



PLANNING & ZONING DEPARTMENT

Before the Mayor and City Council
Meeting of July 5, 2023

PUBLIC HEARING ITEM STAFF REPORT

Parker Bodily, AICP
Senior Planner

Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, and potential development agreement for the NWC Cherry and Can Ada Roads Multi-family Development at 0 & 0 CanAda Rd (R3074001200 & R30740012A0 - located in the SE 1/4 of Section 1, T3N, R2W, BM) for Kimley-Horn representing Syndica LLP (ANN-00275-2023).

(Action: *Decision*)

STAFF RECOMMENDATION

ANNEXATION:

1. Be contiguous with the city limits or be enclaved by other properties so annexed.
 - **Staff finds this to be met.**
2. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.
 - **Staff finds this to be met.**
3. All private landowners have consented to annexation.
 - **Staff finds this to be met.**

ZONING

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.** However, 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 this project establishes a set of use that are compatible with immediately adjoining properties. However, 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 annexation. Council must determine whether this conclusion of law is applicable to the proposed project.**

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 listed in the staff report, the project appears to meet all requirements. Staff can reasonably recommend to the Commission that the project be approved.

PROPERTY DETAILS

Current Jurisdiction/Status: This Property, enclaved and is currently under the jurisdiction of Canyon County, within Nampa City’s Impact Area and, all parcels are either owned or optioned by the Applicant or that the Applicant has the Property owner’s permission to apply for the entitlement and plat applications made the subject of this report.

Surrounding Zoning:

North: County (Ag land)
South: GB2 (Arbor Farms Nursery)
East: County (Ag land)
West: RS6 (Lyonsdale Park sub)

Services: The City maintains the following utilities in the vicinity of the project:

- Domestic water – 12” main in both Cherry Ln & Can-Ada Rd.
- Sewer
 - i. 8” gravity main at southeasterly end of E Monroe St in Lyonsdale Park #2 subdivision at +/- 9’ depth. This main is connected to a private sewer pump station owned by the Lyonsdale Park Subdivision HOA. Connection would require evaluation of the pump station capacity, possible upgrades, and establishment of an agreement with Lyonsdale Park Subdivision HOA.
 - ii. 8” gravity main in N Holbrook Ave approximately 500’ north of the property at +/- 17’ depth. This main is connected to a private sewer pump station owned by the Canyon Creek Subdivision HOA. Connection would require evaluation of the pump station capacity, possible upgrades, and establishment of an agreement with Canyon Creek Subdivision HOA.

- iii. 18" gravity main in N Kensington Dr approximately 800' south of the property at +/-14' depth. Connection to this main would require an easement through private property. It is uncertain if the sewer main is deep enough to get underneath the Purdam Gulch Drain.
- Pressure Irrigation – 8" stub at the west leg of the Cherry Ln & Can-Ada Rd intersection. This will need to be extended westward to west lot line. Existing 12" mainline in Can-Ada Rd, and existing 6" mainline at the boundary of Lyonsdale Park #2 subdivision.

APPLICABLE REGULATIONS

Annexation:

Idaho State Code Title 50-222. ANNEXATION BY CITIES. (1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

50-222(3) outlines the Criteria required for approval of Annexation as a category A annexation, specifically:

- Be contiguous with the city limits or be enclaved by other properties so annexed.
- The comprehensive plan includes the area of annexation
- All private landowners have consented to annexation.

Zoning/Rezoning:

10-2-3-(c). Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

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.

Nampa City Code, Title 10, Chapter 3: Dwelling, multiple-family – up to 3 stories and 4+ stories, are permitted uses in the RMH zoning district.

Nampa City Code, Title 10, Chapter 12 RMH Zoning District (Multiple-Family Residential):

The RMH Multiple-Family Residential District provides for high density, multiple-family housing. It is intended to be situated in close proximity to major commerce areas, campus location, and major thoroughfare intersections and around the downtown districts.

10-12-3.A: No principal structure shall exceed sixty-five feet (65') without approval of the Council (measured from grade to the ceiling of the top floor of the structure).

10-12-3.B: When an RMH zoned parcel is within one hundred (100') feet of an AG, RA, RD or RS Zoning District, the maximum permitted building height shall be limited to thirty feet (30'), (measured from grade to the ceiling of the top floor of the structure), for a distance of fifty feet (50') into the RMH property from the side facing the AG, RA, RD or RS zoning districts.

10-12-4.E: Minimum Side and Rear Property Setbacks: All properties in the RMH District shall have side and rear setbacks of not less than eight feet (8') wide/deep, for structures not higher than thirty feet (30') (measured from grade to the ceiling of the top floor of the structure). For every ten feet (10') in height over which a structure exceeds thirty feet (30') (measured from grade to the ceiling of the top floor of the structure), the structure shall be set back an additional five feet (5') from side lot lines. In no case shall the distance between the rear lot line and the structure be less than half the height of the structure for structures higher than thirty feet (30') tall (measured from grade to the ceiling of the top floor of the structure).

10-22-6.B: Number of Spaces Required: The number of off-street/on- property (site) parking spaces required and/or provided for land and structure uses shall be no less than as set forth as follows for all zones save the DH and GBE districts. Where fractional number results, round to the next highest whole amount. Thus, 2.6 spaces needed for a project means that three (3) spaces are/will be actually required. ADA spaces required by ANSI Standards shall be installed in addition to the following parking calculations:

Property's/Structure's Principal Use Type	Parking Spaces Required
Dwelling, two-family or multiple-family developments	1 Bed – 1.5 per dwelling unit with one covered Space 2+ Beds – 2 per dwelling unit with one covered Space .25 spaces per dwelling unit for guest parking Leasing tenants shall not be charged a separate fee for any required parking. Covered spaces shall be reserved for each specified dwelling unit. Garages may be used in the calculation for required parking only if the lease states that a garage space must be used for parking a vehicle. The management company for the rental units shall be responsible for ensuring compliance.

10-34-10.A.7.c.i: Multi-Family Recreation Space Requirements: At least five percent (5%) of the total net acreage of all residential buildable area shall be retained as recreation space. In lieu of the 5% requirement, 3% of the total net residential buildable area may be retained as indoor recreation area in 'Corridor' multi-family developments that qualify (see 10-34-10.A.2.c.vi).

CORRESPONDENCE

Agency/City department comments have been received regarding the annexation request. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon June 28, 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. **Building Department:** Project is subject to City Ordinance – Title 4 – Building Regulations.
2. **Pioneer Irrigation District:** Pioneer Irrigation District owns and operates the 8.26 lateral that runs through the middle of this development. The 8.26 lateral has an easement of 16' from top of bank on both sides of the lateral. Have the developer submit a pressure irrigation plan to Pioneer Irrigation District.
3. **GIS:** Due to the size and layout of your development you will need to provide private street names for all the major drive aisles. All new street names are required to be approved by City Council through either the platting process or a standalone ordinance.
4. **Fire District:** The City of Nampa 2040 comprehensive 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 ½ miles from the nearest fire station. This development is located approximately 2.5 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.
 - a. 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 \$484,203.

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 927 residents to 309 multi-family units, with an increased personnel demand of .8 firefighter positions.

5. **Police Department:** "NPD is recommending a commitment to fund 1.23 additional officers and 0.41 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 144 sworn personnel and 66 non-sworn personnel."
6. **Engineering:** Lists right of way dedication requirements, frontage improvements requirements, traffic impact study results, and future capital improvement projects. Also lists conditions of approval. See attached.

STAFF ANALYSIS

Land Uses in the area consist of a range of residential uses from apartments and fourplexes to single-family detached and attached residences. CWI is about .25 miles away. There are a few County zones properties in the vicinity that are mostly being utilized as AG land. The Idaho Center and other retail and essential services are within a mile of the proposed development.

Comprehensive Plan: The future land use designation is High Density Residential with a small portion designated Residential Mixed Use. The proposed concept plan features 299 residential units which

amounts to a gross density of 18.1 dwelling units per acre. The RMH zoning district allows for 8.01+ dwelling units per acre.

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

This Land Use setting 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 **townhome, apartment, multi-plex and condominium buildings**. For larger parcels, this land use setting would be more conducive to a **town square village, cluster-building complex, planned-unit development or master-planned community**. Compatibility with other types of dwelling units within this land use setting and adjoining properties is critical.

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. The demand for high-density housing has increased over the past few years as the overall cost of housing has increased. High-Density condominium or townhome housing is often used as a point of entry into the real estate market. It is also used as rental and temporary housing throughout the community.

Multi-family development tenants can be long-term renters. Because of this, higher-quality living conditions, playgrounds and other amenities should be provided. Building design and landscape standards have changed, requiring better façade treatments, additional shade trees and meaningful buffer landscaping between the buildings and road. High-Density Residential development should provide buffering from adjacent land uses as well. Front yard fencing, streetscape elements and lighting should be higher quality and match the character of the neighborhood.

Public Interest: That Nampa has determined that it is in the public interest to provide single-family residential development opportunities within its confines. Expressions of that policy are published in Nampa's adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications.

Traffic: Kimley-Horn prepared a TIS for the project, which was reviewed by the Nampa Engineering Division and found in compliance with the City of Nampa TIS Policy. The study reflected only one failing intersection, Idaho Center Blvd and Cherry, which is in the process of being improved as a roundabout by the City. The project will be required to perform the following traffic mitigation in addition to paying standard traffic impact fees:

- Northbound left-turn lane at the Can Ada Rd site access (Access A).
- Westbound right-turn lane at the Cherry Lane site access (Access B).

Design Review: This project was approved with conditions by the Design Review Committee on May 15th. The approved elevations and decision letter are attached to this report.

Development Agreement: It is recommended that a development agreement be put in place to ensure substantial compliance with the submitted concept plan.

Open Space: Multiple-Family development projects are required to provide 5% of the total net acreage in recreation space. 3% of the total net buildable area may be retained as indoor recreation area. This proposed development features 14% open spaces and amenities include: clubhouse with a pool, community patio with gas grilling stations, gas fire pits, open areas, pergolas, bocce court, tot lot, dog run and if space allows, a pickleball court. Additional interior amenities are provided within the clubhouse.

