

PLANNING & ZONING DEPARTMENT
Before the Planning & Zoning Commission
Meeting of 28 May 2024

CONSENT AGENDA ITEM
STAFF REPORT

By Candace Fry, Assistant Planner

Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024).

Original concept: 54 single-family detached lots and 8 common lots.

(Action: *Consent Item for recommendation to City Council*)

STAFF RECOMMENDATION

Staff finds that the proposed subdivision final plat substantially conforms within acceptable limits to the approved preliminary plat for Franklin Village North No.3 Subdivision and complies with relevant RS 6 zoning codes that were in effect at the time the preliminary plat was approved and City of Nampa subdivision standards pertaining to the proposed Project.

CORRESPONDENCE

Agency/City department comments have been received regarding this matter. Such correspondence as received from agencies regarding this application package is attached (responses of 'no comment' are not listed here but are attached to this staff report).

Engineering Division General Comments

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and provide the following comments and recommended conditions of approval.

1. The Preliminary Plat was approved in December 2021 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The Developer has prepared a Traffic Impact Study (TIS) that has been reviewed and approved by the City. There are no triggered improvements to be installed with this phase.
3. The 9.8 Lateral runs through the project with a number of crossings. Plans will need to be coordinated with Pioneer Irrigation District to obtain their approval and to establish a License Agreement.
4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Engineering Final Plat Comments

1. Reference Book/Page #'s for adjacent recorded subdivisions.

Nampa Fire District:

1. Fire Department required fire hydrants, access and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
3. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)
4. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)
5. Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
6. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
8. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
9. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1).
10. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
11. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8).
12. Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

Emergency Response Time Analysis and Service Impact:

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1.5 miles from the nearest fire station. This development is located approximately 0.6 miles from Nampa Fire Station 3 with an approximate response time of 2 minutes.
2. Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$84,618.
3. To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 152 residents to 54 residential lots, with an increased personnel demand of 0.15 firefighter positions.

STAFF ANALYSIS

History:

April 2008 – Annexed and Zoned RS6 (ord. 3780)

April 2009 – Modification of legal description for ROW dedication (ord. 4396)

December 2021- Preliminary Plat approved

June 2022- Phase 1 approved

Surrounding Zoning:

North: RS 8.5 – (Single Family Residential)

South: RS 6 – (Single- Family Residential)

East: Canyon County

West: RS 6 (Single- Family Residential)

LAYOUT:

Total, Proposed Residential Lot Count-	54
Total Common Lot Count-	8
Total Acreage	15.31

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Franklin Village North Subdivision No. 3 - Construction Drawings & Final Plat - 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.
4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
5. Developer shall submit plans to Pioneer Irrigation District for review of work with the 9.8 Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.
6. Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed architect a time of building permit application.

<Any other conditions as may be levied by the Commission....

ATTACHMENTS

- Final Plat Application

- Narrative
- Legal Description
- Vicinity/ Zoning Map
- Final Plat
- Preliminary Plat
- Landscape Plan
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department Master Application

Staff Use Only

Project Name: Franklin Village North No 3
 File Number: SPF-00256-2024
 Related Applications: SPP-00092-2021

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be acceptedApplicant Name: Franklin Village Development, LLC Phone: 208.433.8800Applicant Address: 701 S Allen Street, Ste. 108 Email: aedwards@hubblehomes.comCity: Meridian State: Idaho Zip: 83642Interest in property: Own Rent Other: _____Owner Name: same as applicant Phone: _____

Owner Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Contractor Name (e.g., Engineer, Planner, Architect): Matt Derr, P.E. - EngineerFirm Name: KM Engineering, LLP Phone: 208.639.6939Contractor Address: 5725 N Discovery Way Email: mderr@kmengllp.comCity: Boise State: Idaho Zip: 83713

Subject Property Information

Address: 0 Cherry Lane, Nampa, Idaho 83687 0 Cherry Ln

Parcel Number(s): R2093901000 R2094001100 Total acreage: 15.310 Zoning: RS6

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Franklin Village North Subdivision No. 3

Description of proposed project/request: 54 single family residential lots. Improvements to include roadways, sidewalks, lot grading, and site utilities

Proposed Zoning: RS6 Acres of each proposed zone: 15.310

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	54	8.70
Commercial	n/a	
Industrial	n/a	
Total Common Area	8	3.95
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	2.67
Total	62	15.310

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 6,000 Maximum residential lot size (s.f.): 10,384

Gross density: 3.53 lots/acre (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: 25.3 % of gross area 3.95 acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)
 Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: _____ Max building height: _____ Gross Floor Area: _____

Proposed number of residential (multi-family) units: _____

Total number of parking spaces provided : _____

Print applicant name: Christen Haisty

Applicant signature: *Christen Haisty* Date: 2.20.22

City Staff	
Received by: <u>JKW</u>	Received date: <u>2/23/2024</u>

April 2022
Project No. 22-001

City of Nampa
411 3rd Street South
Nampa, ID 83651

**RE: Franklin North Subdivision No. 3 – Nampa, ID
Final Plat Application**

On behalf of Franklin Village Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Franklin North Subdivision No. 3. Please accept this letter as the required written narrative regarding the project.

In accordance with the approved preliminary plat, Phase 3 includes 62 total lots: 64 buildable lots and 8 common lots on approximately 15.31 acres. This represents a gross density of 3.53 units per acre and a net density of 4.11 units per acre, both of which are consistent with the existing entitlements.

To our knowledge, all conditions of approval have been satisfied in the documents submitted herewith. Should you have questions or require further information in order to process this application, please let me know.

