



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Brookhaven

File Number: ANN-00313-2024

Related Applications: SPP-00151-2024; PUD-00016-2024

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input checked="" type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" 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 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: Patrick Connor Phone: (214) 564-2812
 Applicant Address: 701 S. Allen St #104 Email: PCONNOR@hubblehomes.com
 City: MERIDIAN State: ID Zip: 83642
 Interest in property: Own Rent Other: _____

Owner Name: Wenkebach LLLP / Lionwood Properties LLC Phone: (208) 514-9303
 Owner Address: 1513 E. RIVERS END CT Email: JWSMBS@CS.COM
 City: EAGLE, State: ID Zip: 83616

Contractor Name (e.g. Engineer, Planner, Architect): SHADOW JUNGENBERG
 Firm Name: CK ENGINEERING Phone: (208) 639-1992
 Contractor Address: 1700 E. STATE ST Email: SHADOW@CK-engineers.com
 City: EAGLE State: ID Zip: 83616

Subject Property Information

Address: 0 + 4101 ALMA LN

Parcel Number(s): R2952100000, R2951800000 Total acreage: 100.36 55 Zoning: AG (CANYON)

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: BROOKHAVEN SUBDIVISION

Description of proposed project/request: 100 ACRE PUD MASTER PLANNED COMMUNITY, RS7 ZONE PROPOSED, ANNEXATION, PUD + PRELIMINARY PLAT

Proposed Zoning: RS7, PUD Acres of each proposed zone: 100.36 55

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	338	52.819
Commercial	3	7.3
Industrial	/	/
Total Common Area	50	17.023
Internal Roadways	Provide acres only	21.198
Frontage ROW to be dedicated	Provide acres only, if applicable	2.17
Total	391	100.51

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 5,600 Maximum residential lot size (s.f.): 11,962

Gross density: 3.36 (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: 16.93 % of gross area 17.023 acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)

Duplex Multi-family Condo Other: _____

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

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

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

Total number of parking spaces provided: TBD

Print applicant name: PATRICK CONNOR

Applicant signature: [Signature] Date: 6/24/24

City Staff	
Received by: <u>JKW</u>	Received date: <u>8/8/2024</u>



August 8, 2024

Kristi Watkins
City of Nampa
Planning and Zoning Department
500 12th Ave South
Nampa, ID 83651

RE: Brookhaven Subdivision, Annexation, PUD, and Preliminary Plat Application

Dear Ms. Watkins,

On behalf of Hubble Homes, LLC, I am pleased to submit the attached application for Annexation, PUD, and Preliminary Plat for the Brookhaven Subdivision.

Project Summary:

Brookhaven Subdivision is planned along Alma Lane just west of Happy Valley and east of Bowmont Rd. The total site is 100 acres and is bordered by Nampa City Limits to the north of the site, via New York Landing and along the west side of the site via Fenway Subdivision. It is surrounded by agriculture use to the south, east and west. North of the site is single-family residential.

This application is requesting the annexation and 100 acres into the City of Nampa and to be zoned RS-7 PUD. The preliminary plat shows 338 single family lots on the 100 acres. There are 50 common lots and a total of 17.023 acres of qualified open space (16.93%).

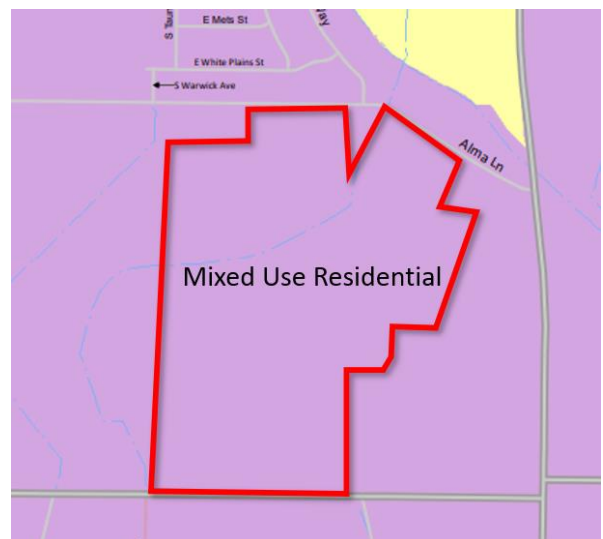
Background Information:

The site is currently in Canyon County and is agricultural ground. Per the Nampa Future Land Use Map (June 2024) the site is denoted as Residential Mixed Use, as shown on the map to the right.

