R-4; medium density residential. Building Department records indicate the building was occupied by Twin Falls Realty in 1971. In 2000 the property was occupied by a cottage business; Simpler Times Village. The business ceased operations several years ago. Since then the property has remained vacant.

The property has been occupied with non-conforming professional office and retail uses for forty+ (40) years. The current owner has applied for a building permit to remodel the interior of the building for an “outpatient hand therapy facility”. The applicant is requesting the Zoning District change and Zoning Map Amendment on 840 Addison Avenue to bring the property into compliance for the proposed use. If approved as R-4 PRO a special use permit and a building permit will be required for a change of use to operate a professional office for an outpatient hand therapy business prior to operation.

This property is adjacent to an alley on the SW and SE, a major arterial; Addison Avenue to the north and 11th Ave N/a city park to the east. The property is surrounded by R-4; residential zoned properties except to the north across Addison Avenue which is R-2 PRO; as per the Stoker Agreement.

This request is in compliance with the Twin Falls City Comprehensive Plan. If approved as R-4 PRO a special use permit and a building permit will be required for a change of use to operate a professional office for an outpatient hand therapy business. The development criteria, such as landscaping, parking, trash enclosure, etc. will be reviewed during the building permit process.

Conclusion:

Should the Commission recommend approval of this request to the City Council, as presented, staff recommends the following condition:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

Attachments

- | | |
|------------------------------------|---------------|
| 1. Letter of Request | 5. Site Plan |
| 2. Zoning Vicinity Map | 6. Photos (2) |
| 3. Aerial of the Project Site | |
| 4. Comprehensive Plan Land Use Map | |

Zoning District Change and Zoning Map Amendment
840 Addison Avenue
Advanced Hand Therapy
R. Thomas Ruby

4. Provide a detailed written statement on a separate sheet of paper containing:
- a. The reason for the request.

This application is being filed to allow a Zoning Change for professional office operations of a building that is currently Zoned Residential.

- b. A statement on:

- i. How the proposed zoning change relates to the Comprehensive Plan;

Per Map 2-4 of the Comprehensive Plan all of the properties along Addison Avenue are compatible with Professional Office Overlay.

- ii. Compatibility with the surrounding area;