Sincerely,
KM Engineering, LLP



Christen Haisty
Survey Operations Manager

cc: Franklin Village Development, LLC

February 16, 2024
Project No. 23-252

**Legal Description for
Franklin Village North Subdivision No. 3**

A parcel of land being a portion Lots 10, 11, and 12 of Cortland Place Subdivision (Book 1, Page 26 of Plats, records of Canyon County, Idaho), further situated in the South 1/2 of the Southwest 1/4 of Section 2, Township 3 North, Range 2 West, B.M., City of Nampa, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the South 1/4 corner of said Section 2, which bears S89°25'26"E a distance of 2,651.57 feet from a found brass cap marking the Southwest corner of said Section 2;
Thence following the southerly line of said Southwest 1/4, N89°25'26"W a distance of 286.73 feet;
Thence leaving said southerly line, N00°34'34"E a distance of 345.00 feet to the subdivision boundary of Franklin Village North Subdivision No. 2 and being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, N89°25'26"W a distance of 786.30 feet to a found 5/8-inch rebar on the subdivision boundary of Franklin Village North Subdivision No. 1 (Book 55 of Plats, Page 28, Records of Canyon County, Idaho);

Thence leaving said subdivision boundary of Franklin Village North Subdivision No. 2 and following the subdivision boundary of Franklin Village North Subdivision No. 1 the following two (2) courses:

1. N43°03'02"W a distance of 119.84 feet to a found 5/8-inch rebar;
2. N50°19'34"W a distance of 454.87 feet to a set 5/8-inch rebar;

Thence leaving said subdivision boundary, N39°40'26"E a distance of 60.00 feet to a set 5/8-inch rebar;
Thence N00°34'34"E a distance of 560.55 feet to a set 5/8-inch rebar on the subdivision boundary of Amended Feather Cove Subdivision No. 2 (Book 53 of Plats, Page 16, Records of Canyon County, Idaho);

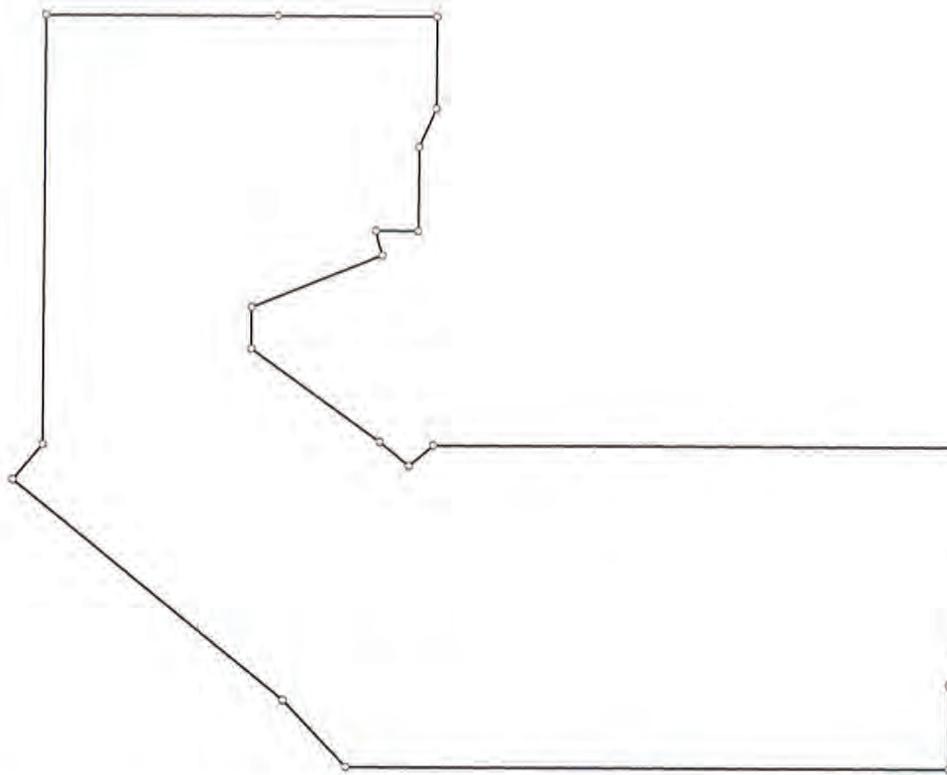
Thence following said subdivision boundary of Amended Feather Cove Subdivision No. 2, S89° 25'12"E a distance of 300.99 feet to a found 5/8-inch rebar being the southeast corner of said plat;
Thence leaving said subdivision boundary of Amended Feather Cove Subdivision No. 2 and following the subdivision boundary of Feather Cove Subdivision No. 3 (Book 53 of Plats, Page 22, Records of Canyon County, Idaho), S89° 25'12"E a distance of 207.24 feet to a found 5/8-inch rebar;

Thence leaving said subdivision boundary, S00°34'34"W a distance of 120.06 feet;
Thence S24°37'21"W a distance of 54.75 feet;
Thence S00°34'34"W a distance of 110.00 feet;
Thence N89°25'26"W a distance of 55.02 feet;
Thence 33.16 feet along the arc of a curve to the left, said curve having a radius of 125.00 feet, a delta angle of 15°11'52", a chord bearing of S13°54'54"E, and a chord distance of 33.06 feet;
Thence S68°29'10"W a distance of 182.58 feet;
Thence S00°34'34"W a distance of 54.33 feet;
Thence S53°45'20"E a distance of 206.78 feet;
Thence S50°19'34"E a distance of 50.00 feet;
Thence N49°55'46"E a distance of 41.61 feet;
Thence S89°25'26"E a distance of 682.55 feet;

Thence $S00^{\circ}44'38''E$ a distance of 140.66 feet;
Thence $S00^{\circ}34'34''W$ a distance of 120.00 feet;
Thence $S11^{\circ}53'10''W$ a distance of 50.99 feet;
Thence $S00^{\circ}34'34''W$ a distance of 110.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 15.310 acres, more or less.

