



PLANNING & ZONING DEPARTMENT

Before the NAMPA MAYOR & CITY COUNCIL
JULY 5, 2023

PUBLIC HEARING ITEM STAFF REPORT

By Rodney Ashby AICP - Director

Zoning Map Amendment from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple-Family Residential) zoning district at 508 E Hawaii Ave (a 1.48 acre Parcel #R1176200000 located in the NW 1/4 of Section 34, T3N, R2W, BM) for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023). Original concept: this property is zoned both RML and RD zones.

(Action: [Decision](#))

Original concept: To apply the RML zone to the entire parcel in order to develop the property as townhouses in the future.

Nampa Planning & Zoning Commission Decision

On May 9, 2023 the Nampa P&Z Commission recommended approval of the proposed zoning map amendment and adopted the Proposed Conditions and Proposed Findings contained in this staff report.

STAFF RECOMMENDATION

REZONE

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map.
 - **Staff finds this to be met.**
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses. **(This conclusion of law provides the City Council/Commission significant liberty to determine whether this project establishes a set of use that are compatible with immediately adjoining properties.)**
 - **Staff finds this to be met.**

3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts. **(This conclusion of law provides the City Council/Commission significant liberty to determine whether the zone in the area is compatible with immediately adjoining districts)**
 - **Staff finds this to be met.**
4. The proposed map amendment(s) is not, are not or would not create a “spot” zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s).
 - **Staff finds this to be met.**
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary. **(This conclusion of law provides the City Council/Commission significant liberty to determine whether the timing and location is appropriate for a rezone. Council must determine whether this conclusion of law is applicable to the proposed project.)**
 - **Staff finds this to be met.**

Based upon the analysis that was completed utilizing the conclusions of law, Nampa Comprehensive Plan and Nampa City Code, coupled with the findings and conditions adopted by the Planning & Zoning Commission, the project appears to meet all requirements. Staff can reasonably recommend to the City Council that the project be approved.

PROPERTY DETAILS

Comprehensive Plan Future Land Use Map: High Density Residential

Zoning: both RD (Duplex Residential) and RML (Limited Multiple-Family Residential) zoning districts.

Surrounding Land Uses and Zoning:

North- Aspen Park Apartments - RML (Limited Multiple-family Residential) zoning district

South- White Pine Apartments; RP (Residential Professional) zoning district

East- Apartments - RML (Limited Multiple-family Residential) zoning district

A single-family home – RD (Duplex Residential) zoning district

West- Senior Apartments - RML (Limited Multiple-family Residential) zoning district

Services: The City’s water, sewer, and pressurized irrigation systems are available to the property and have adequate capacity to serve this property.

APPLICABLE REGULATIONS

Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: The Commission shall conclude the following conclusions of law before recommending to City Council approval of an amendment to the City's official zoning map; City Council shall conclude the following

conclusions of law before approving an amendment to the City's official zoning map (NCC 10-2-3.C):

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and
4. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

10-3-2 SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS

<i>Residential Land Use/ Occupancy Type</i>	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	GB1	GB2	GBE	IP	IL	IH
Tiny house, accessory structure ¹⁴				P		P	P	P	P							P				
Townhouse, 5 or more units ⁴							P	P	P	C		P	P			P				
Townhouse 2 unit ⁴				C ⁸		P	P	P	P							P				
Townhouse 3-4 unit ⁴						P	P	P	P	C		P	P			P				

4. With each dwelling and/or a portion of the original lot independently owned having lot lines along common walls provided respective zoning district requirements are satisfied

Design Review

10-34-2: APPLICABILITY

10-34-2.A: Design review is required in HC, GB1, GB2, BN, BC, DB, DV, DH, RD, RP, RMH, RML, IP, IL and IH zones for both structures and sites, for the following project types (hereinafter "qualifying projects"):

10-34-2.A.1: New commercial and industrial structures;

10-34-2.A.2: Residential developments of three (3) or more units on a single parcel or attached, zero-lot line townhouses with three (3) or more units per structure.

CORRESPONDENCE

Agency/City department comments have been received regarding the entitlement request. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package (received by noon May 3, 2023) is hereafter attached to this

report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

1. **Nampa Building Department:** The project will be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
2. **Nampa Engineering Division:** Does not oppose this application with the comments and conditions outlined in their attached memo.

STAFF ANALYSIS

Request: The requested action is for a property that is zoned a majority of RML (Limited Multi-Family Residential) and a minority of RD (Duplex Residential). The applicant wishes to make the property all a single zone – RML in order to subdivide the property at a future date and develop two 8-unit single-family townhouse buildings, and one 10-unit single-family townhouse building.

Land Uses in the area consist of existing multi-family residential buildings, redeveloping multi-family residential parcels, St. Alphonsus Medical Center, Liberty park, and some single family residential properties to the east.

Comprehensive Plan: The city's way of communicating intent for density, is through the Future Land Use Map in the Comprehensive Plan. In this case, that communication to property owners and developers is that this area is appropriate for high density residential. Though there are still some single-family homes in the area, much of the immediate area has developed or is approved to develop as multi-family residential. The applicant has proposed to develop the property as single-family townhouses in two 8-unit buildings, and one 10-unit building at high density ranges just over 17 units per acre.