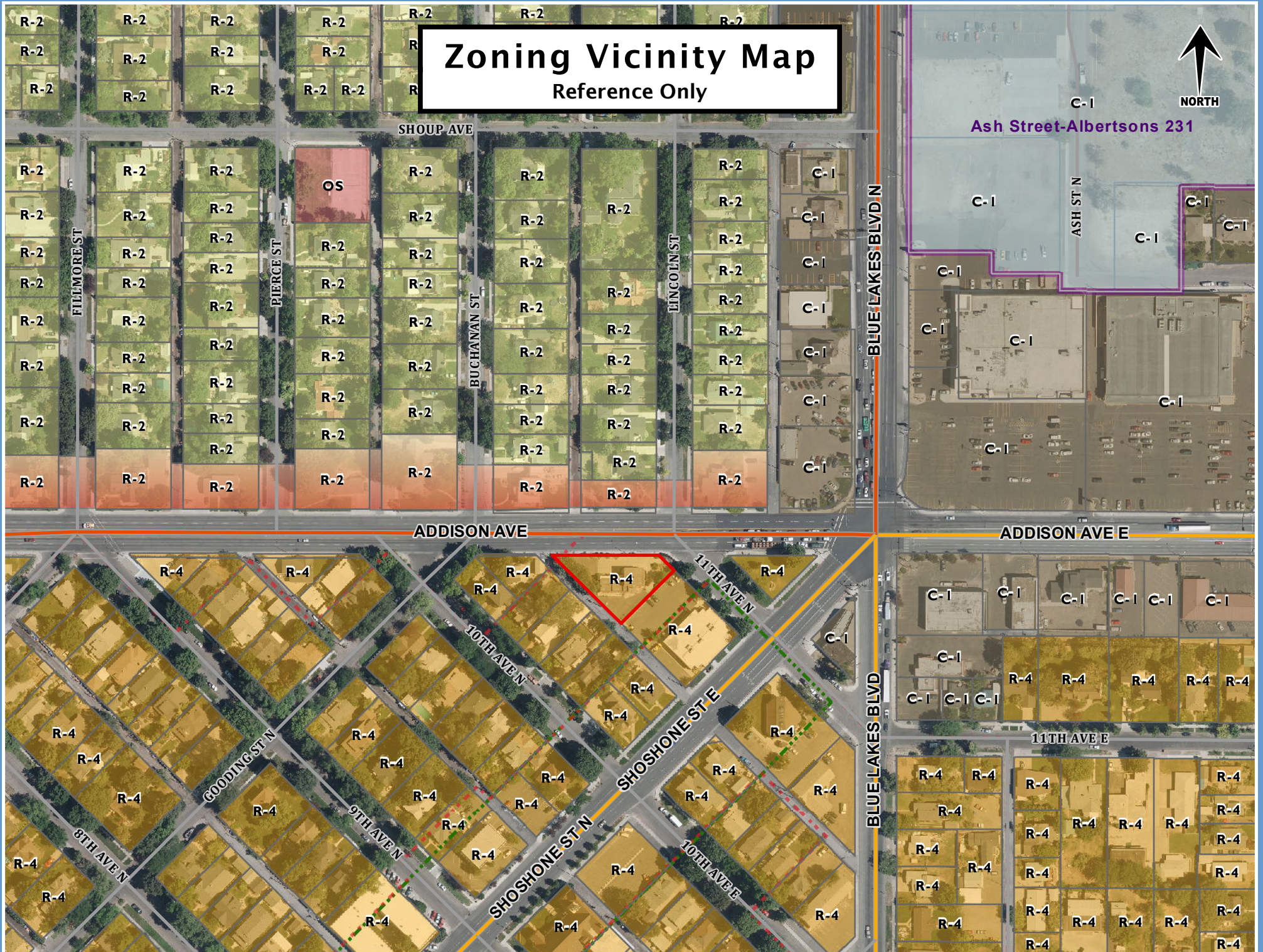
All properties adjacent to and nearby the subject property are already Professional Office Overlay.

- iii. An explanation of the intended use/development of the property;

The subject property will be used as an Outpatient Therapy Rehabilitation Medical Facility, specifically offering Certified Hand Therapy for the treatment of hand and wrist injuries.

Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only



125 BUCHAN

124 BUCHAN

116 BUCHAN

106 BUCHAN

105 BUCHAN

BUCHANAN ST

113 LINCOL

105 LINCOL

LINCOLN ST

120 LINCOL

104 LINCOL

107 BLUE L

ADDISON AVE

GOODING ST

806 ADDISO

840 ADDISO

156 10TH A

142 10TH A

136 10TH A

128 10TH A

120 10TH A

1015 SHOSH

1025 SHOSH

SHOSHONE STE

11TH AVE E

11TH AVEN

10TH AVEN

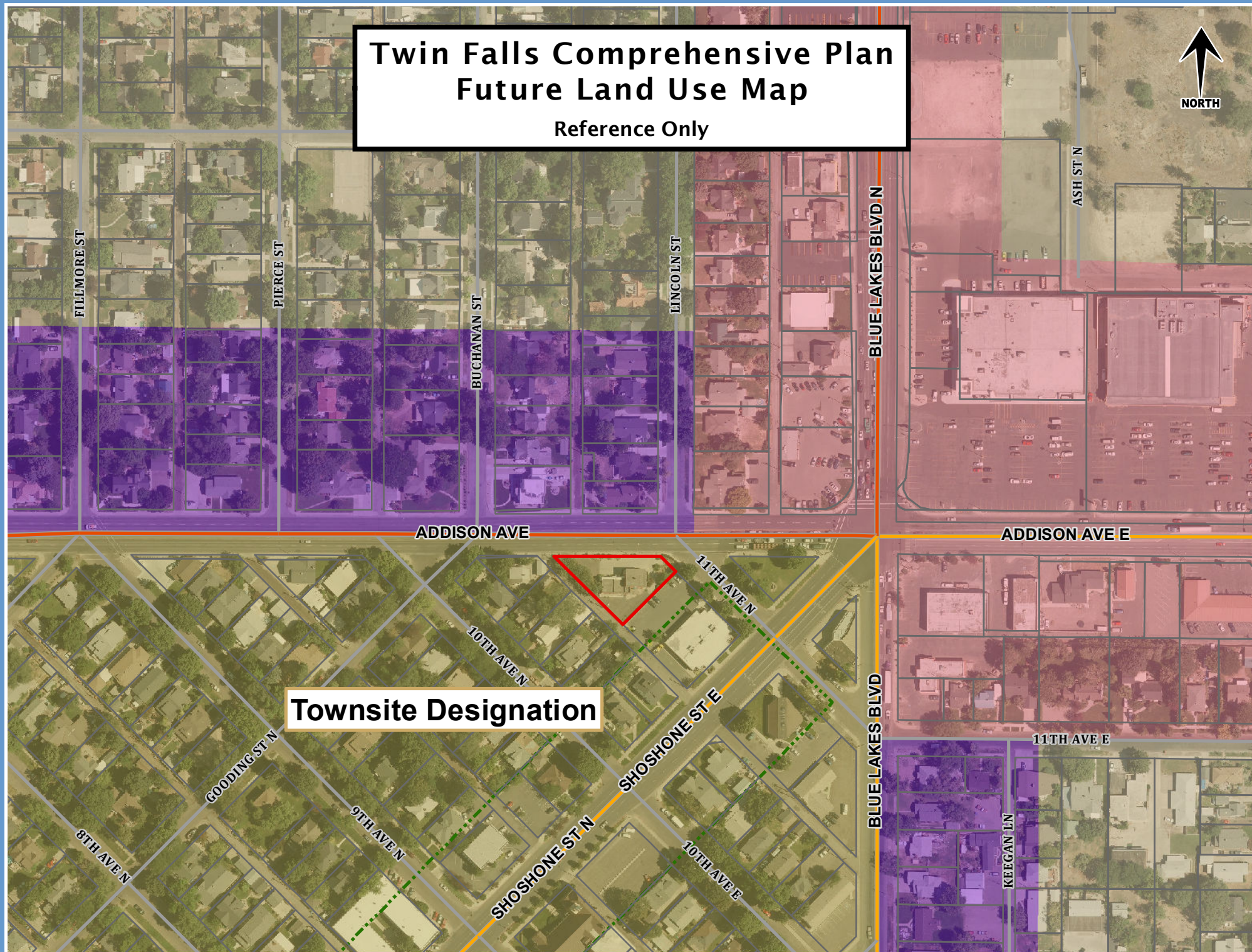
153 10TH A

143 10TH A

1040 SHOSH

Twin Falls Comprehensive Plan Future Land Use Map

Reference Only



PRO

ADDISON AVENUE

177.54'

POWER POLE

Existing R-4
Proposed R-4PRO

11TH AVENUE EAST
36.30'

EXIST'G BUILDING

ACCESSIBLE
PARKING SIGN
ON BUILDING

EXIST'G RAMP

ALLEY

POWER POLE

Location?

R-4

PARKING:

2763 - 250 = 11 SPACES REQUIRED
13 PROVIDED

LANDSCAPING:

ASPHALT PARKING AREA (REQUIRED)
PROVIDED
1461 SF. OF LANDSCAPING REQUIRED
1851 SF. PROVIDED



° SITE PLAN °
SCALE: 3/16" = 1'-0"

ADVANCED HAND THERAPY
840 ADDISON AVE, TWIN FALLS, ID