We held a pre-application meeting with the City on March 30th, a neighborhood meeting on June 5th.

Current Zoning Map

The property is currently zoned Rural Residential in Canyon County. The property to the north of Brookhaven is New York Landing, a RS-8.5 subdivision that is under construction. To the west is a recently annexed RS-7 project called Fenway Subdivision. Properties to the south and east of the site are still agriculture use.





Proposed Zoning

We are proposing to be zoned RS7 PUD. The RS7 zone is in line with the surrounding uses and is in compliance with the future land use map. A map of the proposed zoning is shown:

Planned Unit Development (PUD)

The previous application for this property was designed as a traditional RS6 subdivision. Comments from the City Council and Mayor at the time were requests for a more creative design that would create a better sense

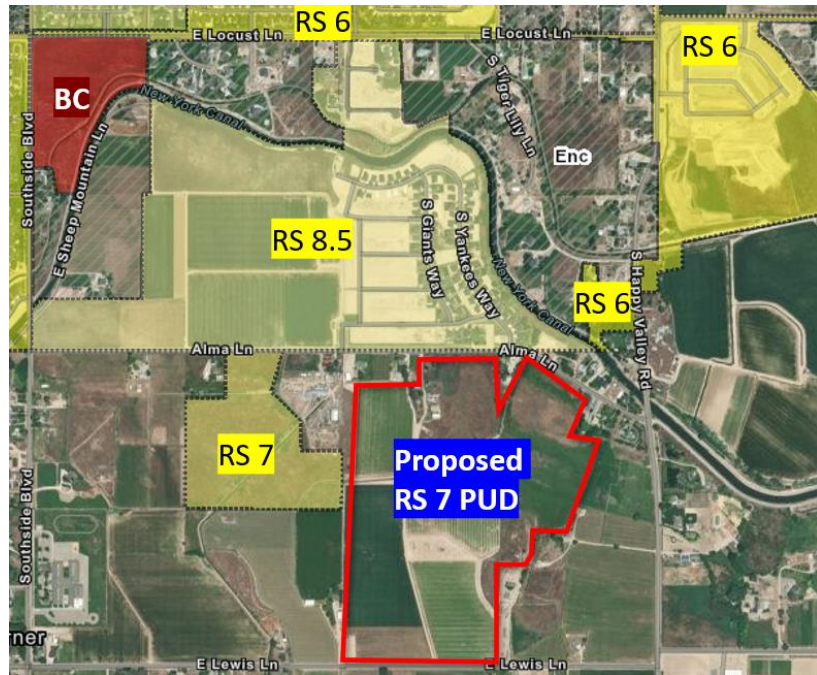
of space and attraction for Nampa residents. Also, at the time of the previous application, there was uncertain sewer capacity for the full scope of the project. Since then, the City Engineering Department confirmed that there is sufficient capacity and a route to sewer the project.

With this important feedback, as well as the reclassification of the future land use from Medium Density Residential to Mixed Use Residential, we significantly upgraded the design, amenities and land uses on the property.

The Nampa PUD guidelines allow for some flexibility in density and minimum lot sizing in exchange for enhanced amenities and commercial uses. This application accommodates for the 20% reduction in minimum lot size (RS 7 zone allows for 7,000 SF lots, so the new minimum may be 5,600 SF). The plan also provides over 7 acres of commercial zoned area, totaling about 7% of the overall sight, above the 5% minimum requirement. The open space totals 17 acres or 16.23%, over the 15% required minimum.

Preliminary Plat

The preliminary plat for the 100 acres of Brookhaven PUD is shown below. The site single family with a collection of 50', 60' and +70' wide lots. There are multiple green spaces around the community including a large central park with a planned playground and pathways. The subdivision has stub roads to the south and west of the site to adjacent projects.