5.5.4 High-Density Residential - (8.01 Dwelling Units + Per Acre [Gross])

This Land Use designation has a density of over 8 dwelling units per acre. Its character is urban. This land use designation is typically Multi-Family Residential. It can include single- family detached (RML only), cluster, cottage, townhome, apartment, multi-plex and condominium development. Compatibility with other types of dwelling units within this land use designation and adjoining properties is important. High-Density housing in Nampa has evolved with the implementation of improved design standards, advances in engineered building material and demand for higher quality living conditions. Typical elements within this land use setting include multi-story structures with varied architectural features and landscaping. High-Density condominium or townhome housing is often used as a point of entry into the real estate market. Multi-family housing is also used by individuals, students and families that are seeking housing in a high-density setting or for an affordable option. Multiple unit developments should provide amenities such as recreation centers, club house, swimming pool, trails and other opportunities for recreation and gathering. High quality construction and facilities should be required in development proposals. These should include multiple surface materials and glazing; façade treatments that are appealing on all visible sides; and articulation of building heights and jogs that create visual interest. Landscaping should include additional shade trees: meaningful buffer landscaping between the buildings and roads; interesting yard fencing and screening; varied streetscape elements; and adequate street lighting.

Public Interest: Nampa has determined that it is in the public interest to provide a variety of residential opportunities within its confines. Expressions of that policy are published in Nampa's adopted Comprehensive Plan, as well as embodied in its decisions to date regarding similar applications. The Comprehensive Plan also outlines the importance of encouraging density in in-fill developments closer to the core of the city in order to grow efficiently and to preserve agricultural lands on the periphery of the city. This project proposes in-fill development as described in the Comprehensive Plan.

Traffic: Though it is unlikely to warrant a traffic impact study, this project will be required to do so if it meets the threshold of 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements). A TIS may be required at time of subdivision or building permit.

PROPOSED CONDITIONS OF APPROVAL

Should the City Council vote to approve the zoning map amendment request, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Council may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Developer shall provide a turnaround onsite for emergency vehicles in accordance with City of Nampa adopted specifications.

<And any other conditions determined by the Commission or Council>

PROPOSED FINDINGS

Proposed Findings for REZONE [Approval](#):

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map.
 - **The proposed RML (Limited Multiple-Family Residential) zoning district is in harmony with the Comprehensive Plan Future Land Use Map designation of High Density Residential.**
 - **The Comprehensive Plan describes a need for diverse housing types throughout the community, to provide housing options for many different needs. This project will provide townhouse options, likely allowing those**

not desiring a large yard to maintain, and those seeking a lower price point, to obtain housing.

- **The Comprehensive Plan specifically permits townhouse and multi-plex developments in the high density residential setting. This project fits this description because it offers two 8-unit buildings and one 10-unit building, to be divided into townhouse lots at a future date.**
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses.
- **Existing housing to the north, west, east, and approved housing to the south, all provide buildings with multiple units. The proposed development will provide a similar approach with 26 units in three buildings.**
 - **Apartments are either constructed or approved to be built on all sides of this project, but a single-family home exists to the east closest to Hawaii Ave. Because the subject property is a townhouse development, it provides opportunity for home ownership like the single family home to the east, but also is a denser development with multiple units in 3 buildings, similar to the apartments on the other sides of the property. This provides a transition between the high density apartments and the single family homes to the east.**
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts.
- **The requested RML zoning district is the same as the RML zoned properties to the west, north, and east.**
 - **The RML zoning is compatible with the RP zoning district to the south because of the approved land use of apartments on that property.**
 - **The RML zoning is compatible with the RD zoning district to the east on the southern 1/3 of the property because the RD zone allows for greater density than is currently being used on the property.**
4. The proposed map amendment(s) is not, are not or would not create a “spot” zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s).
- **The proposed RML (Limited Multiple-Family Residential) zoning district will be consistent with the Comprehensive Plan Future Land Use Map designation of High Density Residential, and would not create a “spot” zone.**
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.
- **The proposed amendment is in the interest of the public and reasonably necessary because these changes will correct a situation where two zoning**

districts exist on a single property and will be in alignment with the land uses in the area.

- The proposed amendment is in the interest of the public and reasonably necessary because it will align with the zoning map and future land use map.
- The proposed amendment is in the interest of the public and reasonably necessary because it will cause the property to potentially be more “useable” for the property owner.
- The proposed amendment is in the interest of the public and reasonably necessary because it aligns with the publicly created Comprehensive Plan for the city and addresses a need for diverse housing options identified in the Comprehensive Plan.

<And any other findings determined by the Commission or Council>

POTENTIAL MOTIONS

APPROVE:

I move to approve the **Zoning Map Amendment** from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple-Family Residential) zoning district at 508 E Hawaii Ave for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023), with the proposed conditions of approval and proposed findings.

DENY:

I move to deny the **Zoning Map Amendment** from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple-Family Residential) zoning district at 508 E Hawaii Ave for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023) based on the following findings _____, because the project does not meet _____ Conclusions of Law.

