



**NOTICE OF AGENDA
PUBLIC MEETING
Twin Falls City Planning & Zoning Commission
April 23, 2013-6:00 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 Terry Ihler Gerardo Munoz Chuck Sharp
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): **None**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION:

1. Preliminary Presentation to request the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from C-1 R-4 to C-1 PUD to allow a hotel and accessory uses on property located at 1810 Washington Street North c/o Gerald Martens on behalf of Westpark Partners, LLC (app. 2565)

IV. PUBLIC HEARINGS:

1. Request for the Commission's recommendation on an amendment to the PUD Agreement which will allow a truck rental business and outside vehicle storage in conjunction with a storage unit facility on property located at 485 Grandview Drive. c/o Gregg Olsen on behalf of MOJO, LLC. (app. 2564)
2. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD to develop a planned mixed-use development on 4.6 acres (+/-) located at the northwest corner of Addison Avenue East and Eastland Drive c/o Scott Allen, The Land Group on behalf of Thomas & Cheryl Arledge and TOMERYL, LLC (app. 2563)

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

VI. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Work Session – **Thursday, May 2, 2013** 12:00 pm – 1:00 pm
2. Public Hearing – **Tuesday, May 14, 2013** 6:00 pm
3. Public Hearing – **Wednesday, May 29, 2013** 6:00 pm

VII. ADJOURN MEETING:

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.**



Preliminary PUD Presentation: **TUESDAY, APRIL 23, 2013**

Public Hearing: Tuesday, May 14, 2013

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM III-1

Request: Preliminary Presentation for a Zoning District Change and Zoning Map Amendment from C-1 R-4 to C-1 PUD for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North, c/o Gerald Martens on behalf of Westpark Partners, LLC. (app. 2565)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Property Owner	Size: 2.53(+/-) acres
Westpark Partners, LLC c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell gmartens@ehminc.com	Current Zoning: C-1 & R-4	Requested Zoning: C-1 PUD
	Comprehensive Plan: Commercial – Retail	Lot Count: 1 lot
	Existing Land Use: vacant	Proposed Land Use: commercial development consisting of a hotel and accessory uses
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1 PUD; Bach Storage, mini storage units	East: C-1 PUD; undeveloped
	South: C-1 PUD; Walgreen's	West: R-2; Residential, Los Lagos
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-10-1 through 3, 10-11-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

Regulatory Impact:

The Commission makes no decision at this time. 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:

This area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a rezone from R-1-4300 to C-1 PUD and OS, which was reviewed by the Planning and Zoning Commission on February 9, 1993. The Commission recommended approval of the request as a C-1 & R-4 PRO PUD zoning. The request was approved by the City Council on April 19, 1993, with the Commission's recommendations, including the following:

1. Lot 6 at the intersection of Pole Line Road and Washington St N be rezoned R-4 PRO PUD.
2. Accesses to the lots on Pole Line Road to be limited to minimum 660 foot spacing and limited to shared accesses between the lots.
3. Relocate the access between lots 6 & 7 further from Washington St N and access lots 7 through an internal access easement through lot 6.
4. Provide a 44 foot wide public access road along the east side of Lot 1 to serve future development to the north. This is at the 1/2 mile (Harrison St) alignment. Make provisions to delete the approach aligned with the existing Lazy J access upon full development of the Harrison St intersection.
5. Provide a 44 foot wide public north-south access road off Pole Line Road through the C-1 PUD area to the future residential development to the north.
6. Dedicate a 40 foot 1/2 right-of-way on Washington St N and build to a 32 foot wide half arterial section.
7. A landscaped berm required on the west side of Lot 5.
8. Public parking required on Lots 1 & 2 for public access to the Perrine Coulee green belt.

As per condition #1 The PUD rezoned a 4.5 acre parcel, referenced as "Lot 6", located at the northeast corner of Washington St N and Pole Line Road as R-4 PRO.

Westpark Commercial Subdivision, No. 3 was recorded in May 2006. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. Lot 6, Block 2, 2.98 acre lot (+/-), was zoned R-4 PRO PUD. The owner wanted to develop a Walgreens and requested a PUD Modification/rezone of this lot from R-4 PRO PUD to C-1 PUD.

The City Council approved an amendment to the Northbridge PUD on September 24, 2007 rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from R-4 PRO to C-1 PUD. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5 acre parcel to the north zoned R-4 PRO. They purchased the remaining 1.5 acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on July 14, 2008 the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 R-4 PRO zoned parcel to C-1 PUD.

On January 8, 2008 the Commission approved a Special Use Permit to operate a retail business outside the permitted hours of operation of 7:00 am to 10:00 pm, to operate a drive-through facility, and to operate a 32 sq ft message center sign. The sign code has since been modified, allowing a message center sign without a special use permit.

A Certificate of Occupancy was issued for the new Walgreen's store located on the proposed Lot 1, Block 1 of the Magic Valley Marketplace Subdivision on October 1, 2009.

May 16th, 1994 Council approved the Northbridge #2 PUD Agreement. August 22nd, 2005 the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from C-1 and R-4 to C-1 PUD for 2.53 (+/-) acres to allow a commercial development of a hotel and accessory uses, on property located at the 1810 Washington Street North.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed amendment to the

project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday May 14, 2013](#). Further staff analysis will be given at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Aerial Site Map
4. Subdivision – PUD Boundary Map
5. Comprehensive Plan Map of Project Site
6. Draft of the Final/Master Development Plan
7. Proposed Building Elevations (2)
8. Current Site Photos (3)

Item C.4

RE: Westpark Partners, LLC – Reason for Rezone Request

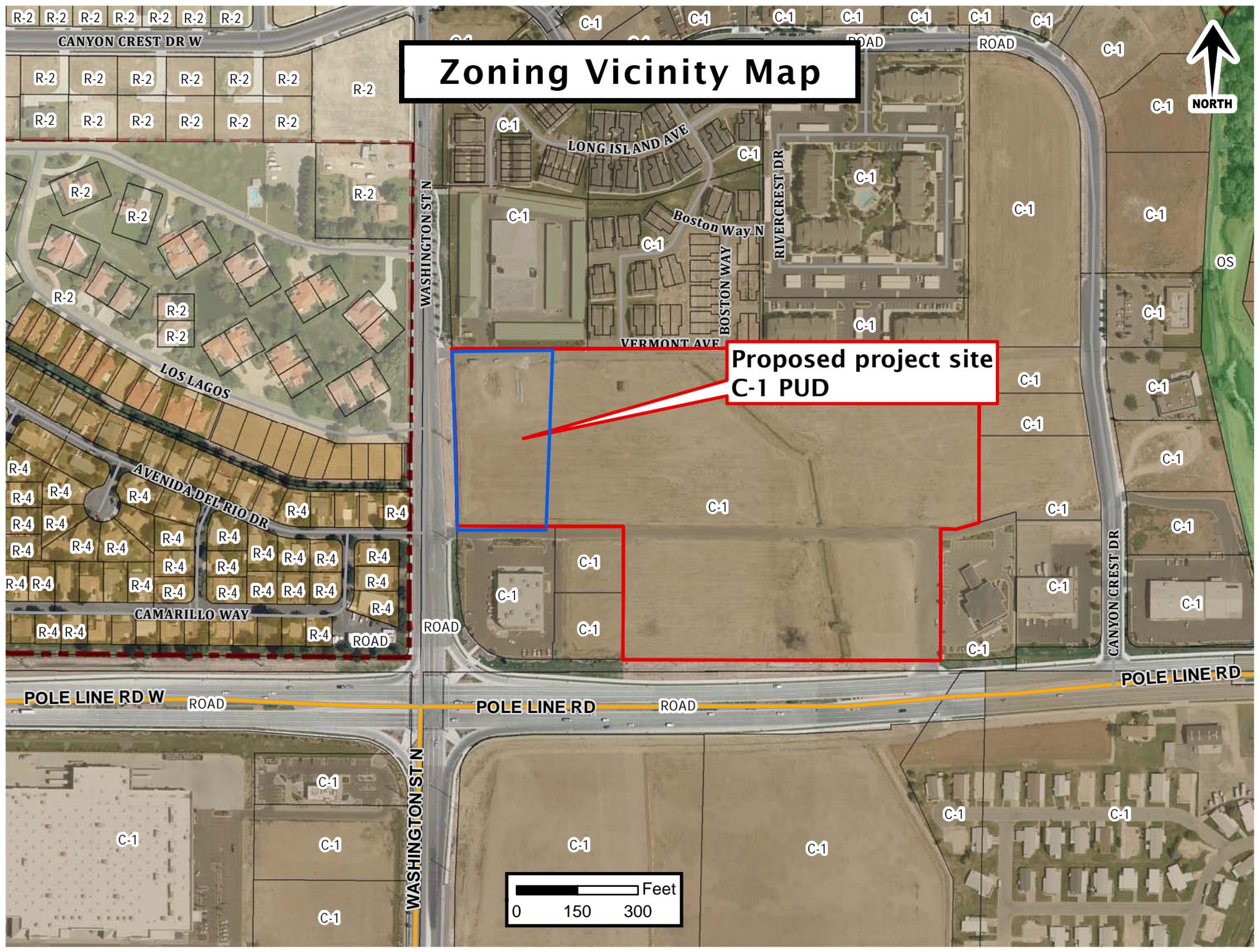
- a. Westpark Partners, LLC is requesting a rezone of the property located at 1810 Washington Street North as shown and described on attached exhibits for the purpose of amending the existing zoning C1 and PUD documents to a new zoning designation of C1 PUD.
- b. The proposed request is in compliance with the Comprehensive Plan “Twin Falls Vision 2030”. The proposed use of a hotel is compatible with the surrounding area which has several existing hotels in the vicinity. Surrounding properties are commercial with the exception of properties to the West which consist of existing residential subdivisions. The homes in this subdivision will be approximately 250’ plus from the proposed building and be buffered by Washington Street North, a required 35’ minimum landscape strip adjacent to Washington Street North and additional landscaping and parking improvements provided by the development.