Housing Product

There are two types of housing product that we are proposing for this project. There are two series of single family lots for the 50' and 60' wide lots. The 70' wide lots have additional options for additional garage and RV bays.

50' Lot Housing Product





60'-70' Lot Housing Product





Greenspace and Amenities

Brookhaven's 17 acres of open space is dispersed strategically around the site to allow for access to the neighborhood parks and amenities throughout the neighborhood. The center of the project will host the primary amenities, including two "natural" play areas, a picnic shelter with three picnic tables, two pickleball courts, a basketball court and multiple play areas greater than 1 acre in size.

In addition to the major amenities, there is a planned fenced dog park in the NE area of the project, three "pocket parks" for casual gatherings around the neighborhood, and ample pathways between blocks to allow for connectivity throughout the community.





Pickleball is the fastest growing sport in the United States. Brookhaven will have two dedicated pickleball courts.



A fenced in dog park is a wonderful amenities for our four-legged friends and owners.



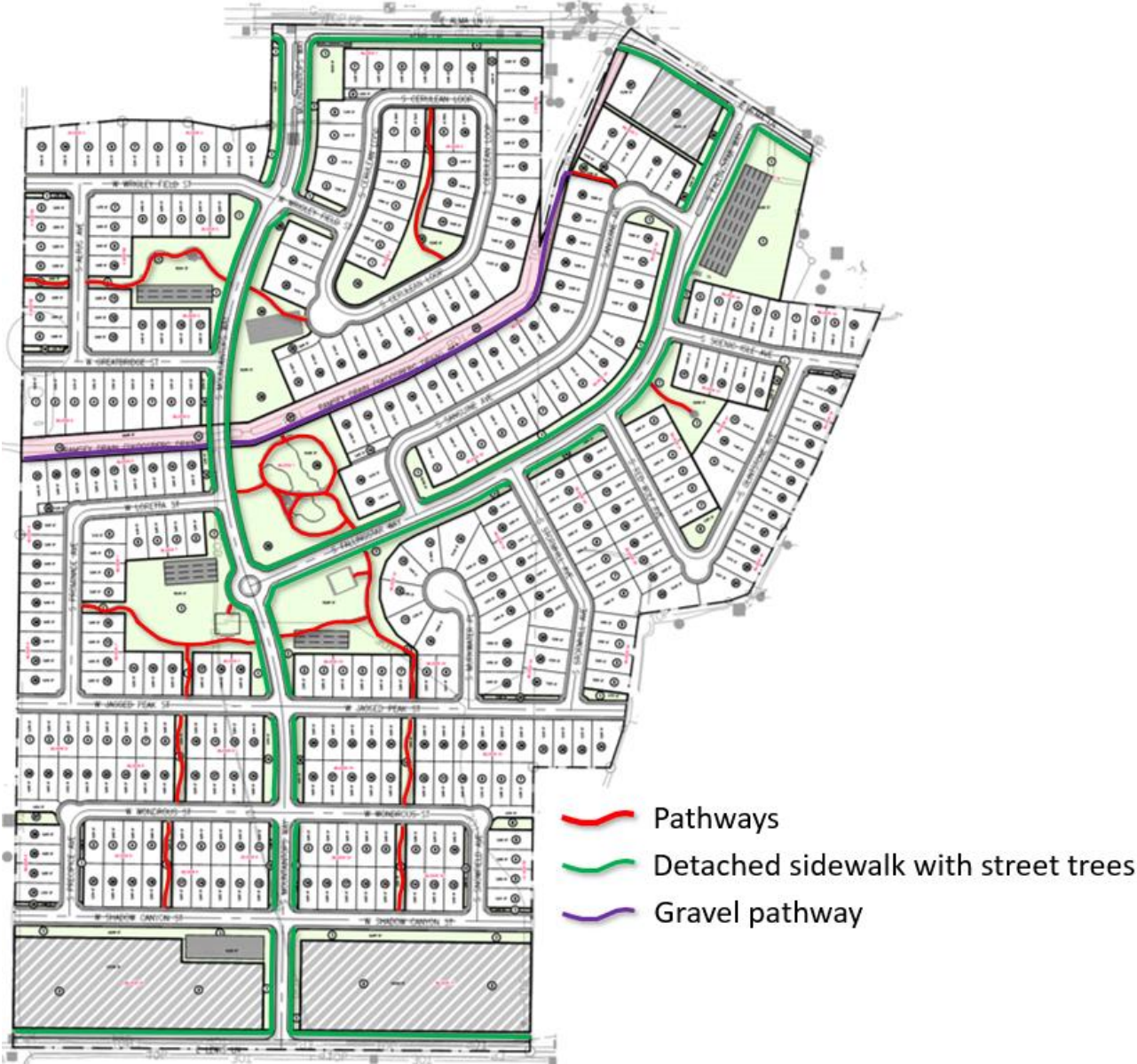
Firepits and gathering spaces are a highly desirable amenity for communities. These will be placed selectively around the community to foster gatherings.



