



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 23 APRIL 2019

BUSINESS ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s):

M3 Companies, LLC as Applicant/Developer with Mark Tate representing, JUB Engineers as Engineer(s)/Surveyor(s)

File(s): SPF-00087-2019

Analyst: Doug Critchfield, Senior Planner

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

1. Final plat approval for:

Summit Ridge Subdivision No. 1 (hereinafter the "Development"; alternatively, "Summit Ridge Subdivision No. 1" or the "Project")

Comprising 22.28 acres proposed to be platted into fifty-six (56) buildable and nine (9) common lots all located in a RS-6 Zoned area located in Government Lots 1 and 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM, Nampa, Canyon County, Idaho on the south side of W. Greenhurst Road between S. Midland Boulevard and S. Middleton Road.

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):

The applicant presented the Preliminary Plat for the Summit Ridge Subdivision at the February 12, 2019 Planning and Zoning Commission meeting. In response to an adjacent property owner's concern, the applicant stated that there would be a 30' wide landscaped buffer between the subdivision west property line and Lot 22 of Block 2. That buffer would include a pathway connection to the sidewalk on W. Greenhurst. The Project, as submitted, indicated a 15.95'