041-13Reason for Request

Zoning Vicinity Map



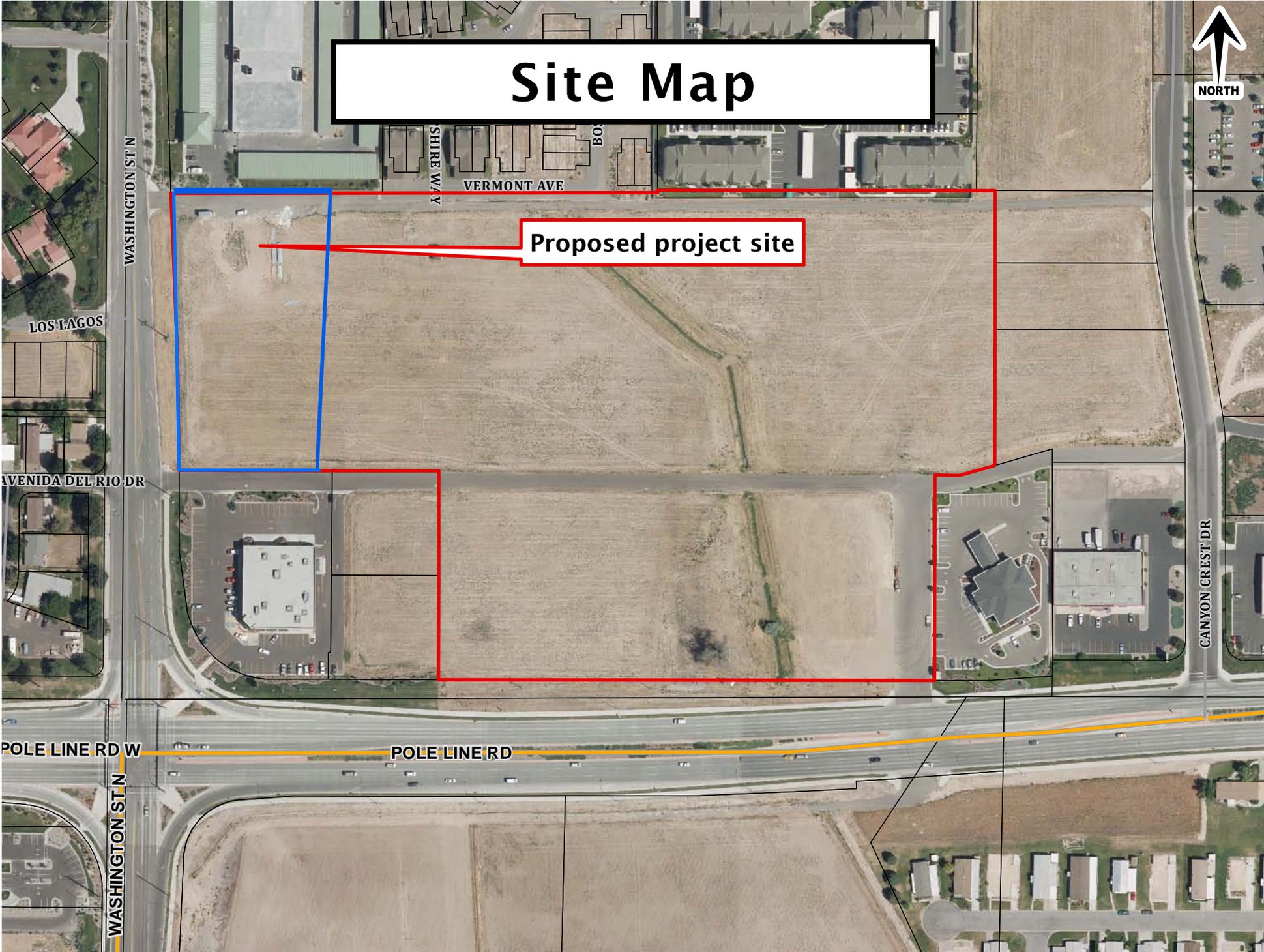
**Proposed project site
C-1 PUD**



Site Map



Proposed project site



WASHINGTON ST N

SHIRE W/Y

VERMONT AVE

BO

LOS LAGOS

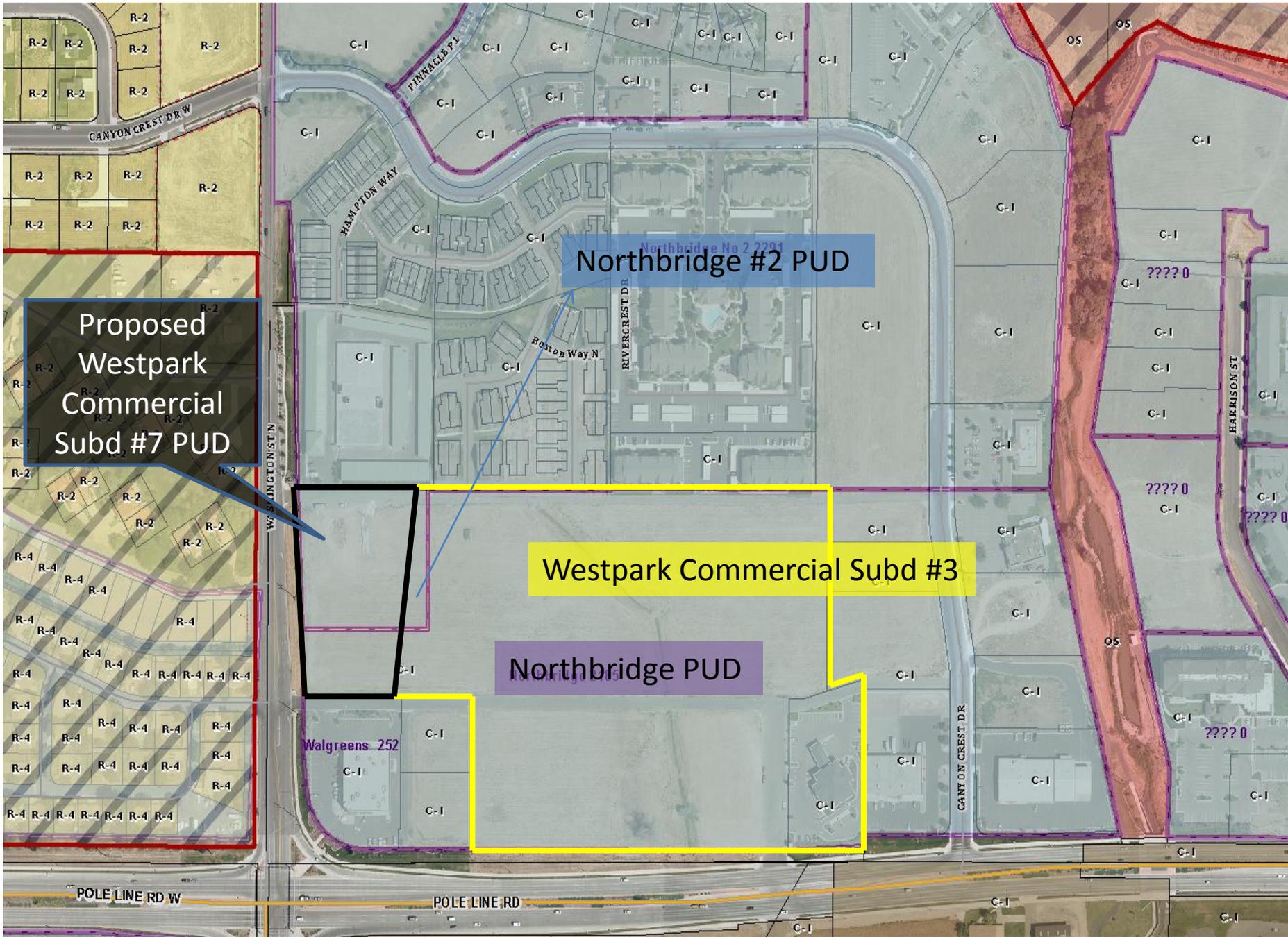
AVENIDA DEL RIO DR

POLE LINE RD W

POLE LINE RD

WASHINGTON ST N

CANYON CREST DR



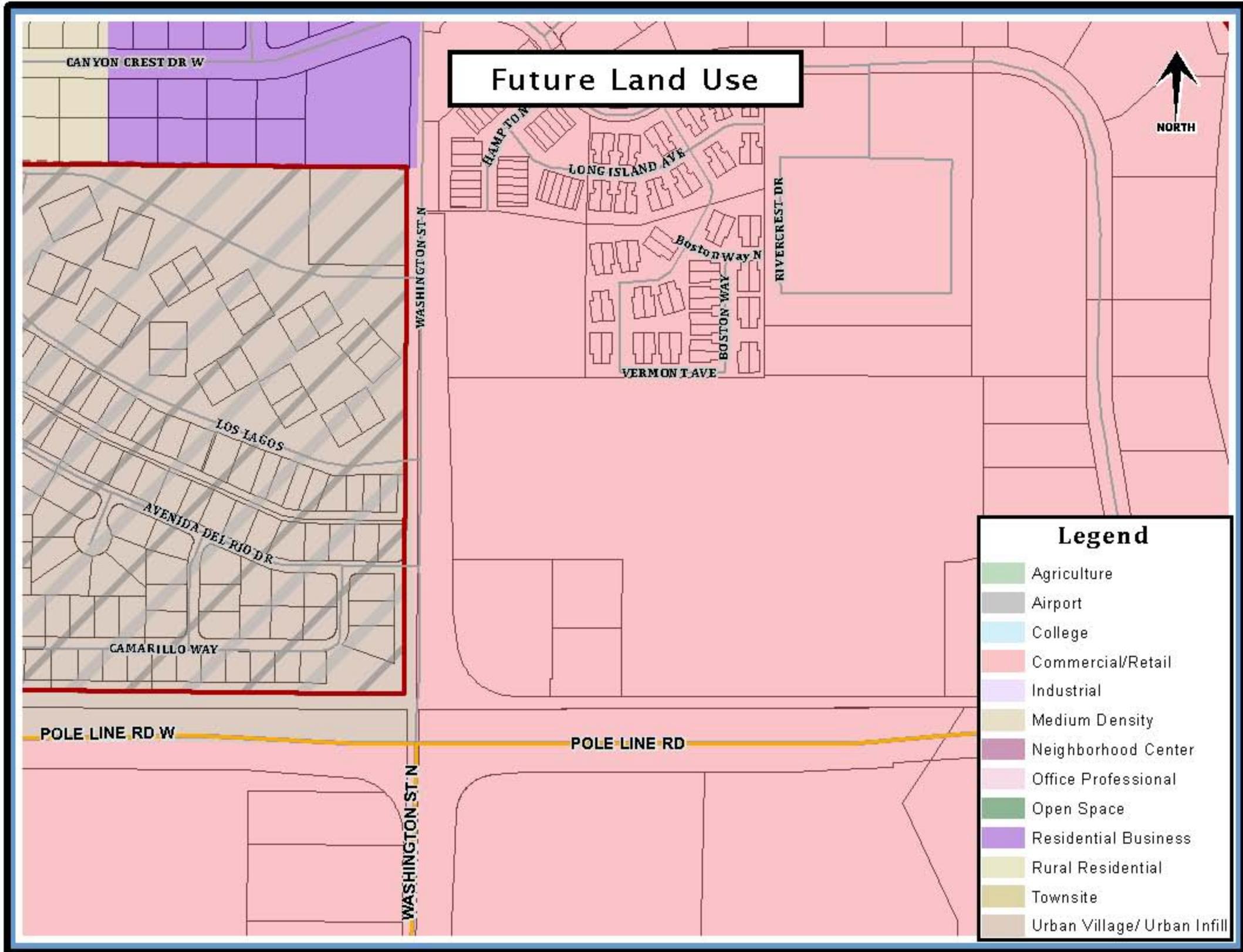
**Proposed
Westpark
Commercial
Subd #7 PUD**

Northbridge #2 PUD

Westpark Commercial Subd #3

Northbridge PUD

Walgreens 252

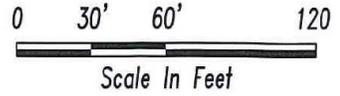


Zone R2
Residential

Zone R4
Residential

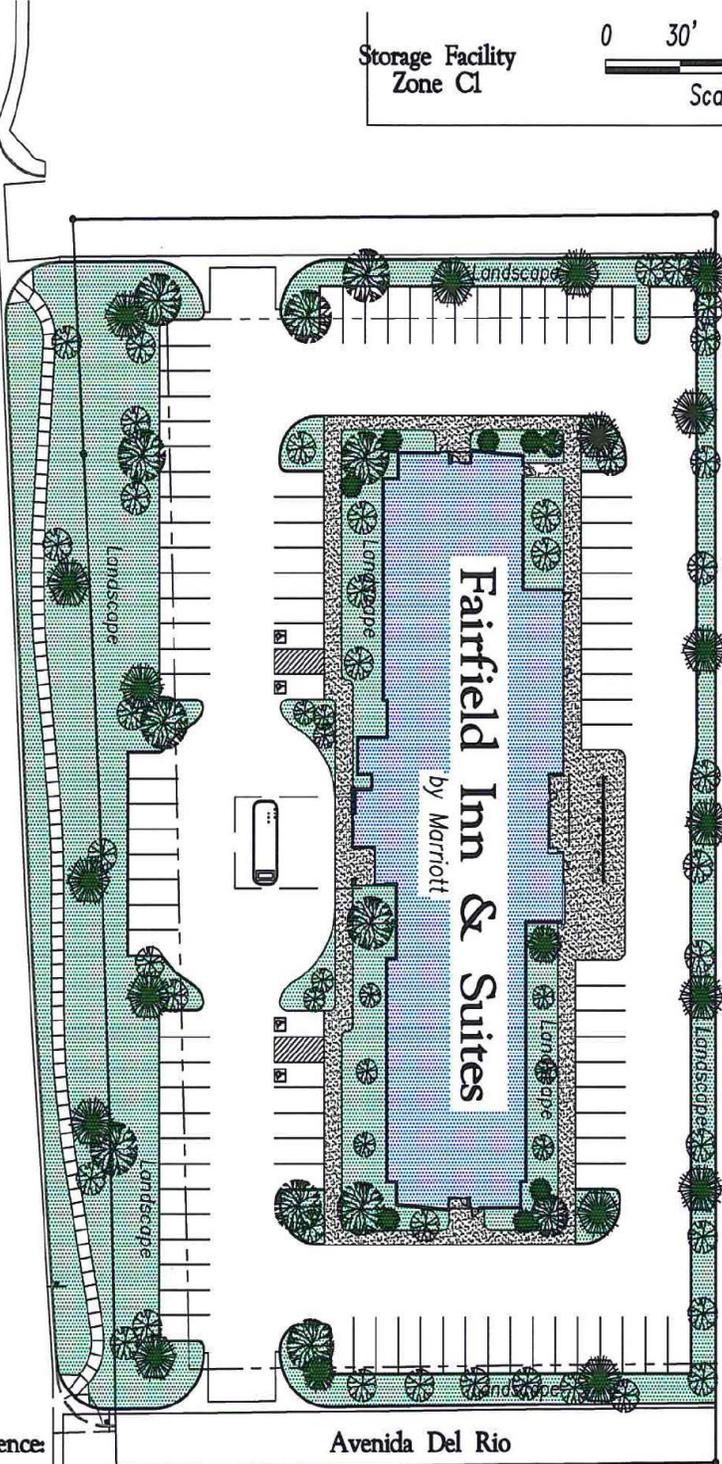
Washington Street North

Storage Facility
Zone C1



North

Vacant
Zone C1



Construction Sequence

1. Roadway
2. Building
3. Parking
4. Landscape

Zone/ C1
Wallgreens

Master Development & Landscape Plan

Items D1 & D2

041-13PUD-MDP



Looking North toward Bach Storage

04/18/2013 07:11 AM



Looking East From Washington North

04/18/2013 07:13 AM



Looking South toward Walgreens

04/18/2013 07:14 AM



Public Hearing: **TUESDAY** April 23, 2013

To: Planning & Zoning Commission

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

AGENDA ITEM IV-1

Request: Commission's recommendation on a request for a PUD Amendment to the Grandview Mini-Storage Facility, 6.4 +/- acres, to allow for a U-Haul rental business and outside boat, RV, and automobile storage yard for customers on undeveloped property within the PUD on property located at 485 Grandview Drive. c/o Gregg Olsen on behalf of MOJO, (app. 2564)

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: 6.4 (+/-) acres
MOJO, LLC 485 Grandview Drive Twin Falls, Idaho 83301 208-280-3000	Current Zoning: R-4	Requested Zoning: Amendment to the C-1 PUD Agreement
	Comprehensive Plan: Urban Village/ Urban Infill	Lot Count: 1 Lot
	Existing Land Use: Mini-Storage Facility	Proposed Land Use: adding U-Haul rental business and outside vehicle storage yard on undeveloped property
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gregg Olsen 485 Grandview Drive Twin Falls, Idaho 83301 208-280-3000 Gregg@westerra.cc	North: R-4; Grand Vu Drive Inn	East: R-4; Aol; commercial uses
	South: OS; Twin Falls Golf Course	West: R-4; Grand View Dr, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1 thru 10-6-2.4 and the PUD Agreement	

Approval Process:

The Planning and Zoning Commission previously heard a Preliminary Presentation regarding this PUD Amendment on April 9, 2013. At the conclusion of this Public Hearing, the Planning Commissioners will make a recommendation only, which will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will have negligible impact 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:

On February 26, 2008, the Planning Commission recommended denial for a request to amend the Comprehensive Plan-Land Use Map to change the designation of this property from Urban Residential to Commercial/Retail. The City Council approved the request on March 24, 2008. The City Council specifically requested the applicant bring this project through as a planned unit development. In January 2009 the Comprehensive Plan and including the Future Land Use Map was amended at this site from Commercial/Retail to Urban Village/Urban Infill.

A Preliminary PUD Presentation was held with the Planning and Zoning Commission on April 8, 2008 requesting a zoning change to a C-1 PUD to allow a single use; mini-storage facility, on this site. A public hearing was held on April 22, 2008 where the Commission unanimously recommended approval of the PUD and annexation as presented. On May 19, 2008 the City Council unanimously approved the request as presented, subject to (4) conditions. On May 27, 2008 Ordinance #2938 was adopted and on October 19, 2009 the final PUD Agreement was approved. The PUD Agreement has not been recorded as of today's date.

A Preliminary PUD Presentation was held with the Planning and Zoning Commission on April 9, 2013 requesting an amendment to the un-recorded PUD Agreement. The Amendment was to address allowing a U-Haul rental business, outside boat, RV and automobile storage yard on undeveloped property for customers, within the PUD.

Analysis:

This is a request for an Amendment to the PUD Agreement for the Grandview Mini-Storage Facility, 6.4 +/- acres, to allow for a u-haul rental business and outside vehicle storage yard for the storage facility customers on undeveloped property within the PUD on property located at 485 Grandview Drive.

There is one (1) proposed change – it is as follows:

2.(B) Uses The property described herein and zoned “C-1 PUD” will only allow the development of a mini-storage facility and its use as such described within this document. The Project’s purpose and intended uses shall only be for the construction and commercial operation of mini-storage buildings, [outside automobile, boat, RV, and truck/trailer rental and storage on undeveloped property located within the PUD property described herein.](#)

The applicant would like to store automobiles, boats, and RV’s; as well as operate a truck/trailer rental business (U-Haul) on undeveloped property as shown on the amended Master Development Plan Phase II.

The applicant has stated, and shown on the amended Master Development Plan Phase 2, that two additional storage buildings will be constructed in the future. It is on these locations, including the area behind them to the east that the applicant states the outside storage will take place.

City Code **10-1-4-(B) Parking Areas:** states that “All parking and maneuvering areas shall be hard surfaced with Portland concrete or asphaltic concrete surface material.” The PUD is located in the C-1 base Zoning District, and would normally require parking and maneuvering areas to be hard-surfaced. By amending the PUD to allow outside storage on undeveloped property, this requirement will no longer apply.

The Engineering department has reviewed this application and subsequent PUD Amendment request. They would not recommend allowing any undeveloped area to be used for outside storage unless it is paved. The Engineering department would accept an alternative surface other than concrete or asphalt until the time when Phase II of the development is finished.

The acceptable alternative surface would need to be two inch (2") thick re-grind with chip seal over the top. Furthermore, any unpaved portion of the property will need to have a substantial barrier delineating the developed and undeveloped areas in order to discourage the use of the undeveloped property. Substantial barriers which are acceptable would be fencing, bumper blocks, jersey barriers, or another material or object acceptable to the Engineering Department.

Conclusion:

Should the Commission recommend approval of this request as presented, staff recommends the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards; and the recorded MOJO, LLC PUD.
2. Subject to the perimeter drive aisle on the far West and South side of the property, adjacent to currently constructed storage buildings, being hard surfaced with concrete or asphalt per City Code 10-1-4-(B).
3. Subject to undeveloped areas wishing to be used as outside storage being hard-surfaced per Engineering Department requirements.
4. Subject to undeveloped and un-paved areas having a substantial barrier to discourage use of the property per the Engineering Department requirements.

