

Ponderay - City Planning

Zone Change Application

RECEIVED

AUG 26 2022

PLANNING OFFICE
CITY OF PONDERAY

Site/Project Information

Current Zoning: Industrial

Proposed Zoning: Commercial

Reason for zone change request:

Requested to zone commercial to support residential density requiring lots sizes below the 7,100 SF minimum

Project Representative:

Ben McGrann

E-mail:

Ben@ActusProjects.com

Phone #'s:

206-696-8239

Location:

Hawthorne Ave Parcel IDs RPP39490030010A & RPP39490030020A

Legal Description: Levy's Industrial

Lot 1 & 2, Block 3 of Section 11, Township 57N RNG 2W, Boise Meridian, City of Ponderay, Bonner County, Idaho

Applicant/Owner Information

Name: Ben McGrann

Legal Owner: Kaniksu Land Trust

Signature:

Mailing Address: PO Box 531
Dover, ID 83825

E-Mail: Ben@ActusProjects.com

Phone #'s: 206-696-8239

Ponderay Planning Department

File Number: ZC22-027

Fees: \$1,200 pdl

Zoning: currently Industrial

Received By : JRH **Date:** 8/26/22

Comments:

RPP39490030010A & 20A



Ponderay - City Planning

Zone Change Application

Procedures

1. Schedule preliminary meeting with the planning staff to review proposed zone change.
2. Complete and return a zone change application with \$100.00 review fee.
3. Provide the following with the completed application:

Requirements

1. A written narrative statement addressing the following:

- a. Whether the proposed amendment will, in fact, constitute a zone change.

Based on the City of Ponderay zoning map dated February 2022, the lots located at Hawthorne Ave south of Diedrich's Roasters is zoned industrial.

- b. Why the proposed amendment is necessary or desired.

The proposed rezone to commercial in order to support the development of a residential community with density requiring lot sizes smaller than 7,100 SF (City of Ponderay minimum residential lot size)

- c. Whether the proposed amendment conforms to the comprehensive plan; that is, whether the proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the comprehensive plan and/or this chapter.

The proposed rezone conforms to the comprehensive plan housing goal (10-3) to provide housing opportunities within the community to meet the needs of individuals of all socio-economic background, the elderly and the disabled.

- d. Whether the use under the proposed amendment will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

The proposed rezone will be a step in the direction to develop a buffer between industrial and commercial using streets, sidewalks, fences and landscaping. Design elements from Diedrich's Roasters will be integrated into the design of the neighborhood look and feel.

This development will strengthen the residential core of Ponderay that exists as well as the intent to provide housing per the comprehensive plan section 10-3.

- e. The effect of the proposed amendment on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.

The goal of the rezone will be to complement the existing neighboring uses while creating a transition zone between industrial and commercial residences.

f. The identity of the owner or purchaser of the lot which is subject to the proposed amendment.

***Lot 1 Owner: Lew and Michelle Patrick, PO Box 14136, Scottsdale, AZ 85267,
Lew@PatrickProperty.com, 602-663-2600***

***Lot 2 Owner: Jake Wray, Dirt Holdings LLC, 8210 Selph Landing Rd, Pasco, WA 99301,
Jake@SonrayEnterproses.com, 208-610-9572***

***Lot 1 & 2 Purchaser: Kaniksu Land Trust, Katie Cox, 1215 Michigan St., Suite A, Sandpoint ID,
83864, Katie@Kaniksu.org, 208-263-9471***

g. Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.

The properties are in a developed location. Public utilities are readily available and access to Hwy 200 via Hawthorne. Current coordination with utility service providers are underway.

- ***Kootenai Ponderay Sewer District***
- ***Sandpoint City Water***
- ***Avista Power and Gas***
- ***Northside Fire***

h. Whether the proposed amendment will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.

The proposed amendment is not intended to create excessive additional requirements. The extension of utility infrastructure to support the development is planned at the expense of the KLT. The goal will be to enhance the welfare vitality of the Ponderay community.

i. Whether the proposed amendment will lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.

The proposed development is a walkable community with open space.

j. Whether the property under the proposed amendment will have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public roads. 118

The proposed development intends to improve the street scape connection between Hawthorne Ave, running north and south, and the new cross street (Approx. aligns with 7th Street to the west). The new street will have sidewalks, landscaping, curb and gutter to support the buffer zone between industrial and commercial. The goal will be to create a harmonious traffic flow with future expansion as this area of Ponderay transitions in

alignment with the comprehensive plan.

k. Whether the proposed amendment will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The development will enhance and protect the natural features of the area.

l. The previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.