Zoning Assignment Conclusions of Law:

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and,
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and,
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and,
4. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive

basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and,

5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

ATTACHMENTS

- Application
- Narrative
- Applicant email stating desire for future subdivision of the property
- Site/Concept Plan
- Proposed Elevation
- Comprehensive Plan Future Land Use Map
- Zoning Map
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: 508 E Hawaii MF

File Number: ZMA-00175-2023

Related Applications: _____

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 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 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 checked="" 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 accepted

Applicant Name: Ideal Custom Homes Phone: 208.794.5732
Applicant Address: 15777 Quartz Ln. Email: Katie.idealcustomhomes@gmail.com
City: Wilder ID 83676 State: ID Zip: 83676
Interest in property: ☐ Own ☐ Rent ☐ Other: _____
Owner Name: Maria Dean Phone: 208.250.4539
Owner Address: 15181 Wicklow Ln Email: _____
City: Caldwell State: ID Zip: 83607
Contractor Name (e.g., Engineer, Planner, Architect): Ideal Custom Homes - Burke Dean
Firm Name: Ideal Custom Homes Phone: 208.794.5732
Contractor Address: 15777 Quartz Ln. Email: Katie.idealcustomhomes@gmail.com
City: Wilder ID State: ID Zip: 83676

Subject Property Information

Address: 508 E Hawk III Nampa ID 83651
Parcel Number(s): R1176200000 Total acreage: 1.48 Zoning: RD
Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____
Project/Subdivision Name: N/A
Description of proposed project/request: Rezone from residential to multi family
Proposed Zoning: RML Acres of each proposed zone: _____

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	<input checked="" type="checkbox"/> <u>undetermined</u>	<u>>1</u>
Commercial		
Industrial		
Common (Landscape, Utility, etc.)		
Right of Way (internal roadways, ROW to be dedicated, etc.)	Staff Use Only	
Qualified Open Space	Staff Use Only	
Total		1.48

Please answer all questions that are relevant to your project

Minimum square footage of structure: _____ Maximum building height: _____
Minimum property size (s.f.): _____ Average property size (s.f.): _____
Gross density: _____ Net density: _____
Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached
☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____
Proposed number of units: _____
Total number of parking spaces provided: _____
% of qualified open space: _____

Additional information may be requested after submittal.

Authorization

Print applicant name: Katie Deal
Applicant signature: Katie Deal Date: 3/8/23

City Staff

Received by: JKW Received date: 3/20/23

For this multi-family development, we are considering constructing a series of townhouses. We do not have all the conceptual drawings complete at this time as it was advised by the planning and zoning department to wait to pay an architect or designer until we get the rezone completed. There are a few different concepts we are looking into but are most interested in a series of townhouses.

Ideal Custom Homes

From: [Katie Deal](#)
To: [Rodney Ashby](#)
Subject: Re: 508 E. Hawaii Nampa
Date: Monday, May 1, 2023 2:56:50 PM
Attachments: [image002.png](#)

CAUTION: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

We were hoping to subdivide for individual properties

On Mon, May 1, 2023 at 2:55 PM Rodney Ashby <ashbyr@cityofnampa.us> wrote:

One more clarification... Are you planning to subdivide the property so that each unit is on it's own property (Townhouse), or is it apartments in a townhome style?



Rodney Ashby, AICP - Director

City of Nampa Planning & Zoning Dept.