Attachments

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial of the Project Site
4. Comprehensive Plan Land Use Map
5. Master Development Plan Map
6. Site Photos (2)
7. PUD Agreement (not recorded – 10 pages)

January 25, 2013

City of Twin Falls

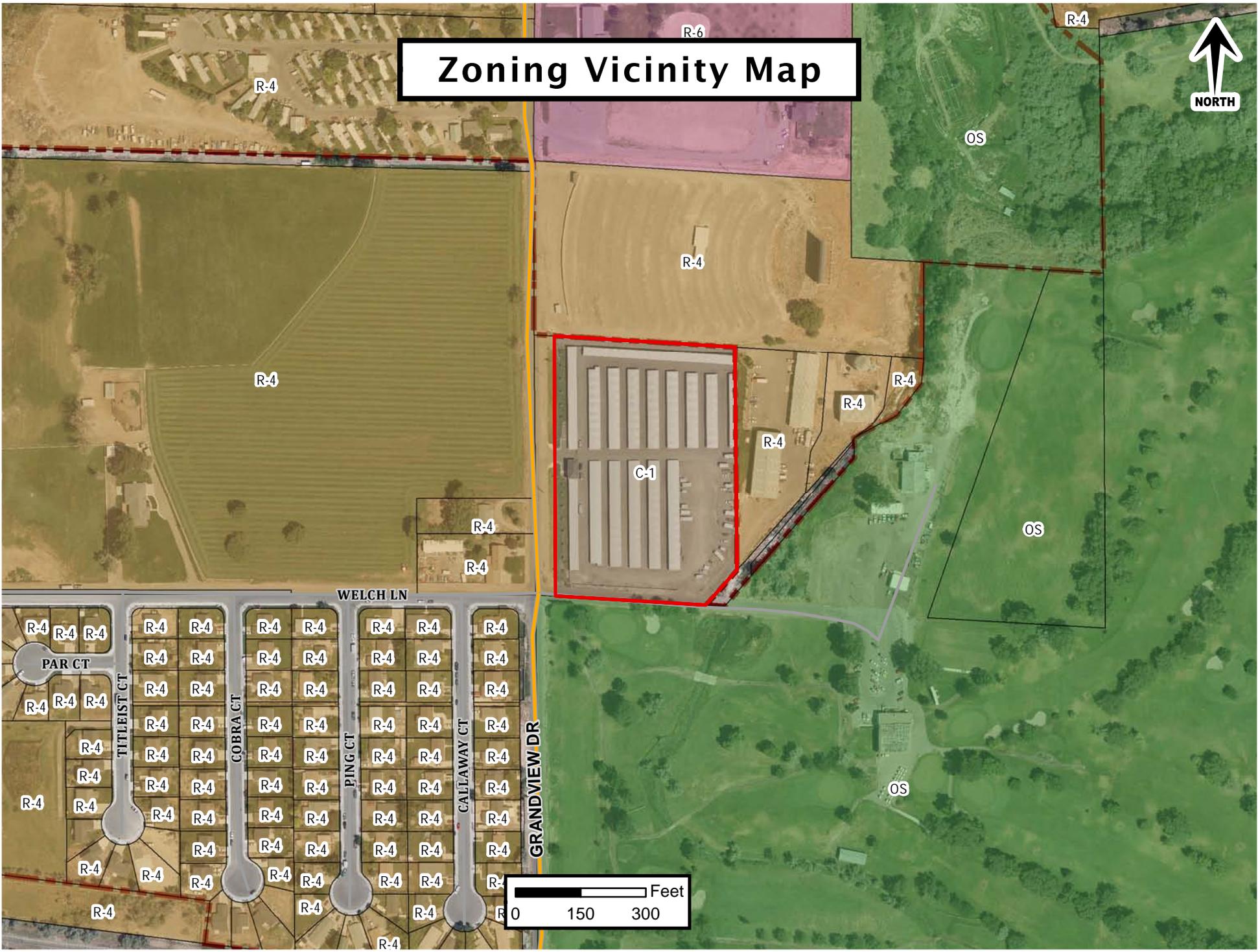
Re: MOJO PUD Amendment

MOJO, LLC is requesting that the PUD approved in October 2009 on the 6.44 acres located at 485 Grandview Drive be amended under Section 2B to say the following: the property described herein and zoned "C-1 PUD" will only allow the development of a mini-storage facility and its use as such as described within this document. The project's purpose and intended uses shall only be for the construction and commercial operation of mini-storage buildings, outside boat and RV storage, parking and U-Haul truck/trailer rentals.

I would also like a deferral for the parking area as I understand that given the current zoning any parking or maneuvering areas are to have a hard surface, however, the current parking area is planning for future development of storage buildings and it would not be economical to pave that area until such time as the buildings are built.

These changes will not affect the surrounding areas in any way as we have had no complaints, only compliments, on our operation and facility since we opened our doors.

Zoning Vicinity Map



Site Map



1050 WELCH

GRANDVIEW-DR

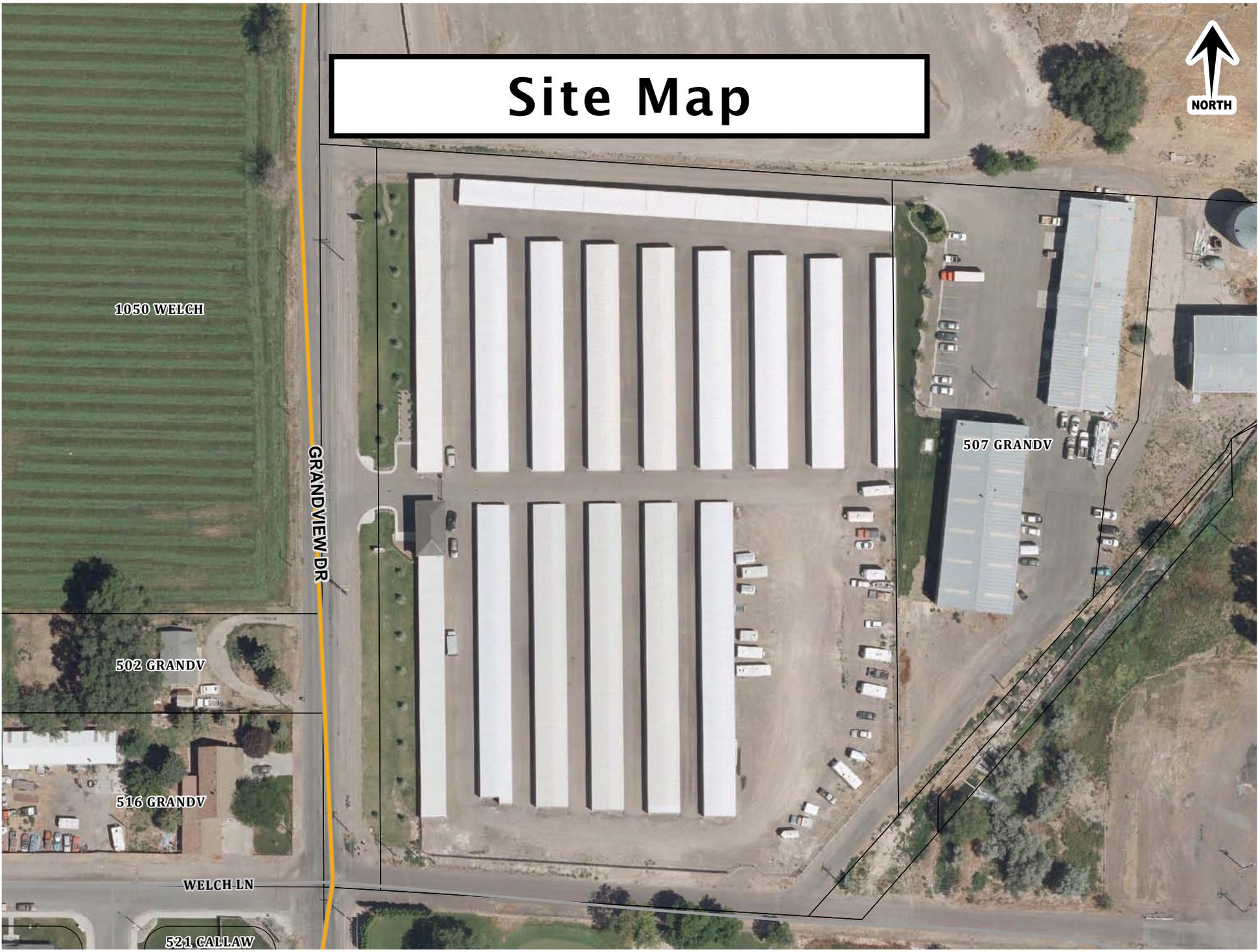
502 GRANDV

516 GRANDV

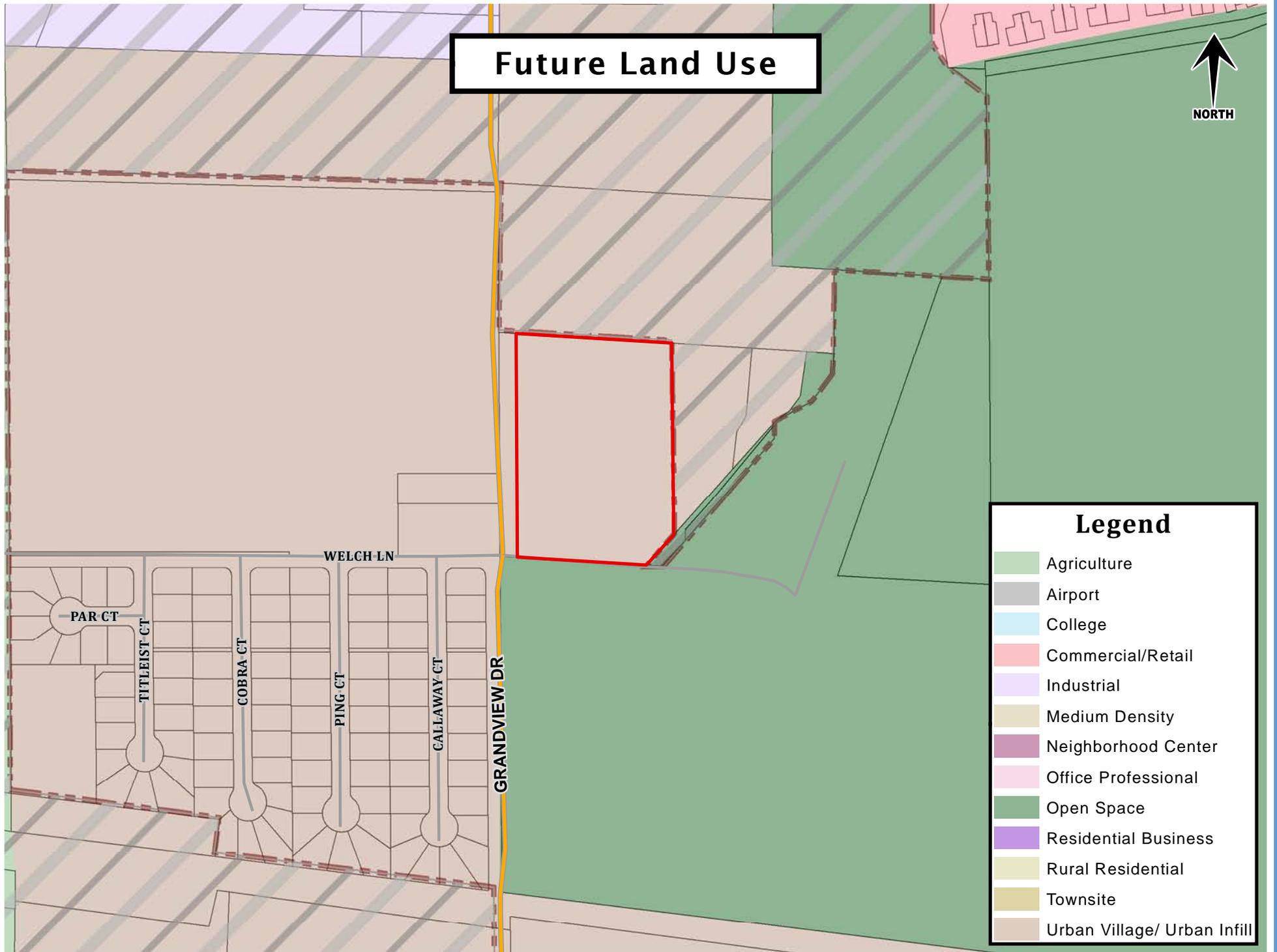
WELCH-LN

521 CALLAW

507 GRANDV



Future Land Use

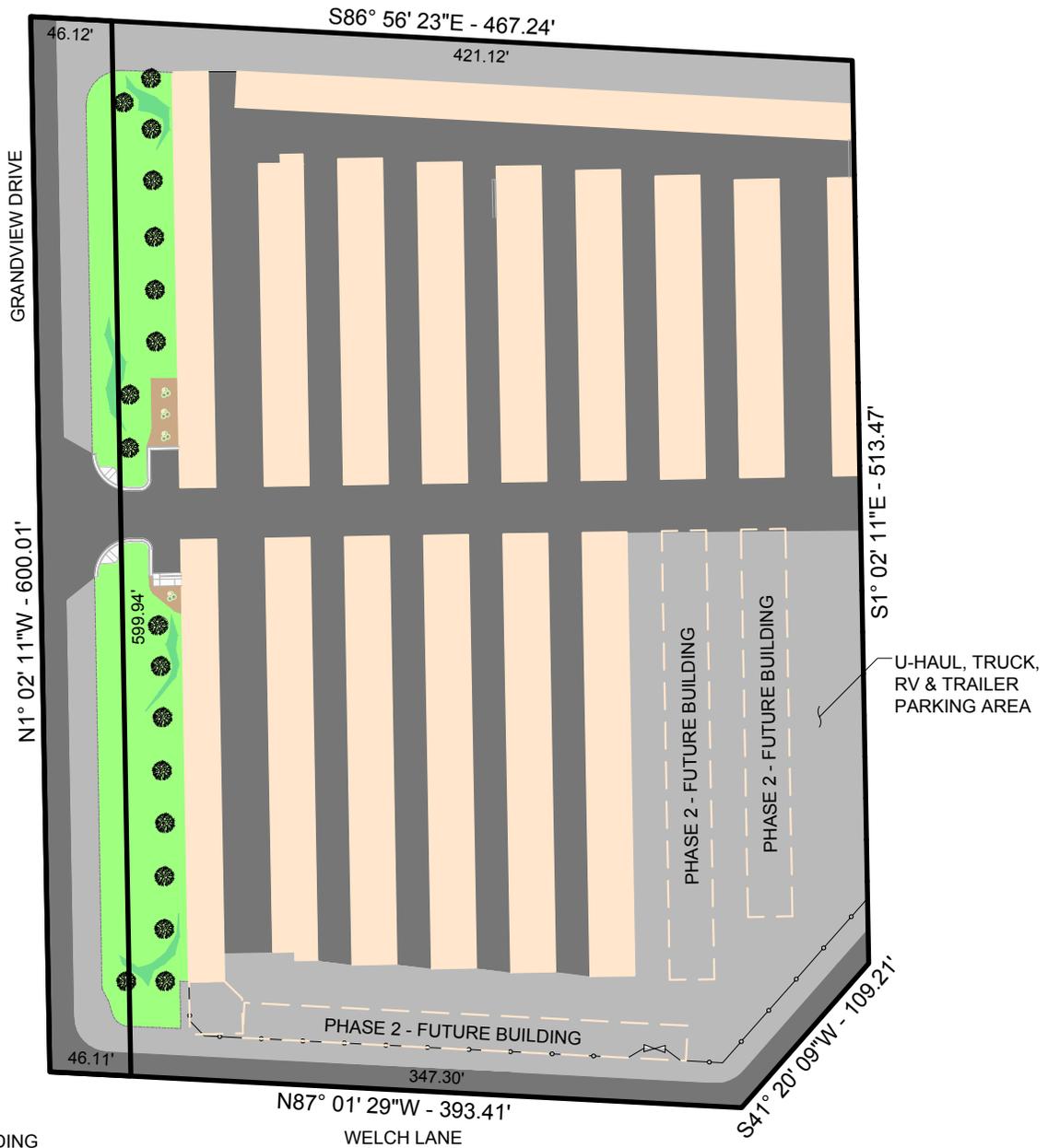


Legend

- Agriculture
- Airport
- College
- Commercial/Retail
- Industrial
- Medium Density
- Neighborhood Center
- Office Professional
- Open Space
- Residential Business
- Rural Residential
- Townsite
- Urban Village/ Urban Infill



