

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: Urza






Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: Up to 320

New jobs: 0

Exceeds CIM forecast: YES

	CIM Corridor: None Pedestrian level of stress: R—Kuna Road Bicycle level of stress: R—Kuna Road	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.
	Housing within 1 mile: 1,507 Jobs within 1 mile: 307 Jobs/Housing Ratio: 0.2	A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
	Nearest police station: 1.2 miles Nearest fire station: 1.6 miles	Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
	Farmland consumed: Yes Farmland within 1 mile: 1,008 acres Farmland Value: N/A	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.
	Nearest bus stop: >4 miles Nearest public school: 0.7 miles Nearest public park: 0.8 miles Nearest grocery store: 2.1 miles	Residents who live or work less than ½ mile 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.

Recommendations

The proposal is requesting a rezone which would allow up to 320 residential units. At this maximum amount, the proposal would exceed the *Communities in Motion 2040* forecast for this area. Transportation infrastructure may not be able to support the new transportation demands.

The proposal did not include a site plan. Encourage the developer to provide stub streets, internal bicycle and pedestrian circulation, and pathway connectivity to the northeast corner of the site for access to a future Indian Creek pathway. Consider improving the crossing at the South Ten Mile Road and West Kuna Road intersection or a mid-block signalized crossing near the subject property to provide safe crossing to Winchester Park, or provide sufficient internal open space.

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

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More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>