O: (208)468-5457

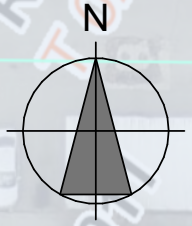
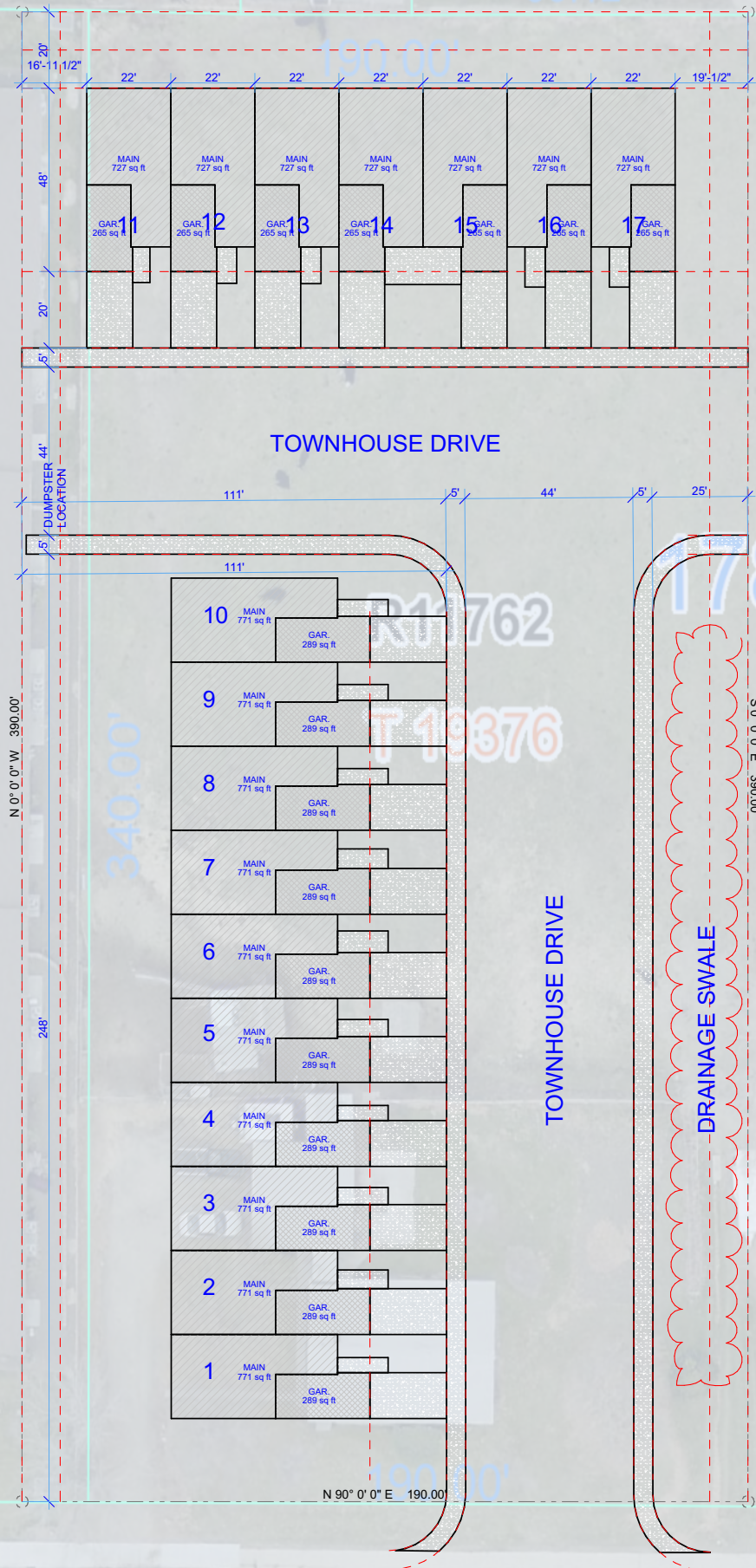
500 12th Avenue South, Nampa, ID 83651

[Planning and Zoning](#) - [Like us on Facebook](#)

NAMPA Ready

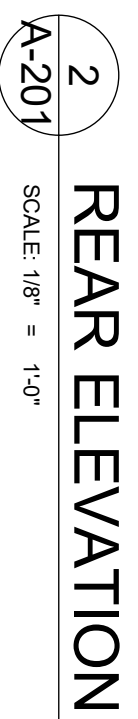
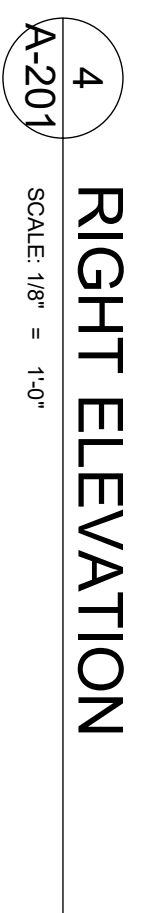
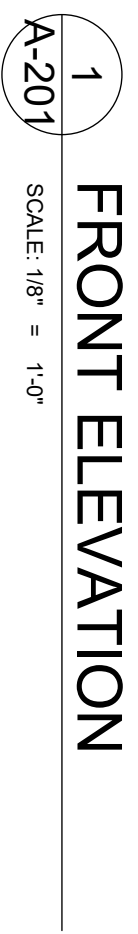
From: Katie Deal <katie.idealcustomhomes@gmail.com>
Sent: Monday, May 1, 2023 2:48 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Subject: [508 E. Hawaii Nampa](#)