Children and parents love natural playgrounds that support creativity and independence. There will be two large natural playgrounds as a centerpiece of the large parks in Brookhaven.

Pathway Plan

Aside from the standard sidewalks that connect all the residential dwellings, there are additional pathways planned for connectivity and recreation. These include the pathways through the common areas and parks, detached sidewalks along the two major arteries (lined with street side trees to enhance the parkway aesthetic and shade), and the gravel pathway along the Ramsey Drain that divides the north and southside of the project.





Commercial Land Use

Given the property is identified on the Future Land Use Map as “Residential Mixed-Use”, we are proposing 7 acres of BC zoning on the north and south end of the property, shown on the map. We worked with City staff to correctly locate and size the commercial uses to comply with the comprehensive plan. The potential commercial uses of these properties would serve the residents of south name. They may include a daycare, retail/restaurant or office space. There is about 1 acre of property along Alma Lane and then about 6 acres along Lewis Lane along the south side of the project.



Conclusion

We look forward to working with the City of Nampa and neighbors to bring the Brookhaven Subdivision to the South Nampa community. We believe that the project we are presenting with the ample open space, amenities and variety of housing opportunities will contribute to the quality of life for current and future Nampa residents.

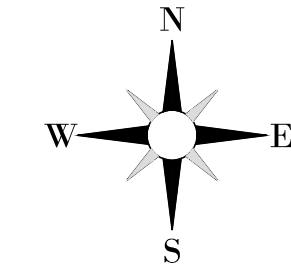
Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Connor".

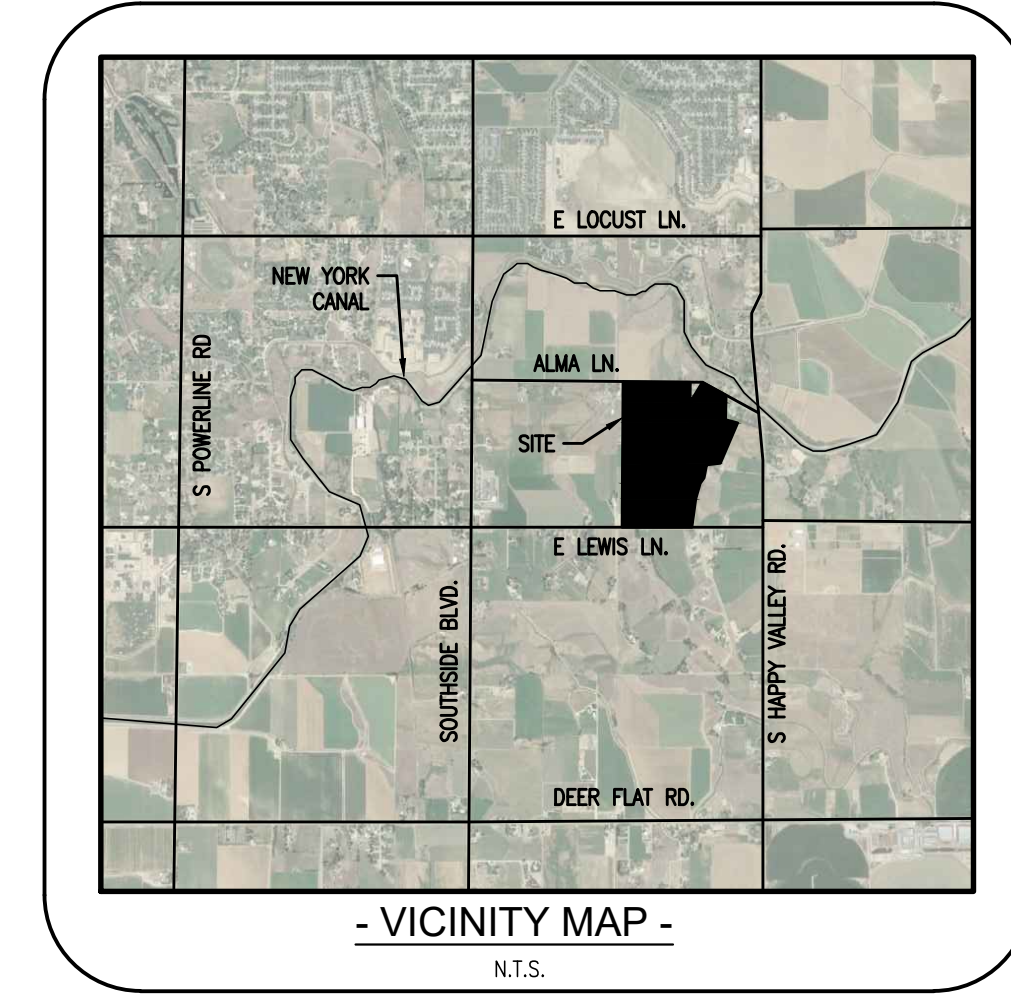
Patrick Connor
Director of Planning and Design
Hubble Homes, LLC

