



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

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Idaho Falls, ID 83405-0220
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Planning Department • (208) 612-8276

FAX (208) 612-8520

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APPLICATION FOR A LAND USE CHANGE IN THE PLANNED TRANSITION ZONE

Applicant Information		
Representing Company:		
Contact Name:	Phone:	
Address:	Fax:	
City:	State:	Zip:
Owner Information (If other than Applicant)		
Name:	Phone:	
Address:		
City:	State:	Zip:
Property for Consideration		
Site Address:		
Current Zone:		
Legal Description (i.e. Addition, Division No., Lot, Block):		
Nature of Request		
Memorandum of Understanding		
<ol style="list-style-type: none"> 1. Filing of this application constitutes permission for the City to make on-site inspections of the property for which the land use change is proposed; and 2. The representations made in the application are binding and must be fulfilled in the construction and the occupancy of the proposed project; and 3. The application may be approved with conditions which must be executed should development proceed. 		
Signature of Applicant(s):		
	Date:	
	Date:	

Fee: \$ _____ Date: _____

Received By: _____

Variance Fee: \$550.00

I. Minimum Size for Land Use Changes

A minimum size is required for land use changes in the PT zone because their development involves serious potential conflicts with surrounding residences that cannot practically be resolved in site planning for small lots and access to arterial streets from these areas must be minimized. All uses shall have a minimum size of at least 30,000 square feet, and a minimum depth of 100 feet, measured perpendicularly across at least 75 percent of the frontage.

Developer's Evidence: Indicate the parcel size here and attach a location map showing the exterior dimensions and situation within the neighborhood.

Staff Finding: Confirm parcel size and dimensions.

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

II. Connections

Per Section 7-18-4.C.2, all uses shall be designed to share functional connections with adjoining uses. Connections that should be considered include shared access from the street; shared parking and service access; and pedestrian circulation between uses.

Developer's Evidence: Submit a site plan showing the potential connections with existing and future adjoining developments. Supplement with a narrative if necessary.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

III. Land Use

Land use shall be in accordance with the uses permitted by Section 7-18-2 of this ordinance. See Section 7-18-2 for definitions of permitted uses.

Developer's Evidence: The planned use of all structures and open spaces shall be indicated on the site plan.

Staff Findings: Are the proposed uses in accord with Section 7-18-3?

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

IV. Nuisance of Hazards

No use shall create any nuisance or hazard for neighboring properties or on or along public streets. The following conditions are considered to be nuisances or safety hazards:

Excessive noise or vibration; improperly directed light or glare, or excessive heat; electrical interference that adversely affects other uses; odors, dust, or other air pollutants; improperly stored or handled solid waste; or the storage or handling of radioactive, toxic, or hazardous materials or waste.

See Section 7-18-4.C.4. for standards as to hazards.

Developer's Evidence: Submission of an application constitutes an assurance that this standard will be met during the project's construction and use. The narrative should address your plans for compliance and provide evidence that project will meet standards of Section 18-4.C.4.

Staff Findings:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

V. Lighting

All sources of illumination shall be directed and, when necessary, shielded, so as not to produce direct glare on adjacent properties. No industrial or commercial use shall cause a level of illumination exceeding 0.5 footcandles in a neighboring residential area. The Zoning Administrator may require a development to produce evidence that its proposed lighting will comply with this standard.

Developer's Evidence: Submission of an application constitutes an assurance that this standard will be met during the project's construction and use. An illumination plan is not required.

Staff Findings:

Conclusion:

- Complies
- Fails to Comply
- Complies Subject to Conditions:

VI. Stormwater Runoff

No use shall generate stormwater runoff that adversely impacts neighboring properties or public streets or drainage systems. The Zoning Administrator may require an applicant to produce evidence that stormwater flows will be adequately handled on-site.