CAUTION: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454



E. HAWAII AVE

E Hawaii Ave



Comp Plan FLUM - Wide

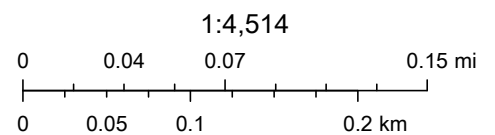


5/2/2023, 4:54:46 PM

Comp Plan

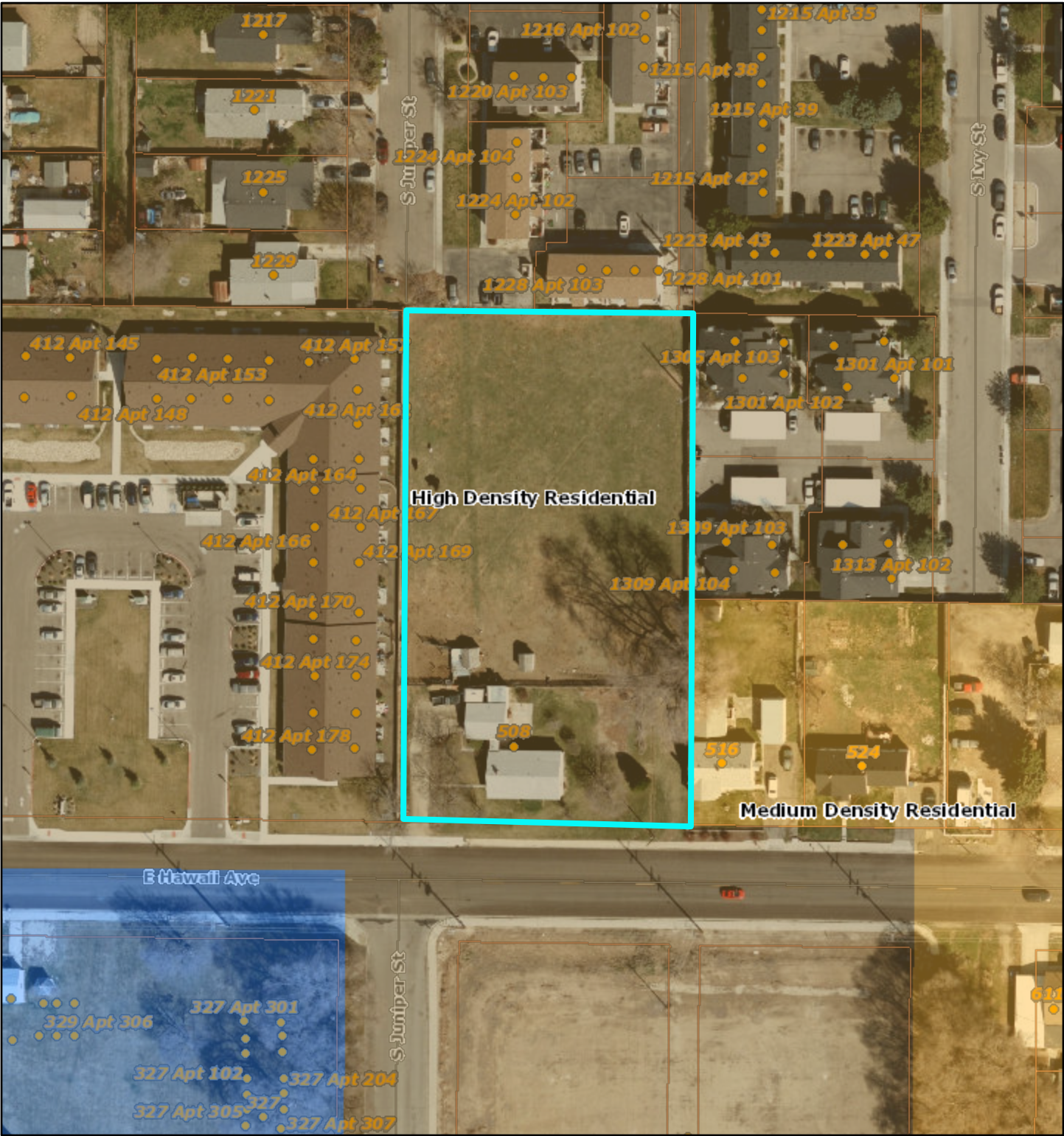
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial

Parks



Canyon County Assessor, CCSO, GeoTerra, Inc.