Infill Development: This property is in an area surrounded by City zoned properties and therefore is considered to be infill due to the fact that it is surrounded by city limits and available to city utilities and other services. **The goals of the Nampa Comprehensive plan are to encourage higher density in areas where they can make efficient use of existing services. This helps to decrease sprawl to the outer edges of the city limits where services do not yet exist.**

CONDITIONS OF APPROVAL

Should the Council vote to approve the annexation and zoning, 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 no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development 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.
4. Applicant/Owner shall dedicate the follow public road right-of-way as a condition of annexation:
 - a. Can-Ada Rd – 50' from the Section Line.
5. Developer shall complete the following traffic mitigation items in accordance with the findings of the Traffic Impact Study:
 - a. Construct northbound left-turn lane at the Can Ada Rd site access (Access A).
 - b. Construct westbound right-turn lane at the Cherry Lane site access (Access B).
6. Applicant/Owner shall construct a pathway along the Purdam Gulch Drain and Cherry Ln frontage in accordance with the Nampa Bicycle & Pedestrian Master Plan at time of property development. A 20' wide access easement shall be established over the pathway using the City's standard Public Pathway Agreement.
7. Applicant/Owner shall construct frontage improvements along Cherry Lane & Can-Ada Rd in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawing N-822.
8. Developer shall submit a pressure irrigation plan to Pioneer Irrigation District.
9. Developer shall submit the street naming form to Nampa GIS for review.
10. Owner shall enter into a development agreement that requires future development to meet the following criteria:
 - a. Tenant lease agreement shall state that a garage space must be used for parking a vehicle and the management company for the rental units shall be responsible for ensuring compliance.

FINDINGS

Proposed Findings for Approval:

- **All private landowners have consented to annexation.**
 - The applicant Kimley-Horn represents the property owner – Syndica LLP, as evidenced by the attached affidavit of legal interest.
- **Property shall be contiguous with the city limits or be enclaved by other properties so annexed.**

- The property is enclaved and is contiguous with city limits on the west and south sides where it adjoins other City zoned properties that are so annexed.

C. The proposed map amendment(s) is in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map (will not create a "spot zone").

- The proposed RMH (Multiple-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of High Density Residential and Residential Mixed Use for this area and would not create a "spot" zone.

D. 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.

- The development will feature a landscape buffer that is over 100' wide adjacent to existing RS6 zoned properties.
- The property is located at a major intersection that features gateway business zoned properties and other multi-family developments. There are attached townhouses, fourplexes and multi-family apartments all within 1/3 of a mile of this development.
- It is considered to be reasonably compatible because it matches the comprehensive plan future land use designation of High Density Residential.

E. The area can reasonably be assumed to be available for the orderly development of the city.

- This property is enclaved and therefore is considered to be infill due to the fact that it is surrounded by city limits and available to city utilities and other services. The goals of the Nampa Comprehensive plan are to encourage higher density in areas where they can make efficient use of existing services. This helps to decrease sprawl to the outer edges of the city limits where services do not yet exist.
- City services and utilities are or can be made available to this property because it is completely surrounded by other residential and commercial development.
- There is a college, a church, restaurants, convenience stores, single-family and multi-family uses within ½ mile of the project, providing services to the residents in the area. Therefore, it can be reasonably assumed to be available for orderly development of the city.

F. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.

- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because it meets all applicable codes in regards to attached, single-family units and shall install appropriate site improvements.
- Upon annexation this property will dedicate right of way along Can Ada Rd and will be making frontage improvements to improve walkability in the area. It is considered to be within the public interest to create density on infill properties to provide a variety of housing opportunities to Nampa residents and reduce sprawl.

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

POTENTIAL MOTIONS – ANNEXATION & ZONING

APPROVE:

I move to approve the **Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, for the NWC Cherry and Can Ada Roads Multi-family Development at 0 & 0 Can Ada Rd** for Kimley-Horn representing Syndica LLP (ANN-00275-2023) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

DENY:

I move to deny the **Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, for the NWC Cherry and Can Ada Roads Multi-family Development at 0 & 0 Can Ada Rd** for Kimley-Horn representing Syndica LLP (ANN-00275-2023) based on the following findings _____, because the project does not meet _____ Conclusions of Law.

Annexation Conclusions of Law:

1. Be contiguous with the city limits or be enclaved by other properties so annexed.
2. The area can reasonably be assumed to be available for the orderly development of the city.
3. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

OR...

- a. All involved private landowners raise no objection to annexation; and/or,
- b. They entail or are composed of enclaved property, regardless of surface area, which are surrounded on all sides by a land within Nampa city limits; and/or,
- c. They entail property that is bounded on all sides by lands within Nampa and by lands for which owner approval must be given pursuant to subsection D2d of NCC 10-2-4; and/or,
- d. They entail property that is/are bounded on all sides by lands either within the city and by the boundary of the Nampa city impact area.

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

- Annexation/Zoning & Preliminary Plat Applications
- Applicant's representative's Project narrative
- Zoning "Vicinity Map"
- Future Land Use Map
- Neighborhood meeting sign-in/info sheet
- Concept Plan
- Landscape plan
- Design Review decision letter & approved elevations
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: NWC Cherry & Can Ada MF

File Number: ANN-00275-2023

Related Applications: _____

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input checked="" 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 checked="" 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 accepted

Applicant Name: Kimley-Horn Phone: 208-992-3751

Applicant Address: 1100 W. Idaho Street, Suite 210 Email: joe.dodson@kimley-horn.com

City: Boise State: ID Zip: 83702

Interest in property: ☐ Own ☐ Rent ☒ Other: Applicant Representative

Owner Name: Syndica LLP (properties are under contract) Phone: 651-461-9977

Owner Address: 300 23rd Ave. East, Suite 300 Email: Patrick.Brama@enclavecompanies.com

City: West Fargo State: ND Zip: 58078

Contractor Name (e.g., Engineer, Planner, Architect): _____

Firm Name: _____ Phone: _____

Contractor Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Subject Property Information

Address: 0 Can Ada Road

Parcel Number(s): R3074001200 & R30740012A0 Total acreage: ~~16.53~~ acres Entire Annexation is 18.594 acres Zoning: AG - County

Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: Can Ada

Project/Subdivision Name: NWC Cherry and Garitty Roads Multi-family Development

Description of proposed project/request: Annexation and Zoning request with the RMH zone for a Multi-Family Residential project.

Proposed Zoning: RMH - Multiple Family Residential Acres of each proposed zone: Approx. ~~4.7~~ 18.594 acres

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	2 existing to remain	18.594 16.53 acres total
Commercial		
Industrial		
Common (Landscape, Utility, etc.)	Part of existing lots	
Right of Way (internal roadways, ROW to be dedicated, etc.)	Internal private drive aisles	Approx. 0.4 acres
Qualified Open Space	N/A	Approx. 4.16 acres (25%)
Total		18.594

Please answer all questions that are relevant to your project

Minimum square footage of structure: 36,200 s.f. Maximum building height: _____

Minimum property size (s.f.): 7.64 acres Average property size (s.f.): 8.27 acres

Gross density: 18.5 du/ac Net density: 38.1 du/ac

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached

☐ Duplex ☒ Multi-family ☐ Condo ☐ Other: _____

Proposed number of units: 306

Total number of parking spaces provided: 650

% of qualified open space: Approx. 25%

Additional information may be requested after submittal.

Authorization

Print applicant name: Joseph Dodson

Applicant signature: Joseph Dodson Date: 3/15/2023

City Staff

Received by: JKW Received date: 3/15/2023



May 3, 2023

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

RE: *NWC Cherry and Can Ada Roads Multifamily Development Annexation and Zoning with a Development Agreement Requests*

On behalf of Enclave Development, we are submitting the Annexation and Zoning with a Development Agreement applications for review and approval of the NWC Cherry and Can Ada Roads Multifamily Development.

The subject property is located in the northwest corner of the Cherry Ln./Can Ada Rd. intersection (Parcel No. R30740012A0 & R3074001200) and consists of 16.53 acres. The existing undeveloped parcels are one of the remaining County enclaves in the developing area adjacent a key intersection near College of Western Idaho (CWI). As such, we are requesting annexation into the City of Nampa. The Future Land Use Map was recently amended to designate the site as 'High Density Residential' which allows multi-family at a density of over 8 dwelling units per acre. The project is also requesting 'RMH – Multiple Family Residential' zoning with a Development Agreement. These approvals will complement the surrounding area which has been developing with medium and high-density residential developments surrounding CWI. Further to the south and east and across the rail corridor are the Ford



Project Overview

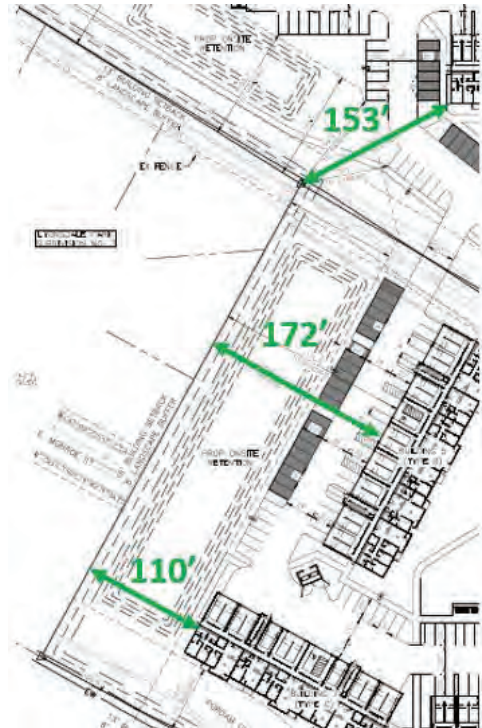
The site plan illustrates a proposed development on a triangular lot. The plan includes several long, rectangular building footprints, parking areas, and landscaped zones with trees and walkways. Key features and labels include:

- Streets:** 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER, 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER, CHERRY LANE, GRANT ROAD.
- Landscaping:** 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER, 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER.
- Other Labels:** 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER, 18th BUILDING SETBACK, 18th LANDSCAPE BUFFER.

The apartment units are organized within 9 buildings and will consist of commercial grade exterior finishes styled to the residential aesthetic; this way the look of a residential development will be maintained but with the durability of commercial buildings. The materials will consist of



cultured stone, concrete fiberboard (brand name: Hardi) lap, panel, shake, and board and batten design. The roofs will be pitched with architectural grade asphalt shingles to better fit into the neighborhood context. The exterior windows and patio doors will be energy star rated vinyl, both fixed and operable. The unit balconies will be pre-manufactured aluminum balconies with aluminum railings, which are highly durable with very low maintenance requirements. There will be select locations with aluminum storefront entry systems at high use areas such as the clubhouse. The apartment buildings will be 38' tall to mid-span of pitched roof and the clubhouse will be 23'-3" tall to mid-span of the pitched roof. All entry locations to the apartment buildings and/or clubhouse will have controlled entry systems for security measures and overall privacy. The parcel storage rooms will have separate access control for residents to acquire their packages. The common areas will also have security cameras for staff and resident security.