PRELIMINARY PLAT SHOWING BROOKHAVEN SUBDIVISION

A PARCEL OF LAND BEING LOCATED IN THE
SE 1/4 OF SECTION 12, T2N., R2W., B.M.,
NAMPA, CANYON COUNTY, IDAHO 2023



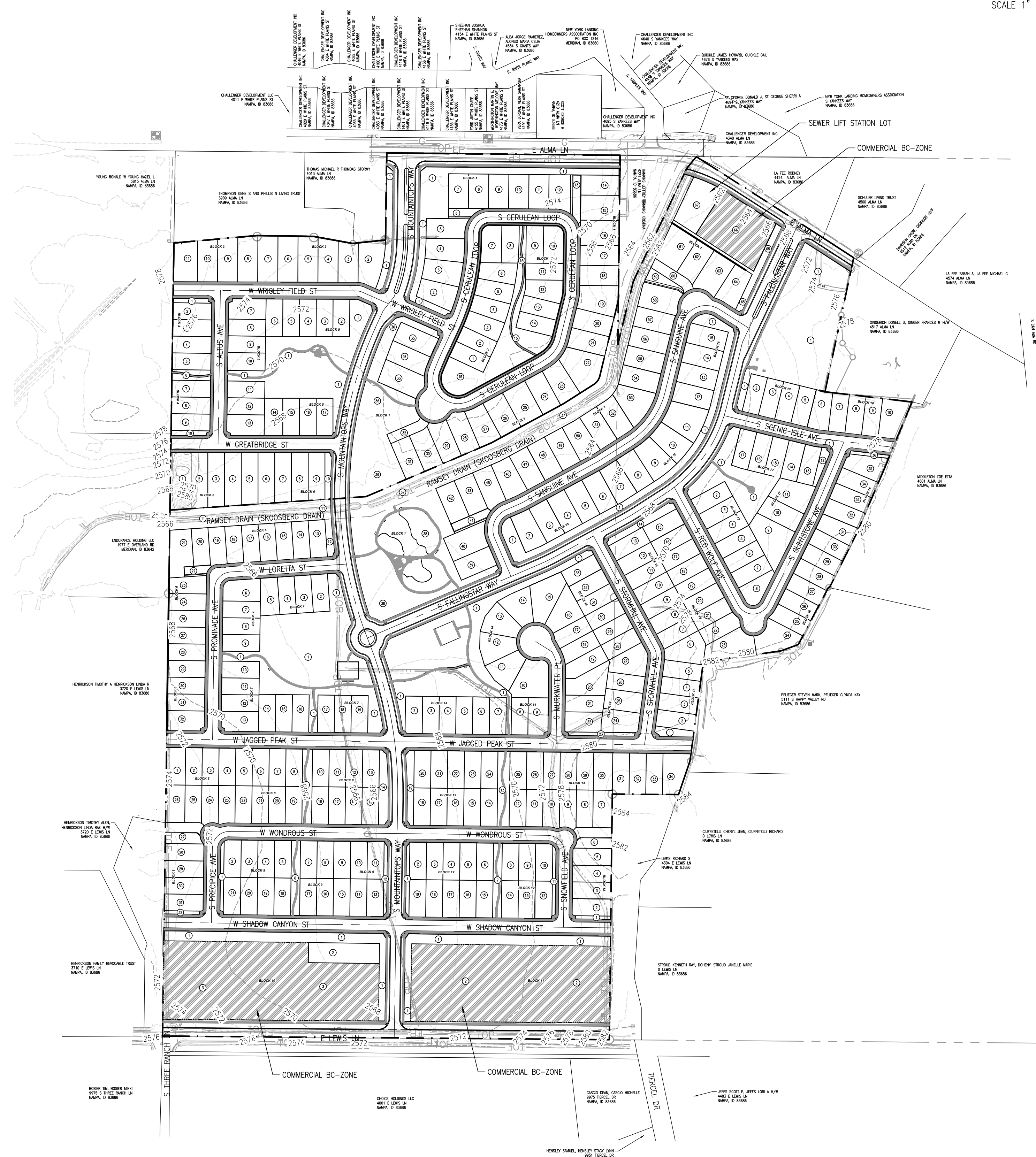
SCALE 1" = 200'



