

Narrative for Application for Rezone

Applicant: Curtis and Stacy Blum

Applicant purchased the property because it was marketed as being approved for a 20-residential unit development. Applicant is proposing a sixteen-unit residential development consistent with what has already been approved by the City. Applicant desires to rezone Lots 1 through 4, Block 1 of East Park Subdivision, New Meadows, Adams County, State of Idaho from Central Business District to R-3 Residential to allow the Applicant to build one 4-plex unit on each of the four lots.

The Central Business District zone does not allow residential use without an element of commercial. Here, the Applicant desires to develop infill property with multi-family residential use; allowing for a variety of housing, close to existing infrastructure, and which lessens the impact on the City resources.

The subject property fronts Highway 55 and has access to public facilities. The adjacent property is a less intensive commercial use and the multi-family residential nature of the proposed zone will compliment the intensity of the existing uses in the area. The property already has all of the infrastructure, including the road, fire hydrant, water, sewer, and power.

Further, there is a great need for more housing in New Meadows as the City continues to grow. Providing additional housing opportunities is an element of the Comprehensive Plan as discussed below.

Plus, the additional tax revenue from the properties will help increase the economic vitality of the City.

The Comprehensive Plan has several elements that support the Applicant's request for a rezone:

1. Property Rights – allowing the Applicant to develop and fully utilize their property supports their property rights. "Private property rights encompass not only the right to develop, invest, achieve, and profit from property, but also the right to hold and enjoy property as well." Comp Plan pg 10.
2. Economic Development – The City's Comprehensive Plan supports increasing facilities to accommodate more businesses and to encourage economic growth. You can't have economic growth without having corresponding residential opportunities. They goals go hand in hand. Policy 1.6 states: "The city should encourage efforts to develop and maintain quality neighborhoods and housing, which are recognized as basic infrastructure requirements of economic development."
3. Land Use – The land use designation for this property appears to be commercial, likely due primarily to its frontage on Highway 55. Allowing higher density residential development within this area is consistent with the general nature and intensity of a commercial use. Typically, zoning
4. Housing – The goal for housing under the Comprehensive Plan is to "provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly and the disabled." One of the objectives is to "create an environment where a variety in type, size, cost, and location of housing will be encouraged." That is the case here.

The neighbor, owner of Lot 5 of the East Park Subdivision, has consented to the re-plat and rezone of the property to allow for the proposed 4 four-plexes.

The Applicant respectfully requests the Council approve this rezone application.