To help transition from the existing single-family homes to the west, a 100' landscape buffer is proposed along the entire west property line for additional buffering that exceeds code requirements. Furthermore, with the placement of drive aisles and parking, building #7 in the southwest corner is the closest building to the existing single-family and is located approximately 110' from the west property line; the next closest building is more than 150' from this property line. The distance between the existing single-family homes and the longest façade facing them (building #5) is approximately 210' away:



Site Access & Infrastructure

Vehicular site access includes one full access on Cherry Lane and one full access on Can Ada Road. No connectivity to the single-family subdivision to the west has been provided at the direction of City staff. A 26' wide internal drive aisle and minimum 5' wide sidewalks provide vehicular and pedestrian connectivity throughout the site. A 20' wide landscape buffer is provided along Cherry Lane and Can

Ada Road consistent with code requirements. In addition, detached sidewalk and additional right-of-way dedication is proposed along both rights-of-way as requested by the City due to the intersection of Cherry Lane/Can Ada Road designated for a future roundabout intersection. A traffic impact study is currently in process with initial traffic counts and data anticipated in the coming weeks; a full review of the study is anticipated, and any required mitigation will be complied with. City water and sewer are available to the site; neither the Police nor Fire departments have expressed any objections to this development.

Project Amenities & Open Space:



The proposed multi-family buildings frame two centralized open space and amenity areas. These spaces include a club house with a pool, pool deck, community patio with gas grilling stations and gas fire pits. They also include open areas for passive recreation, shading structures such as pergolas to allow for gathering opportunities, bocce court, tot lot, dog run, and if space allows (and demand is present) a pickleball court. Each centralized open space area is approximately a half-acre in size. The 100' buffer along the west boundary adds additional area available for recreation within the site. Other passive open space includes the required street buffers to Cherry Road and Can Ada Road, with a walking path proposed along the north side of the lateral bisecting the site for added pedestrian connectivity. The project is proposed with approximately 25% qualified open space and exceeds the 5% requirement by providing 4.16 acres throughout the project. Additional amenities are proposed within the clubhouse and include a community room, fitness room, Yoga/stretching area, office space, work room for staff, conference room (staff and resident access), central laundry, mail/parcel storage, dog wash, and a large lobby and reception space for gathering.

Concluding Remarks & Community Impacts

The proposal is consistent with Objectives and Strategies outlined in *Nampa 2040*, the Comprehensive Plan for the City of Nampa, specifically:

- *Chapter 3, Housing Objective 2: Locate housing in areas that improve employment and education opportunities* – Project is proposed in a convenient location to both employment and education facilities that should help capture vehicle trips by encouraging bicycle and pedestrian access in this area of the City. In addition, locating housing in this location encourages employers and education expansion due to the close proximity of users nearby.
- *Chapter 3, Housing Objective 4 calls for utilizing density instead of lot sizes for housing development and calls to discourage large tracts of a single housing type* – Proposed project

adds to the diversity of housing options in this area while utilizing density in a location recently changed on the Future Land Use Map to high density residential.

- *Chapter 5, Objective 2: Conserve open space and agricultural land while accommodating growth and protecting property rights* – The subject multi-family project is an infill site located nearby services and a two-year university consistent with both strategies in this objective.
- *Chapter 5, Strategy 2 of Objective 7: Specific Area Plans & Smart Growth* – The proposed project, while not being in the downtown core, is near existing retail and commercial services, post-secondary education facilities, and large employers like that of Amazon and other industrial users—these elements are consistent with Smart Growth objectives.
- *Chapter 6, Transportation Objective 2 & 6: Integrate compact development with bicycling, walking and public transit & Build the Pedestrian Bicycle system* – Proposed multi-family project includes required sidewalks and pathways that will connect to existing facilities for added pedestrian and bicycle access—this network of sidewalks will also connect connects the subject site to future pedestrian facilities that will allow easier and safer access to existing public transit within 1 mile of the site, consistent with the intent of these objectives.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The best engineering, architectural, and constructions practices will be employed and implemented by the ownership and consultant team.

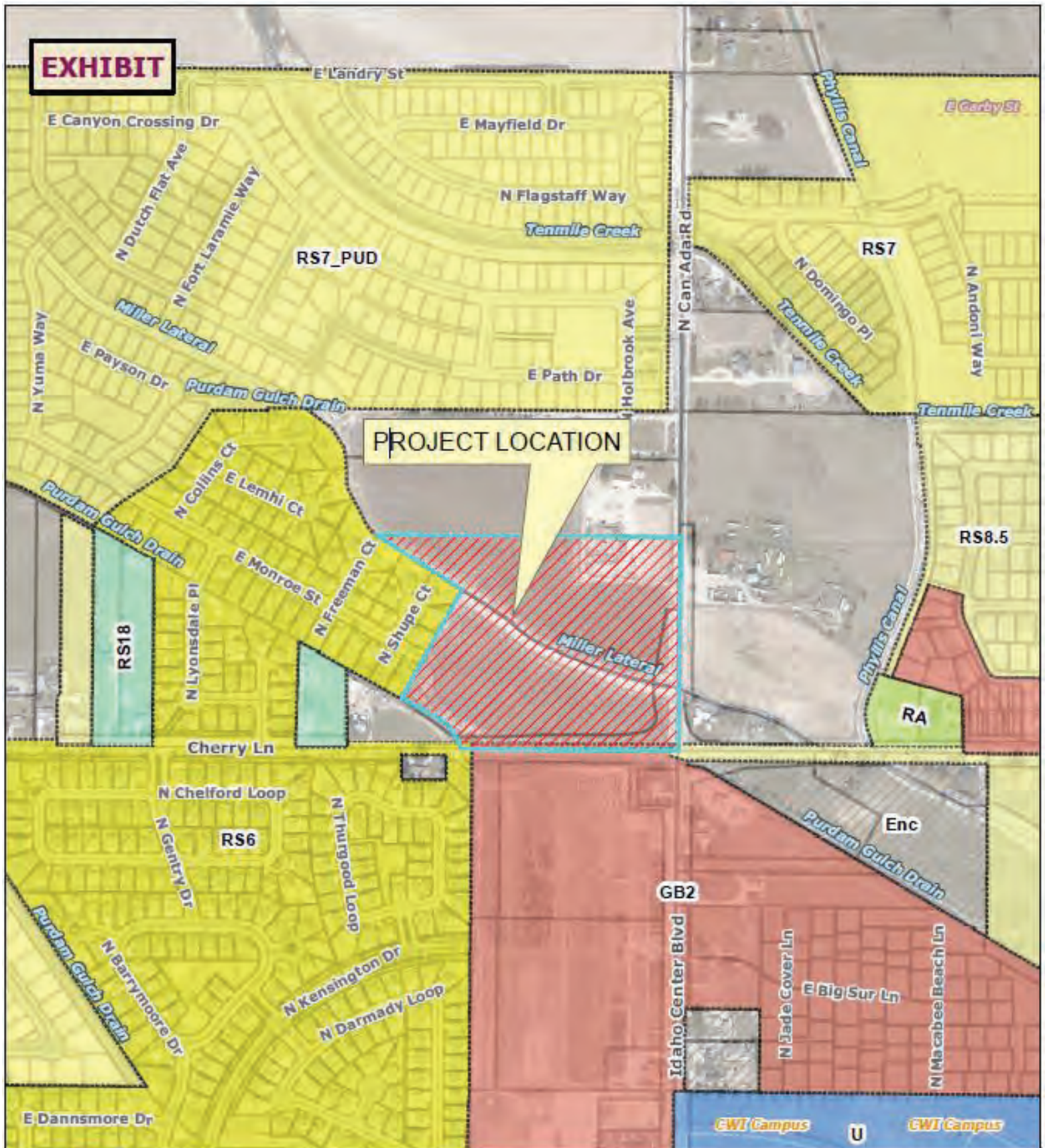
We look forward to bringing this quality residential neighborhood to Nampa. We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 992-3751 or Joe.Dodson@kimley-horn.com should you have any questions.

Sincerely,

Joseph Dodson

Joseph Dodson
Planner

EXHIBIT



PROJECT LOCATION



NAMPA*Proud*

0 & 0 CAN ADA RD ANNEXATION AND ZONING TO RMH (MULTIPLE-FAMILY RESIDENTIAL)

ANNEXATION & ZONING

ANN-00275-2023

4/24/2023

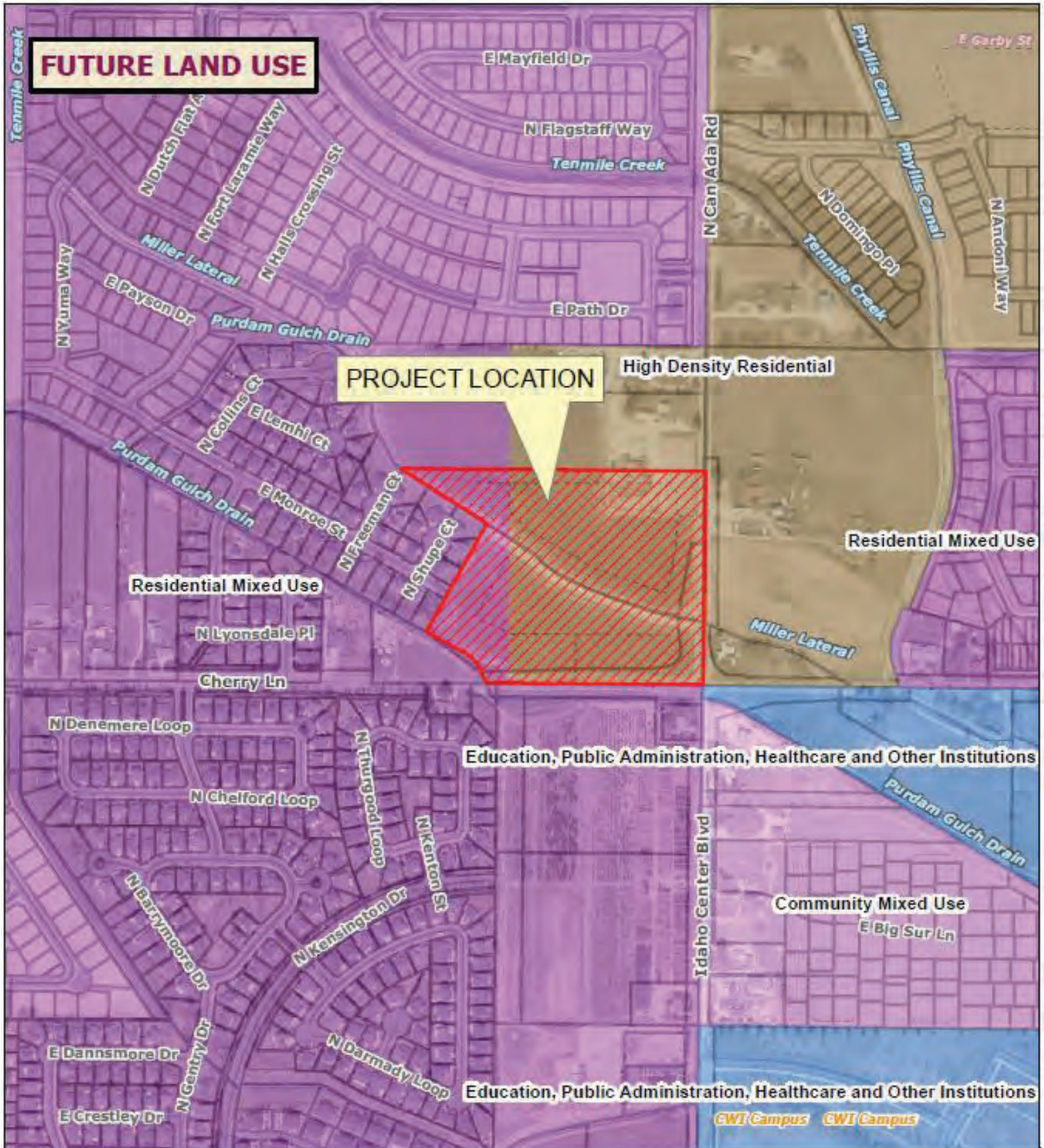
Visit Planning & Zoning
at cityofnampa.us
for more info.