Comp Plan FLUM - Close

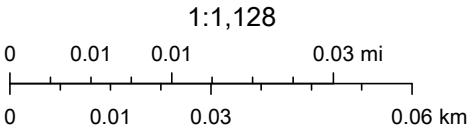


5/2/2023, 4:56:58 PM

Comp Plan

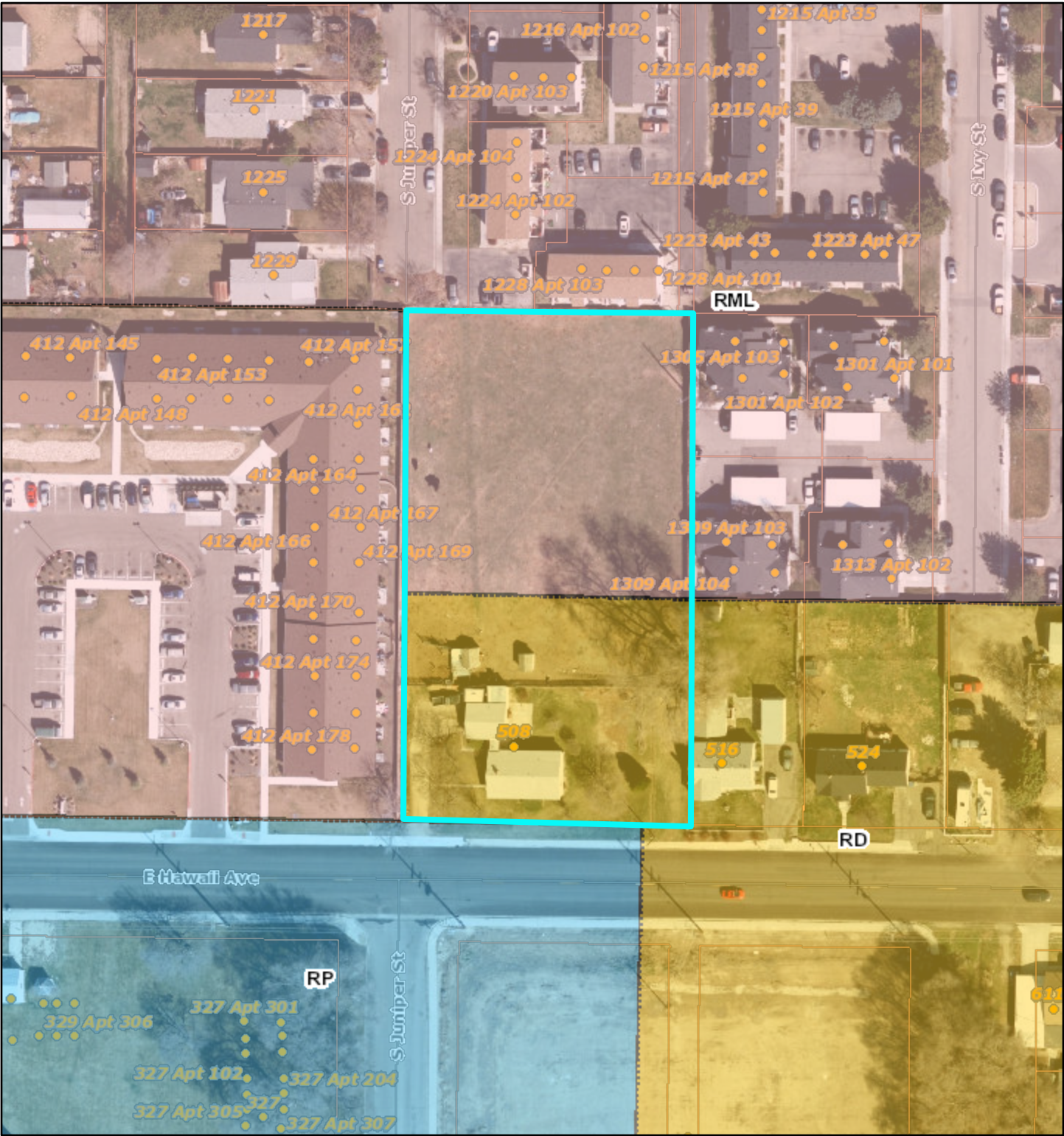
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial

Parks



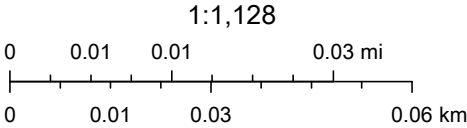
Canyon County Assessor, CCSO, GeoTerra, Inc.