GRANDVIEW DRIVE-IN



- BUILDING
- PAVEMENT
- GRAVEL
- ● LANDSCAPING
- ● LANDSCAPING

TWIN FALLS MUNICIPAL GOLF COURSE

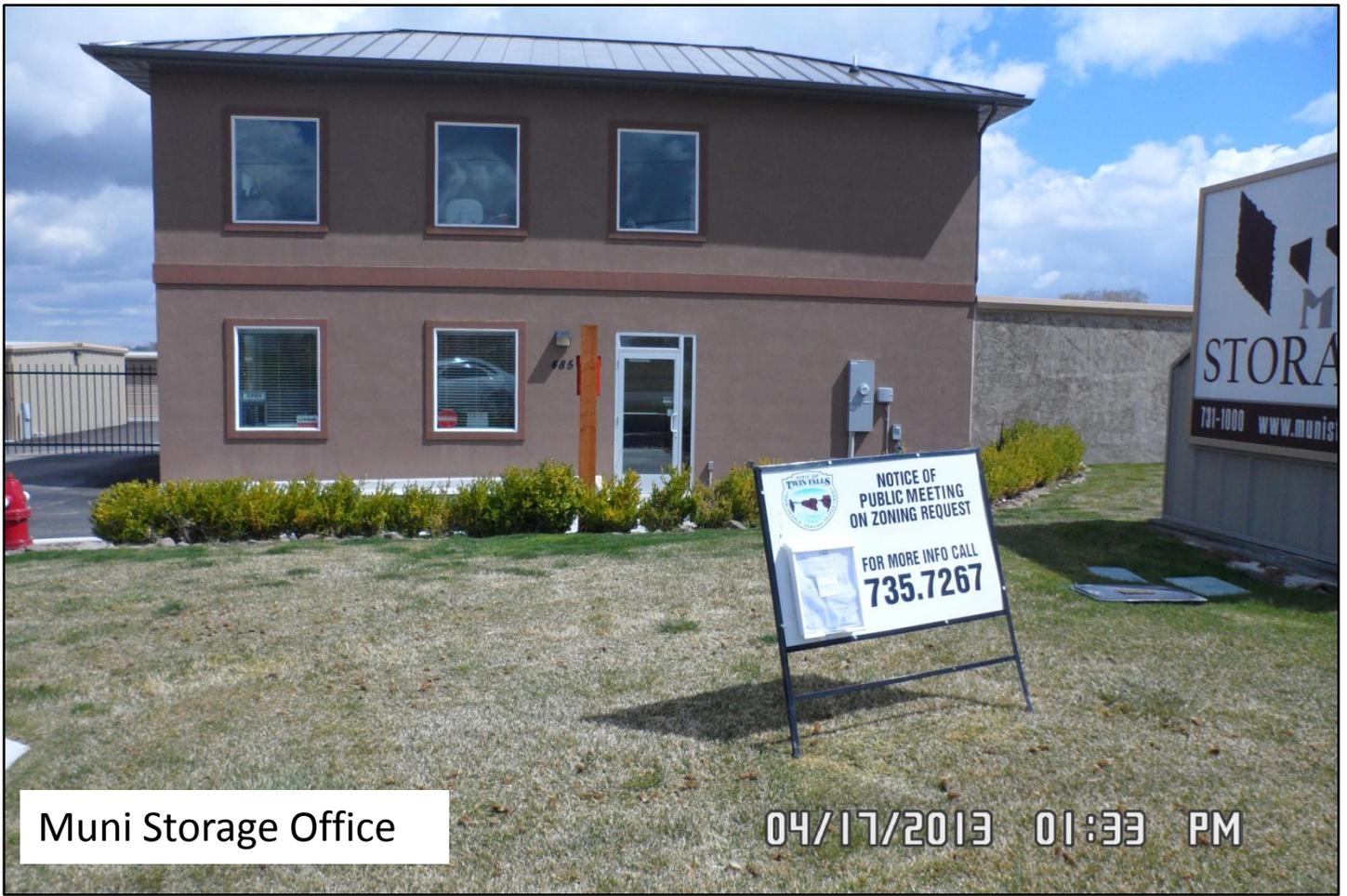
MUNI STORAGE PUD
SECTION 17, T. 10 S., R. 17 E.
TWIN FALLS, ID

AMENDED MASTER DEVELOPMENT PLAN

SCALE: N.T.S. DATE: 3/26/13 PROJ NUMBER: 1151
DWG. PATH: Z:\1151-Gregg Olsen\1151CADD\dwg\1151-PUD EXHIBIT 2.dwg



202 Falls Avenue
Twin Falls, Id. 83301
Phone: (208) 733-2446
Fax: (208) 734-2748



Muni Storage Office

04/17/2013 01:33 PM



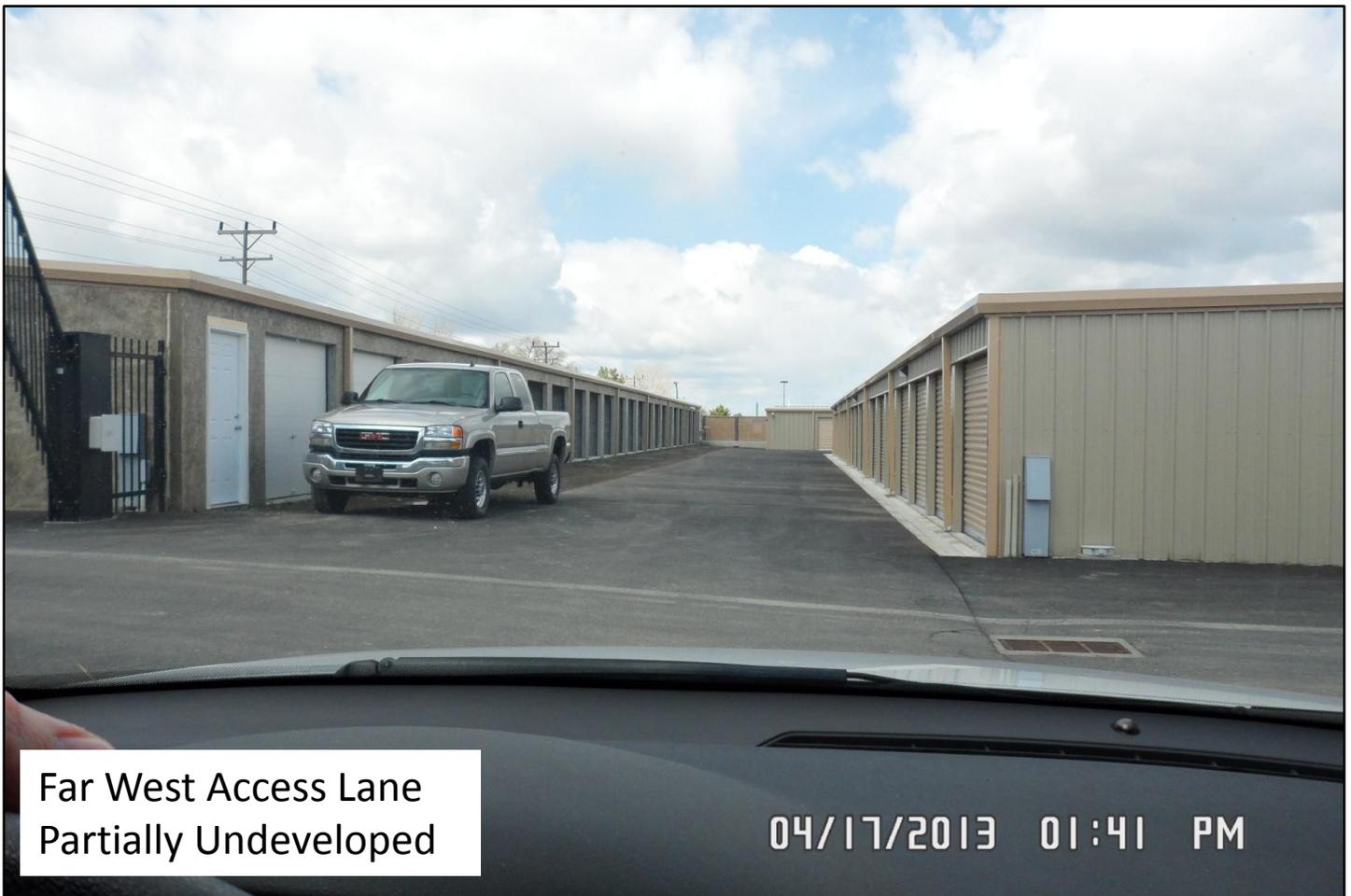
Back Portion – Undeveloped Area

04/17/2013 01:37 PM



South Access Lane - Undeveloped

04/17/2013 01:39 PM



Far West Access Lane
Partially Undeveloped

04/17/2013 01:41 PM

Muni Storage of Twin Falls, Idaho

C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____ 2009 2013, by and between THE CITY OF TWIN FALLS, State of Idaho, a municipal corporation, (hereinafter called "City"); and GREGG OLSEN, (hereinafter called "Developer"), whose address is 139 River Vista Place, Suite 202, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, Developer is the owner of that certain tract of land in the County of Twin Falls, State of Idaho, more particularly described on Exhibit "A" attached hereto, (the "Property") which property is bounded by R-4 zone on the North and East sides, Grandview Drive on the West, and Twin Falls Municipal Golf Course on the South; and

WHEREAS, Developer intends to develop the Property; and

WHEREAS, Developer has made a request of the City to develop a commercial development for a mini storage facility on the Property, (hereinafter called "the "Project") and has submitted to the City a development plan for the Project, more particularly described in Exhibit "B", attached hereto, (hereinafter called the "Master Development Plan"), which has been recommended for approval, as presented, for development as a Planned Unit Development, by the Planning and Zoning Commission on April 22, 2008 and approved as presented, subject to conditions, by the City Council on May 19, 2008, and subject to Ordinance #2938, which was published on June 5, 2008, attached hereto as Exhibit "C".

WHEREAS, City, by and the through its City Council, has agreed to the development of said Project, subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Developer and City agree as follows:

1. NATURE OF THE AGREEMENT. This Agreement shall become part of the C-1 PUD zone with respect to the Project upon its full execution and recording. Developer and his assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.

2. NATURE OF THE DEVELOPMENT. It is agreed that certain language and requirements pertaining to the "Project" shall be interpreted as follows:

A. Common Area And Homeowners' Association And Maintenance.

There is no requirement for common area within the Project. Therefore, there is no requirement for Developer to organize an Owners' Association in connection with his development of the Property, which associations are established for the maintenance of common areas.

B. Uses. The property described herein and zoned "C-1 PUD" will only allow the development of a mini-storage facility and its use as such as described within this document. The Project's purpose and intended uses shall only be for the construction and commercial operation of mini-storage buildings and/or boat and RV storage and parking.

3. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS. Developer shall be responsible for the design and construction of sewer, water and drainage systems on the Property (hereinafter "Improvements") as described herein, in accordance with City Standards.

A. Improvement Plans. Developer shall, as to each phase of development, file or cause to be filed with the City a complete set of plans for the Project, showing all Improvements contemplated (hereinafter "Improvement Plans"). The Improvement Plans and all Improvements thereon shall meet the approval of the City, which approval shall be given if such plans conform to published City requirements, the Master Plan and this PUD Agreement.

B. Improvement Design And Construction. Developer, at its expense, shall cause all Improvements shown on the Improvement Plans to be designed, constructed and installed consistent with the approved Improvement Plans. Notwithstanding the foregoing, nothing in this agreement shall prohibit City participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.

C. Phased Construction. If, in his discretion, Developer finds it necessary or expedient to do so, Developer may install the Improvements at one time, or in phases, as the Developer shall determine in its sole discretion. Developer shall provide the City with written notification of the timing and scope of the portion, or portions, of said Improvements it intends to complete at that time. Developer agrees to make such modifications and/or to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City, which approval shall not be unreasonably withheld.

D. Construction Supervision. Developer shall use a qualified licensed contractor or supervisor to supervise construction, inspection and testing of the work as necessary, to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.

E. Deferral Agreement. City agrees that Developer shall not be required to install curb, gutter and sidewalk along Grandview Drive, until the earlier of: (1) expansion of the paved area of Grandview Drive; or (2) installation of curb, gutter and sidewalk on the property adjoining the North boundary of the Property.

F. Non-Compliance. In the event any of the Improvements are not consistent with the Improvement Plans, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of its receipt of notice; or in the case of non-compliance that will take in excess of thirty days to cure; Developer shall commence to cure within thirty days of receipt of notice and shall diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy

within that phase of such PUD until such time as all requirements specified in this Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

G. Fees. Developer shall pay or cause to be paid to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans.

H. Maintenance Of Public Improvements. City hereby agrees to accept maintenance responsibility for the public improvements, if any, upon their completion to City standards.

I. Maintenance Of Storm Water Retention Improvements.
Developer agrees that he or his successors in interest shall maintain the required storm water retention volumes as shown on the approved Improvement Plans. No storm water retention facilities or appurtenances shall be altered unless first approved by City.

4. **DEVELOPMENT CRITERIA.** The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 4.

A. Approval And Construction. All improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, which drawings and specifications shall first be approved by the City, which approval shall not be unreasonably withheld.

B. Location Of Buildings. The location of buildings along the North and South boundary of the Property may be adjusted, contingent upon the existence or waiver/release of an access easement encumbering the North and South twenty-five feet (25') of the Property.

C. **Building Setbacks.** All buildings shall be constructed with a minimum setback of eighty feet (80') from the centerline of Grandview Drive.

D. **Landscaping.** Landscaping shall be required to be installed along the West boundary of the Property at the time site and building improvements during Phase 1 and shall be completed thereon or by the next planting season for the proposed vegetation. Landscape buffer on Grandview Drive shall be a minimum thirty-six feet (36') between the back of the sidewalk or future sidewalk and the building in a manner consistent with minimum code requirements or this PUD whichever is greater and shall include a minimum of one (1) six foot (6') tree every thirty lineal feet (30 LF) of building wall along Grandview Drive. The landscaped area shall contain berming, as per city code.

Developer shall maintain the landscaping within the development, to include the perimeter, to meet or exceed minimum code requirements within the development. Landscaped areas may be constructed to serve as water retention areas on the Property upon approval by the city.

E. **Building Standards.** Buildings and improvements shall comply with the following standards.

1. **Building Materials.** Building wall surfaces facing the West and South boundaries of the Property shall be constructed with decorative tilt-wall concrete. The remaining building wall surfaces may be block; tilt-up or double-T panels; colored metal sheathing; brick veneer; and/or painted or stained wood construction.

2. **Utilities.** All on-site utility service lines, including electrical lines and telephone lines, shall be placed underground.

3. **Signage.** No billboards or outdoor advertising will be permitted, except that on-site signage advertising Developer's use of the Property may be installed in accordance with City Code requirements. No signs shall encroach over public rights-of-way.

4. Lighting. Exterior lighting shall at a minimum comply with City Code requirements. Developer shall be considerate of neighboring properties with respect to installation of exterior lighting. All lighting shall be shielded and facing away from residential properties and away from the outdoor movie theater to the north.

5. Fencing. Perimeter of development shall be fenced to meet or exceed minimum standards.

E. Codes. All construction on the Property shall be to the standards established by applicable codes.

5. TIME LIMITATION. The “C-1 PUD” zone designation on the Property described in Exhibit “A” attached hereto is expressly conditioned upon submission to the City Council of a final Master Development Plan within one (1) year from the date hereof. Developer may apply for one or more one-year extensions, provided application is made in advance of the one year expiration. Approval shall not unreasonably be withheld.

6. STANDARD DEVELOPER’S AGREEMENT. It is understood and agreed by the parties hereto that Developer shall execute the City’s Standard Developer’s Agreement.

