



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission Meeting of 12 FEBRUARY 2019

BUSINESS ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s):

Toll Southwest, LLC as Applicant/Developer, Engineering Solutions LLP as Representative(s)/Engineer(s)/Surveyor(s)

File(s): SPF-00079-2018

Analyst: Doug Critchfield

Requested Action Approval(s) and Location(s):

1. Final plat approval for:

Carriage Hill West Subdivision No. 1 (hereinafter the "Development"; alternatively, "Carriage Hill West Subdivision No. 1" or the "Project")

Comprising 13.06 acres proposed to be platted into Thirty (30) buildable, four (4) common lots and one (1) common driveway lot all located in a RS 7 Zoned area located in the NW ¼ of Section 31, T.3N., R.2W., B.M., Canyon County in Nampa on the southeast corner of Lake Lowell Ave. and Midway Rd.

Correspondence:

Any correspondence from City departments/divisions and outside agencies or the citizenry is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):

Staff finds that the proposed subdivision final plat of/for Carriage Hill West Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Carriage Hill West Subdivision, and, complies with relevant RS 7 zoning codes and City of Nampa subdivision standards appertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)