0 125 250 375 500 Feet

For illustrative purposes only.

AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS8.5_PUD
BC_PUD	HC	RML	RS12
BF	H	RML_PUD	RS12_PUD
BN	L	RP	RS15
BN_PUD	L_PUD	RP_PUD	RS15_PUD
DB	L_RS	RS4	RS18
DH	P	RS6	RS18_PUD
DV	P_RS	RS6_PUD	RS22
Enc	RA	RS7	RS22_PUD
GB1	RD	RS7_PUD	U
			UnZoned



0 & 0 CAN ADA RD ANNEXATION AND ZONING TO RMH (MULTIPLE-FAMILY RESIDENTIAL)

ANNEXATION & ZONING

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



0 120 240 360 480 Feet

- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

NAMPA*Proud*

ANN-00275-2023 5/3/2023

For illustrative purposes only.



**Notice of Neighborhood Meeting
Annexation, Rezone and Development Agreement
Pre-Application Requirement for a Public Hearing**

November 3, 2022

Dear Neighbor,

Enclave Development and Kimley-Horn are in the process of applying for an Annexation, Rezone, and Development Agreement to the City of Nampa. One of the requirements necessary prior to submitting the applications is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Nampa Code § 10-2-2).

This is NOT a public hearing, and public officials will not be present. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from City of Nampa regarding the Public Hearing via postal mail, newspaper publication, and/or a posted sign displayed on the property.

The In-Person Neighborhood Meeting details are as follows:

DATE: November 17, 2022

TIME: 6 PM MST

LOCATION: College of Western Idaho – Room NCAB 106
5500 E Opportunity Dr, Nampa, ID 83687

FORMAT: This meeting is intended to give neighbors an opportunity to learn more about the project before the public hearing. No formal presentation will be given. A printed vicinity map and site drawings will be available. Project team members will be present to answer questions and collect feedback.

The project is summarized below:

SITE LOCATION: North of Cherry Ln, West of Garrity Blvd/Can Ada Rd

PROPERTY DESCRIPTION: Mix of Industrial & Commercial or Residential Apartment Homes

TOTAL ACREAGE: 16.53 Acres

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have.

Please do NOT call the City of Nampa regarding this meeting. This is a Pre-Application requirement and we have not submitted the applications for consideration at this time. The City currently has no information on this project. If you have any questions, please contact me using the information below.

Respectfully,

Nicolette Womack

Kimley-Horn

nicolette.womack@kimley-horn.com (Preferred)

SIGN-IN ATTENDANCE FORM

Neighborhood Meeting

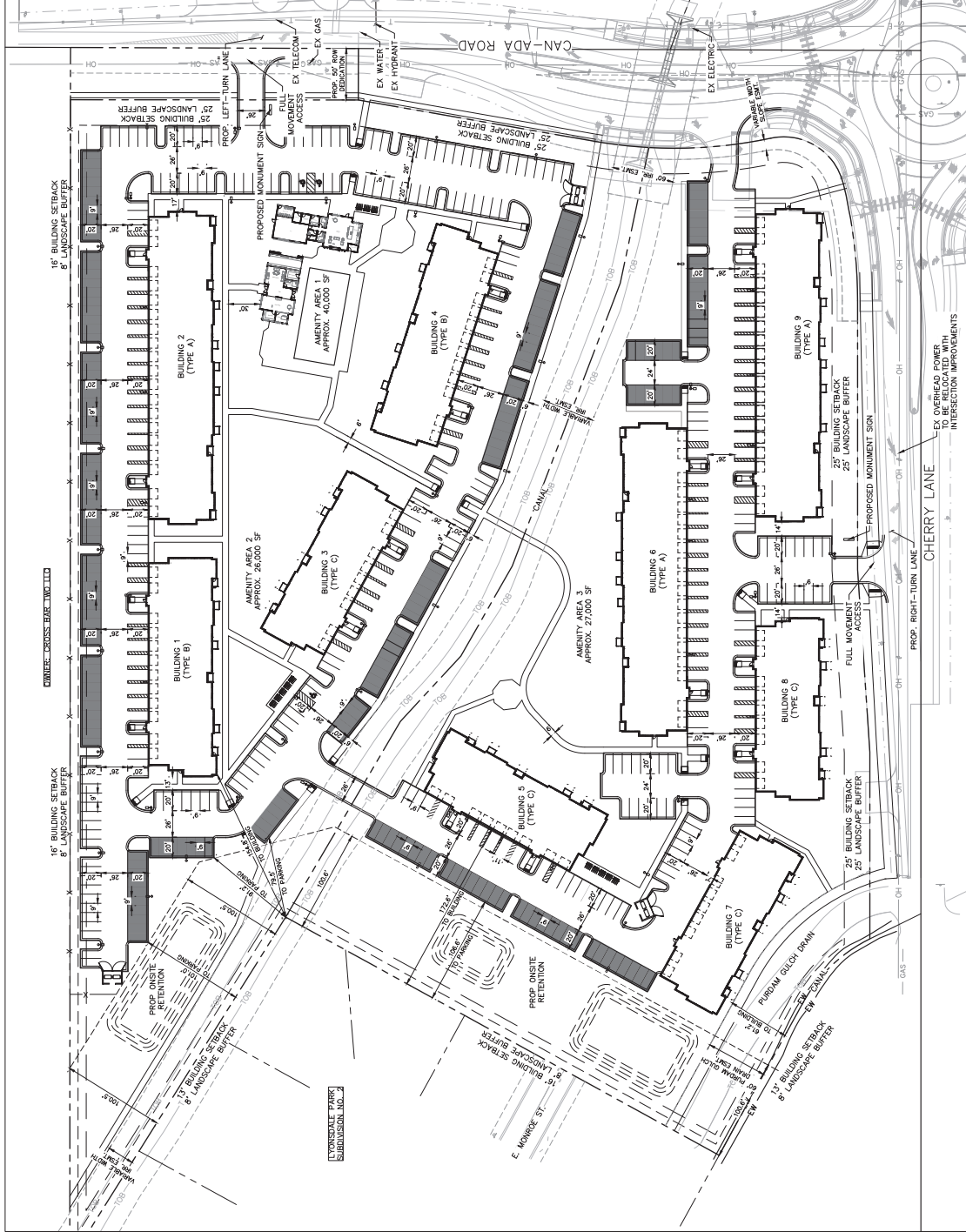
Comprehensive Plan Amendment, Annexation, Rezone, Development Agreement & Conditional Use Permit

November 17, 2022

6:00 PM

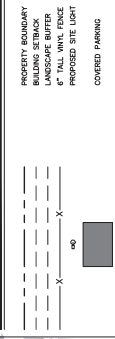
Name	Phone Number	Email Address	Neighboring Address
1. LINDA Hyde	(208) 272-1713	LindaHyde@Cwireda	7583 Bay Meadows
2. Cynthia Zirkovic	—	cbzgarden@gmail.com	—
3. Andre Zirkovic	—	—	—
4. Matt Wicke	(208) 412-9803	MATT@MILWITTEBARN	P
5. Phil K		PhilK@fbcidaho.org	
6. Cullin Thurgood	208-899-7705	cjthurgood@forums@galco.com	
7. Doug Thurgood	208-880-0569		
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SITE INFORMATION