Developer's Evidence: Submission of an application constitutes an assurance that this standard will be met during the project's construction and use. The site plan is to illustrate compliance with

Staff Findings:

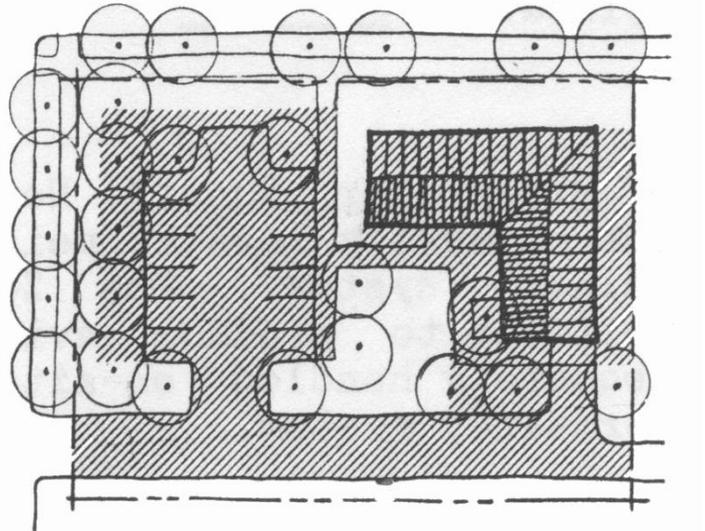
Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

VII. Lot Coverage

Lot coverage includes driveways; sidewalks; parking, loading, and service or storage areas; and rooftops. Maximum lot coverage shall be limited to 50 percent for high-density residential uses, and 70 percent for commercial uses.

Developer's Evidence: Indicate total lot coverage on the site plan.



MAXIMUM LOT COVERAGE 70%

Staff Findings: Staff will make an independent calculation of lot coverage based on the site plan.

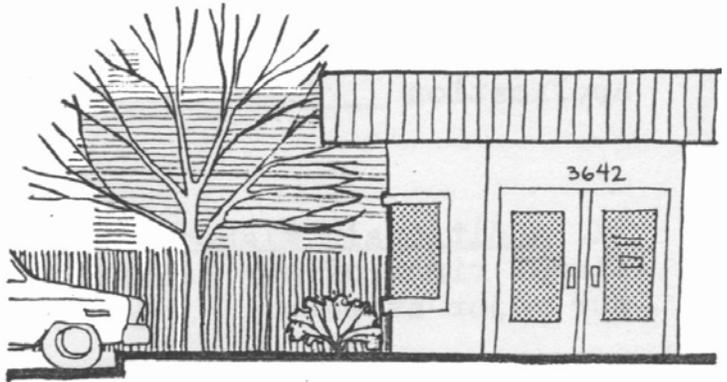
Conclusion:

- Complies
- Fails to Comply
- Complies Subject to Conditions:

VIII. Building Height

Height of all buildings for the proposed use shall be compatible with those of the surrounding properties.

Developer's Evidence: The height of each proposed structure must be indicated on the site plan.



BUILDING HEIGHT AT RESIDENTIAL SCALE

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

IX. Additional Right-of-Way

All uses shall provide additional street right-of-way as needed to implement the comprehensive plan for major streets.

Developer's Evidence: The site plan should show where additional right-of-way is being dedicated, if required.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

X. Sidewalks

All uses shall provide sidewalks along streets and an adequate system of pedestrian circulation within their property.

Developer's Evidence: Show all proposed pedestrian walks on the site plan.

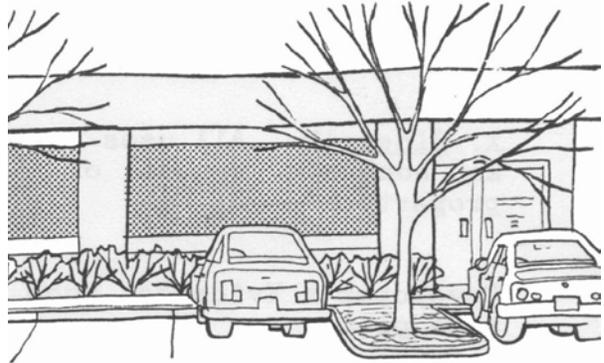
Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