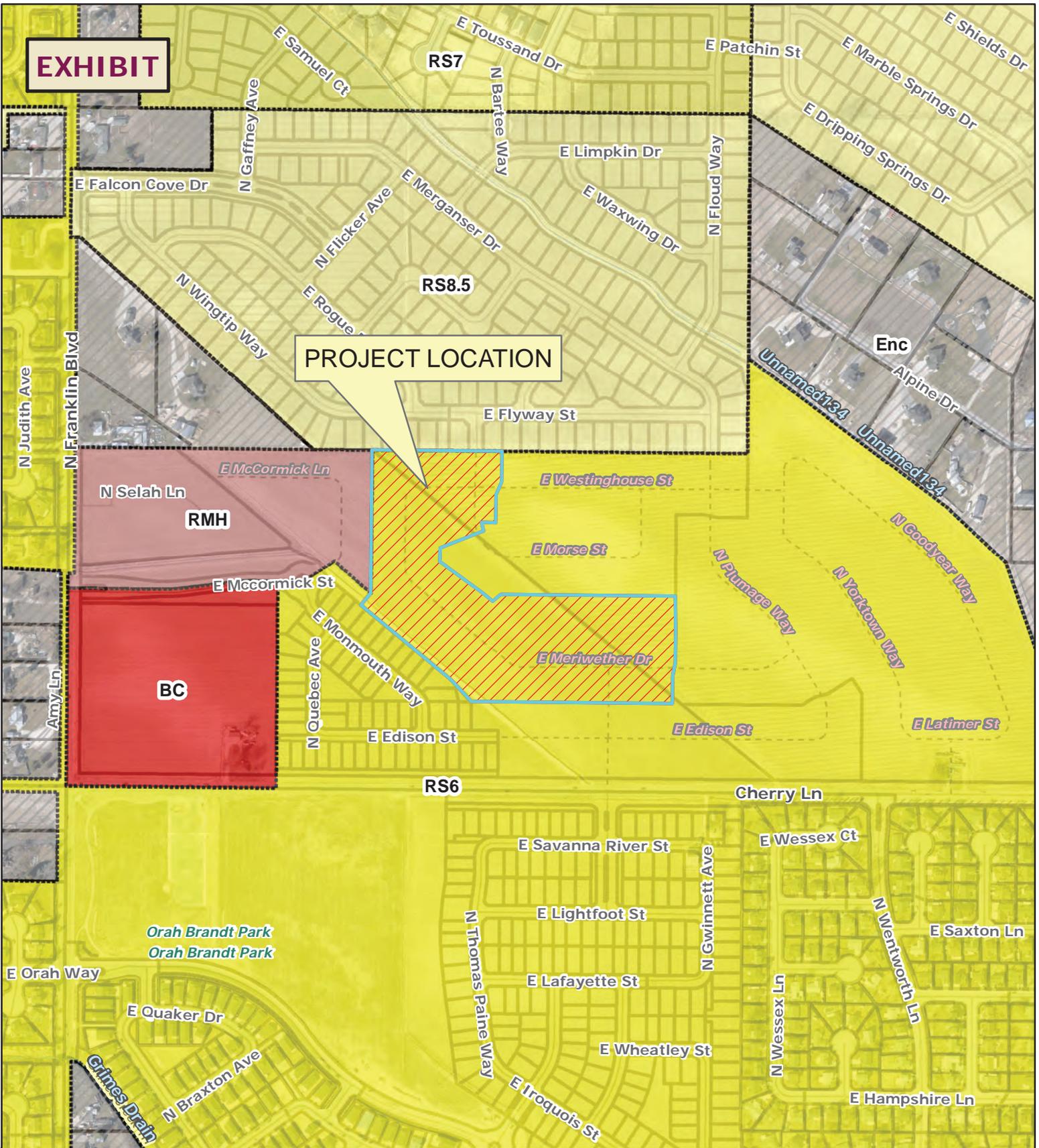




Title:		Date: 02-14-2024
Scale: 1 inch = 250 feet	File: Deed Plotter.des	
Tract 1: 15.310 Acres: 666891 Sq Feet: Closure = s40.5856e 0.01 Feet: Precision =1/416760: Perimeter = 4502 Feet		
001=n89.2526w 786.30	009=s24.3721w 54.75	017=n49.5546e 41.61
002=n43.0302w 119.84	010=s00.3434w 110.00	018=s89.2526e 682.55
003=n50.1934w 454.87	011=n89.2526w 55.02	019=s00.4438e 140.66
004=n39.4026e 60.00	012: Lt, R=125.00, Delta=15.1152 Bng=s13.5454e, Chd=33.06	020=s00.3434w 120.00
005=n00.3434e 560.55	013=s68.2910w 182.58	021=s11.5310w 50.99
006=s89.2512e 300.99	014=s00.3434w 54.33	022=s00.3434w 110.00
007=s89.2512e 207.24	015=s53.4520e 206.78	
008=s00.3434w 120.06	016=s50.1934e 50.00	

EXHIBIT

PROJECT LOCATION

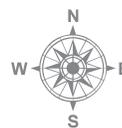


O CHERRY LN
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 3

SUBDIVISION FINAL PLAT

Visit Planning & Zoning
 at cityofnampa.us
 for more info.

AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	IH	RML_PUD	RS12_PUD
BN	IL	RP	RS15
BN_PUD	IL_PUD	RP_PUD	RS15_PUD
DB	IL_RS	RS4	RS18
DH	IP	RS6	RS18_PUD
DV	IP_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned



NAMPA Proud

SPF-00256-2024

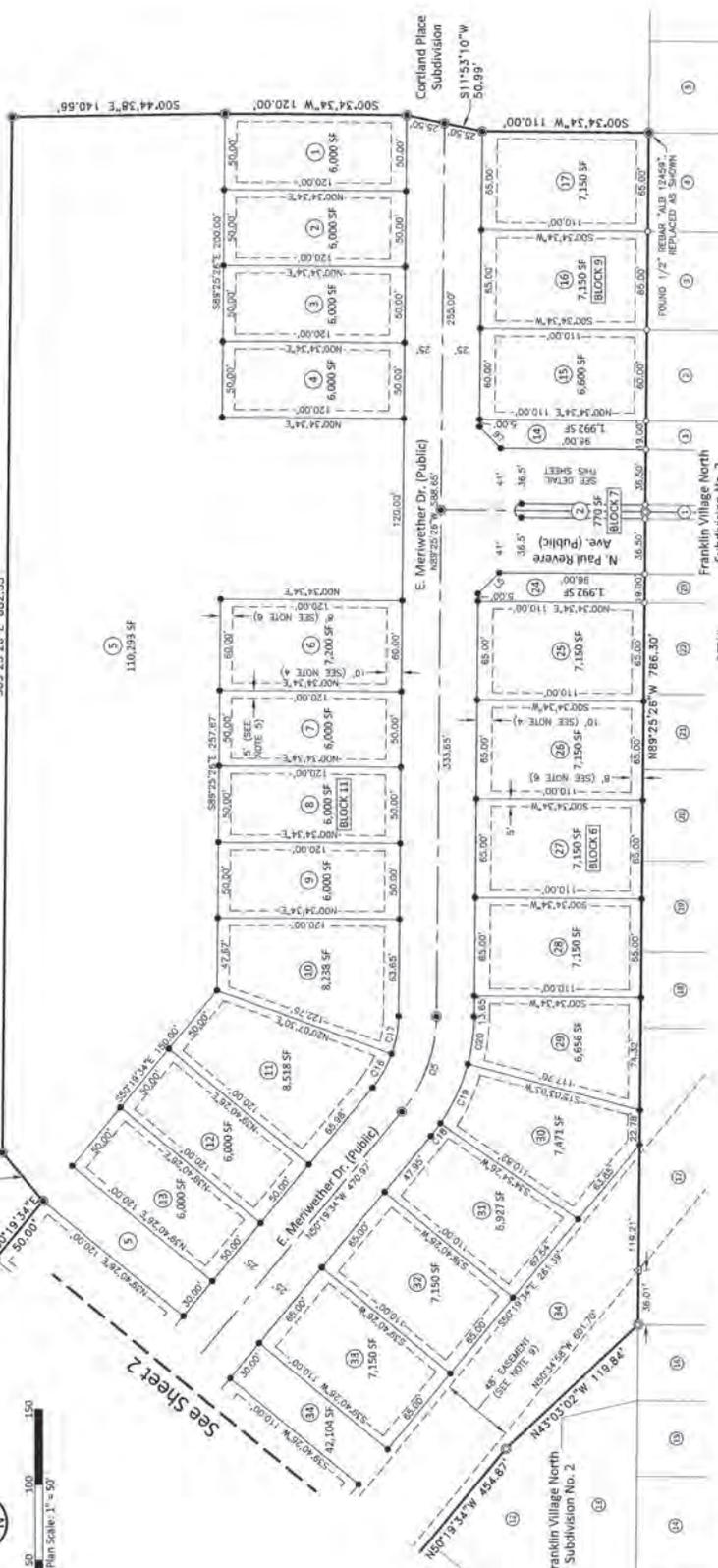
5/28/2024

For illustrative purposes only.

PLAT OF
FRANKLIN VILLAGE NORTH SUBDIVISION No. 3
Cortland Place
Subdivision
S89°25'28"E 682.35'

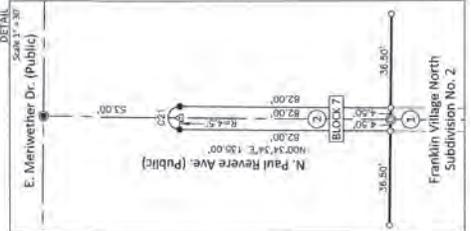


See Sheet 2



LINE	MEASUREMENT	DISTANCE
L1	N44°25'28"W	18.38
L2	S49°34'24"W	18.38
L3	S49°34'24"W	18.38
L4	N44°25'28"W	18.38
L5	N44°25'28"W	19.80
L6	N45°34'24"E	19.80

CURVE	RADIUS	LENGTH	CHORD	CHORD BEG.	CHORD END
C1	125.00'	33.16'	19'11.52"	S13°54'54"E	33.06'
C2	150.00'	57.63'	22°05'24"	S10°28'04"E	67.47'
C3	50.00'	78.54'	90°00'00"	N45°34'24"E	70.71'
C4	100.00'	88.84'	50°54'08"	N24°52'50"W	85.95'
C5	100.00'	88.24'	30°05'32"	S68°52'30"W	86.92'
C6	125.00'	15.94'	85°03'32"	S02°52'12"E	15.03'
C7	175.00'	22.87'	74°13'00"	N03°08'11"W	22.46'
C8	25.00'	39.27'	90°00'00"	S45°34'24"W	35.36'
C9	75.00'	63.09'	48°11'33"	S68°28'52"W	61.24'
C10	75.00'	54.73'	41°48'37"	S21°28'52"W	53.52'
C11	75.00'	66.63'	52°54'08"	S24°52'30"E	64.48'
C12	125.00'	18.57'	83°04'48"	S03°40'00"E	18.56'
C13	125.00'	66.16'	29°44'36"	S20°48'33"E	55.69'
C14	125.00'	36.31'	16°36'43"	S42°00'12"E	36.19'
C15	75.00'	20.59'	19°32'59"	S60°03'02"E	20.47'
C16	75.00'	25.69'	16°12'56"	S70°38'48"E	25.47'
C17	75.00'	25.69'	16°12'56"	S70°38'48"E	25.47'
C18	125.00'	10.60'	44°05'00"	S52°42'34"E	10.60'
C19	125.00'	43.32'	19°51'23"	S65°01'16"E	43.10'
C20	125.00'	31.28'	14°28'29"	S67°11'12"E	31.50'
C21	4.50'	14.14'	180°00'00"	S88°25'08"E	9.00'



DEVELOPER
Franklin Village North
Development, LLC
NAMP, IDAHO



PLAT OF
FRANKLIN VILLAGE NORTH SUBDIVISION No. 3

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR _____

DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY OF NAMPA ENGINEER _____

DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS ACCEPTED AND APPROVED.

CITY CLERK, NAMPA, IDAHO _____

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NAMPA, IDAHO ON THE _____ DAY OF _____, 20____.

CHAIRMAN _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED PROFESSIONAL ENGINEER (CPE) REPRESENTING THE CITY OF NAMPA, AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS CONSTRUCTING MULTIFAMILY CONSTRUCTION, THESE EXTENSIONS WILL BE CONSTRUCTED AT THE SAME TIME AS THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, IN ACCORDANCE WITH SECTION 50A-1306, IDAHO CODE, BY REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT
HEALTH DEPARTMENT _____

DATE _____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, HEREBY CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER _____

DATE _____



DEVELOPER
**Franklin Village North
Development, LLC**
NAMPA, IDAHO





NO.	DATE	REVISIONS

FRANKLIN VILLAGE NORTH NO. 3
LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN

K.M. ENGINEERING
5775 E. UNIVERSITY AVENUE
SUITE 100
ORLANDO, FL 32817
PHONE: (407) 226-8889

DESIGNED BY: KAC
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 2/25/24
PROJECT NO.: 232523
SHEET NO.: 13.0