- VICINITY MAP -
N.T.S.

- LEGEND -

	EXISTING PROPERTY BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING SANITARY SEWER LINE W/ MANHOLE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER MAIN
	EXISTING IRRIGATION LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF DIRT ROAD
	EXISTING BOTTOM OF DITCH
	EXISTING TOP OF BANK
	EXISTING SIDEWALK
	EXISTING 4" SEWER SERVICE
	EXISTING POWER POLE
	PROPERTY BOUNDARY LINE
	LOT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	TOP OF BANK
	SANITARY SEWER LINE W/ MANHOLE
	WATER MAIN
	6" PRESSURE IRRIGATION LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT ROAD
	BOTTOM OF DITCH
	BOTTOM OF BANK
	NEW SIDEWALK
	NEW 4" SEWER SERVICE
	DOMESTIC WATER SERVICE
	FIRE HYDRANT
	STREET LIGHT



SURVEYOR
IDAHO SURVEY GROUP
CREG CARTER
9955 W. EMERALD ST.
BOISE, ID 83704
208-846-8570

DEVELOPER
HUBBLE HOMES
701 SOUTH ALLEN ST., STE. 104
MERIDIAN, ID 83642

CONTACT
PATRICK CONNER
208-433-8800
PCONNER@hubblehomes.com

ENGINEER
CK-ENGINEERING
SHADOW JUNGENBERG
1300 E. STATE ST
SUITE 102
EAGLE, ID 83616
208-639-1992

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES.....	100.51 AC
TOTAL LOTS.....	391
SINGLE FAMILY LOTS.....	338
COMMON/OPEN SPACE LOTS.....	50
COMMERCIAL BC-ZON LOTS.....	3
AREA OF SITE DEDICATED TO ROW.....	1,017,927 SF OR 23.368 AC
PERCENTAGE SITE DEDICATED TO ROW.....	23.43%
AREA OF SITE DEDICATED TO USABLE OPEN SPACE.....	741,522 SF OR 17.023 AC
PERCENTAGE OF OPEN SPACE.....	16.93%
RESIDENTIAL DENSITY GROSS.....	3.362 UNITS/ACRE
RESIDENTIAL DENSITY NET.....	4.381 UNITS/ACRE
PROPOSED ZONING.....	R56
NAMPA MATRIX AVERAGE RES. BLDG. LOT SIZE.....	6,470 SF