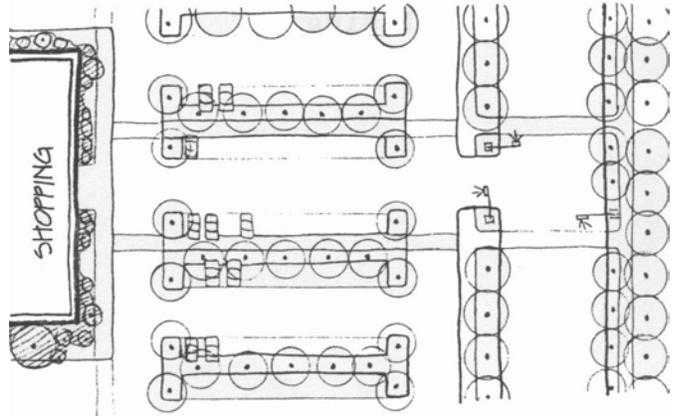
XI. Parking

A. All uses shall provide the minimum number of parking spaces required by 4-23 of the Zoning Ordinance



PROVIDE REQUIRED PARKING

B. All uses shall meet the design and construction standards for parking areas established in 4-23 of the Zoning Ordinance.



PROVIDE SAFE PEDESTRIAN ACCESS THROUGH PARKING LOTS AND PLANT SHADE TREES

C. All uses shall provide safe pedestrian access through or around their parking lots.

D. All parking lots with more than 24 parking spaces shall have internal landscaping to provide visual relief from unbroken paved areas and to moderate the microclimatic impacts of large paved areas.



LANDSCAPE PARKING LOT AND ADJACENT SPACES

Parking (cont.)

Developer's Evidence: Indicate the number of parking spaces below. The site plan is to show parking areas, size of spaces and aisles, number and size of handicapped spaces, and internal pedestrian walkways. Parking area landscaping is to shown, including type and size of landscaping materials. Submission of an application constitutes an assurance that these standards will be met during the project's construction and use.

Staff Finding:

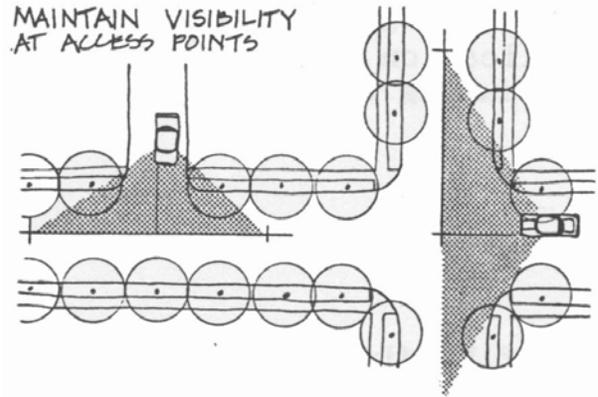
Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

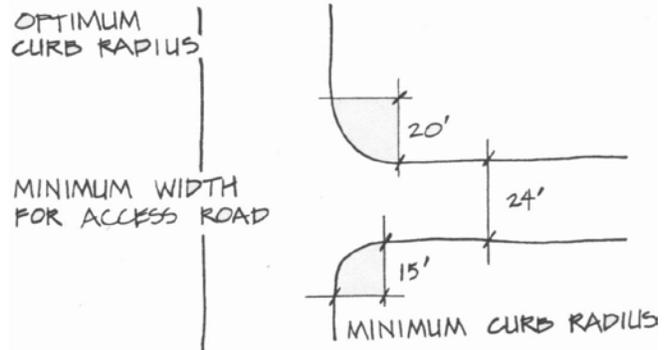
XII. Access to Streets

A. No use shall generate traffic in excess of the capacity of the public streets serving it or of its own proposed access points to those streets. Developers may remedy traffic capacity limitations by providing such improvements as traffic signals and turning lanes.