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
(T-1)	54	DECOROUS 7' CAL. GABE STREET TREE TO BE INSTALLED BY MAJOR PLANTING	7' CAL. 8/8	35' X 20'	CLASS II
(T-2)	54	DECOROUS 7' CAL. 8/8 OR BILOT TREE TO BE INSTALLED BY MAJOR PLANTING	7' CAL. 8/8	35' X 20'	CLASS II, OR III
(T-3)	32	EMERALD PINNACLES 7' CAL. 8/8 OR BILOT TREE TO BE INSTALLED BY MAJOR PLANTING	7' CAL. 8/8	35' X 20'	CLASS II
(T-4)	3	PRINCE OF WALES PALM TREE TO BE INSTALLED BY MAJOR PLANTING	7' CAL. 8/8	40' X 15'	CLASS I
(T-5)	9	TRIA COMBATA GREENSPERE GREENSPERE LITTLE LEAF LINDEN TO BE INSTALLED BY MAJOR PLANTING	7' CAL. 8/8	45' X 25'	CLASS II
(T-6)	10	EMERALD PINNACLES 6' X 8' 8/8 TO BE INSTALLED BY MAJOR PLANTING	6' X 8' 8/8	25' X 15'	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
(S-1)	54	BURBERRY THORNLESS TOMATO PLANT TO BE INSTALLED BY MAJOR PLANTING	2.0L	2' X 1'
(S-2)	50	FLORIDA BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	2.0L	4' X 3'
(S-3)	51	SPRINKLE BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	2.0L	3' X 3'

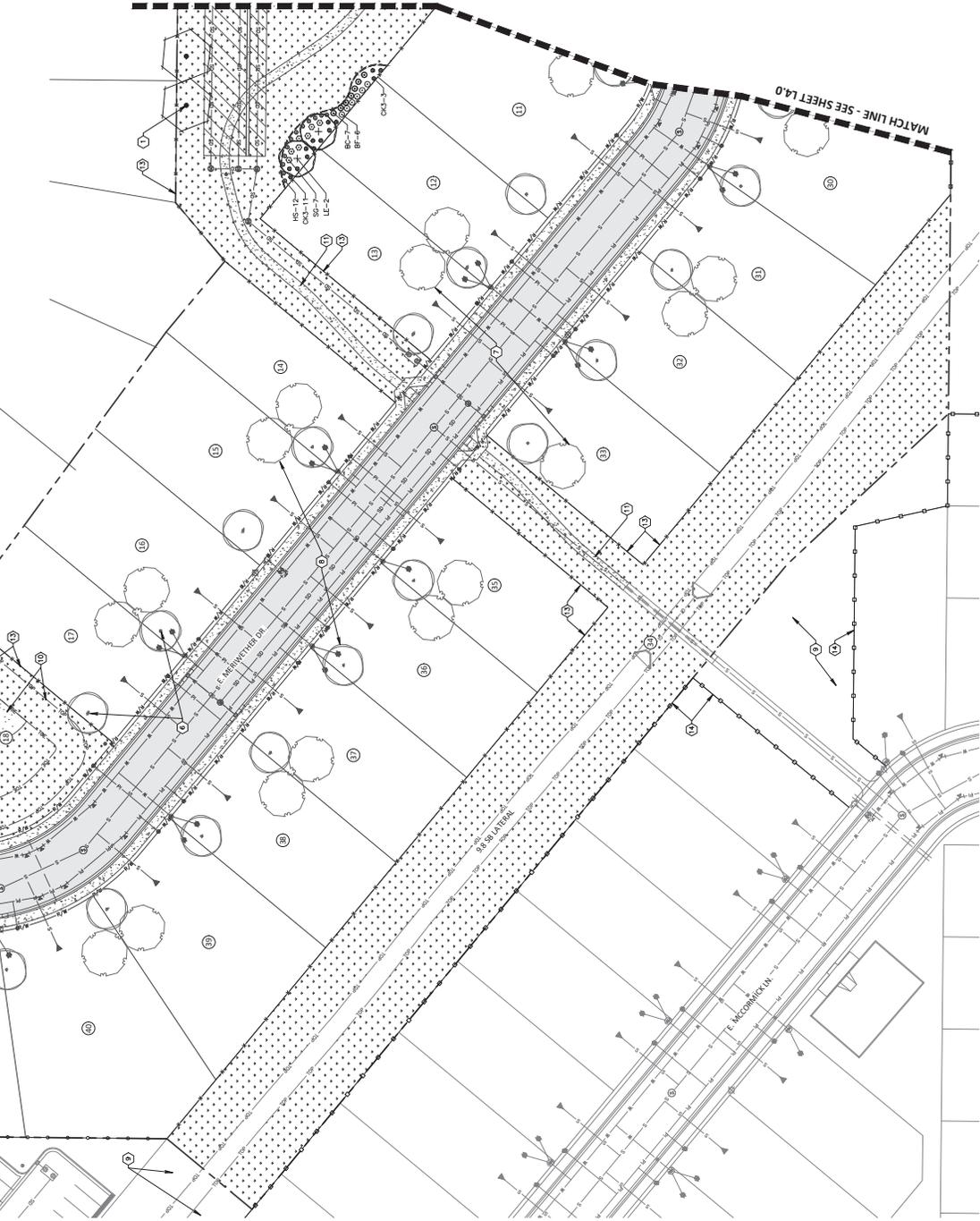
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
(G-1)	42	ORANGE SCREELED PACHYSTIMA TO BE INSTALLED BY MAJOR PLANTING	1.0L	4' X 2'
(G-2)	32	FLORIDA BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	1.0L	5' X 4'
(G-3)	62	FLORIDA BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	1.0L	2' X 2'

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
(P-1)	64	FLORIDA BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	1.0L	1' X 1'
(P-2)	70	FLORIDA BURNING BUSH TO BE INSTALLED BY MAJOR PLANTING	1.0L	1' X 1.5'

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
(C-1)	30,720 SF	PERMANENT TURF GRASS		
(C-2)	500	PERMANENT TURF GRASS		

FENCE SCHEDULE

SYMBOL	DESCRIPTION
(F-1)	6' HEIGHT VINYL PRIVACY FENCE. MATCH PREVIOUS PHASES.
(F-2)	6' HEIGHT LATTICE TOP FENCE. MATCH PREVIOUS PHASES.
(F-3)	EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN, INCLUDING AND PROTECT.