7. GENERAL PROVISIONS.

A. Cooperation. The parties hereto agree to cooperate with one another. Developer shall submit to the City all plans, specifications, and working drawings required by the City.

B. Entire Agreement. This Agreement constitutes the entire agreement between the parties concerning the Property and Improvements described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. Applicable Law. This agreement shall be construed in accordance with the laws of the State of Idaho.

D. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with “return receipt requested”. On the date of this agreement, the addresses of the parties are as follows:

DEVELOPER:	Gregg Olsen 139 River Vista Place, Suite 202 Twin Falls, ID 83301
CITY:	City of Twin Falls 321 Second Avenue East P.O. Box 1907 Twin Falls, ID 83303-1907

E. Successors And Assigns: This Agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto.

F. Severability. In the event any portion of this Agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions shall not be affected thereby.

G. Signatures. Each of the persons executing this agreement hereby represents and warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this agreement is binding on, and enforceable against, such entity.

H. Effective Date. This “PUD” Agreement shall become valid and binding upon its approval by the City, through its City Council, and upon its execution by the Mayor and the Developer.

I. Attorney Fees. In the event that either party is required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any other remedy provided by law, the party which prevails in such litigation shall be entitled to an award of a reasonable attorney’s fee, to be paid by the opposing party.

J. Construction. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. Attachments. All attachments to this Agreement and recitals are incorporated herein and made a part hereof as if set forth in full.

L. Captions. The captions, section and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

Deputy City Clerk

DEVELOPER:

Gregg Olsen

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this ____ day of _____, ~~2009~~ 2013, before me, the undersigned, a notary public in and for said State and County, personally appeared _____, known to me to be the _____ of the City of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at: Twin Falls, Idaho
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this ____ day of _____, ~~2009~~ 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregg Olsen, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at: Twin Falls, Idaho
My Commission Expires: _____



Public Hearing: **TUESDAY** April 23, 2013

To: Planning & Zoning Commission

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

AGENDA ITEM IV-2

Request: Commission's recommendation on a request for a Zoning District Change And Zoning Map Amendment from R-2 to NCO PUD for 4.71 (+/-) acres to allow a planned mixed use development consisting of a combination of neighborhood commercial uses, including a financial institution facility, on property located at the northwest corner of Eastland Drive North and Addison Avenue East, TOMERYL, LLC/ Tom & Cheryl Arledge c/o Scott Allen/The Land Group. (app. 2563)

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: 4.71 (+/-) acres
TOMERYL, LLC Tom & Cheryl Arledge 2147 Addison Ave East Twin Falls, Idaho 83301 208-420-6002-cell cuttertoma@yahoo.com	Current Zoning: R-2	Requested Zoning: R-2 NCO PUD
	Comprehensive Plan: Neighborhood Center adjacent to Residential Business to the west and Commercial – Retail to the East	Lot Count: 5 Lots
	Existing Land Use: Residential	Proposed Land Use: mixed use planned development consisting of a combination of neighborhood commercial uses including a financial institution facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Scott Allen, Sr. Planner The Land Group 340 Falls Avenue Twin Falls, Idaho 83301 733-4041/ 410-2309 cell scott@thelandgroupinc.com	North: R-2; residential	East: C-1; Eastland Drive, commercial
	South: R-2 PRO; Addison Ave E, accountant's office/residential	West: R-2 PRO; photography studio
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-21, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

The Planning and Zoning Commission previously heard a Preliminary Presentation regarding this PUD on April 9, 2013. At the conclusion of this Public Hearing, the Planning Commissioners will make a recommendation only, which will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will impact the City budget as developed Neighborhood Commercial uses on the 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 2001 the City of Twin Falls initiated an application to rezone Addison Ave E from Sunrise Blvd to Eastland Drive from R-2 to R-2 PRO as a number of properties in the area had individually been rezoned with a PRO designation. The Commission held a public hearing on October 9, 2001, and recommended denial of the rezone. On October 15, 2001, the City Council decided not to proceed with the application.

Maverik, Inc., applied for a Comprehensive Plan Amendment for the subject properties of this application and a public hearing was held on June 25, 2008, with the Planning and Zoning Commission. The Commission tabled the request as the City was in the process of revising the Comprehensive Plan document and maps in their entirety. Maverik, Inc. representatives were involved in the Comprehensive Plan update public meetings and public hearings. The subject properties were discussed at the public hearings with the Commission and Council regarding adoption of the Comprehensive Plan on November 12, 2008, and January 5, 2009 respectively. This site is designated as appropriate for Neighborhood Commercial development on the Future Land Use Map with the adjacent property to the west and south designated as Residential Business.

On May 27, 2009 the Planning & Zoning Commission heard a preliminary presentation on a proposed zoning district change and zoning map amendment from R-2 to NCO PUD. The applicant withdrew their application before the June 9, 2009 public hearing.

In late 2011, TOMERYL submitted a request for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD for this site. The Master Development Plan included a gas station with a convenience store. On January 24, 2012, there was a preliminary presentation followed by a public hearing on February 14, 2012. The Commission unanimously recommended denial of the request as presented. On April 2, 2012 the City Council held a public hearing and denied the request by a vote of 1 for and 5 against.

On April 9, 2013, a Preliminary Presentation was made to the Planning and Zoning Commission regarding this current Zoning District change and Zoning Map Amendment.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD for 4.71 (+/-) acres to allow a planned mixed use development consisting of a combination of neighborhood commercial uses, including a financial institution facility, on property located at the northwest corner of the intersection of two (2) gateway arterials, Eastland Drive North and Addison Avenue East.

This intersection is in the process of transitioning from a primarily residential area to a commercial/retail/professional service area. Two of the four corners of the intersection have commercial uses currently operating. The Twin Falls Comprehensive Plan Future Land Use Map indicates the subject parcels to be "Residential Business" and "Neighborhood Center".

The applicants are requesting the entirety of the project be zoned Neighborhood Center for the sake of continuity of the project as a whole. City Code 10-4-21 Neighborhood Commercial Overlay states "This

overlay district is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the PUD process.”

A financial institution with a drive-thru on the north or east side will be permitted outright on the southern one-third of the property. The applicant has created a limited list of allowed and special uses within the PUD Agreement. This list differs from City Code 10-4-21 in that many of the allowed uses in 10-4-21 have been removed. A comprehensive list of the uses delineated within the proposed PUD Agreement is attached to the staff report.

The Master Development Plan, provided by the applicant, shows a financial institution on the southern portion of the property, with a drive-thru window on the north side of the proposed building and the northern portion of the property being developed as small retail/office buildings. These northern buildings will be constructed with pitched roofs to resemble residential structures, and city code allows a maximum height of 25 ft. The applicant has provided sample photographs of what the proposed buildings would look like. It has been expressed that the color, size, shape and materials will be similar, but may not be exact copies of those shown in the photographs.

The Landscape Plan provided by the applicant satisfies or exceeds the landscape requirement established by City Code 10-4-21.3(G), which states a minimum of 20% of the site shall be landscaped. The submitted Landscape Plan shows 37% of the total site being landscaped. Particular attention has been given to the west side of the development. With a residence being next door, the applicant has taken measures to create a buffer between the properties in order to mitigate any adverse affects that may occur, including light and noise. This buffer consists of a six foot (6') fence and a thirty foot (30') wide landscape area.

A Sign Master Plan has been submitted with the PUD application. Two monument type signs for the financial institution are shown on the plan, as well as one monument type Multi Tenant Sign. The PUD Agreement states that all signs will conform to City Code Requirements. However, there is some language in the PUD that addresses “Off-Premise Signs”. This language will need to be removed prior to approval. Please see the attachment addressing the changes. Any and all signs will go through a full review for compliance at the time of their construction.

Street, sewer, Water, and Drainage Improvements will be designed and constructed in accordance with Twin Falls City Standards, and Twin Falls City Engineering Department approval.

The access points off Addison and Eastland shown on the Master Development Plan were negotiated between the City and the Owners of the property during the construction of the intersection of Eastland Drive and Addison Ave.

Development Criteria including construction, building standards and building setbacks, shall be in accordance with the current Twin Falls City Code requirements

Off-street parking requirements, trash enclosures, setbacks shall be reviewed in full at the time of building permit application.

Conclusion:

Should the Commission recommend approval of this request as presented, staff recommends the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the section "Covenants 4-E-4: Signage" being amended as shown in attachment 12.

Attachments

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial of the Project Site
4. Comprehensive Plan Land Use Map
5. Master Development Plan Map
6. Flood Plain Map
7. Building Reference Photos
8. Schematic Lot Line Exhibit
9. Schematic Landscape Plan
10. Schematic Sign Plan
11. Land Uses as listed in PUD
12. Amended PUD Section "Covenants 4-E-4:Signage"
13. Current Site Photos

PROJECT DESCRIPTION & COMPATIBILITY STATEMENT
For
Thomas and Cheryl Arledge & TOMERYL, LLC
Rezone Application

4 (a) - The reason for the request:

- The applicants are requesting that their subject property be rezoned from R-2 to R-2 / NCO / PUD to allow the property to be used for the highest and best use. The property is located immediately adjacent to two (2) gateway arterials, Addison Avenue East and Eastland Drive South, which have a combined daily vehicle count of 26,000 plus. This high level of traffic loading is not conducive to residential development.

4 (b) i - How the proposed zoning change relates to the Comprehensive Plan:

- The Twin Falls Comprehensive General Plan Update (Map 2-4 – see attachment) indicates that the subject parcel should be utilized as a “Neighborhood Center”. Also a small portion of the property, located in the southwest corner, is designated as “Residential Business”. Since the uses in the Residential Business District are less restrictive than those permitted in the NCO zone the entire property will be rezoned to NCO. This subject zone will provide as much protection to the existing neighborhood residents as possible. The applicants are requesting a rezone that would bring the zoning of the subject parcel into conformance with the Comprehensive Plan and surrounding neighborhood.
- It should be noted that the Comprehensive Plan also indicates that the uses on the properties located immediately east and southeast should be Commercial/Retail; the properties located immediately south should be Residential Business; the properties located immediately north should be Rural Residential and the properties located immediately west and southwest should be Rural Residential and Residential Business. The proposed zone will act as a buffer between the commercial and residential uses that currently exist.

4 (b) ii – Compatibility with the surrounding area:

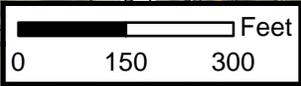
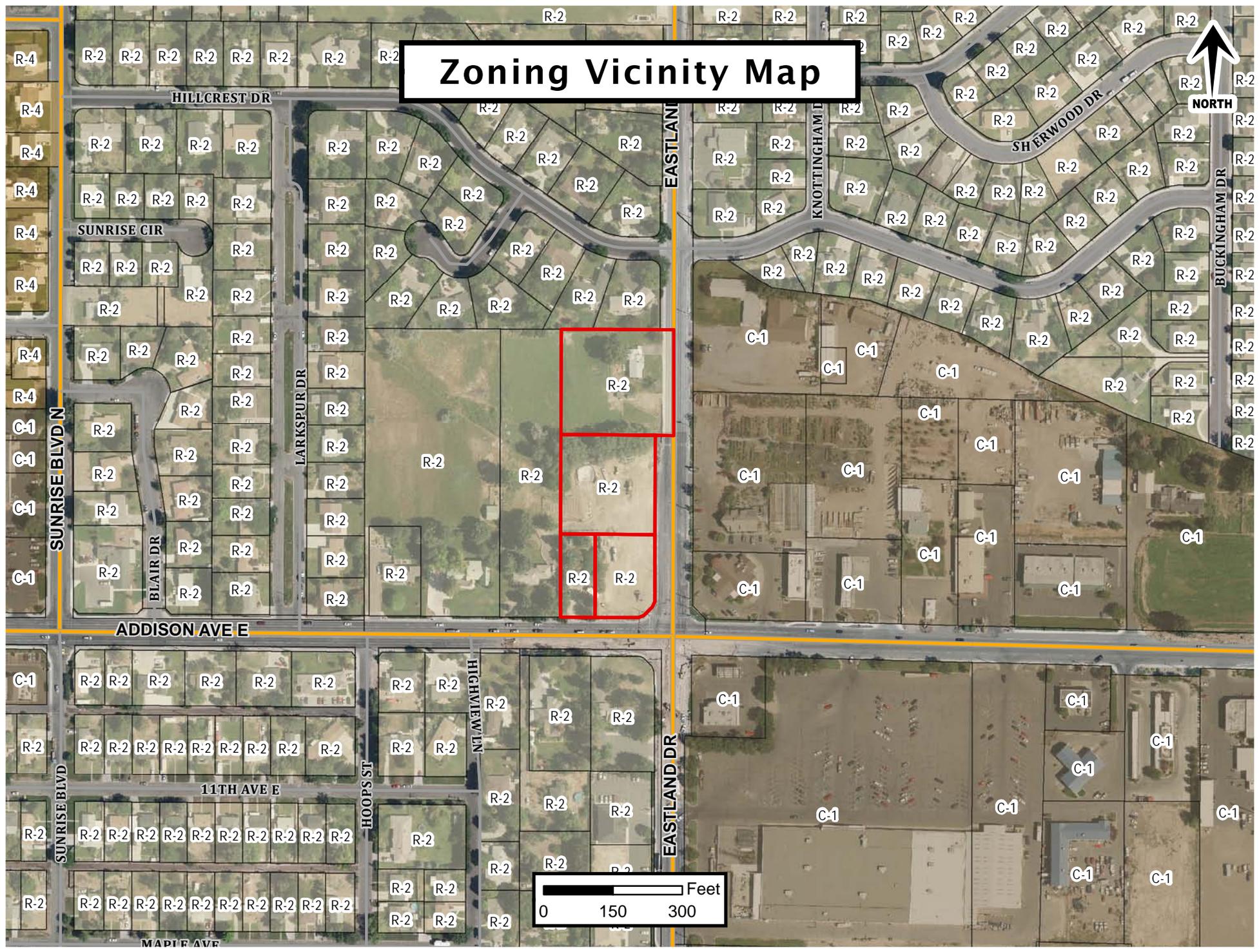
- The property is surrounded by a plethora of uses. To the east and southeast commercial and retail uses exist that include a landscape nursery, day spa, convenience store and big box retailer (K-Mart). To the north is a developed residential subdivision. To the west is vacant pasture land and residential business. To the south are residential businesses and residential structures.
- The restrictive permitted uses of the NCO zone will provide similar businesses to those already existing on adjacent residential business properties. Also, the restrictive building standards and landscape requirements of the NCO zone will blend the proposed development with the present residential and residential-business components located on adjacent properties.
- Perimeter fencing and landscape design shall provide security to the site as well as provide a safeguard against light trespass and noise to the neighbors located along the north and west property boundaries.

- Buildings and drive-isles have also been strategically placed to provide barriers for vehicle lights. In areas where buildings do not disrupt vehicle lights, landscaping and fencing shall be used as mitigation measures.
- Paramount landscape design and consistent architecture throughout the development will provide the City of Twin Falls with a dramatic gateway arterial entrance into our community.

4 (b) iii – Intended use of the property:

- The property shall be developed as a planned unit development per the R-2/NCO/PUD zone restrictions. All buildings, signage and landscaping shall be consistent throughout the development to achieve the highest aesthetics possible. Uses allowed are generally professional, retail and service oriented thus helping reduce travel time for adjacent neighborhood residents. Also, the business proprietors will be able to enjoy patrons from the existing 26,000 plus vehicles that pass by the subject property daily.
- The applicants have reviewed the outright permitted uses and special uses allowed in the proposed zone. Some uses have been deleted so as to keep harmony with the existing residents and commercial properties. The uses proposed are indicated in the attached preliminary PUD Agreement.