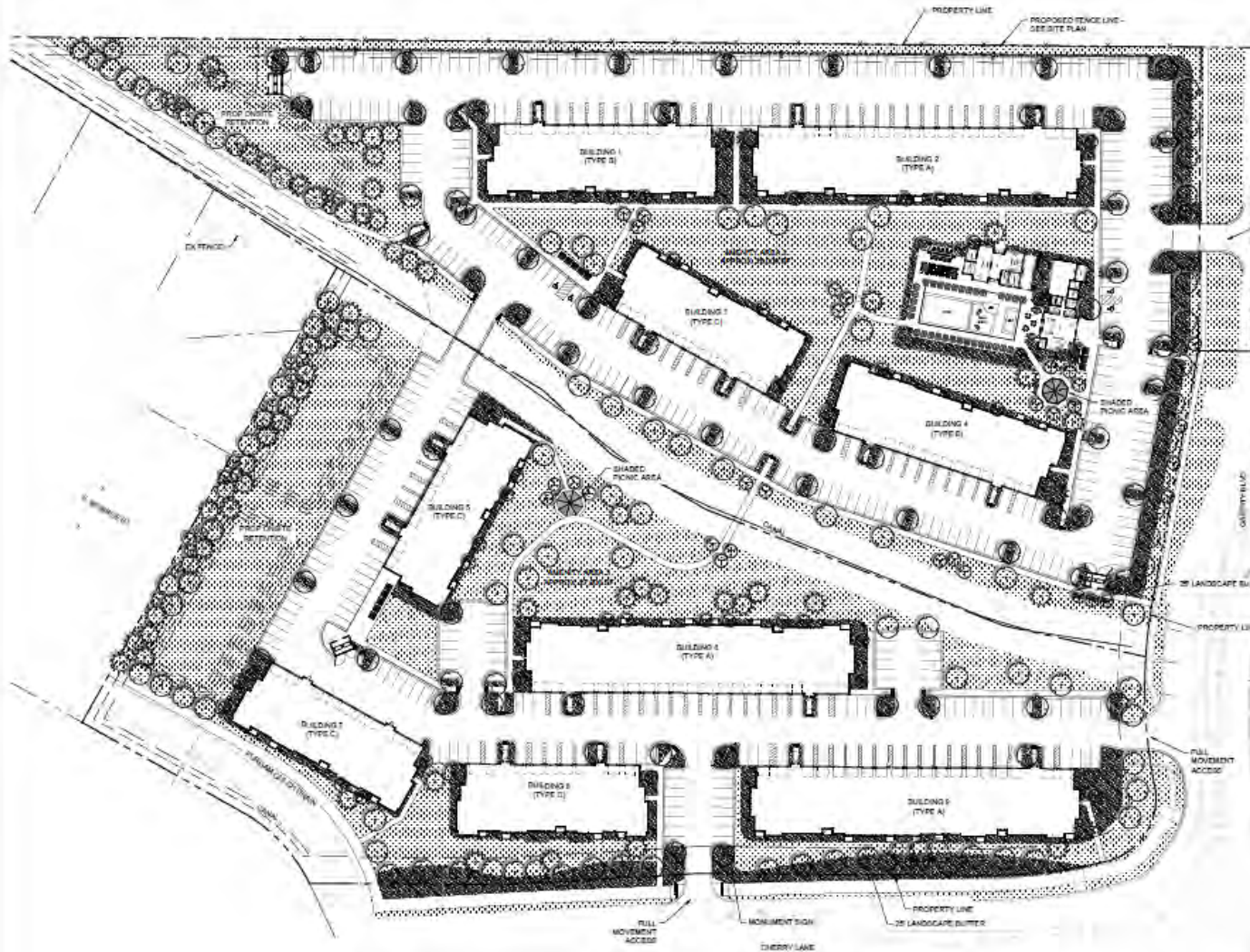


SITE INFORMATION TABLE									
BUILDING NAME	TYPE	SP	1.1	2.1	3.2	TOTAL UNITS	COVERED PARKING REQ'D	UNCOVERED PARKING REQ'D	TOTAL REQ'D
1	A	62,000	7	13	13	45	45	35	80
2	A	62,000	7	13	13	45	45	35	80
3	C	36,000	2	8	9	25	25	20	45
4	B	44,000	2	14	7	32	32	24	56
5	C	36,000	2	8	9	25	25	20	45
6	A	62,000	7	13	13	45	45	35	80
7	C	36,000	2	8	9	25	25	20	45
8	C	36,000	2	8	9	25	25	20	45
9	C	36,000	2	8	9	25	25	20	45
TOTAL UNITS			13	33	25	200	45	35	80
REQUIRED PARKING									
UNIT PARKING (1.5 STALLS PER 1 BED, 2.5 STALLS PER 2+ BED, 1 COVERED PER UNIT)									
TOTAL STALLS REQUIRED (250 STALLS PER UNIT)									
PARKING REQUIRED									
ADA STALLS (2% OF PARKING PROVIDED)									
ADA STALLS PROVIDED									
TOTAL STALLS PROVIDED									
BICYCLE PARKING REQUIRED (1.00 PARKING STALLS)									
BICYCLE PARKING PROVIDED									
OPEN SPACE PROVIDED (24%)									
REQUIRED SETBACK FROM RESIDENTIAL USE, 17' BUILDING SETBACK									
SETBACK FROM RESIDENTIAL USE, 17' BUILDING SETBACK									
SETBACK FROM RESIDENTIAL USE, 17' BUILDING SETBACK									
MAXIMUM DENSITY ALLOWED: 25 ADU PER ACRE									
DENSITY PROPOSED: 31.64 ADU PER ACRE									

LEGEND



MULTIFAMILY CONCEPT SITE PLAN - CHERRY LN & CAN-ADA RD NAMPA, ID



LANDSCAPE REQUIREMENTS

10-22-4 TREE SPACING

(1) Class I Tree per 25 LF
 Cherry Lane
 124' - 20' Drive + 750 LF
 Cherry Boulevard
 730' - 20' Drive + 80' Side + 800 LF

REQUIRED	PROVIDED
22 TREES	22 TREES
19 TREES	16 TREES

10-22-4 STREET LANDSCAPING

Landscape Buffer
 Cherry Lane
 Cherry Boulevard

REQUIRED	PROVIDED
15'	20'
15'	20'

Landscape Buffer shrubs, turf, and mulch
 Cherry Lane (17,070 SF)
 Maximum Turf Allowed (50%)
 Minimum Shrub Planting Area (50%)
 Minimum Plant Coverage (50%)
 15 shrubs/1500 SQFT

8,535 SF	7,971 SF (50%)
8,535 SF	9,040 SF (50%)
3,765 SF	TBD Final Design
140 Shrubs	TBD Final Design

Cherry Boulevard (15,177 SF)
 Maximum Turf Allowed (50%)
 Minimum Shrub Planting Area (50%)
 Minimum Plant Coverage (50%)
 15 shrubs/1500 SQFT

7,588 SF	7,089 SF (50%)
7,588 SF	9,114 SF (50%)
3,696 SF	TBD Final Design
147 Shrubs	TBD Final Design

Areas between property line and developed roadway must be landscaped with turf or rock
 No turf in areas less than 5' wide

Required	Provided
Required	Provided

10-22-8 PARKING AREA LANDSCAPING

Trees Required (1 treatment, 1' caliper)
 Mulch with shrubs
 Turf within parking stalls

REQUIRED	PROVIDED
76	76
Required	Provided
Prohibited	Not Provided

OPEN SPACE REQUIREMENTS

Multi-Family Open Space Required (5% Net Lot Area)

32,519 SF	92,000 SF (14%)
-----------	-----------------

Qualified Open Space Amenities Provided:

- Clubhouse with Pool
- (2) Shared Fitness Centers
- Open Grassy Areas for Recreation
- Pathways along existing driveway (Canal)

LANDSCAPE PLAN APPROVED	DATE
	05/26/23
J.M.	05/26/23

CONCEPT PLANT SCHEDULE

	CLASS I COMMERCIAL TREE BAR 7' CAL ACER TATARICUM / GARDEN TRE / HOT WIND TATARIAN MAPLE AMELANCHIER X GRACIOLARIA / RUTISAN BRILLIANCE / ALBURN BRILLIANCE APPLE SERVICEBERRY CERIS CANADENSIS / EASTERN REDBUD PRUNUS VIRGINIANA / EASTERN SELECT / CANADA RED SELECT CHERRY	26
	CLASS II COMMERCIAL TREE BAR 6' HT. MIN. METASEQUOIA / LYPTOCARPUS / GOLD RUSH / GOLD RUSH BURN REDWOOD PICEA PARVEXIS / GLAUCA / BLUE COLORADO SPRUCE PRUNUS PENSILVANICA / PYRAMID / VANDERBILT'S PYRAMID LUMBER PINE PRUNUS NERALI / AUSTRIAN PINE THUJA OCCIDENTALIS / EMERALD / EMERALD GREEN ARBOVITAE	71
	CLASS III COMMERCIAL TREE BAR 5' CAL ACER CAPPADOCIUM / RUBRUM / RED CATPA DOGWOOD MAPLE ACER PLATANIFOLIA / EMERALD QUEEN / EMERALD QUEEN NORWAY MAPLE CELTIS OCCIDENTALIS / COMMON HAWTHORN QUERCUS KENTUCKIA / SWEET SHADE / SWEET SHADE AMERICAN YELLOWWOOD TILIA CORORATA / GREENING / GREENING LITTLE LEAF LINDEN LIRIODENDRON / PRINCETON / PRINCETON AMERICAN ELM	171
	SHRUB & SUBSTRATE PLANTING NATIVE AND LOW-WATER USE SHRUBS, GROUNDCOVERS, AND PERENNIALS WITH ROCK MULCH: 2 GAL. MIN. BERBERIS THUNBERGII / CONCORD / CONCORD JAPANESE BARSBERY BERBERIS THUNBERGII / ROSE GLOW / ROSE GLOW JAPANESE BARSBERY BUCCELLA CAROLINA / BLACK KNIGHT / BLACK KNIGHT BUTTERFLY BUSH CALAMAGROSTIS / ACUTIFOLIA VARI. ROSEBERRY / FEATHER REED GRASS CORNUS SERICEA / VELVET / KELLEY'S DWARF RED TWO OGDON EUCHROMIS ALATUS / COMPACT / COMPACT BURNING BUSH EUCHROMIS FORTUNEI / MOONSHADOW TM / MOONSHADOW BURNING BUSH FORSYTHIA X INTERMEDIA / MONSIEUR TM / SHOW OFF STABLE FORSYTHIA JUNIPERUS HORIZONTALIS / WILLOW / BLUE BLUE JUNIPER LOQUETUM VULGARE / LODGE / LODGE REWET PRUNUS WUDO / COMPACT / DWARF WUDO PINE SCOTCH PINE / SCOTCH PINE / SCOTCH PINE SPRAEA JAPONICA / GOLDMOUNT / GOLDMOUNT JAPANESE SPRAEA	54,775 SF
	TURFGRASS CROQUET TURFGRASS TURF BLEND (50%)	218,028 SF

METHOD OF IRRIGATION

All proposed landscape areas are to be irrigated with an automatic, underground irrigation system utilizing available pressurized irrigation water. The irrigation system will be controlled with a Valve-Remote Head Controller capable of multiple programs, receiving local weather data, and capable of automatic shut-off and adjustments based on rainfall, freezing temperatures, and detected leaks. The irrigation will feature low-volume drip irrigation for all trees, shrubs, and groundcovers. Turf will be watered with high-efficiency, matched precipitation nozzles and rotors, designed to avoid overspray and provide head-to-head coverage for efficiency.



MULTIFAMILY CONCEPT SITE LANDSCAPE PLAN - CHERRY & CAN ADA NAMPA, ID

June 20, 2023

Kimley-Horn



1 Site Section



May 15, 2023

Joe Dodson
Kimley-Horn
1100 W Idaho Street Ste. 210
Boise, ID 83702

Via Email: joe.dodson@kimley-horn.com

RE: Design Review Committee Approval for architectural plans related to the construction of nine (9) multi-family apartment buildings (299 units) and one (1) clubhouse, located in the RMH (Multiple-Family Residential) Zoning District (if approved for annexation), at the northwest corner of Cherry Ln and Can-Ada Rd (R30740012A0 & R3074001200) on 16.53 acres, for Kimley-Horn, applicant, city file no. DR-00283-2023.

Dear Mr. Dodson:

The zoning code of the City of Nampa, Idaho, requires that new multi-family projects within the RMH (Multiple Family Residential) zoning district must first be approved through a design review process prior to the issuance of a building permit.