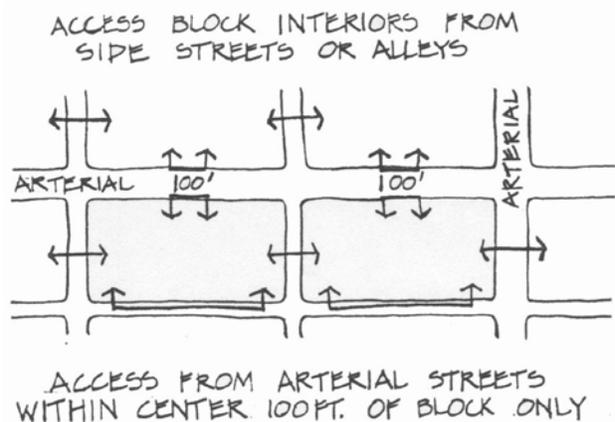
B. All uses shall provide adequate visibility to avoid traffic hazards at points of access to public streets, as required by 4-7 of the Zoning Ordinance.



C. Access points to public streets shall be designed and constructed to meet the City Standard Drawings and Engineering Specifications.



D. Access to arterial streets shall be minimized. All access shall be from the non-arterial streets or alleys, or confined within an area of 50 feet in either direction from the center of the block.



Access to Streets (cont.)

Developer's Evidence: Show all points of access to public streets on the site plan. Submission of an application constitutes an assurance that these performance standards will be met during the project's construction and use.

Staff Finding:

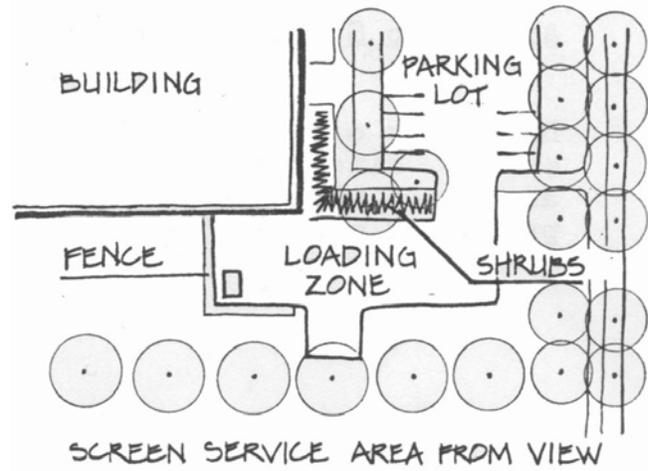
Conclusion:

- Complies
- Fails to Comply
- Complies Subject to Conditions:

XIII. Service and Loading Areas

A. All developments shall provide adequate off-street loading areas as required by 4-23 of the Zoning Ordinance

B. Outdoor storage, loading, and service areas shall be screened from view from public streets or adjoining properties. Separate screening is not required where required buffers fulfill this standard.



Developer's Evidence:

Staff Finding: Do the proposed loading areas meet the requirements of 4-23?

Conclusion:

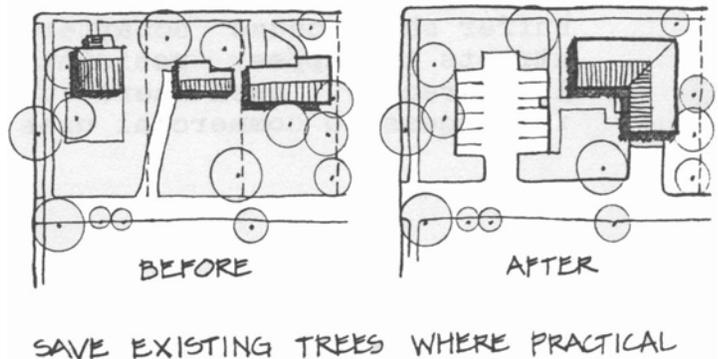
- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