- KEY NOTES (TYPICAL)**
- INSTALL 3" DIMETER SHOVEL CUT TREE RING WITH 8" EARTH SURFACE AT ALL TREES WITHIN TRUP
 - 40' CLEAR VISION TRIANGLE NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATION GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ROADWAY STREET GRADE.
 - FABRIC WEED BARRIER, SUITABLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
 - TREES PLANTED IN CENTER ISLAND TO BE CENTERED.
 - INSTALL FLAT-BASE SHOVEL ENDING AT INTERFACE OF 500 AND PLANTER BED. SEE L6.0-10.
 - SCHEMATIC LOCATION OF REQUIRED DECOROUS CLASS II SUBDIVISION STREET TREE. PER AMWA CITY CODE SECTION 5-22-25. (1) CLASS II TREE SELECTED FROM THE TREASURE VALLEY TREE SELECTION GUIDE IS SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUYER IN CONJUNCTION WITH THE HOME CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD OR BETTER THAN INSTALLED PER PLAN. SEE PLANTING AND KEY NOTE #4.
 - 8'-2'-25" (1) CLASS II, III, OR III TREE IS REQUIRED TO BE INSTALLED ANYWHERE ON EACH LOT. ALL CONSTRUCTION WITHIN THE INDIVIDUAL LOT SHALL BE COMPLETED AND IN ANY CLASS OF TREE. THESE TREES ARE TO BE INSTALLED PER PLAN. SEE PLANTING AND KEY NOTE #4.
 - ALL TREES SHALL BE PLACED A MINIMUM OF 6' FROM MAINLINE AND 10' FROM MAINLINE. SEE L6.0-3.
 - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT AND OR ADJUST AS SHOWN. NECESSARY TRANSITION BETWEEN NEW AND EXISTING LANDSCAPING SHALL BE NOT RECOGNIZABLE AS A NEW CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD OR BETTER THAN INSTALLED PER PLAN. SEE PLANTING AND KEY NOTE #4.
 - FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION. CONTRACTOR SHALL NOT PLANT TURF OVER SAND WINDOW. SEE ONE PLANS FOR INSTALLATION OF SAND WINDOW.
 - PATHWAY SEE CIVIL PLANS.
 - 6'-0" FOOT, TAN, SOLID VINYL PRIVACY FENCE. MATCH PREVIOUS PHASES. SEE L6.0 FENCE PLAN AND L6.0-4.
 - 6'-0" FOOT, TAN, VINYL WITH LATTICE TOP FENCE. MATCH PREVIOUS PHASES. SEE L6.0 FENCE PLAN AND L6.0-5.
 - EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN. PRESERVE AND PROTECT. SEE L6.0 FENCE PLAN AND L6.0-6.
 - PLAY AREA SAND WINDOW. CONTRACTOR TO FIELD FIT ACTUAL SIZE AND LOCATION WITH APPROVAL FROM LANDSCAPE ARCHITECT. SEE L6.0-6.
 - PLAY AREA EQUIPMENT, SAFETY SURROUNDING, AND CURB. LOCATIONS REPRESENTED NUMBER L6.0-2-2 TO L6.0-2-6 ON APPROVED EARTH CONTACT LEGGE SHEET (08) 101-9997. SEE L6.0-6, L6.0-7, AND L6.0-8.
 - COLOR. SEE L6.0-2.
 - ADA PLAYGROUND ACCESSIBLE RAMP. SEE L6.0-9.

LANDSCAPE PLAN

0 30 60 90
Feet Scale: 1" = 30'



NO.	ITEM	DATE

FRANKLIN VILLAGE NORTH NO. 3
 Nampa, ID
 LANDSCAPE IMPROVEMENT PLANS
 FENCE PLAN

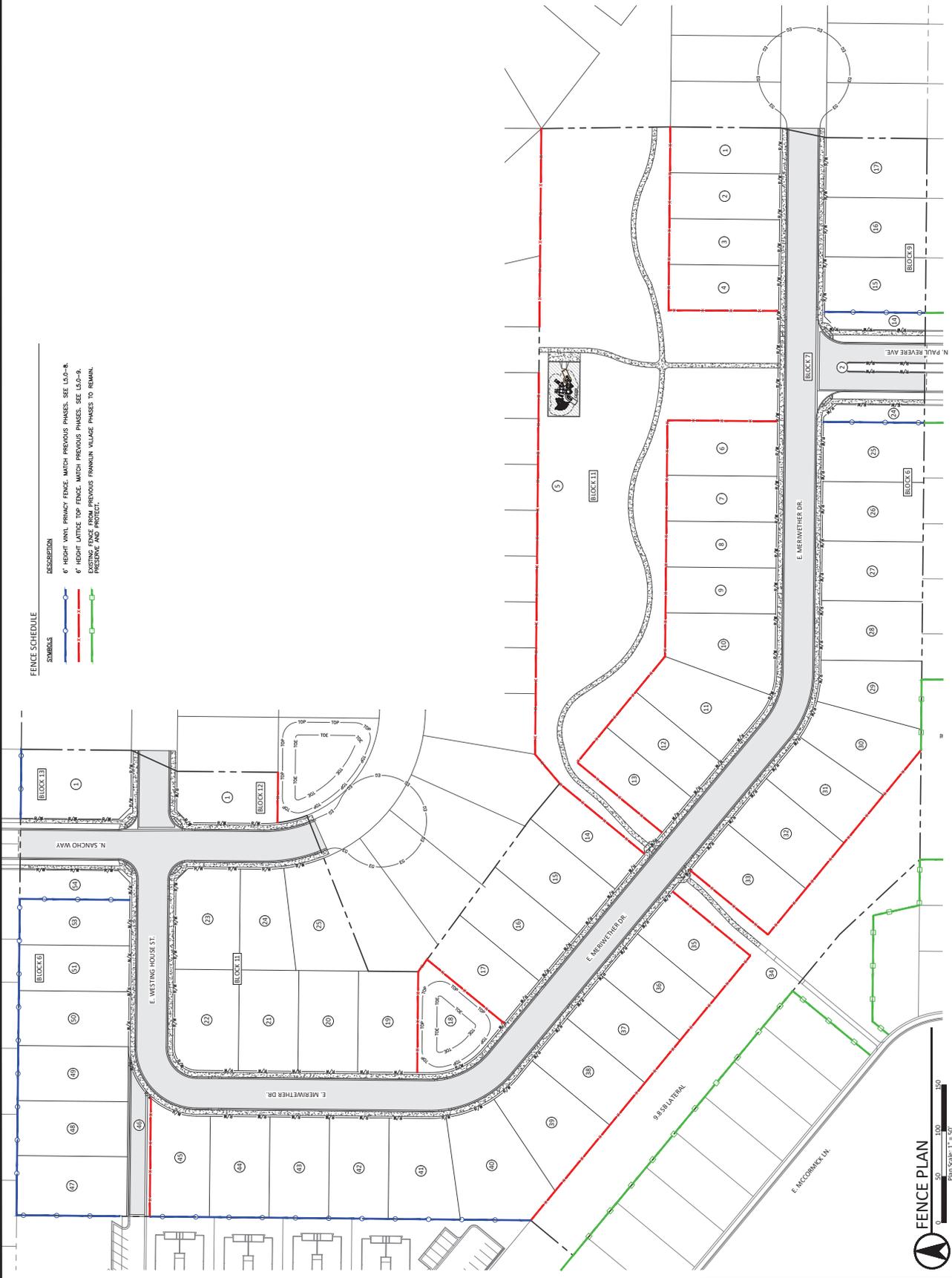
km
 ENGINEERING
 3772 COLLETTA AVENUE
 BOISE, IDAHO 83721
 PHONE: (208) 333-8889