The Nampa City Design Review Committee, during their scheduled public meeting of May 15, 2023, voted to approve the above referenced request. The Committee made their approval contingent on Developer/Applicant/Project compliance with the following condition(s) of approval:

Generally:

1. That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as Design Review Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws; and,

Specifically:

1. Building Lighting Standards: (1) On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaires and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level. (2) The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaires (i.e., "downlighting"). (3) Lighting to highlight or illuminate architecture and signs shall not

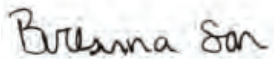
have significant spillage of light upward or downward. (4) Pedestrian circulation routes shall be illuminated. (5) Floodlights shall not be allowed, except when necessary for security.

2. A 25' landscape buffer shall be installed along the frontage of Cherry Ln. and N Can Ada Rd.
3. Ground mounted equipment and utilities shall be placed and installed in such a way to have the least impact on adjoining properties and shall be screened from public view with landscaping. The landscaping shall include a combination of evergreen and deciduous bushes and trees, with a minimum of five-foot (5') depth continuous around utility. This five-foot (5') landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover.
4. The entrance monument signs shall have their materials and colors harmonize with the building materials and colors to which they are associated.
5. The rear and side of the trash enclosure, along the east property line, that partially face N Can Ada Road shall be screened with landscaping, in addition to the CMU walls and gate. The additional landscaping for screening shall be placed on the south side of the sidewalk adjacent to the trash enclosure.

Please note that this approval letter addresses (a) design review related issue(s) only (i.e., building architectural and materials/colors treatment), and does not abrogate the requirement to obtain any needed building permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.

If you should have any questions concerning this matter, please contact me during normal business hours Monday through Friday at 208-468-4487 or sonb@cityofnampa.us.

Sincerely,



Breanna Son
Senior Planner
On Behalf of the Design Review Committee

Attachment(s): Approved Elevations/Plans

Cc: patrick.brama@enclavecompanies.com



BOARD AND BATTEN CFB SIDING -
BOOTHBAY BLUE



HORIZONTAL CFB LAP SIDING -
SAIL CLOTH



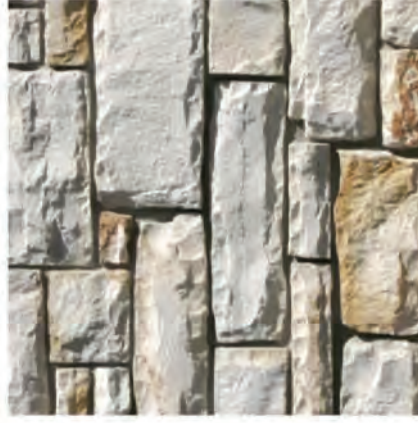
WOODLOOK CFB LAP SIDING -
MOUNTAIN CEDAR



ASPHALT SHINGLES - CHARCOAL



STONE SILL - OLD KASOTA



MASONRY VENEER - FOND DU LAC



ROCKFACE CMU - SANDSTONE

BUILDING A TOTALS
 MASONRY VENEER - 1060 sf. - 10%
 WOODLOOK CFB LAP SIDING - 2023 sf. - 20%
 CFB LAP SIDING - 2375 sf. - 23%
 BOARD AND BATTEN CFB SIDING - 2176 sf. - 22%
 GLAZING - 2486 sf. - 25%

BUILDING A TOTALS
 MASONRY VENEER - 4351 sf. - 18%
 WOODLOOK CFB LAP SIDING - 4487 sf. - 18%
 CFB LAP SIDING - 5665 sf. - 23%
 BOARD AND BATTEN CFB SIDING - 5245 sf. - 22%
 GLAZING - 4607 sf. - 19%

ASPHALT SHINGLES - CHARCOAL
 BOARD AND BATTEN CFB SIDING -
 BOOTHBAY BLUE



1 Building A - Elevation 1 - North
 1" = 20'-0"

MASONRY VENEER - 2835 sf. - 28%
 WOODLOOK CFB LAP SIDING - 1292 sf. - 13%
 CFB LAP SIDING - 1901 sf. - 19%
 BOARD AND BATTEN CFB SIDING - 2403 sf. - 24%
 GLAZING - 1621 sf. - 16%

ASPHALT SHINGLES - CHARCOAL
 BOARD AND BATTEN CFB SIDING -
 BOOTHBAY BLUE



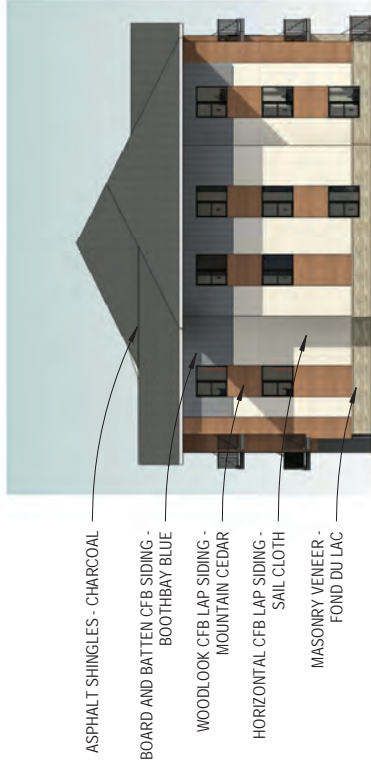
2 Building A - Elevation 2 - South
 1" = 20'-0"

MASONRY VENEER - 230 sf - 11%
WOODLOOK CFB LAP SIDING - 593 sf - 28%
CFB LAP SIDING - 688 sf - 33%
BOARD AND BATTEN CFB SIDING - 331 sf - 16%
GLAZING - 250 sf - 12%



① Building A - Elevation 3 - West
1" = 20'-0"

MASONRY VENEER - 226 sf - 11%
WOODLOOK CFB LAP SIDING - 579 sf - 28%
CFB LAP SIDING - 701 sf - 33%
BOARD AND BATTEN CFB SIDING - 335 sf - 16%
GLAZING - 250 sf - 12%



② Building A - Elevation 4 - East
1" = 20'-0"

MASONRY VENEER - 826 sf. - 12%
 WOODLOOK CFB LAP SIDING - 1657 sf. - 23%
 CFB LAP SIDING - 1543 sf. - 22%
 BOARD AND BATTEN CFB SIDING - 1553 sf. - 22%
 GLAZING - 1463 sf. - 21%

ASPHALT SHINGLES - CHARCOAL

BOARD AND BATTEN CFB SIDING -
 BOOTHBAY BLUE

WOODLOOK CFB LAP SIDING -
 MOUNTAIN CEDAR

HORIZONTAL CFB LAP SIDING -
 SAIL CLOTH

MASONRY VENEER -
 FOND DU LAC

1 Building B - Elevation 1 - North
 1/16" = 1'-0"

MASONRY VENEER - 1876 sf. - 27%
 WOODLOOK CFB LAP SIDING - 648 sf. - 9%
 CFB LAP SIDING - 1338 sf. - 19%
 BOARD AND BATTEN CFB SIDING - 1923 sf. - 28%
 GLAZING - 1148 sf. - 17%

ASPHALT SHINGLES - CHARCOAL

BOARD AND BATTEN CFB SIDING -
 BOOTHBAY BLUE

WOODLOOK CFB LAP SIDING -
 MOUNTAIN CEDAR

HORIZONTAL CFB LAP SIDING -
 SAIL CLOTH

MASONRY VENEER -
 FOND DU LAC

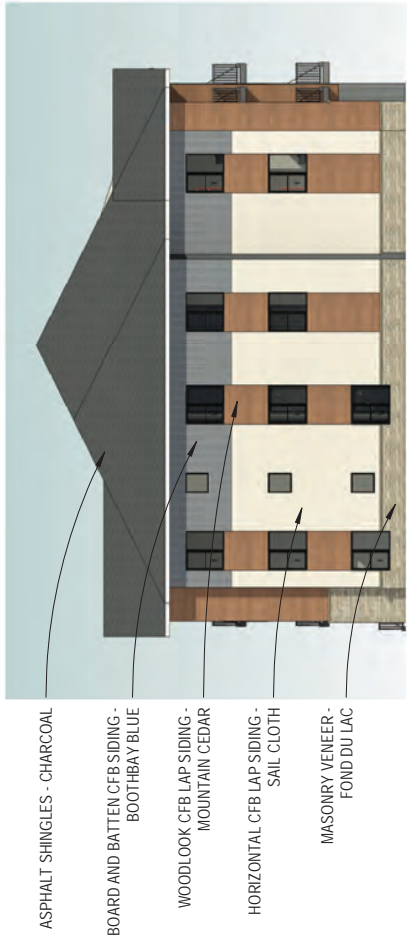
2 Building B - Elevation 2 - South
 1/16" = 1'-0"



BUILDING B TOTALS

MASONRY VENEER - 3206 sf. - 18%
 WOODLOOK CFB LAP SIDING - 3327 sf. - 18%
 CFB LAP SIDING - 4325 sf. - 24%
 BOARD AND BATTEN CFB SIDING - 4162 sf. - 23%
 GLAZING - 3157 sf. - 17%

MASONRY VENEER - 252 sf. - 12%
 WOODLOOK CFB LAP SIDING - 511 sf. - 24%
 CFB LAP SIDING - 722 sf. - 35%
 BOARD AND BATTEN CFB SIDING - 343 sf. - 16%
 GLAZING - 273 sf. - 13%



① Building B - Elevation 3 - West
 1/16" = 1'-0"

MASONRY VENEER - 252 sf. - 12%
 WOODLOOK CFB LAP SIDING - 511 sf. - 24%
 CFB LAP SIDING - 722 sf. - 35%
 BOARD AND BATTEN CFB SIDING - 343 sf. - 16%
 GLAZING - 273 sf. - 13%



② Building B - Elevation 4 - East
 1/16" = 1'-0"

MASONRY VENEER - 730 sf. - 12%
 WOODLOOK CFB LAP SIDING - 1454 sf. - 25%
 CFB LAP SIDING - 1256 sf. - 21%
 CFB BOARD AND BATTEN SIDING - 1298 sf. - 22%
 GLAZING - 1184 sf. - 20%

BUILDING C TOTALS
 MASONRY VENEER - 2708 sf. - 17%
 WOODLOOK CFB LAP SIDING - 3702 sf. - 23%
 CFB LAP SIDING - 3586 sf. - 22%
 BOARD AND BATTEN CFB SIDING - 3394 sf. - 21%
 GLAZING - 2597 sf. - 17%