Zoning Map



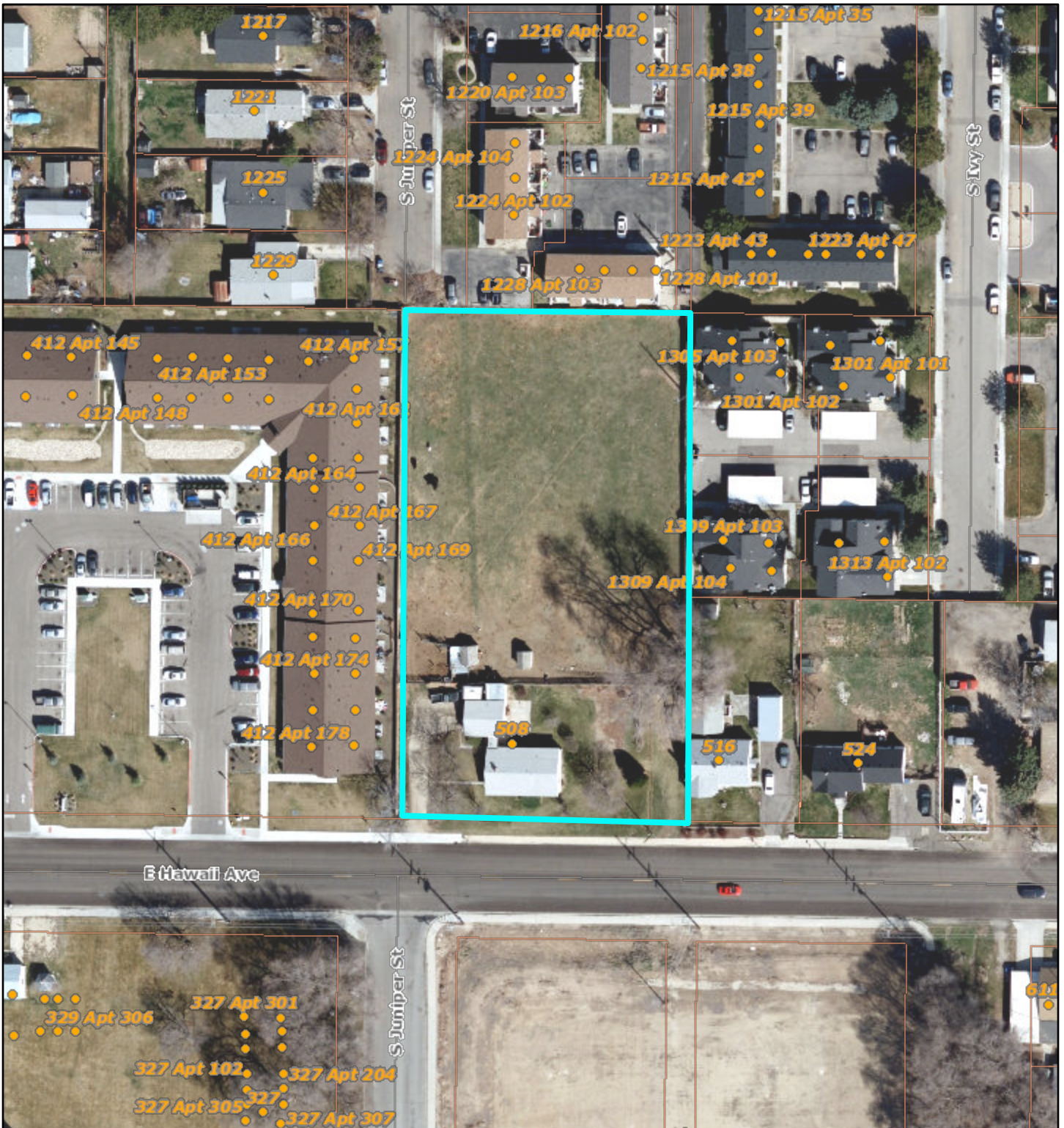
5/2/2023, 4:58:00 PM

Zoning	DB	HC	RA	RP_PUD
AG	DH	IH	RD	RS4
BC	DV	IL	RD_PUD	RS6
BC_PUD	Enc	IL_PUD	RMH	RS6_PUD
BF	GB1	IL_RS	RML	RS7
BN	GB2	IP	RML_PUD	RS7_PUD
BN_PUD	GBE	IP_RS	RP	RS8.5



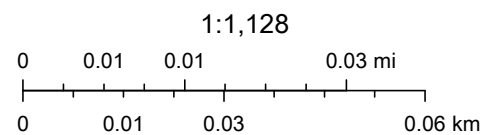
Canyon County Assessor, CCSO, GeoTerra, Inc.

Aerial View



5/2/2023, 4:59:15 PM

- County Parcels
- Proposed
- Address Points
- Retired
- Active
- Other
- Hold



Canyon County Assessor, CCSO, GeoTerra, Inc.

Keana Apau

From: Rob Willis
Sent: Friday, April 21, 2023 3:49 PM
To: Keana Apau
Cc: Jeff Miranda; Patrick Sullivan; Cache Olson
Subject: RE: 508 E Hawaii MF - ZMA-00175-2023

Keana,

This action has been approved with conditions by the Building Department.

The project will be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.



Rob Willis

Plans Examiner Supervisor

P: 208.468-5410 F: 208.468.4494

willisj@cityofnampa.us

[Department of Building Safety](#), [Like us on Facebook](#)

NAMPA Proud

From: Keana Apau <apauk@cityofnampa.us>
Sent: Wednesday, April 19, 2023 11:04 AM
Subject: 508 E Hawaii MF - ZMA-00175-2023

Good morning everyone,

RE: Rezone for 508 E Hawaii MF - ZMA-00175-2023

I have attached for your review the application for Zoning Map Amendment from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple- Family Residential) zoning district at 508 E Hawaii Ave (a 1.48 acre Parcel #R1176200000 located in the NW 1/4 of Section 34, T3N, R2W, BM) for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023). Original concept: this property is zoned both RML and RD zones. Concept is to apply the RML zone to the entire parcel in order to develop the property as townhouses in the future.

This application will go before the Planning and Zoning Commission as a public hearing item on the May 9, 2023 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to April 28, 2023.

Thank you,

Keana Apau

From: Carol Shackelford
Sent: Thursday, April 20, 2023 11:46 AM
To: Planning-Zoning Staff
Subject: FW: 508 E Hawaii MF - ZMA-00175-2023
Attachments: ZMA-00175-2023_508 E Hawaii_Application.pdf; ZMA-00175-2023_508 E Hawaii_Narrative.pdf; ZMA-00175-2023_508 E Hawaii_Legal Description.pdf

I find no code violations at this address

Properties that are in the city must be maintained in accordance with City of Nampa code. Weeds should be kept cut, and noxious weeds destroyed. Miscellaneous debris should be removed. If the property is not kept in accordance with city code, it could lead to abatement and possible tax lien.

From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Wednesday, April 19, 2023 4:50 PM
To: Carol Shackelford <shackelfordc@cityofnampa.us>
Subject: FW: 508 E Hawaii MF - ZMA-00175-2023

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to April 28, 2023.

CRM- created

From: Keana Apau <apauk@cityofnampa.us>
Sent: Wednesday, April 19, 2023 11:04 AM
Subject: 508 E Hawaii MF - ZMA-00175-2023

Good morning everyone,

RE: Rezone for 508 E Hawaii MF - ZMA-00175-2023

I have attached for your review the application for Zoning Map Amendment from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple-Family Residential) zoning district at 508 E Hawaii Ave (a 1.48 acre Parcel #R1176200000 located in the NW 1/4 of Section 34, T3N, R2W, BM) for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023). Original concept: this property is zoned both RML and RD zones. Concept is to apply the RML zone to the entire parcel in order to develop the property as townhouses in the future.