Lew's Industrial Park was developed for light industrial. The commercial development behind Lew's Industrial Park enhances the desirability of this area as a live and work community. The adjacency complements and provides a more integrated community.

The intended use is a 50 to 60-unit neighborhood with single family to multifamily residences on 5 acres. Multifamily units will range from one-bedroom to three-bedrooms in a combination of duplexes, triplexes and fourplexes.

2. The name, address and telephone number of applicant.

Ben McGrann, PO Box 531, Dover, ID, Ben@ActusProjects.com, 206-696-8239

3. The legal description of property.

Lot 1& 2, Block 3 of Section 11, Township 57N RNG 2W, Boise Meridian, City of Ponderay, Bonner County, Idaho

4. A copy of the recorded deed showing proof of ownership.

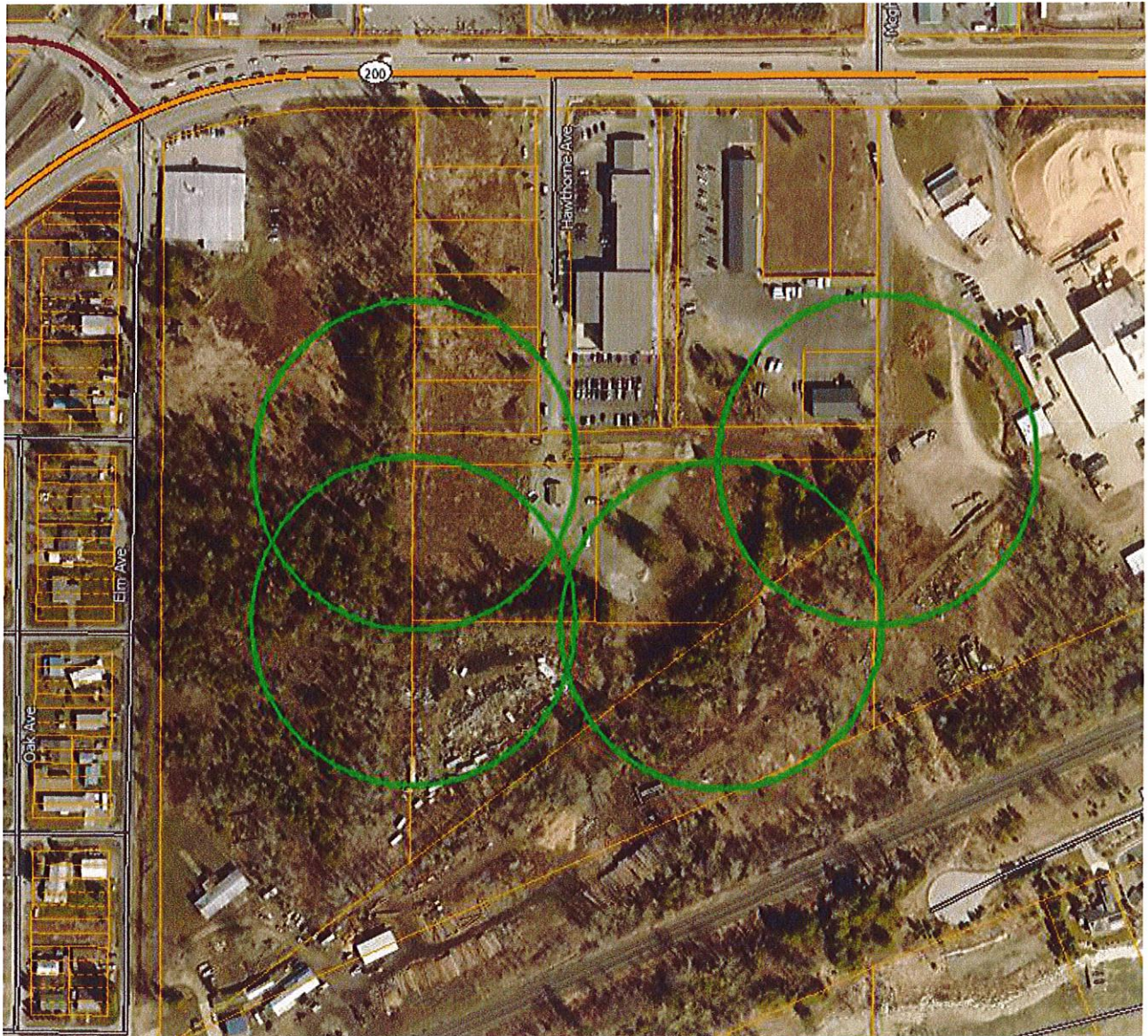
Attached

5. The signature of the legal title holder, if different from the applicant, signifying approval of the application.

Attached

6. The names and addresses of all adjoining property owners within three hundred feet (300') of the external boundaries of the subject property, provided on a separate sheet of paper.

