



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

Livestreaming at <https://livestream.com/cityofnampa>

Tuesday, April 13, 2021 – 6:45 pm

Public Hearings Commence at 7:00 pm*

MEETING CALL TO ORDER

ANNOUNCEMENTS:

APPROVAL OF MINUTES – ACTION ITEM

REPORT ON COUNCIL ACTIONS:

BUSINESS ITEMS:

1. **Action Item:** Subdivision Final Plat Approval for **Summit Ridge No. 5** (phase) Subdivision in a RS6 (Single-Family Residential 6,000 sq. ft) zoning district; for 69 single family lots and 3 common lots with a 3.43 gross lot density and a 5.15 net lot density; located at 1354 W Tenzing St. - County Parcel # - R2929101100 (a 20.39 acre portion of land located in NE 1/4 of Section 5, T2N, R2W, BM) for M3 Companies/Mark Tate representing M3 ID Greenhurst LLC (SPF-160-21). *Scheduled to present: Parker Bodily.*
2. **Action Item: Subdivision Plat Final Approval for Lekeitio Village No. 1** (Phase 1) for 26 single family detached lots and 6 common lots on 10.66 acre portion of 17390 N Can Ada Rd for a 2.44 gross density and a 3.79 net density (a portion of land located in the N1/2 of the SW ¼ of Section 6, T3N, R1W, BM, Canyon County, Nampa, also referred to as Parcel #R3039201100 & R3039000000) for Isaac Josifek (Hayden Homes) representing Encore Lekeitio Village LLC (SPF-161-21). *Scheduled to present: Rodney Ashby.*

PUBLIC HEARINGS:

1. **Action Item: Annexation and Zoning to RS6** (Single-Family Residential 6,000 sq. ft) zoning district and Preliminary Plat approval for Sunnyvale West Subdivision, at 0 W Flamingo Ave (County Parcel #3144900000) for ninety-three (93) single-family residential buildable lots, five (5) common (storm drain & buffers) lots, and eleven (11) common open space lots, for a gross density of 3.55 and a net density of 5.75; (a 26.22 acre portion of the NW ¼ of Section 18, T3N, R2W, BM, for Providence Properties, LLC/Patrick Connor representing Paul Mercier (ANN-191-21 & SPP-069-21). *Scheduled to present: Kristi Watkins.*
2. **Action Item: Development Agreement Modification** to modify the concept plan Ordinance No. 3528, "Exhibit B" from 3 commercial buildings and associated parking to a concept plan for single-family townhome residential; **Conditional Use Permit** for Single-Family Attached, 3-4 unit, 0 lot line; and **Subdivision Preliminary Plat Approval** for **Sterling Commons Subdivision** in an BN (Neighborhood Business) zoning district, for 50 buildable town-home lots and 8 common lots on 4.82 acres for 10.37 gross lot density and 12.77 net lot density and a reduction of the 25' landscape strip buffer requirement to 15'; all located at 0 & 905 S Middleton Rd - County Parcel #s - R3206300000 & R3206401200 (located in NE 1/4 of Section 31, T3N, R2W, BM) for Bonnie Layton representing Sterling Land Development, Inc. (DAMO-041-21, CUP-208-21 & SPP-071-21). *Scheduled to present: Kristi Watkins.*

3. **Action Item: Annexation and Zoning to RS4** (Single-Family Residential 4,000 sq. ft) zoning district and Preliminary Plat approval for Sharpe's Orchard Subdivision, at 7928 Birch Ln (County Parcel #2095400000) for thirty-three (33) single-family residential buildable lots and four (4) common lots, for a gross density of 4.9 and a net density of 6.09; (a 6.68 acre portion of the NW ¼ of Section 11, T3N, R2W, BM) for Taylor Schmidt representing Dennis Sharpe, LLC (ANN-193-21 & SPP-072-21). *Scheduled to present: Parker Bodily.*
4. **Action Item: Conditional Use Permit** for multi-family housing in a Community Business (BC) zoning district for an 11.87 acre portion of a 12.56 acre parcel addressed as 609 S Grays Lane (SW 1/4 of Section 25, T3N, R2W, BM, Nampa) for 252 dwelling units in Copper Depot Apartments with a gross dwelling unit of 20.06 and net density of 23.21, for Inland Group (CUP-210-21). *Scheduled to present: Kristi Watkins.*
5. **Action Item: Subdivision Plat Short Approval of Sunflower Court Subdivision** in a RS6 (Single-Family Residential 6,000 sq. ft.) zoning district, at 0 Southside Blvd (parcel #R3231000000) for division into 7 buildable lots and 1 private roadway for a 3.22 gross density (a 2.17 acre parcel located in the NE 1/4, Section 35, T3N, R2W, BM) for Danny Chervak representing Zenith Homes (SPS-038-21). *Scheduled to present: Rodney Ashby.*
6. **Action Item: Conditional Use Permit for Gun Sales/Services** Home Occupation Business - Lucky Shot Ammo, in a RS 6 (Single-Family Residential 6,000 sq. ft.) zoning district on a 10,890 sq. ft. parcel at 801 W Peirsol St in the Raintree Meadows Subdivision LT 51 BLK 3 (located in the SW 1/4 of Section 4, T2N, R2W, BM, Nampa) for Joseph Little (CUP-213-21). *Scheduled to present: Doug Critchfield.*
7. **Action Item: Zoning Map Amendment** from RP (Residential Professional) to RML (Limited Multiple-Family Residential) zoning district; and, **Subdivision Plat Short Approval of Mercy Creek No. 2 Subdivision**, at 821/823 and 827/829 17th Ave S. (parcel #R0984101000) for division into 2 duplex lots for a total of 4 existing dwelling units (a .32 acre parcel situated in block 16 of the Interstate Addition Subdivision in the NE ¼ of Section 27, T3N, R2W, BM) for Joshua Morrison (ZMA-0138-21, SPS-037-21). *Scheduled to present: Rodney Ashby.*

ADJOURNMENT

Individuals who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484. Requests should be made at least five (5) days prior to the meeting to allow time to arrange accommodations.