Zoning Vicinity Map

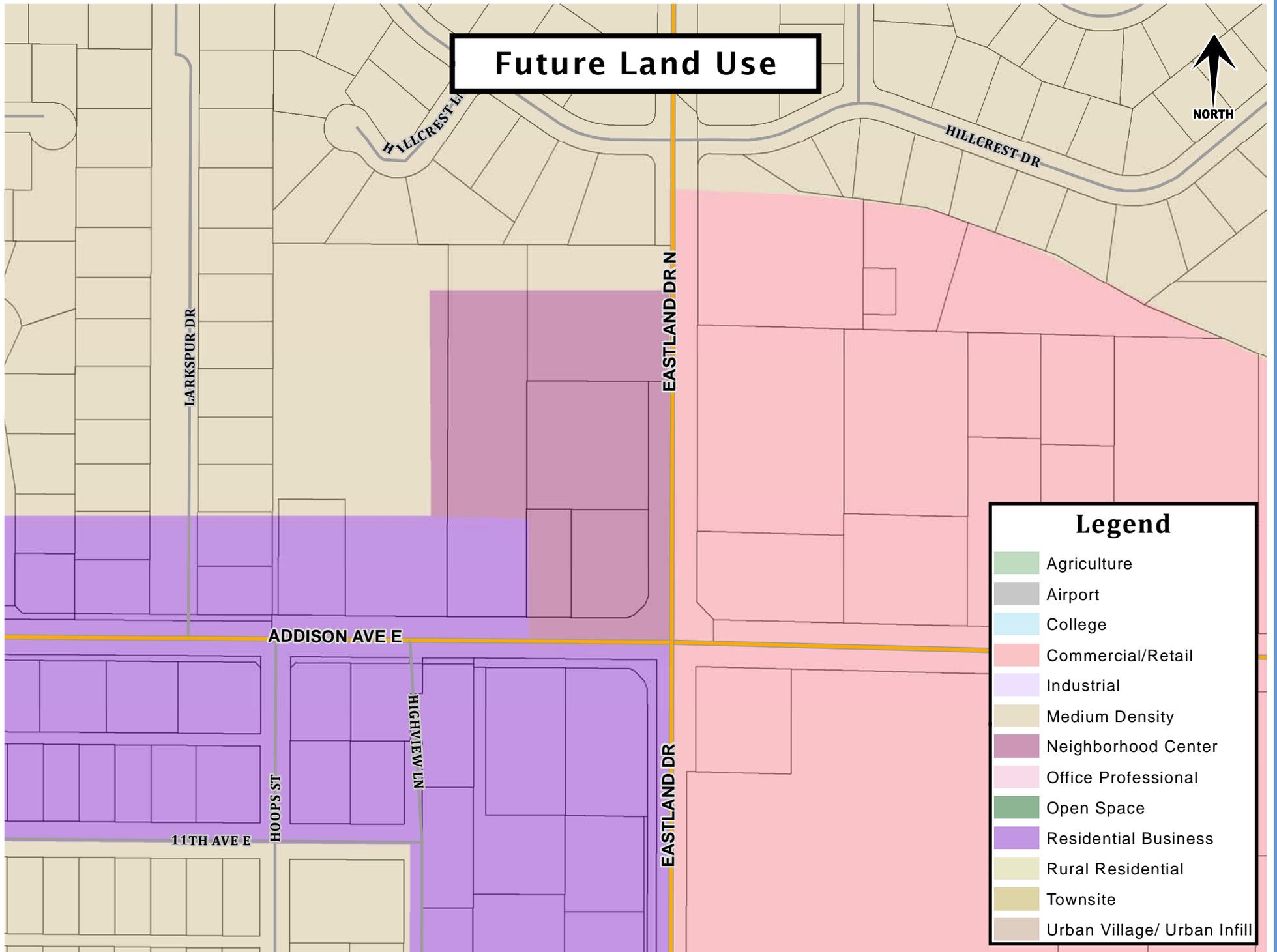


Site Map



Future Land Use

NORTH



Legend

- Agriculture
- Airport
- College
- Commercial/Retail
- Industrial
- Medium Density
- Neighborhood Center
- Office Professional
- Open Space
- Residential Business
- Rural Residential
- Townsite
- Urban Village/ Urban Infill

Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
 Township 10 South, Range 17 East, B.M.
 City of Twin Falls, Twin Falls County, Idaho
 2013

1" = 30'

PROPERTY & REZONE INFORMATION

PROPERTY OWNER & ADDRESS:
 THOMAS & OREVA ARLEDGE & TIMBERLY, LLC
 2147 ADDISON AVENUE EAST
 TWIN FALLS, IDAHO 83401
 EMPLOYER/DEVELOPER/PLANNER:
 THE LAND GROUP, INC.
 130 FALLS AVENUE
 TWIN FALLS, IDAHO 83401

SITE CHARACTERISTICS:
 ACRES = 4.62 ACRES
 ZONING ZONE = R-2
 PREVIOUS ZONING / PLANNED / ADJACENT STREETS & INTERSECTIONS:
 APPROXIMATE 2.26 ACRES OF REZONE MASTER PLAN # 2
 (3) SIDE OF SITE (SEE REQUIRED BY CODE)

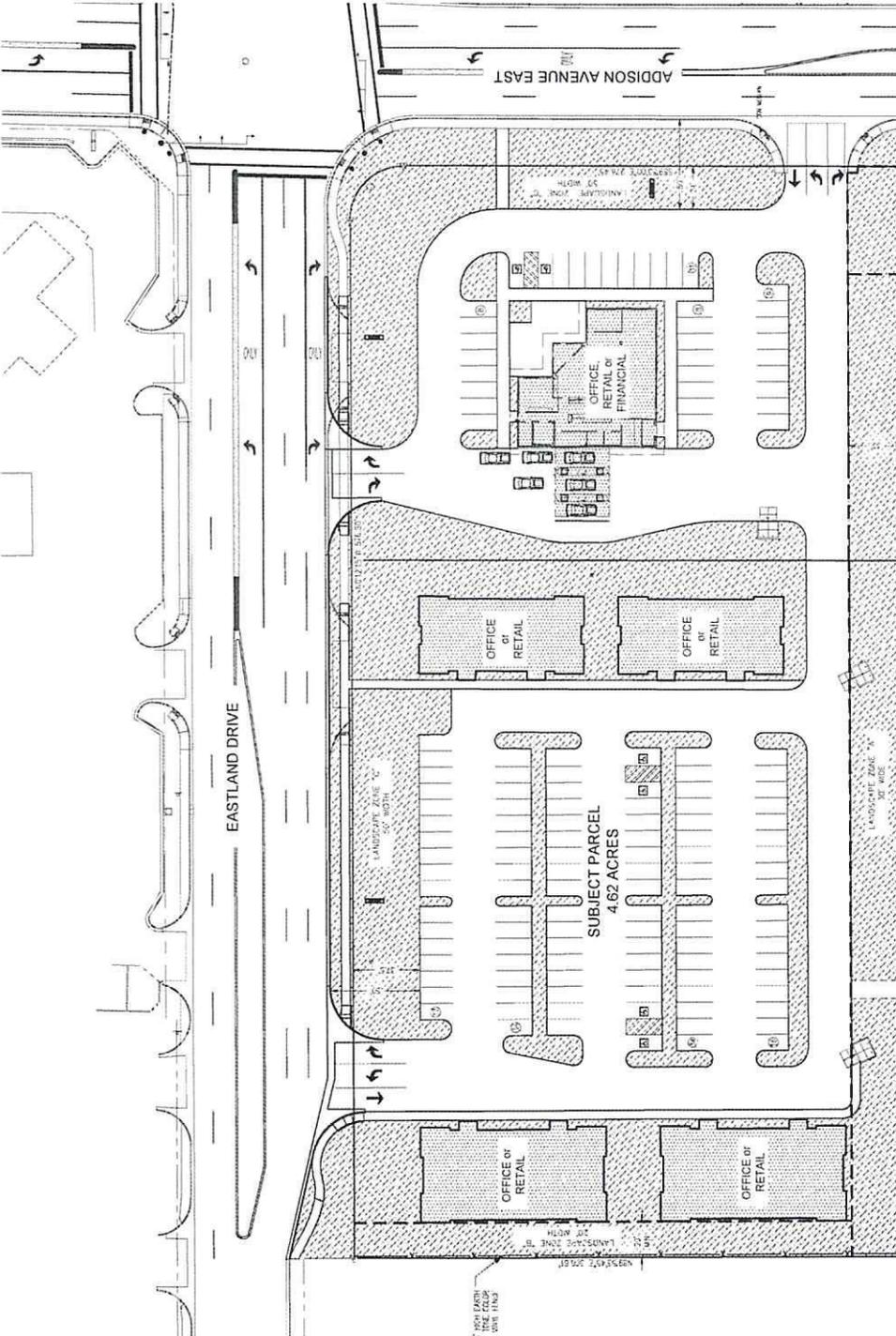
LANDSCAPE ZONE INFORMATION

ZONE "A" REQUIREMENTS:
 *1) TREE PER 400 SF. MINIMUM OF 4 PLANTING
 *2) TREE PER 100 SF. MINIMUM OF 1 PLANTING
 *3) TREE PER 200 SF. MINIMUM OF 2 PLANTING
 *4) TREE PER 400 SF. MINIMUM OF 4 PLANTING
 *5) TREE PER 800 SF. MINIMUM OF 8 PLANTING
 *6) TREE PER 1200 SF. MINIMUM OF 12 PLANTING
 *7) TREE PER 1600 SF. MINIMUM OF 16 PLANTING
 *8) TREE PER 2000 SF. MINIMUM OF 20 PLANTING
 *9) TREE PER 2400 SF. MINIMUM OF 24 PLANTING
 *10) TREE PER 2800 SF. MINIMUM OF 28 PLANTING
 *11) TREE PER 3200 SF. MINIMUM OF 32 PLANTING
 *12) TREE PER 3600 SF. MINIMUM OF 36 PLANTING
 *13) TREE PER 4000 SF. MINIMUM OF 40 PLANTING
 *14) TREE PER 4400 SF. MINIMUM OF 44 PLANTING
 *15) TREE PER 4800 SF. MINIMUM OF 48 PLANTING
 *16) TREE PER 5200 SF. MINIMUM OF 52 PLANTING
 *17) TREE PER 5600 SF. MINIMUM OF 56 PLANTING
 *18) TREE PER 6000 SF. MINIMUM OF 60 PLANTING
 *19) TREE PER 6400 SF. MINIMUM OF 64 PLANTING
 *20) TREE PER 6800 SF. MINIMUM OF 68 PLANTING
 *21) TREE PER 7200 SF. MINIMUM OF 72 PLANTING
 *22) TREE PER 7600 SF. MINIMUM OF 76 PLANTING
 *23) TREE PER 8000 SF. MINIMUM OF 80 PLANTING
 *24) TREE PER 8400 SF. MINIMUM OF 84 PLANTING
 *25) TREE PER 8800 SF. MINIMUM OF 88 PLANTING
 *26) TREE PER 9200 SF. MINIMUM OF 92 PLANTING
 *27) TREE PER 9600 SF. MINIMUM OF 96 PLANTING
 *28) TREE PER 10000 SF. MINIMUM OF 100 PLANTING

ZONE "B" REQUIREMENTS:
 *1) TREE PER 400 SF. MINIMUM OF 1 PLANTING
 *2) TREE PER 800 SF. MINIMUM OF 2 PLANTING
 *3) TREE PER 1200 SF. MINIMUM OF 3 PLANTING
 *4) TREE PER 1600 SF. MINIMUM OF 4 PLANTING
 *5) TREE PER 2000 SF. MINIMUM OF 5 PLANTING
 *6) TREE PER 2400 SF. MINIMUM OF 6 PLANTING
 *7) TREE PER 2800 SF. MINIMUM OF 7 PLANTING
 *8) TREE PER 3200 SF. MINIMUM OF 8 PLANTING
 *9) TREE PER 3600 SF. MINIMUM OF 9 PLANTING
 *10) TREE PER 4000 SF. MINIMUM OF 10 PLANTING
 *11) TREE PER 4400 SF. MINIMUM OF 11 PLANTING
 *12) TREE PER 4800 SF. MINIMUM OF 12 PLANTING
 *13) TREE PER 5200 SF. MINIMUM OF 13 PLANTING
 *14) TREE PER 5600 SF. MINIMUM OF 14 PLANTING
 *15) TREE PER 6000 SF. MINIMUM OF 15 PLANTING
 *16) TREE PER 6400 SF. MINIMUM OF 16 PLANTING
 *17) TREE PER 6800 SF. MINIMUM OF 17 PLANTING
 *18) TREE PER 7200 SF. MINIMUM OF 18 PLANTING
 *19) TREE PER 7600 SF. MINIMUM OF 19 PLANTING
 *20) TREE PER 8000 SF. MINIMUM OF 20 PLANTING
 *21) TREE PER 8400 SF. MINIMUM OF 21 PLANTING
 *22) TREE PER 8800 SF. MINIMUM OF 22 PLANTING
 *23) TREE PER 9200 SF. MINIMUM OF 23 PLANTING
 *24) TREE PER 9600 SF. MINIMUM OF 24 PLANTING
 *25) TREE PER 10000 SF. MINIMUM OF 25 PLANTING

ZONE "C" REQUIREMENTS:
 *1) TREE PER 400 SF. MINIMUM OF 1 PLANTING
 *2) TREE PER 800 SF. MINIMUM OF 2 PLANTING
 *3) TREE PER 1200 SF. MINIMUM OF 3 PLANTING
 *4) TREE PER 1600 SF. MINIMUM OF 4 PLANTING
 *5) TREE PER 2000 SF. MINIMUM OF 5 PLANTING
 *6) TREE PER 2400 SF. MINIMUM OF 6 PLANTING
 *7) TREE PER 2800 SF. MINIMUM OF 7 PLANTING
 *8) TREE PER 3200 SF. MINIMUM OF 8 PLANTING
 *9) TREE PER 3600 SF. MINIMUM OF 9 PLANTING
 *10) TREE PER 4000 SF. MINIMUM OF 10 PLANTING
 *11) TREE PER 4400 SF. MINIMUM OF 11 PLANTING
 *12) TREE PER 4800 SF. MINIMUM OF 12 PLANTING
 *13) TREE PER 5200 SF. MINIMUM OF 13 PLANTING
 *14) TREE PER 5600 SF. MINIMUM OF 14 PLANTING
 *15) TREE PER 6000 SF. MINIMUM OF 15 PLANTING
 *16) TREE PER 6400 SF. MINIMUM OF 16 PLANTING
 *17) TREE PER 6800 SF. MINIMUM OF 17 PLANTING
 *18) TREE PER 7200 SF. MINIMUM OF 18 PLANTING
 *19) TREE PER 7600 SF. MINIMUM OF 19 PLANTING
 *20) TREE PER 8000 SF. MINIMUM OF 20 PLANTING
 *21) TREE PER 8400 SF. MINIMUM OF 21 PLANTING
 *22) TREE PER 8800 SF. MINIMUM OF 22 PLANTING
 *23) TREE PER 9200 SF. MINIMUM OF 23 PLANTING
 *24) TREE PER 9600 SF. MINIMUM OF 24 PLANTING
 *25) TREE PER 10000 SF. MINIMUM OF 25 PLANTING

GENERAL NOTES:
 1. ALL LIGHT FIXTURES SHALL BE ORDERED AND SPECIFIED TO ILLUMINATE LIGHT FIXTURES AND NEIGHBORING PARCELS.
 2. ALL LIGHT FIXTURES SHALL BE ORDERED AND SPECIFIED TO ILLUMINATE LIGHT FIXTURES AND NEIGHBORING PARCELS.
 3. A FINISHED GRADE WITH A FINISH SHALL BE OBTAINED AT THE PROPERTY LINE OF THE SUBJECT PARCEL.
 4. FINISH SHALL CONFORM TO THE CITY OF TWIN FALLS REQUIREMENTS.
 5. TOTAL ALLOWED BUILDING AREA SHALL BE DETERMINED BY USE AND AVAILABLE ZONING. PARKING REQUIREMENTS SHALL BE BASED ON THE CITY OF TWIN FALLS REQUIREMENTS.
 6. THE PRELIMINARY IS A SCHEMATIC REPRESENTATION OF THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) AND IS NOT AN ASSURANCE THAT ANY DEVELOPMENT SHALL BE PERMITTED OR APPROVED BY CITY OF TWIN FALLS. THE CITY OF TWIN FALLS STAFF SHALL REVIEW THE PUD AND MAKE RECOMMENDATIONS TO THE CITY OF TWIN FALLS STAFF. THE CITY OF TWIN FALLS STAFF SHALL REVIEW THE PUD AND MAKE RECOMMENDATIONS TO THE CITY OF TWIN FALLS STAFF.



