



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, May 11, 2021 – 6:30 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 Southern Ridge No. 9** (phase) Subdivision in a RS6 (Single-Family Residential 6,000 sq. ft) zoning district; for 47 single family lots and 2 common lots with a 4.33 gross lot density and a 5.56 net lot density; located at 0 Locust Ln. - County Parcel # - R2908701200 (a 10.84 acre portion of land located in SE 1/4 of Section 1, T2N, R2W, BM) for Kent Brown representing Southern Ridge Properties (SPF-165-21). *Scheduled to present: Kristi Watkins.*
- 2. Action Item: Appeal of Building and Site Design Review Committee** action regarding a proposed 12,145 s.f. Idaho Arts Charter School building at 515 N Broadmore Way, on a 2.08 acre portion of land, further identified as Canyon County Assessor Parcel R1303401200; the appeal being based on a condition of approval that the applicant screen mechanical equipment on the roof of the proposed building and existing equipment on the previously constructed building to the north at 525 N Broadmore Way (both within the SE 1/4 of Section 16, T3N, R2W, BM) for Mussell Construction, Inc. representing Idaho Arts Charter School (APL-011-2021). *Scheduled to present: Kristi Watkins.*
- 3. Action Item: One year extension to February 3, 2021, of the Final Plat approval of Carriage Hill West Subdivision No. 6**, comprising 22.97 acres (78 single family lots and 6 common lots) in a RS7 zoning district at 0 Iowa Ave (Parcel #R32087013A), located in the NW 1/4 of Section 31, T3N, R2W, BM, for Toll Brothers (SPF-119-19). *Scheduled to present: Kristi Watkins.*

PUBLIC HEARINGS:

- 1. Action Item: Conditional Use Permit for multi-family housing** in a Community Business (BC) zoning district for a 4.06 acre portion of land composed of two county parcels: #R3179700000 and R3179701000, addressed as 4404 and 4416 Amity Ave (SE 1/4 of Section 25, T3N, R2W, BM, Nampa) for 7 apartment buildings (57 dwelling units), for a gross and net density of 14.03, for Blake Wolf/Wolf Building Co. representing Lance Thueson - Center Pointe Properties, LLC (CUP-216-21). *Scheduled to present: Parker Bodily.*
- 2. Action Item: Annexation and Zoning to RS6** (Single-Family Residential 6,000 sq. ft) zoning district for 3 county parcels: R2911900000, R2911700000, & R2911600000; for a residential subdivision to be platted at a future date including 90 buildable lots and 3 common areas at 0, 0, and 2306 E Locust Ln (a 23.39 acre portion of the W 1/2 of the SE ¼ of Section 2, T2N, R2W, BM) for Sawtooth Land Acquisition LLC (ANN-196-21). *Scheduled to present: Rodney Ashby.*

3. **Action Item: Annexation and Zoning to RP** (Residential Professional) zoning district for Maple Leaf, at 0, 4921, & 5009 Stamm Lane (County Parcel #'s R2501100000, R2501101000, R2501000000; a portion of lots 3 and 4 of the Orchalara Heights Subdivision) and Development Agreement for a future subdivision to 30 single-family detached residential, 24 single-family attached residential (townhomes), 1 commercial, and 3 common lots; a gross density of 7.62 and a net density of 9.18; (a 7.81 acre portion of the South ½ of the SW ¼ of Section 18, T3N, R1W, BM, for Landmark Pacific Development, Inc. representing William and Linda Larson (ANN-195-21). *Scheduled to present: Kristi Watkins.*
4. **Action Item: Zoning Map Amendment** from RA (Suburban Residential) to IL (Light Industrial) zoning district, at 620 N 39th St. (parcel #R316970000) to allow construction of two new warehouse buildings (a 1.26 acre parcel (located in the NE ¼ of Section 24, T3N, R2W, BM) for WFS LLC./Nick Barnes (ZMA-140-21). *Scheduled to present: Parker Bodily.*
5. **Action Item: Annexation and Zoning to IL** (Light Industrial) zoning district for Manufacturing, Compounding, Processing or Treatment of Building Materials (including organic non-animal materials) to be used for animal bedding, mulch, and composting, by Timber Creek Recycling; at 0 Northside Blvd (County Parcel #R3097500000); a 34.02 acre parcel in the NE ¼ of Section 09, T3N, R2W, BM, for MM Properties - Thompson Rd. LLC. representing John L Chapman (ANN-198-21). *Scheduled to present: Rodney Ashby.*
6. **Action Item: Zoning Map Amendment from RP/BC** (Residential Professional/Community Business) to BC (Community Business) to allow a coffee shop with a drive thru at 1 6th St. N (also addressed as 3 6th St. N); a .89 acre county parcel #R1264900000 (located in the SW ¼ of Section 15, T3N, R2W, BM, Nampa, Canyon, Idaho) for Wendy Shrief/JUB representing Thornton - Gallup, LLC (ZMA-139-21). *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.