1 Building C - Elevation 1 - North
 1/16" = 1'-0"

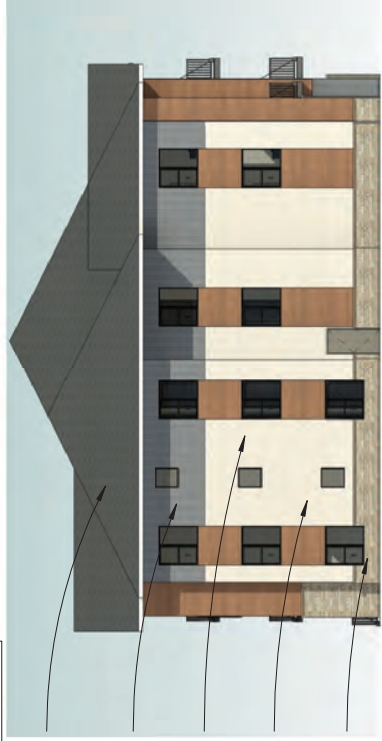
MASONRY VENEER - 1475 sf. - 25%
 WOODLOOK CFB LAP SIDING - 957 sf. - 16%
 CFB LAP SIDING - 986 sf. - 17%
 CFB BOARD AND BATTEN SIDING - 1517 sf. - 26%
 GLAZING - 926 sf. - 16%



2 Building C - Elevation 2 - South
 1/16" = 1'-0"



MASONRY VENEER - 262 sf. - 12%
 WOODLOOK CFB LAP SIDING - 633 sf. - 30%
 CFB LAP SIDING - 672 sf. - 32%
 CFB BOARD AND BATTEN SIDING - 293 sf. - 14%
 GLAZING - 250 sf. - 12%



1 Building C - Elevation 3 - West
 1/16" = 1'-0"

MASONRY VENEER - 251 sf. - 11%
 WOODLOOK CFB LAP SIDING - 656 sf. - 31%
 CFB LAP SIDING - 672 sf. - 32%
 CFB BOARD AND BATTEN SIDING - 286 sf. - 13%
 GLAZING - 273 sf. - 13%



2 Building C - Elevation 4 - East
 1/16" = 1'-0"



DATE: ~~April 28, 2023~~ updated June 26, 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: Kimley-Horn
OWNER: Syndica, LLP (lots are under contract)
ADDRESS: 0 & 0 Can-Ada Rd (R3074001200, R30740012A0)
RE: **ANN-00275-2023 – Annexation and Zoning to RMH Zone**

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

General Comments:

1. A pre-application meeting for this development was held on 3/15/2023 with representatives from City of Nampa Engineering Division, and Planning & Zoning Dept. in attendance, with Nampa Fire District also in attendance.
2. The following public roads provide access to the property.
 - Cherry Ln – classified as “Principal Arterial”, 45-mph.
 - Can-Ada Rd – classified as “Principal Arterial”, 45-mph. Nampa Highway District right of way.
3. Required right of way dedication along Cherry Ln is already complete as part of right of way negotiations for the future roundabout at the intersection of Cherry Ln & Can-Ada Rd. Developer will be responsible for preparing and submitting legal description for the remaining 50’ from section line along Can-Ada Rd frontage for City review and dedication prior to annexation recording.
4. Site access for future development shall adhere to the City’s Access Management Policy for spacing and alignment requirements along roadways classified as Principal Arterials. Minimum centerline spacing shall be 250’ for opposing roads and 500’ for roads on the same side of the street.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
 - Required arterial improvements include sidewalk, street drainage, and pavement improvements for widening or turn lanes as identified by a traffic impact study.

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). Kimley-Horn prepared a TIS for the project, which was reviewed by the Nampa Engineering Division and found in compliance with the City of Nampa TIS Policy. The study reflected only one failing intersection, Idaho Center Blvd and Cherry, which is in the process of being improved as a roundabout by the City. The project will be required to perform the following traffic mitigation in addition to paying standard traffic impact fees:
 - Northbound left-turn lane at the Can Ada Rd site access (Access A).
 - Westbound right-turn lane at the Cherry Lane site access (Access B).
7. The City will be constructing a roundabout at the Idaho Center Blvd and Cherry Lane intersection this year with anticipated completion by September. Once complete, all major intersections surrounding the area on Idaho Center Blvd, Cherry Lane, Star Rd, and Franklin Rd will have been improved with either traffic signals or roundabouts, with the exception of the Can Ada Rd and Ustick Road intersection, which is planned for 2027. Capital improvement projects proposed for the area reflected in the City's Transportation Master Plan or by other agencies include:
 - Hwy 16 Extension to I-84 – Currently in construction by ITD. Will include grade separated intersection with on/off ramps at Franklin Blvd.
 - Franklin Rd widening to 5-lanes from Star Rd to McDermott Rd – Anticipated construction in 2024.
 - Franklin Rd / McDermott Rd – Traffic signal proposed by ACHD with anticipated construction by 2026.
 - Winco block at Garrity /Flaming – Traffic operation improvements with anticipated construction by 2026.
 - Can Ada Rd / Ustick Rd – Roundabout with anticipated construction by 2027.
 - Can Ada Rd – Widening to 5-lanes from Cherry to Ustick (2030 to 2036).
 - Cherry Lane – Widening to 5-lanes from Franklin to Star (2030 to 2036).
8. The City currently maintains the following utilities in the area:
 - Domestic water – 12" main in both Cherry Ln & Can-Ada Rd.
 - Sewer
 - i. 8" gravity main at southeasterly end of E Monroe St in Lyonsdale Park #2 subdivision at +/- 9' depth. This main is connected to a private sewer pump station owned by the Lyonsdale Park Subdivision HOA. Connection would require evaluation of the pump station capacity, possible upgrades, and establishment of an agreement with Lyonsdale Park Subdivision HOA.
 - ii. 8" gravity main in N Holbrook Ave approximately 500' north of the property at +/-17' depth. This main is connected to a private sewer pump station owned by

the Canyon Creek Subdivision HOA. Connection would require evaluation of the pump station capacity, possible upgrades, and establishment of an agreement with Canyon Creek Subdivision HOA.

- iii. 18" gravity main in N Kensington Dr approximately 800' south of the property at +/-14' depth. Connection to this main would require an easement through private property. It is uncertain if the sewer main is deep enough to get underneath the Purdam Gulch Drain.

- Pressure Irrigation – 8" stub at the west leg of the Cherry Ln & Can-Ada Rd intersection. This will need to be extended westward to west lot line. Existing 12" mainline in Can-Ada Rd, and existing 6" mainline at the boundary of Lyonsdale Park #2 subdivision.

- 9. Nampa Bike & Ped Master Plan identifies a future pathway along Purdam Gulch Drain and along Cherry Ln frontage.

Conditions:

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development 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.
4. Applicant/Owner shall dedicate the follow public road right-of-way as a condition of annexation:
 - Can-Ada Rd – 50' from the Section Line.
5. Developer shall complete the following traffic mitigation items in accordance with the findings of the Traffic Impact Study:
 - Construct northbound left-turn lane at the Can Ada Rd site access (Access A).
 - Construct westbound right-turn lane at the Cherry Lane site access (Access B).
6. Applicant/Owner shall construct a pathway along the Purdam Gulch Drain and Cherry Ln frontage in accordance with the Nampa Bicycle & Pedestrian Master Plan at time of property development. A 20' wide access easement shall be established over the pathway using the City's standard Public Pathway Agreement.
7. Applicant/Owner shall construct frontage improvements along Cherry Lane & Can-Ada Rd in accordance with Nampa City Code Section 9-3-1 and Nampa Standard Drawing N-822.

Utility Map





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

208.468.5770

DATE: June 26, 2023

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Kimley-Horn

OWNER: Syndica LLP

PROJECT ADDRESS: 0 Can Ada Rd. Parcel's: R3074001200 & R30740012A0

RE: ANN-00275-2023, Revised comments.

This application is for the annexation and zoning to RMH for a multi-family residential development with 306 units on two lots on 18.954 acres.

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

Conditions:

1. 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).
2. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)
3. 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)
4. 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)
5. 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)
6. 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)
7. 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



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

208.468.5770

fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)

8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. 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)
10. Access gates shall comply with requirements of the IFC. 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 (IFC 503.6, D103.5).

Emergency Response Time Analysis and Service Impact:

1. The City of Nampa 2040 comprehensive 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 ½ miles from the nearest fire station. This development is located approximately 2.5 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.
 - a. 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 \$484,203.
2. 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 927 residents to 309 multi-family units, with an increased personnel demand of .8 firefighter positions.

General Requirement:

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.

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.

Keana Apau

From: Jacob Ruther
Sent: Wednesday, April 26, 2023 10:16 AM
To: joe.dodson@kimley-horn.com; brandon.mcdougald@kimley-horn.com
Cc: Patrick.Brama@enclavecompanies.com; Addressing; Planning-Zoning Staff; Caleb Laclair
Subject: Cherry Can Ada Multi-Family Street Names
Attachments: City of Nampa Private Street Name Request Form.pdf; Vicinity Map - Cherry & Can Ada.pdf

Due to the size and layout of your development you will need to provide private street names for all the major drive aisles. All new street names are required to be approved by City Council through either the platting process or a standalone ordinance. If you will be platting this development please be sure to provide names for the private streets on your plat. If you do not intend to plat this development then please complete the attached form so that we can help move the street naming process forward. We can use the conceptual site plans you already provided for the dimensioned sketch. Like the form mentions we'll need a list of proposed names for the streets. There are seven streets that need named. I'd recommend providing a few additional names in case one you have chosen is not available. No duplicate street names are allowed within Canyon County. To view a list of existing and reserved names throughout Canyon County see the link below.

<https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/dsd-gis/> - See Current Road Names Table link near top of page



Jacob Ruther

GIS Technician I, Engineering
Office: 208.468.5475

[Nampa GIS, Like us on Facebook](#)

NAMPAReady

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Keana Apau

From: Rob Willis
Sent: Friday, April 21, 2023 3:40 PM
To: Keana Apau
Cc: Jeff Miranda; Patrick Sullivan; Cache Olson
Subject: RE: NWC Cherry & Can Ada MF - ANN-00275-2023

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 10:48 AM
Subject: NWC Cherry & Can Ada MF - ANN-00275-2023

Good morning everyone,

RE: Annexation for NWC Cherry & Can Ada MF - ANN-00275-2023

I have attached for your review the application for Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, and potential development agreement for the NWC Cherry and Can Ada Roads Multi-family Development at 0 & 0 CanAda Rd (R3074001200 & R30740012A0 - located in the SE 1/4 of Section 1, T3N, R2W, BM) for Kimley-Horn representing Syndica LLP (ANN-00275-2023).