XIV. Buffering

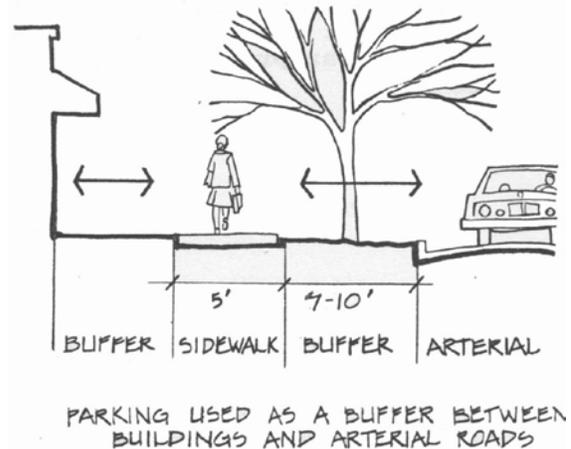
All uses shall be effectively buffered in order to screen adjoining streets or uses from sight, sound, microclimatic, or other adverse impacts. Such buffers shall be installed in accordance with the standards set forth below.

- A. The effectiveness of a proposed buffer shall be evaluated on the basis of its width, height, and density; the nature of the planting materials selected; and plans for its maintenance. Use of fences or walls in buffers is generally ineffective and should not be allowed except where needed for the site security or where space is extremely limited. A minimum effective buffer shall be a berm, landscaping, or combination thereof at least 5-feet in height.

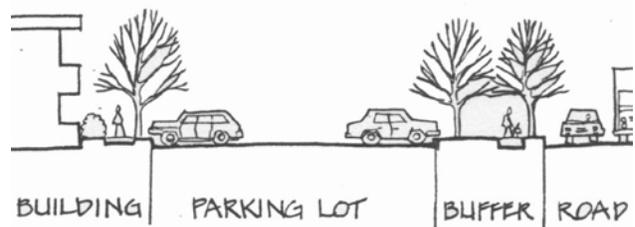
- B. Whenever practical, existing trees shall be saved and used in buffers or other landscaping on the site.



- C. All commercial uses shall provide an effective buffer along arterial streets that includes street trees in a 7-10 foot wide planting strip and an effective landscaping or shrubbery buffer between the sidewalk and parking lots and buildings.

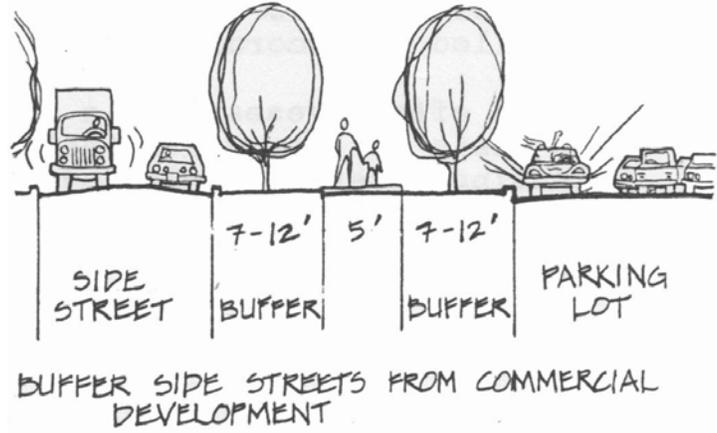


- D. Where high density residential uses border an arterial, parking shall be used as part of a buffer that includes street trees in a 7-10 foot wide planting strip, the sidewalk, and an effective buffer between the sidewalk and parking area.

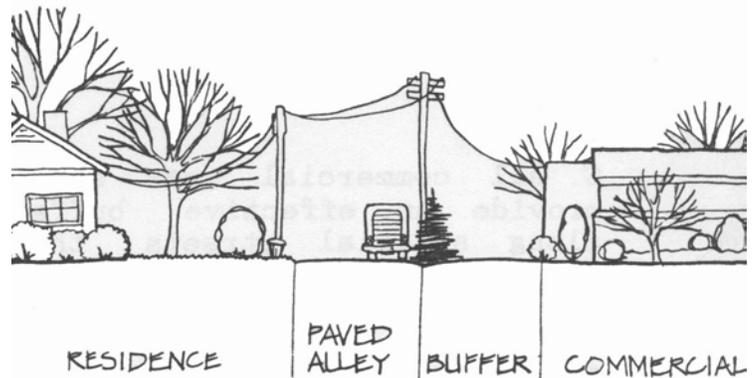


Buffering (cont.)