To be developed by City of Ponderay Planning Department



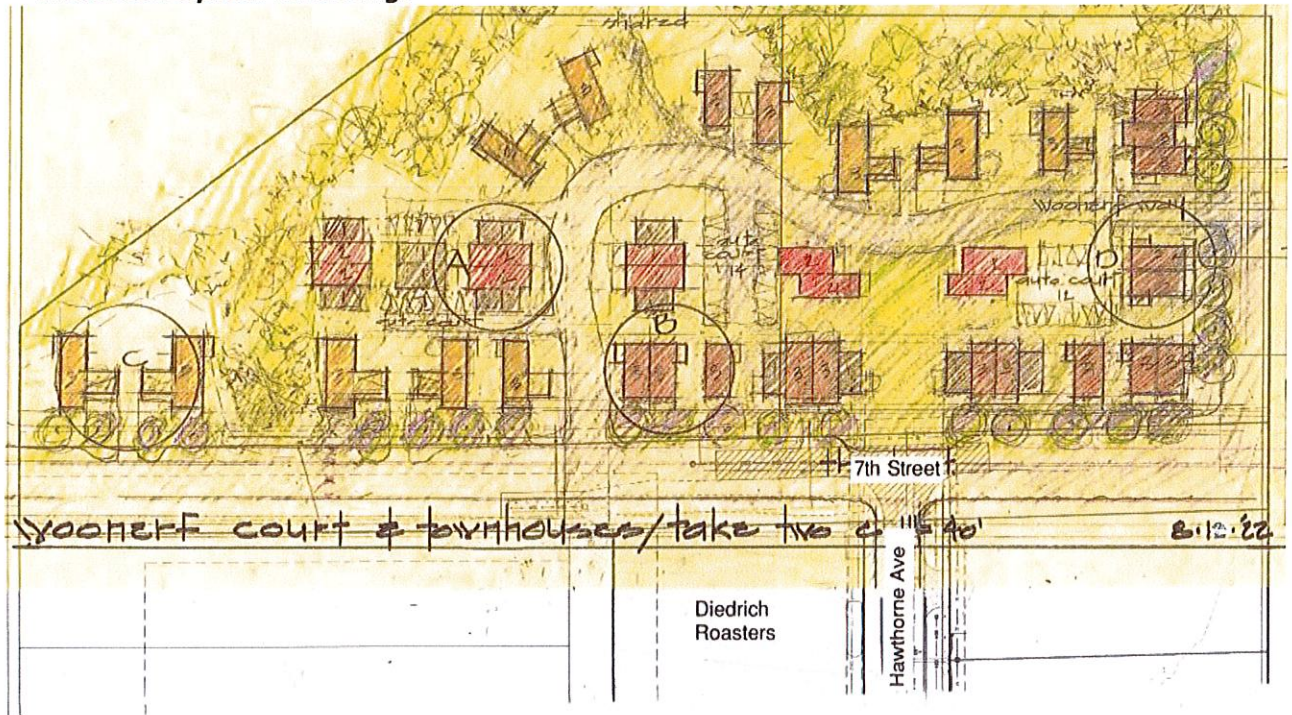
7. A vicinity map at the scale of one hundred feet to the inch (1" = 100') showing the current zone classifications and existing land uses within three hundred feet (300') of the subject property.



8. Ten (10) copies of the following plans (suggested scale: 1" = 20'):

a. Site plans showing the location and dimensions of all building setbacks, road frontage, curb cuts, circulation patterns, loading service areas, parking, sidewalks, landscaped areas, signs, lighting, easements, utilities and drainage patterns and listing the total open space area, impervious surfaces, lot size and total building floor area.

Initial conceptual renderings



b. Floor plans, elevations: front, side and rear, and property lines and roofline dimensions.

Initial conceptual renderings of floor plans and elevations

9. The planning and zoning commission may require a land capability report prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. The report will identify the capability of the land to withstand disturbance without the risk of substantial harmful consequences of floods, sewage, drainage, erosion, sedimentation or geological or surface slippage.

KLT acknowledges this requirement

10. Prior to granting a zone change, the planning and zoning commission may require a professional study of the social, economic, fiscal and environmental effects of the proposed amendment.

KLT acknowledges this requirement

Exhibit – Renderings section 8b