DESIGNED BY: KAC
 DRAWN BY: JN
 CHECKED BY: JN
 DATE: 2/25/24

PROJECT NO.: 23024
 SHEET NO.: 15.0

FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6" HEIGHT VINYL PRIVACY FENCE. MATCH PREVIOUS PHASES. SEE LS.0-8.
	6" HEIGHT LATTICE TOP FENCE. MATCH PREVIOUS PHASES. SEE LS.0-9.
	EXISTING FENCE FROM PREVIOUS FRANKLIN VILLAGE PHASES TO REMAIN. PRESERVE AND PROTECT.



Candace Fry

From: Clay Brown
Sent: Wednesday, April 17, 2024 3:22 PM
To: chaisty@kmengllp.com; aedwards@hubblehomes.com
Cc: Addressing; Planning-Zoning Staff
Subject: Plat Street Name Review Comments - Franklin Village North No.3
Attachments: SPF-00256-2024_Franklin Village North No 3_Final Plat Updated.pdf

There are no street naming issues with this plat.

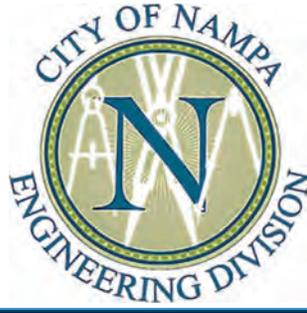
Contact addressing@cityofnampa.us if you have any questions.

Thanks,



Clay Brown
GIS Technician, Engineering
Office: 208.468.5475
[Nampa GIS, Like us on Facebook](#)
NAMPA *Proud*

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Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: May 16, 2024
TO: Matthew Derr, P.E. – KM Engineering
FROM: Daniel Badger, P.E. –City Engineer
CC: Tom Points, P.E. – Senior Director of Public Works
SUBJECT: **Franklin Village North Subdivision No. 3 – Construction Drawings & Final Plat – 1st Review**

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Revised drainage report;
- Response letter addressing each of the following comments; and,
- Other documentation as required by the review comments.

Documents may be submitted via email attachment or web storage/FTP download link. As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

General Comments

1. Refer to “SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo” dated May 16, 2024 for General Comments.
2. Provide improvement quantities per Section 108 of the Nampa Engineering Development Process and Policy Manual for use in determining inspection fees with next submittal.

Final Plat Comments

1. Refer to “SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo” dated May 16, 2024 for Final Plat comments.

Drainage Report Comments

1. Evaluate the change in footprint for the large seepage bed if a stormtech or similar system were utilized.

Construction Drawing Comments – Address all plan redlines and the following comments

Sheet C1.0 – Cover Sheet

None

Sheet C1.3 – Street Lighting & Signage Plan

1. Modify street light locations as redlined.

Sheet C1.4 – Master Utility Plan

None

Sheet C2.1 to C2.6 – Roadway Plan & Profiles & Details

1. Sheet C2.1 – For the common driveway are you providing access thorough from the development to the west? If not what is being done to restrict this access?
2. Sheet C2.6 – Add 6” to the width of the common drive to provide 20’ with exclusive of the curb.

Sheet C3.1 to C3.2 – Grading Plan

None

Sheet C4.1 to C4.3 – Drainage Plan

1. Evaluate the change in footprint for the large seepage bed if a stormtech or similar system were utilized. Bed is larger than typically allowed.
2. Correct elevations of sand and grease traps to have invert in elevation a minimum of 1” above outlet baffle elevation and invert out should be minimum 3” below outlet baffle elevation.

Sheet C5.1 to C5.6 – Sewer Profiles

None

Sheet C6.1 to C6.2 – Water Plan

1. Check service line locations and verify separations with water services.
2. Provide/show phase line valves as redlined.

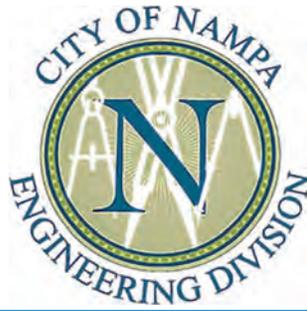
Sheet C7.1 to C7.2 – Pressure Irrigation Plan

1. See Sheet C1.4 Master Utility Plan comments.
2. Provide/show phase line valves as redlined.

Sheet C8.1 – Gravity Irrigation Plan

Is there adequate room for installation of the roof drain beds to the gravity irrigation?

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651



(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: May 16, 2024
TO: Nampa Planning & Zoning Department
FROM: Daniel Badger, P.E. –City Engineer
CC: Tom Points, P.E. – Senior Public Works Director
SUBJECT: **SPF-00256-2024 – Franklin Village North Subdivision No. 3 – Engineering Review Memo**

The Engineering Division has completed a review of the Construction Drawings and Final Plat for Franklin Village North Subdivision No. 3 and provide the following comments and recommended conditions of approval.

General Comments

1. The Preliminary Plat was approved in December 2021 and conditions of approval established at that time. This subdivision shall adhere to and address all conditions as stipulated at the time of that approval that apply to this project phase.
2. The Developer has prepared a Traffic Impact Study (TIS) that has been reviewed and approved by the City. There are no triggered improvements to be installed with this phase.
3. The 9.8 Lateral runs through the project with a number of crossings. Plans will need to be coordinated with Pioneer Irrigation District to obtain their approval and to establish a License Agreement.
4. An Erosion Control Permit with City of Nampa is required prior to the start of any earth disturbing activities.