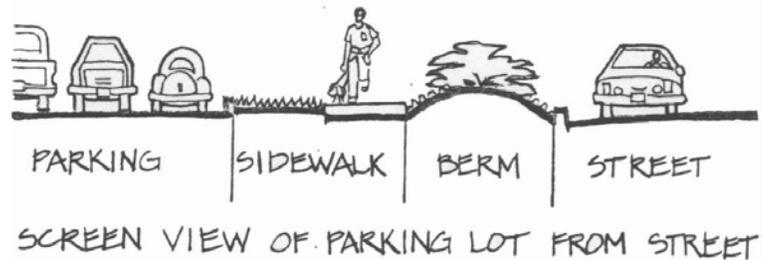
E. All uses shall provide a buffer along non-arterial streets, including street trees in a 7-12 foot planting strip, between the sidewalk and parking lots or buildings. Such buffer shall cause non-arterial streets to appear residential in character, even where used for access to commercial uses



F. All uses shall provide an effective buffer for adjoining residential uses along their side or rear property lines or the alley.



G. All parking lots containing 24 or more parking spaces shall be effectively buffered from the adjoining street.



Buffering (cont.)

Developer's Evidence: The proposed planting plan should show the use of existing vegetation. You may use a brief narrative here if it is necessary to explain why existing vegetation was not used. The site plan and proposed planting plan should show the size and treatment of all buffer areas, including type and size of landscaping materials. Submission of an application constitutes an assurance that these performance standards will be met and that the proposed buffers will be properly maintained.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

XV. Handicapped Access

All developments shall provide adequate handicapped access in accordance with the ADA and International Building Code, as amended.



Developer's Evidence: The site plan is to illustrate location and size of handicapped spaces. Submission of an application constitutes an assurance that this performance standard will be met during the project's construction and use.

Staff Finding:

Conclusion:

- Complies
- Fails to Comply
- Complies Subject to Conditions:

XVI. Signage

All signs shall comply with Section 7-18-4.C.16 and the City of Idaho Falls Sign Code.

Developer's Evidence: On the site plan or application, show the location, size and design of all proposed signs.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

XVII. Radio Towers & Antenna

All radio towers and antennas shall comply with Section 7-18-4.C.18.

Developer's Evidence: On the site plan or application, show the location, size and design of all towers, antennas, and/or dishes.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

XVIII. Radio Towers & Antenna

All radio towers and antennas shall comply with Section 7-18-4.C.18.

Developer's Evidence: On the site plan or application, show the location, size and design of all towers, antennas, and/or dishes.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

XIX. Hours of Operation

A business within the PT Zone shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m. of the following day.

Developer's Evidence: Please describe the hours the businesses within this development will be open.

Staff Finding:

Conclusion:

- Complies**
- Fails to Comply**
- Complies Subject to Conditions:**

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO

COUNTY OF BONNEVILLE

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} **ss**

I, _____, _____
(Name) (Address)

_____, _____ Being first duly sworn upon
(City) (State) Oath, depose and say:

Being the owner of record of the property described on the attached sheet, I grant permission to:

_____, _____
(Name) (Address)

To submit the following application pertaining to that property (check all that applies):

- Preliminary Plat
- Final Plat
- Variance
- Conditional Use Permit
- Planned Unit Development
- Comprehensive Plan Map Amendment
- Annexation
- Rezone to _____

I agree to indemnify, defend and hold the City of Idaho Falls and its employees harmless from any claims or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this _____ day of _____, 20____.

(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Notary Public for Idaho

Residing at

My Commission Expires: _____