This application will go before the Planning and Zoning Commission as a public hearing item on the May 9, 2023 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to April 28, 2023.

Thank you,



DATE: April 28, 2023

TO: Planning and Zoning Department

FROM: Peter Nielsen, Sr. Eng Plans Examiner

CC: Caleb LaClair, P.E., Nampa Assistant City Engineer

CC: Daniel Badger, P.E., Nampa City Engineer

CC: Tom Points, P.E., Nampa City Public Works Director

APPLICANT: Ideal Custom Homes

OWNER: Marla Dean

ADDRESS: 508 E Hawaii Ave

RE: **ZMA-00175-2023 – Zoning Map Amendment from RD & RML to only RML Zone**

The Engineering Division does not oppose this application with the following comments/conditions:

General Comments:

1. The following public road(s) provide access to the property.
 - E Hawaii Ave – classified as “Local Road”, 20-mph.
2. Full right of way is existing along this parcel frontage.
3. Site access for future development shall adhere to the City’s Access Management Policy for spacing and alignment requirements along a collector classified road.
4. At time of development, Developer will be required to provide onsite emergency vehicle turnaround in accordance with City of Nampa adopted specifications and policies.
5. Frontage improvements are currently existing along all public right of way frontage adjacent to this lot.
6. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
 - A TIS may be required for this development
7. The City currently maintains the following utility mainlines in the area:
 - Domestic water – 8” main is existing in the south half of E Hawaii Ave.
 - Sewer – 8” main is existing along the east property boundary, approx. depth +/- 9’.
 - Pressure Irrigation – 6” main is existing in the south half of E Hawaii Ave, and 4” main is existing along the east property boundary.
8. Nampa Bike & Ped Master Plan identified improvements.

- Bike lane along E Hawaii Ave

Conditions:

1. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Developer shall provide a turnaround onsite for emergency vehicles in accordance with City of Nampa adopted specifications.

Utility Map



NAMPA DEVELOPMENT SERVICES CENTER

500 12TH AVENUE SOUTH NAMPA, IDAHO | (208) 468-5409 | ENGINEERING@CITYOFNAMPA.US**NAMPA**Ready

Keana Apau

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, April 20, 2023 6:26 AM
To: Planning-Zoning Staff
Cc: Keana Apau
Subject: [External]RE: 508 E Hawaii MF - ZMA-00175-2023

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Good Morning,

After careful review of the transmittal submitted to ITD on April 19, 2023 regarding 508 E Hawaii MF – ZMA-00175-2023, the Department has no comments or concerns to make at this time. Based on the size of the proposed development, minimal impact is anticipated for SH-45.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Keana Apau <apauk@cityofnampa.us>
Sent: Wednesday, April 19, 2023 11:04 AM
Subject: 508 E Hawaii MF - ZMA-00175-2023

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 morning everyone,

RE: Rezone for 508 E Hawaii MF - ZMA-00175-2023

I have attached for your review the application for Zoning Map Amendment from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple-Family Residential) zoning district at 508 E Hawaii Ave (a 1.48 acre Parcel #R1176200000 located in the NW 1/4 of Section 34, T3N, R2W, BM) for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023). Original concept: this property is zoned both RML and RD zones. Concept is to apply the RML zone to the entire parcel in order to develop the property as townhouses in the future.

Keana Apau

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, April 19, 2023 12:37 PM
To: Planning-Zoning Staff
Subject: [External]FW: 508 E Hawaii MF - ZMA-00175-2023
Attachments: ZMA-00175-2023_508 E Hawaii_Application.pdf; ZMA-00175-2023_508 E Hawaii_Narrative.pdf; ZMA-00175-2023_508 E Hawaii_Legal Description.pdf

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Good Afternoon,

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: Keana Apau <apauk@cityofnampa.us>
Sent: Wednesday, April 19, 2023 11:04 AM
Subject: 508 E Hawaii MF - ZMA-00175-2023

Good morning everyone,

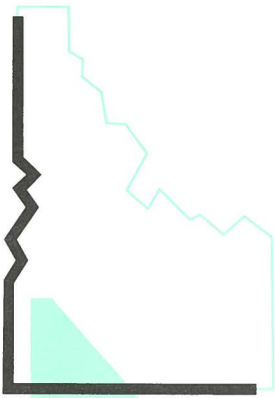
RE: Rezone for 508 E Hawaii MF - ZMA-00175-2023

I have attached for your review the application for Zoning Map Amendment from RD (Duplex Residential) and RML (Limited Multiple-Family Residential) to only RML (Limited Multiple- Family Residential) zoning district at 508 E Hawaii Ave (a 1.48 acre Parcel #R1176200000 located in the NW 1/4 of Section 34, T3N, R2W, BM) for Ideal Custom Homes representing Marla Dean (ZMA-00175-2023). Original concept: this property is zoned both RML and RD zones. Concept is to apply the RML zone to the entire parcel in order to develop the property as townhouses in the future.

This application will go before the Planning and Zoning Commission as a public hearing item on the May 9, 2023 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to April 28, 2023.

Thank you,



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

April 27, 2023

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: ZMA-00175-2023/ 508 E Hawaii Ave.

To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc:

Office/ File



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000