

# Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

**Development Name: Fetzer Rezone**






**Agency: Nampa**

**CIM Vision Category: Mixed Use**

**New households: 35**

**New jobs: 50**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Greenhurst</b>            Pedestrian level of stress: <b>R</b>            Bicycle level of stress: <b>PG-13</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>4,510</b>            Jobs within 1 mile: <b>3,912</b>            Jobs/Housing Ratio: <b>0.9</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.7 miles</b>            Nearest fire station: <b>0.9 miles</b></p>	<p>Developments within <b>1.5 miles</b> of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: <b>No</b>            Farmland within 1 mile: <b>105 acres</b>            Farmland Value: <b>N/A</b></p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: <b>0.2 miles</b>            Nearest public school: <b>0.5 miles</b>            Nearest public park: <b>0.3 miles</b>            Nearest grocery store: <b>2.4 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

## Recommendations

The proposal would access Greenhurst Road, which is identified as the #30 priority corridor in the CIM 2040 regional plan. Consider requiring detached sidewalks and bicycle lanes along the north side of Greenhurst Road. Also consider vehicular and non-motorized cross access to adjacent properties. This will enable connectivity in this area and create a safer route to a bus stop on 12<sup>th</sup> Avenue Road, north of South Valley Road.

If this proposal allows residential development, consider a safe crossing of Greenhurst Road, especially for students attending South Junior High. An existing cross walk near the west property line could benefit from a signalized treatment such as a HAWK beacon or an Rectangular Rapid Flash Beacon.

More information about COMPASS and *Communities in Motion 2040*:

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

For more information about the development review process contact COMPASS at (208) 475-223

