



## PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission  
Meeting of 12 FEBRUARY 2019

### BUSINESS ITEM NO. 2 STAFF REPORT

**Applicant(s)/Engineer(s):**

Schultz Development, LLC as Applicant/Developer, KM Engineering Solutions and Idaho Survey Group as Engineer(s)/Surveyor(s)

**File(s):** SPF-00080-2018

**Analyst:** Doug Critchfield

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

**1. Final plat approval for:**

**Pheasant Meadows Subdivision No. 2** (hereinafter the "Development"; alternatively, "Pheasant Meadows Subdivision No. 2" or the "Project")

Comprising 15.3 acres proposed to be platted into fifty-three (53) buildable and five (5) common lots all located in a RS 7 Zoned area located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 25, T.3N., R.2W., B.M., Canyon County in Nampa on the southwest corner of E. Victory Rd. and S. Happy Valley 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 Pheasant Meadows Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Pheasant Meadows 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