Final Plat Comments

1. Reference Book/Page #'s for adjacent recorded subdivisions.

Conditions of Approval

1. The Developer's Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.
2. Developer's Engineer shall address all Construction Drawing and Drainage Report comments identified in the "Franklin Village North Subdivision No. 3 – Construction Drawings & Final Plat – 1st Review" letter from the Nampa Engineering Division prior to construction drawing approval.
3. The Developer and their Engineer and Contractor shall adhere to the "Construction Duty and Responsibility Policy", Section 108 of the 2023 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa

Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.

4. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat
5. Developer shall submit plans to Pioneer Irrigation District for review of work with the 9.8 Lateral easement and provide documentation of their approval to the Nampa Engineering Division prior to Construction Drawing approval. A copy of the executed license agreement shall be submitted to the Nampa Engineering Division prior to City Engineer signature of the plat.



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: May 6, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Franklin Village Development LLC.

OWNER: Franklin Village Development LLC.

PROJECT ADDRESS: 0 Cherry Ln. Parcel# R20939001000 & R2094001100

RE: SPF-00256-2024, Franklin Village North No 3.

This application is for a subdivision with 54 single-family residential lots and 8 common lots on 15.3 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall

maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 0.6 miles from Nampa Fire Station 3 with an approximate response time of 2 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$84,618.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 152 residents to 54 single-family residential lots, with an increased personnel demand of 0.15 firefighter positions.

Exhibits

“No Parking” Signs

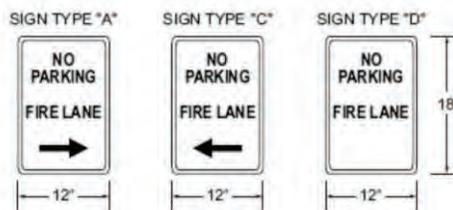
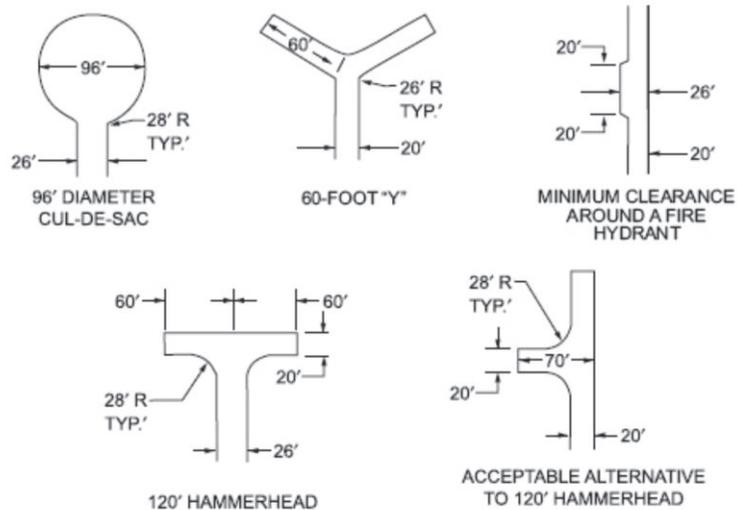


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation: Wrench
Head Style: Std. Style 3
Body Style: Std. Rectangular
Base Style: EZ



Collapsibles

MCSW-SS2-EZ

Operation: Wrench
Head Style: Std. Style 2
Body Style: Std. Rectangular
Base Style: EZ



Collapsibles

MCSW-SS1-EZ

Operation: Wrench
Head Style: Std. Style 1
Body Style: Std. Rectangular
Base Style: EZ

Candace Fry

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 30, 2024 10:20 AM
To: Candace Fry
Cc: Niki Benyakhlef
Subject: RE: Franklin Village North No 3 SPF-000256-2024

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

After careful review of the transmittal submitted to ITD April 16, 2024 regarding Franklin Village North No.3, the Department has no comments or concerns to make at this time.

Thank you

Mila Kinakh

D3 Planning and Development



YOUR Safety ••• ► YOUR Mobility ••• ► YOUR Economic Opportunity

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 16, 2024 4:53 PM
Subject: Franklin Village North No 3 SPF-000256-2024

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments **BEFORE** you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Afternoon,

RE: Franklin Village North No 3 – SPF-00256-2024

I have attached for your review the application for Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024). Original concept: 54 single-family detached lots and 8 common lots.

Candace Fry

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, April 17, 2024 6:30 AM
To: Planning-Zoning Staff
Subject: FW: Franklin Village North No 3 SPF-000256-2024
Attachments: SPF-00256-2024_Franklin Village North No 3_Application.pdf; SPF-00256-2024_Franklin Village North No 3_Final Plat Updated.pdf; SPF-00256-2024_Franklin Village North No 3_Landscape Plans.pdf; SPF-00256-2024_Franklin Village North No 3_Legal Description Word.docx; SPF-00256-2024_Franklin Village North No 3_Narrative.pdf

CAUTION: This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 16, 2024 4:53 PM
Subject: Franklin Village North No 3 SPF-000256-2024

Good Afternoon,

RE: Franklin Village North No 3 – SPF-00256-2024

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This application will go before the Planning and Zoning Commission as a business item on the May 28, 2024 agenda.

Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 17, 2024.

Thanks,
Candace

Candace Fry

From: Cody Swander
Sent: Thursday, April 18, 2024 9:41 AM
To: Candace Fry; Planning-Zoning Staff
Cc: Darrin Johnson; Adam Mancini;Carolynn Murray
Subject: RE: Franklin Village North No 3 SPF-000256-2024 (Parks ID# 808)

Hi Candace,

Nampa Parks has reviewed the final plat for Franklin Village North No. 3, Project: SPF-00256-2024. We have no requests.

Thank you,



Cody Swander
Assistant Parks and Rec Director
O: 208.468.5890, F: 208.318.2270
[Nampa Parks – Facebook Page](#)



From: Candace Fry <fryc@cityofnampa.us>
Sent: Tuesday, April 16, 2024 4:53 PM
Subject: Franklin Village North No 3 SPF-000256-2024

Good Afternoon,

RE: Franklin Village North No 3 – SPF-00256-2024

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Please return all comments to the Planning and Zoning staff (pzall@cityofnampa.us) prior to May 17, 2024.

Thanks,

Candace



Candace Fry
Assistant Planner – Planning & Zoning
208-468-5638
Planning & Zoning Department
500 12th Ave S, Nampa, ID 83651