THE LAND GROUP
 130 FALLS AVENUE
 TWIN FALLS, IDAHO 83401
 PHONE: 208.333.4411
 WWW.THELANDGROUP.COM

PRELIMINARY
 NO CONSTRUCTION

DATE: 07/20/13
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN
 SHEET NO. 10

\$1.00

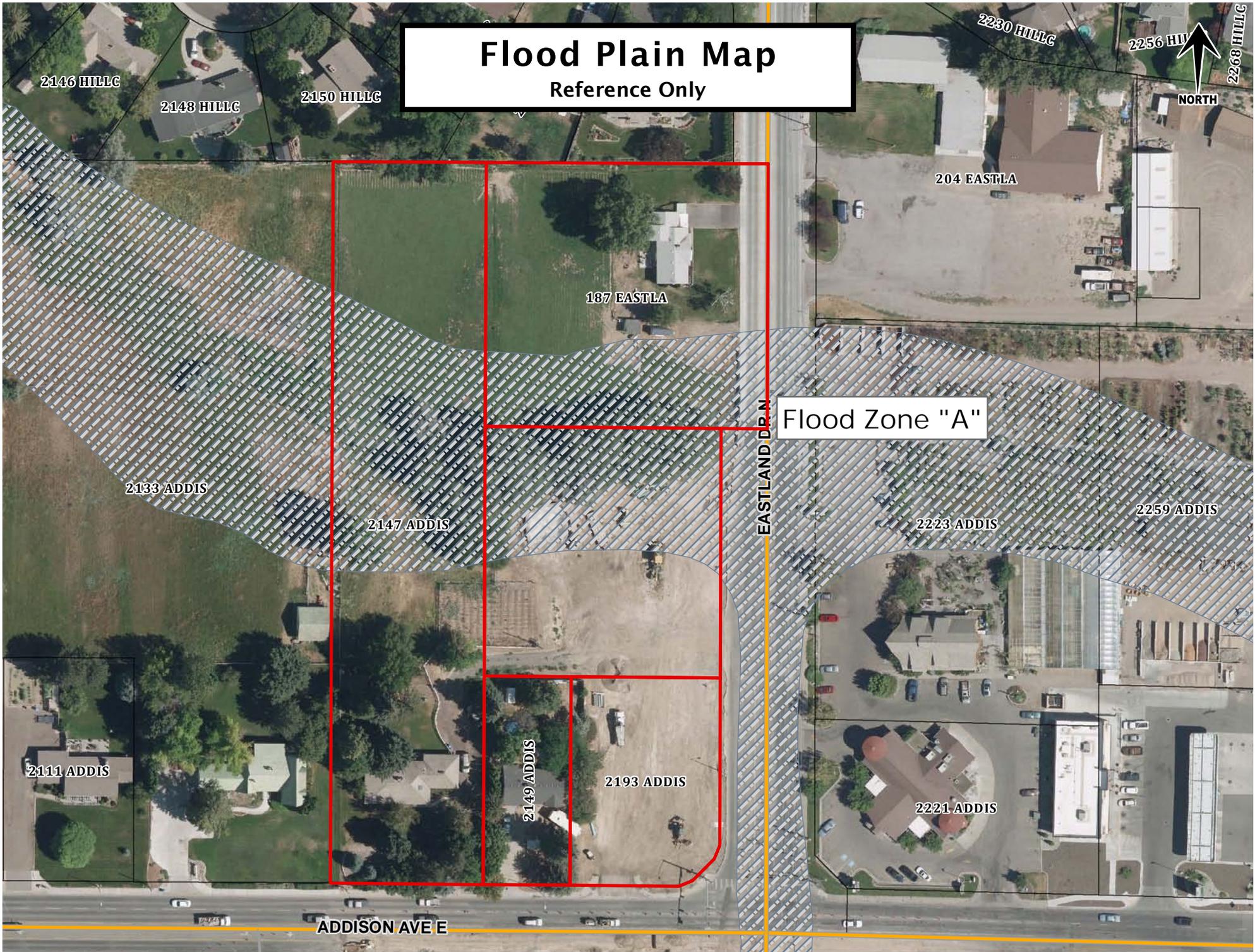


Flood Plain Map

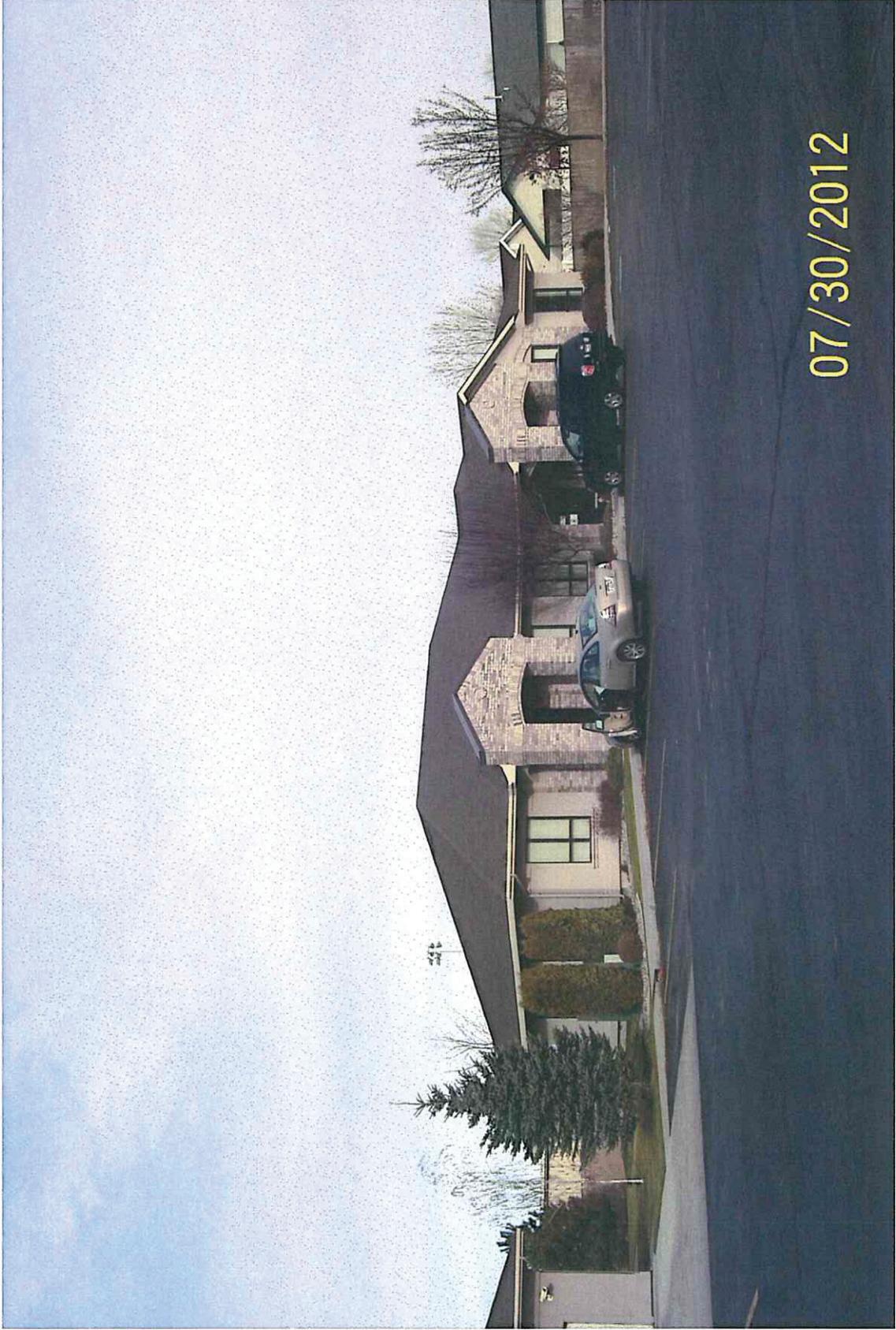
Reference Only



Flood Zone "A"

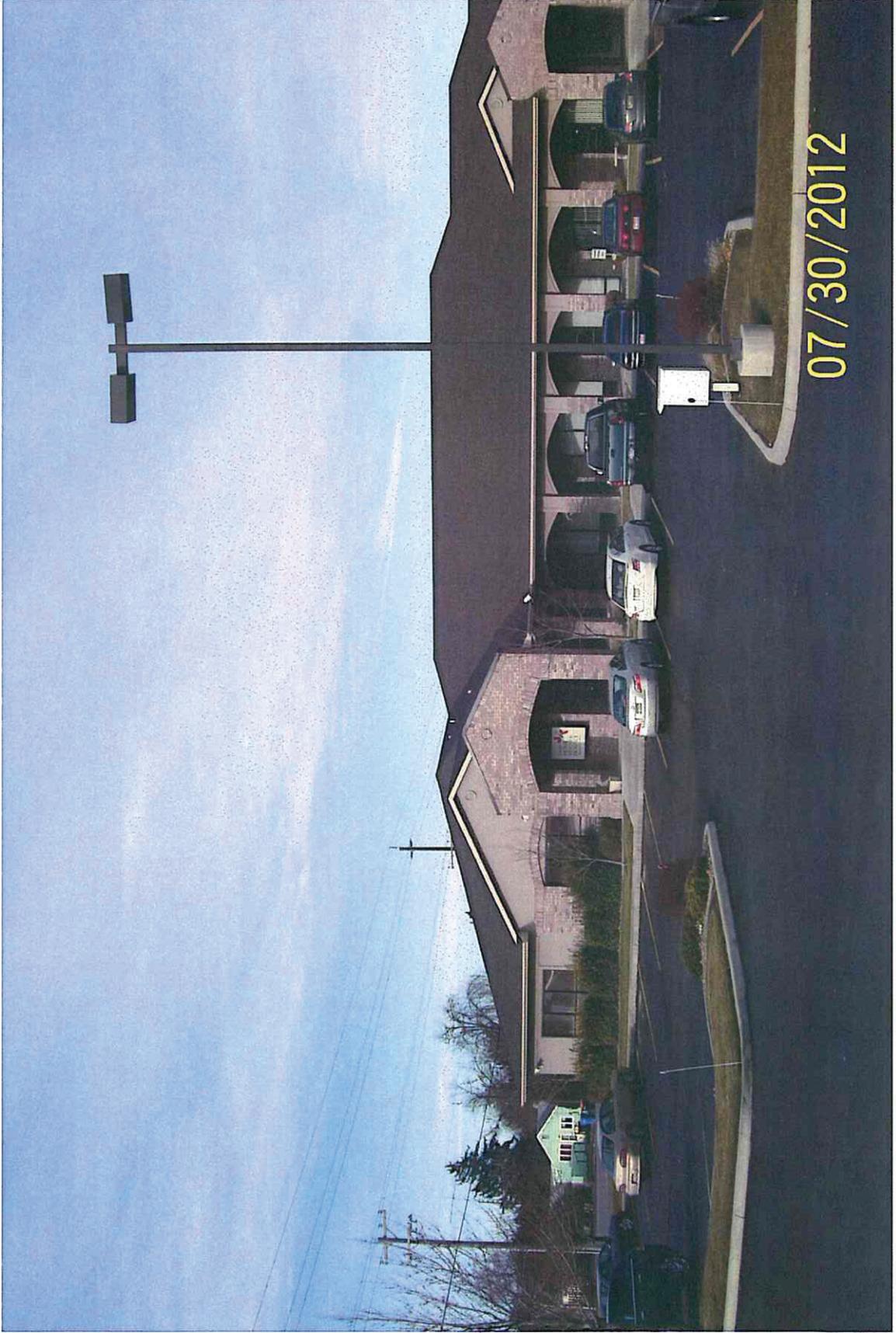


Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
North Buildings



07/30/2012

**Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
North Buildings**



**Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
South Building**



**Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
South Building**



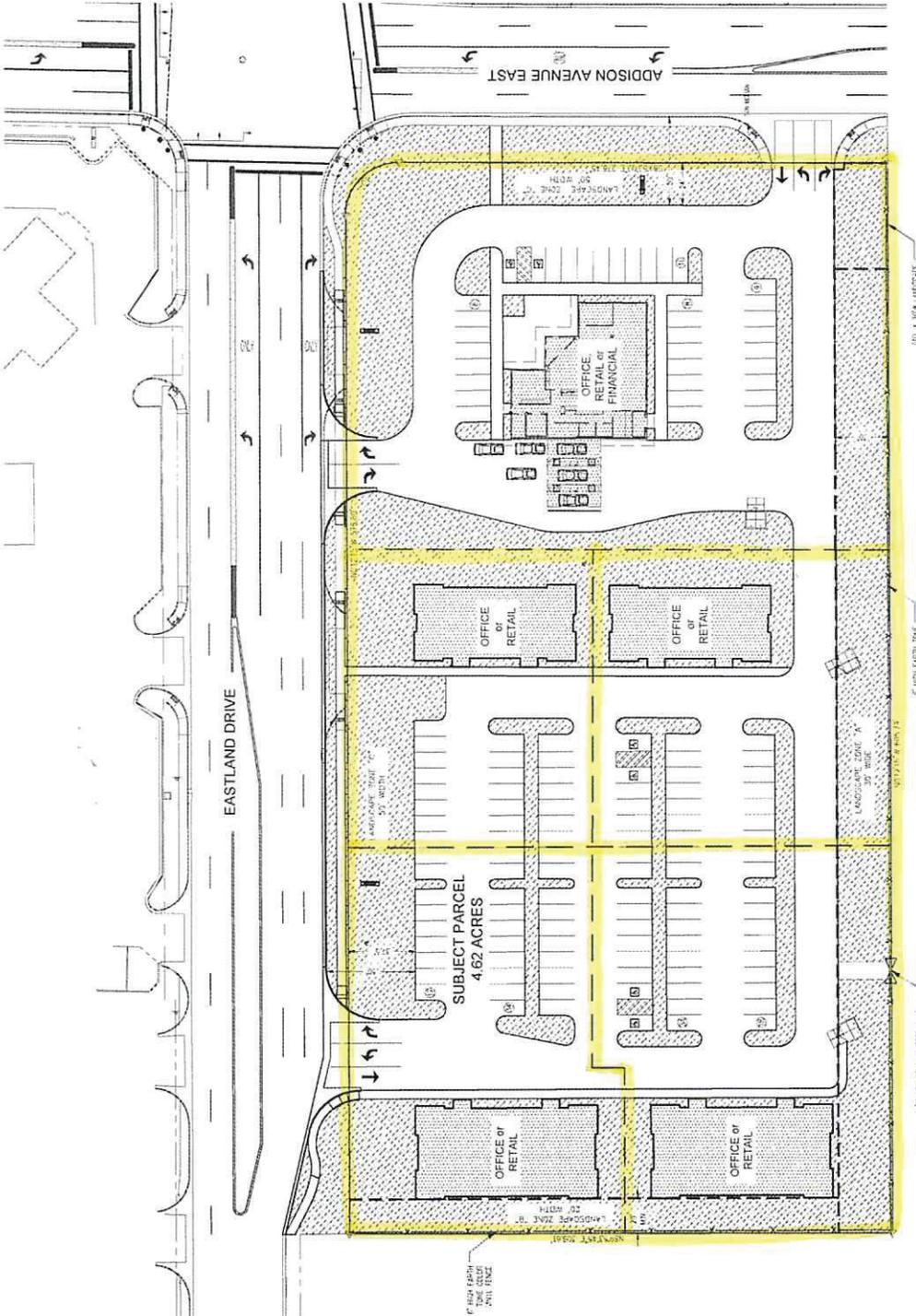
Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
 Township 10 South, Range 17 East, B.M.,
 City of Twin Falls, Twin Falls County, Idaho
 2013