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,

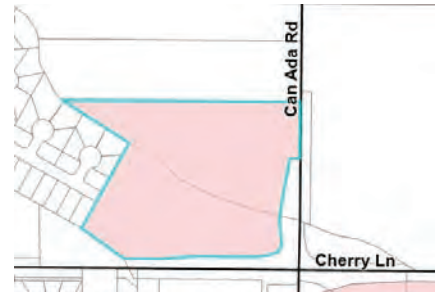
Communities in Motion (CIM) Development Review Checklist

Development Name: NWC Cherry & Can Ada MF

CIM Vision Category: Activity Center

Consistent with **CIM Vision**? YES

New Households: 306 New Jobs: 0



Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Cherry Lane

Pedestrian level of stress



Bicycle level of stress



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

The site is currently served by bus route 40, 42, and 45. Increasing frequency on the Cherry Lane/Fairview Avenue Route is the number 1 unfunded public transportation priority in *Communities in Motion 2050*. The densities proposed support current and future transit in the area.

Consider including a connection for vehicles and/or pedestrians to East Monroe Street to improve connectivity.

Who we are: The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with *Communities in Motion*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.



www.compassidaho.org



info@compassidaho.org



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Sent: 4/28/23

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	Cherry Lane
Primary Use:	Public Transportation
Secondary Use:	Freight

Access Management

- ✓ Provide more access on lower functionally classified roads, such as collectors, and less on arterials, to facilitate efficient and safe through movement

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



City



County



Highway District



School District

Breakeven point across all agencies: 1 year

Disclaimer: *This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:*

www.compassidaho.org/prodserv/fiscalimpact.htm

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:

Can Ada Road (Birch Lane to Ustick Road) & Cherry Lane (Middleton Road to Black Cat Road)

Widening Can Ada Road (Birch Lane to Ustick Road) to five lanes is identified as a long term funded project in *Communities in Motion 2050*. Please also note that, widening Cherry Lane (Middleton Road to Black Cat Road) to five lanes is the number 2 unfunded local system priority in *Communities in Motion 2050*.

More information on transportation needs and projects based on forecasted future growth is available at: <https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/>

Short-Term Funded Capital Projects

Cherry Lane, 11th Avenue North to Idaho Center Boulevard, Nampa

Regionally Significant: ☐ ☒ Inflated

Key #: 22438

Requesting Agency: City of Nampa

Project Year: PD

Total Previous Allocations: \$171

Total Programmed Budget: \$1,914

Total Cost (Prev. + Prog.): \$2,085

Project Description

Rebuild Cherry Lane between 11th Avenue North and Idaho Center Boulevard in the City of Nampa. Work includes adding a center turn lane, pedestrian and bicycle lanes, and intersection improvements.

TIP Achievement:

Open Space

Health

Safety

Active Transportation

Asset Management



Funding Source		STBG-U		Program		Local Hwy - Urban		Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
PD	0	0	0	0	224	1,690	1,914	1,774	140
Fund Totals:	0	0	0	0	224	1,690	1,914	1,774	140

Source: The COMPASS Transportation Improvement Program (TIP). The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:

https://www.compassidaho.org/documents/prodserv/trans/FY22/FY23_29TIPdoc.pdf



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: ANN-00275-2023/ NWC Cherry & Can Ada MF; 0 & 0 CanAda Rd.

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Kirk Meyers of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

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

Cc:

Office/ file
K. Meyers Pioneer Irrigation District



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

Keana Apau

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 25, 2023 11:20 AM
To: Planning-Zoning Staff
Cc: Keana Apau
Subject: [External]RE: NWC Cherry & Can Ada MF - ANN-00275-2023
Attachments: ANN-00275-2023_NWC Cherry & Can Ada MF_Application.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Narrative.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Legal Description RMH Zone.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Legal Description Boundary.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Concept Site Plan.pdf

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Good morning Nampa P&Z,

After careful review of the transmittal submitted to ITD on April 19, 2023 regarding NWC Cherry & Can Ada MF – ANN-00275-2023, the Department has no comments or concerns to make at this time. Based on multiple connectors near the intersection of Cherry and Idaho Center Blvd, there should be minor impact to the I-84/Garritty interchange.

Please let me know if you have any questions or concerns.

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 10:48 AM
Subject: NWC Cherry & Can Ada MF - ANN-00275-2023

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Good morning everyone,

RE: Annexation for NWC Cherry & Can Ada MF - ANN-00275-2023

Keana Apau

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, April 19, 2023 12:00 PM
To: Planning-Zoning Staff
Subject: [External]FW: NWC Cherry & Can Ada MF - ANN-00275-2023
Attachments: ANN-00275-2023_NWC Cherry & Can Ada MF_Application.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Narrative.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Legal Description RMH Zone.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Legal Description Boundary.pdf; ANN-00275-2023_NWC Cherry & Can Ada MF_Concept Site Plan.pdf

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Good Afternoon,

Nampa Highway District #1 has no objection to the Annexation and Zoning to RMH for the subject development subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement.

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 10:48 AM
Subject: NWC Cherry & Can Ada MF - ANN-00275-2023

Good morning everyone,

RE: Annexation for NWC Cherry & Can Ada MF - ANN-00275-2023

I have attached for your review the application for Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, and potential development agreement for the NWC Cherry and Can Ada Roads Multi-family Development at 0 & 0 CanAda Rd (R3074001200 & R30740012A0 - located in the SE 1/4 of Section 1, T3N, R2W, BM) for Kimley-Horn representing Syndica LLP (ANN-00275-2023).

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

Keana Apau

From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Wednesday, April 19, 2023 3:56 PM
To: Planning-Zoning Staff
Cc: Dave Watkins
Subject: [External]NWC Cherry & Can Ada MF - ANN-00275-2023

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P&Z Staff,

Pioneer Irrigation District owns and operates the 8.26 lateral that runs through the middle of this development. The 8.26 lateral has an easement of 16' from top of bank on both sides of the lateral.

Have developer submit a pressure irrigation plan to Pioneer Irrigation District.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modification or encroachment of the 8.26 lateral or corresponding easements.

Thanks,

Kirk Meyers
Superintendent
kirk@pioneerirrigation.com
Cell (208) 250-8223
Office (208) 459-3617

TO: PLANNING AND ZONING COMMISSION

FROM: ERIC SKOGLUND, LIEUTENANT
POLICE DEPARTMENT

DATE: May 3, 2023

SUBJECT: Annexation for NWC Cherry & Can Ada MF – ANN-00275-2023

HEARING DATE: May 9, 2023

The Nampa Police Department (NPD) has reviewed the proposal for NWC Cherry & Can Ada MF. This development is for 9 Multi-Family Housing lots resulting in 306 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. NWC Cherry & Can Ada MF is projected to add 817.02 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 1.23 additional officers and 0.41 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 144 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$120,870 and additional support staff is \$30,089 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 4.60 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments in this reporting district (RD) have a relatively low call volume of 117 service calls annually as it is a new housing area.
3. The following are the top 10 call types that we receive in the reporting district of the proposed development:

Rank	Calls for Service	Total
1	Abandoned Veh	16
2	Follow Up	13
3	Welfare Check	7
4	Suspicious	7
5	Fraud	7
6	Agency Assist	7
7	Parking Problem	6
8	Alarm	6
9	Susp Vehicle	5
10	VIN Inspection	3

1 MAY 2023

To Whom it may concern:

I have a question about the development at the corner of CAN-ADA + Cherry Lane. Will the existing fence remain or will the developer build a new one? I have had field next to me with a fence

Along side my house for years. I have dogs that could get out etc.

Sincerely Carol Sue Byers

Phone# Carol Sue Byers
2083531135 6199 E Monroe St.

Piperpug²⁰¹⁰@Nampa,Id 83687
Gmail.com

(6) Public Hearings

6-4. Action Item: Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 18.59 acres, and potential development agreement for the NWC of Cherry and Can Ada Roads Multi-family Development at 0 & 0 Can Ada Rd (R3074001200 & R30740012A0 - located in the SE 1/4 of Section 1, T3N, R2W, BM) for Kimley-Horn representing Syndica LLP (ANN-00275-2023). Original Concept: 2 parcels, 306 dwelling units in 9 buildings, and 25% open space.

Name: Mike Pena

Comment - 05/04/2023 03:44 PM: (For)

May 4th, 2023

Planning and Zoning Commissioners
City of Nampa, Idaho

RE: Proposed Annexation and Multi Family Development on NW corner of Cherry and Can Ada. File # ANN-00275-2023

Honorable Commissioners,

I am writing this letter in SUPPORT of this project. Unfortunately I am out of town for this hearing and cannot speak in person. I believe this development meets key requirements for High Density Development for the following reasons:

1. It is adjacent to College of Western Idaho Main Campus. This development will provide long term temporary housing options for students that want to attend the College. It is close enough they can walk or ride a bicycle to class. The CWI Campus is over 100 acres and will be built out over the coming decades. CWI will be starting construction on a new 110,000 sf Health and Science building this year. They have also secured approval and funding for a new student services building and horticulture building. RFP's for construction will be coming soon. CWI currently serves around 30,000 students and continues to grow. The need for this type of housing will grow as CWI expands.

2. Proximity to:

- Mass transit
- Key employers such as Amazon, Autoval, Lactalis, Car Dealerships, and Walmart
- Easy Access to I-84
- Grocery and retail services

This close proximity to these items reduces traffic in the valley and causes less stress on infrastructure.

3. Preserving our agricultural land and preventing sprawl. Canyon Country exports over \$500 million in ag products a year and high density housing in the right areas such as the location of this property helps to preserve our valuable farm land.

I hope you find the above points valid and vote YES on this development.

Respectfully,

Michael Peña
Colliers International, Partner

May 9, 2023 P&Z

From: [Sarah Att](#)
To: [Planning-Zoning Staff](#)
Subject: Planning zone cherry & can ada
Date: Sunday, May 7, 2023 6:06:11 PM

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I would like to express my concern on the project being proposed on May 9th at the location of Cherry and Can Ada.

There are several issues that need to be addressed before any more building takes place in this area.

1. Water - new housing requires water, this effects the pressure on surrounding homes. We are also in a drought and should be planning for our future in regards to water needs.
2. Sewage - the increased use of the sewer system will put a strain on existing systems.
3. Traffic - this is already an issue as traffic backs up from birch to cherry daily and it can take 15 mins to go through this stretch of road. The round about that is starting soon will possibly help but doesn't change how many travel through this area.
4. Road conditions - cherry is so bad that it is like driving on a wash board. Any repairs done are quick fixes and pot holes appear as quick as they are fixed. The roads were not designed for so much traffic.
5. Need - there are several new apartment buildings being built within a 5 mile radius. Is there a true need for these apartments?
6. Schools - the local schools are being impacted by the growth and bonds are not being passed to fix the issue. We can't keep adding students to schools and over crowding. This impacts students learning and the schools ability to provide instruction to its best ability.

I am all for improvements and providing a place for people to live. But I think the city needs to be more mindful of where that build and think of ALL impacts building have. There is not enough infrastructure to support this growth. Nampa is losing its charm.

Sarah Chamberlin
Sent from my iPhone