- NOTES:**
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO ALMA LN OR LEWIS LN.
 - ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF NAMPA.
 - ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF NAMPA.
 - ALL LOTS SHALL HAVE IRRIGATION WATER PROVIDED BY THE CITY OF NAMPA.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 - STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF NAMPA STORM WATER POLICY MANUAL.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4501, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT".
 - THE STORM DRAIN FACILITIES WILL BE CONTAINED WITHIN LOT 1 BLOCK 1, LOT 15 BLOCK 2, LOT 1 BLOCK 5, LOT 1 BLOCK 7, LOT 2 BLOCK 10, LOT 1 BLOCK 14 AND LOT 1 BLOCK 18.
 - LOTS 1, 6, 13, 32, 36, 37, 38, 41, 58, 60, 65 AND 67 BLOCK 1, LOT 15, BLOCK 2, LOT 1, BLOCK 3, LOTS 1, 6 AND 10 BLOCK 4, LOTS 1 BLOCK 5, LOTS 10, 11, 12 AND 22 BLOCK 6, LOT 1 BLOCK 7, LOT 9, 14, 27 AND 32 BLOCK 8, LOT 1, 6, 12 BLOCK 9, LOT 1 AND 2 BLOCK 10, LOT 1 BLOCK 11, LOTS 1, 7 AND 11 BLOCK 12, LOT 1, 6, 13, AND 19 BLOCK 13, LOT 1 AND 23 BLOCK 14, LOT 1 BLOCK 15, LOT 1, 14 AND 36 BLOCK 16, LOT 1, 8 AND 12 BLOCK 17 LOT 1 BLOCK 18, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BROOKHAVEN SUBDIVISION HOMEOWNERS ASSOCIATION.

