



City of Nampa

**Planning & Zoning Commission**

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, April 27, 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 Franklin Village No. 9** (phase) Subdivision in a RS6 (Single-Family Residential 6,000 sq. ft) zoning district; for 69 single-family lots, 8 common lots, and 2 shared driveway lots, with a 4.89 gross lot density and a 6.94 net lot density; located at 7527 Cherry Lane - County Parcel #R2094400000 (a 16.13 acre portion of land located in the E 1/2 of the NW 1/4 of Section 11, T3N, R2W, BM) for Franklin Village Development, LLC representing Don Brandt and Joan Brandt (SPF-162-21). *Scheduled to present: Doug Critchfield.*
2. **Action Item: Subdivision Final Plat Approval for Sonata Pointe West No. 2** (phase) in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district at 0 Lone Star Rd (County Parcel #R3203801000) for 47 single-family lots and 5 common lots, with a 3.49 gross lot density and a 4.51 net lot density (a 13.46 acre portion of land located in the E 1/2 of the NE 1/4 of Section 30, T3N, R2W, BM) for Trilogy Idaho & Kent Brown representing Heartland Townhomes Property Mgmt (SPF-159-21). *Scheduled to present: Parker Bodily.*

**PUBLIC HEARINGS:**

1. **Action Item: Subdivision Preliminary Plat Approval for Broadmore Business Park** in an IL (Light Industrial) zoning district, for 17 light industrial lots on 13.44 acre parcel for .79 lots per acre, at 490 N Broadmore Way and 0 & 0 Shannon Dr - County Parcel #s - R130340100, R13034013N0, & R13034013M0 (located in E 1/2 of the NE 1/4 & SE 1/4 of Section 16, T3N, R2W, BM) for Richard Evans representing AgEquity Holdings, LLC/Jon Brennan (SPP-073-21). *Scheduled to present: Parker Bodily.*
2. **Action Item: Comprehensive Plan Map Amendment** from Medium Density Residential to Residential Mixed Use; and **Zoning Map Amendment** from RS 8.5 (Single-Family Residential, 8,500 sq. ft.) zoning district to BN (Neighborhood Business) to allow additional structures on a 3.78 acre parcel currently operating as a wedding and event venue (The Vintage Rose), located at 14095 N Nana Ln (in the SE 1/4 of Section 19, T3N, R2W, BM) for Kristen Lawrence (CMA-048-21, ZMA-135-21). *Scheduled to present: Doug Critchfield.*
3. **Action Item: Development Agreement Modification**, rescinding the agreement attached to Ordinance #4321 allowing self storage; and, **Zoning Map Amendment from BC (Community Business) to RMH (Multiple-Family Residential)** for 12.4 acre parcel (#R3203001100) at 0 S. Middleton Rd (in NW 1/4 of Section 29, T3N, R2W, BM) for City of Nampa/Kristi Watkins

representing Endurance Holdings LLC (DAMO-043-21 & ZMA-136-21). *Scheduled to present: Rodney Ashby.*

4. **Action Item: Conditional Use Permit** for multi-family housing in a Community Business (BC) zoning district for an 6.09 acre portion of land composed of two county parcels: #R23165000 and R231700000, addressed as 0 Hailey Ave. and 2321 N Middleton Rd (SE 1/4 of Section 7, T3N, R2W, BM, Nampa) for 7 three-story apartment buildings (110 dwelling units), for gross density of 18.06, with a clubhouse and swimming pool at City Side Apartments, for Mark Bigelow (CUP-214-21). *Scheduled to present: Rodney Ashby.*
  
5. **Action Item: Zoning Map Amendment** from RP (Residential Professional) to RS (Single-Family Residential, 6,000 sq. ft.) for the previously approved Lava Falls Subdivision originally addressed as 2718 E Locust Ln, an approximate 11.84 acre portion of land (located in a portion of the SE ¼ of the SE ¼ of Section 2, T2N, R2W, BM, Nampa, Canyon, Idaho) for Sawtooth Land Acquisition LLC representing all property owners of lots within the Lava Falls Subdivision (ZMA 137-21). *Scheduled to present: Parker Bodily.*
  
6. **Action Item: Conditional Use Permit** for a machine shop in a Community Business (BC) zoning district at 175 Shannon Dr., a 1.3 acre acre portion of an 8.05 parcel addressed as 490 N Broadmore Way (NE 1/4 of Section 16, T3N, R2W, BM, Nampa; the SW corner of Broadmore Way and Shannon Dr, also known as Lot 2 of the Noble Tracts Subdivision) for Creations Unlimited - Sandra Rathi, representing Agequity Holdings, LLC (CUP-217-21). *Scheduled to present: Parker Bodily.*

## **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.*