1" = 30'

PROPERTY & REZONE INFORMATION
 PROPERTY OWNER & ADDRESS:
 THE LAND GROUP, INC. 1700 W. 10TH ST.
 TWIN FALLS, IDAHO 83402
 ENGINEER/SURVEYOR'S NAME:
 TWIN FALLS, IDAHO
 TWIN FALLS, IDAHO
 TWIN FALLS, IDAHO

LANDSCAPE ZONE INFORMATION
 ZONE "A" REQUIREMENTS:
 * TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
 * SIZE OF ALL TREES SHALL BE CONFERGUS
 ZONE "B" REQUIREMENTS:
 * TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
 * SIZE OF ALL TREES SHALL BE CONFERGUS
 ZONE "C" REQUIREMENTS:
 * TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
 * SIZE OF ALL TREES SHALL BE CONFERGUS

GENERAL NOTES
 1. ALL LIGHT FIXTURES SHALL BE SHIELDED AND DIRECTED TO ILLUMINATE LIGHT THE DRIVE AND NEIGHBORING PROPERTIES.
 2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF TWIN FALLS.
 3. A FINANCIAL BUSINESS WITH A SPACE-THRU SHALL BE CONSIDERED PERMITTED ON THE CORNER LOT ADJACENT TO ADDISON AVENUE.
 4. PARKING SHALL CONFORM TO THE CITY OF TWIN FALLS REQUIREMENTS.
 5. TOTAL ALLOWED BUILDING AREA SHALL BE DETERMINED BY USE AND AVAILABLE PARKING REQUIREMENTS SHALL BE BASED ON THE CITY OF TWIN FALLS REQUIREMENTS.
 6. ALL UTILITIES SHALL BE SHOWN AND DEEPENED TO THE MOST CURRENT ADA CODES AND REQUIREMENTS.
 7. THE APPLICANT SHALL OBTAIN NECESSARY PERMITS FROM THE CITY OF TWIN FALLS.
 8. THE SCHEMATIC MASTER PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF TWIN FALLS.
 9. THE SCHEMATIC MASTER PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF TWIN FALLS.



THE LAND GROUP
 1700 W. 10TH ST.
 TWIN FALLS, IDAHO 83402
 TEL: 208.333.4400
 FAX: 208.333.4401
 WWW.THELANDGROUP.COM

SCHEMATIC LOT LINE EXHIBIT
 Addison Ave. & Eastland Dr.
 Arledge Rezone
 R-2 / NCO / PUD ZONE
 City of Twin Falls, Idaho

PROPERTY
 NOT FOR CONSTRUCTION
 PRELIMINARY

DATE
 02/28/2013
 DRAWN BY
 CHECKED BY
 APPROVED BY

CURVE TABLE
 CURVE LENGTH: 102.14' IC: 102
 EI: 47.74' MOVS: 0.70337' 47.58' MAX(2.72')

SCALE
 1" = 30'

PROJECT
 Arledge Rezone
 R-2 / NCO / PUD ZONE
 City of Twin Falls, Idaho

PRICE
 \$1.00



EASTLAND DRIVE

ADDISON AVENUE EAST

FREE STANDING SIGN #2

FREE STANDING SIGN #3

FREE STANDING SIGN #1

LANDSCAPE ZONE B
20' WIDTH

LANDSCAPE ZONE C
50' WIDTH

Office
or
Retail

Office
or
Retail

Office
or
Retail

Office
or
Retail

Office
Retail
or
Financial

14" WIDE LOCKABLE GATE
IN 6' HIGH EARTH TONE
COLOR VINYL FENCE

GRAVEL
ACCESS PATH

LANDSCAPE ZONE A
30' WIDTH

6' HIGH EARTH TONE
COLOR VINYL FENCE

LANDSCAPE ZONE A
30' WIDE

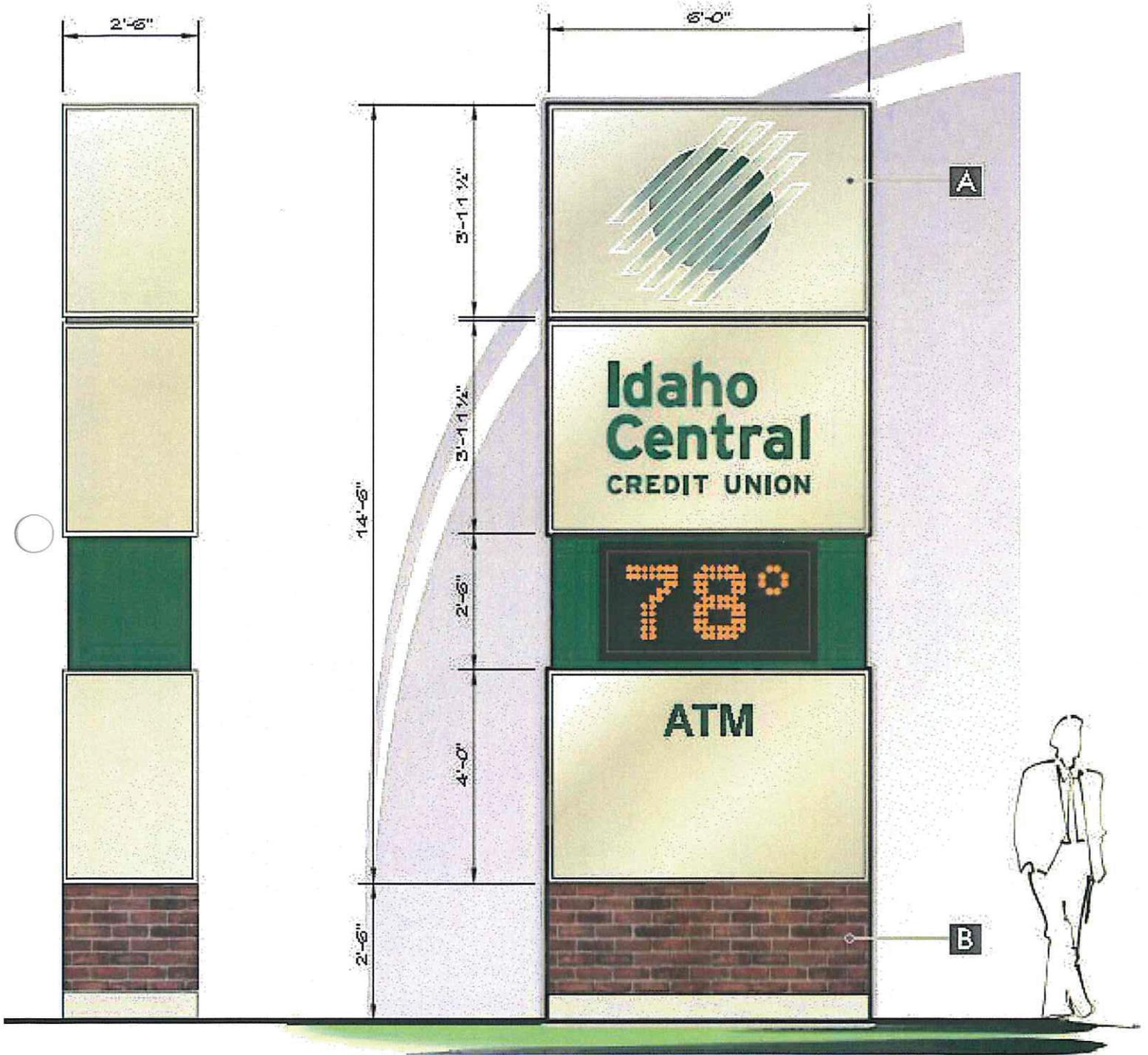
60' X 30' W LANDSCAPE
AREA. INSTALL PLANTS
30" IN HEIGHT OR LESS.



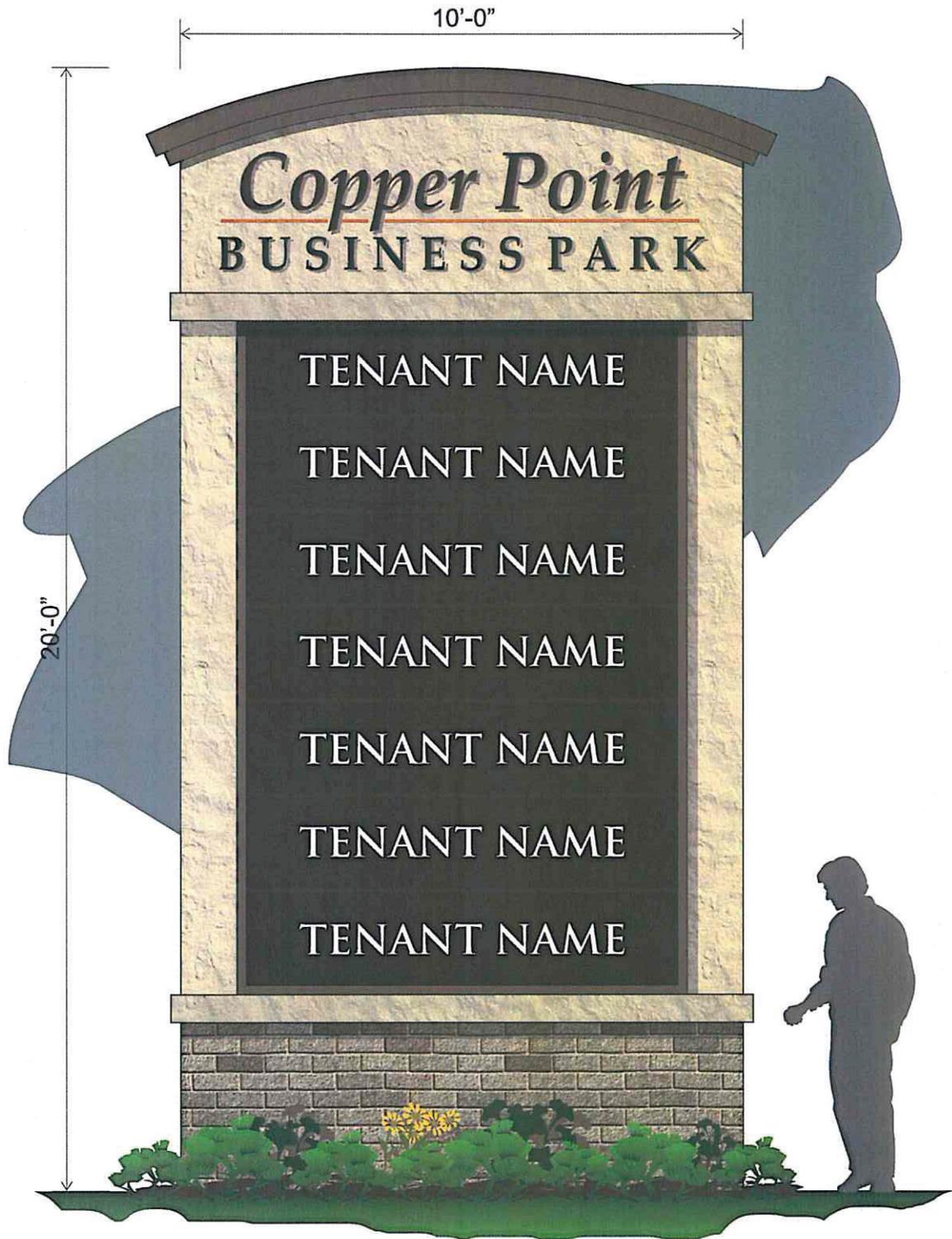
Schematic Landscape Plan



**Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
Site Sign Exhibit - Signs #1 & #2**



**Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
Site Sign Exhibit - Sign #3**



B. USES. The Project's purpose and intended uses shall be for the construction and occupation of buildings for Office, Retail and Financial Institution uses, as allowed in the NCO zone with regard to permitted uses, special uses, and prohibited uses. Provided, however, that in any event the use of the southern one-third of the Property for the construction and operation of a bank or other financial institution with a drive through window (which must be constructed on either the East side or the North side of the building) shall be an outright allowed use. Provided further, that only the following uses shall be allowed, as provided in the City Code for the NCO zone:

Allowed uses:

1. Retail Trade:

- a. Bakery.
- b. Bookstore.
- c. Craft shop, in conjunction with retail business.
- d. Eating places.
- e. Florist shop.
- f. Food, drugs, etc.
- g. General merchandise.
- h. Hardware store.
- i. Hobby and toy store.
- j. Ice cream store.
- k. Import store.
- l. Laundering and dry-cleaning.
- m. Laundromats.
- n. Music store.
- o. Pet shop.
- p. Sporting goods store.

2. Services:

- a. Beauty and barber shops.
- b. Copy center - self-service.
- c. Duplicating and stenographic offices.
- d. Photography studios.

Uses allowed with special use permit:

1. Governmental Facilities:

- a. Governmental office buildings.

- 2. Medical Facilities:
 - a. Doctors' offices.
 - b. Medical clinics
 - c. Rehabilitation services.

- 3. Miscellaneous:
 - a. Any facility with drive-through service.

- 4. Retail Trade:
 - a. Alcoholic beverages, when consumed on the premises where sold.
 - b. Apparel and accessories.

- 5. Services:
 - a. Advertising.
 - b. Apparel repair and alteration.
 - c. Employment agency.
 - d. Finance and investment offices.
 - e. Insurance and related business.
 - f. Professional organizations.
 - g. Professional services.
 - h. Real estate and related business
 - i. Welfare and charitable facilities

- 6. Miscellaneous:

Uses not specified above are prohibited unless administrative determination in accordance with the City Code is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

3. STREET, SEWER, WATER AND DRAINAGE

IMPROVEMENTS. Developer shall be responsible for the design and construction of sewer, water and drainage systems on the Property (hereinafter "Improvements"), in accordance with City Standards. Curb, gutter and street improvements shall be constructed by and at the cost of the City, pursuant to the provisions of that particular written Agreement of the City, recorded on _____, 20__, as Instrument No. _____, records of Twin Falls County Recorder, a true and correct copy of which is attached hereto as Exhibit "B."

refuse and storage areas shall be constructed with materials and colors consistent with the exterior finishes of the buildings on the Property, so as to create a consistency of appearance throughout the Project.

3. UTILITIES. All on-site utility service lines, including electrical lines and telecommunication lines, shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with screening material.

4. SIGNAGE. All signs shall conform to City Code requirements. ~~Off-premise signs shall be allowed, one along Addison Avenue East and one along Eastland Drive, for use by businesses located in the Project.~~ Appearance and finish of each sign shall match the appearance of the building(s) to which it pertains.

5. ILLUMINATION. Exterior lighting devices shall be so arranged or shielded so as to cast illumination in a downward direction. Parking lot lighting shall be in conformance with City Code provisions. Reasonable efforts shall be made to minimize the harshness or glare of any lighting. A photometric plan shall be part of all building plans submitted to the City.

6. CODES. All construction on the Property shall be to the standards established by applicable Codes.

5. TIME LIMITATION. The "R-2 NCO PUD" zone designation on the Property described in Exhibit "A" shall exist perpetually unless rezoned by



Northern Boundary of PUD extends
Past this home to wooden fence.

04/17/2013 01:17 PM



This approach will be moved further
north as shown on Master Dev. Map

04/17/2013 01:16 PM