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

BROOKHAVEN SUBDIVISION
PROVIDENCE PROPERTIES LLC
NAMPA, IDAHO

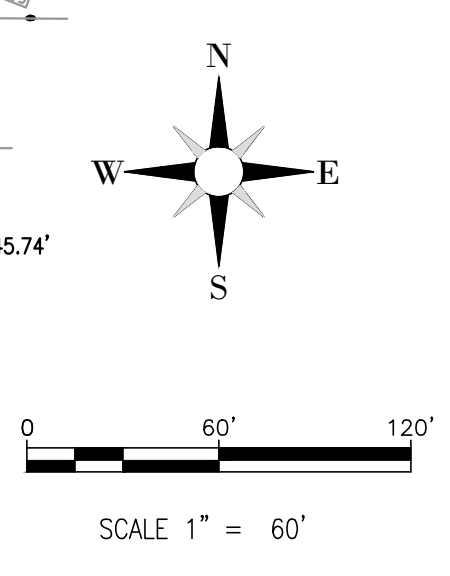
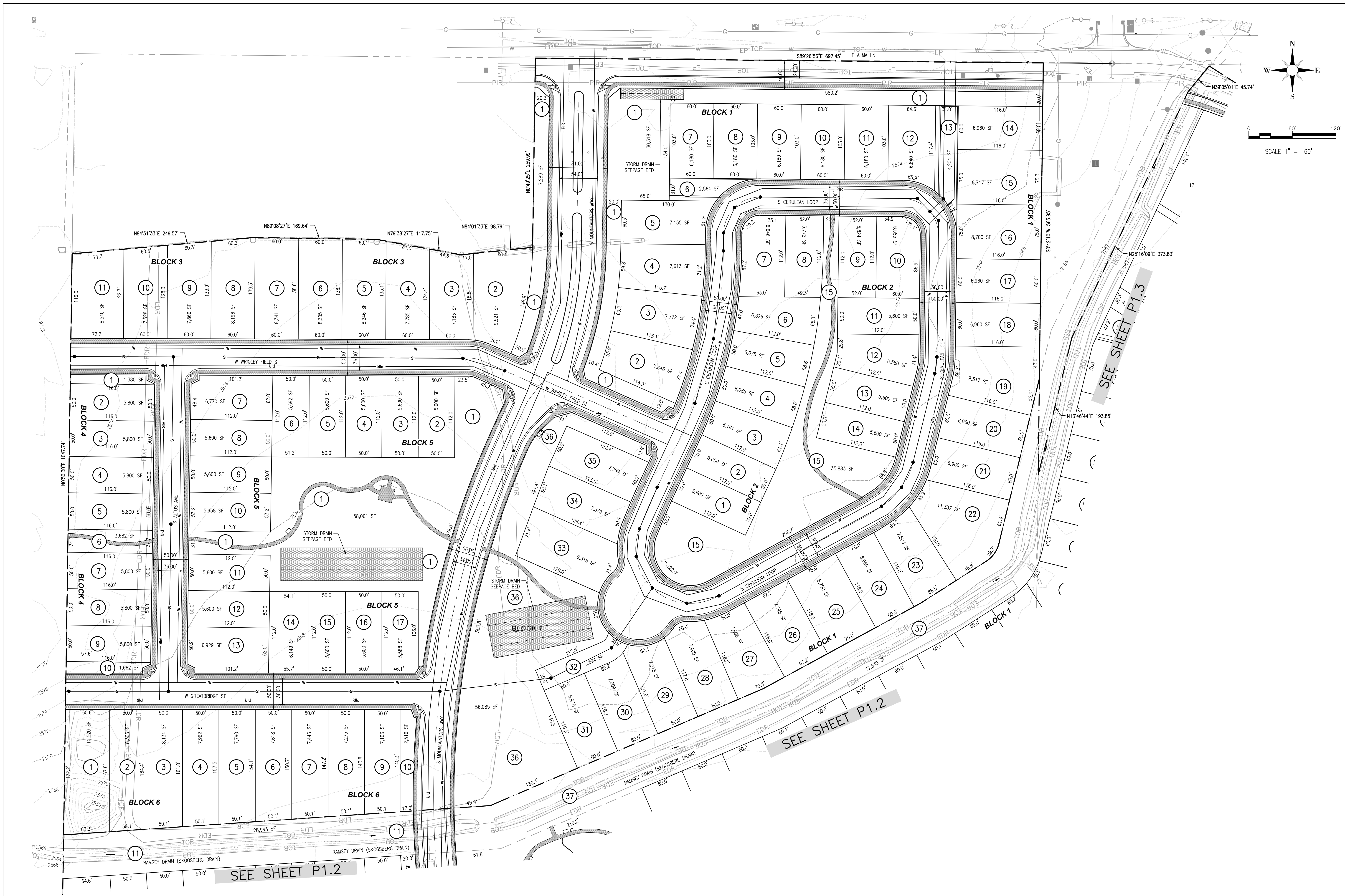
PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AWB
CHECKED BY: CSK
DATE: 08/02/24
FILE: D:\HUBBLE\NAMPA\PROPERTY\NAMPA\CK\DWG\CK-P-PLAT
DIR: D:\HUBBLE\NAMPA\PROPERTY\NAMPA\CK\DWG\CK-P-PLAT



SHEET
P1.0



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

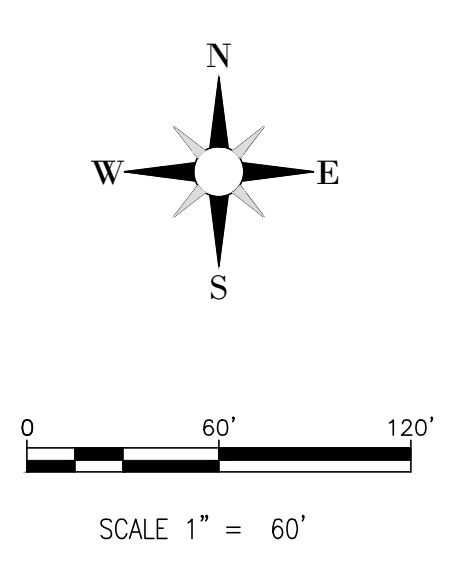
BROOKHAVEN SUBDIVISION
 PROVIDENCE PROPERTIES LLC
 NAMPA, IDAHO

LOT DIMENSION PLAN

CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 EAGLE, ID 83616
 PHONE 208-639-1992
 DRAWN BY: AWB
 CHECKED BY: CSK
 DATE: 08/02/24
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SHEET
P1.1



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REVISIONS:

BROOKHAVEN SUBDIVISION
 PROVIDENCE PROPERTIES LLC
 NAMPA, IDAHO

LOT DIMENSION PLAN

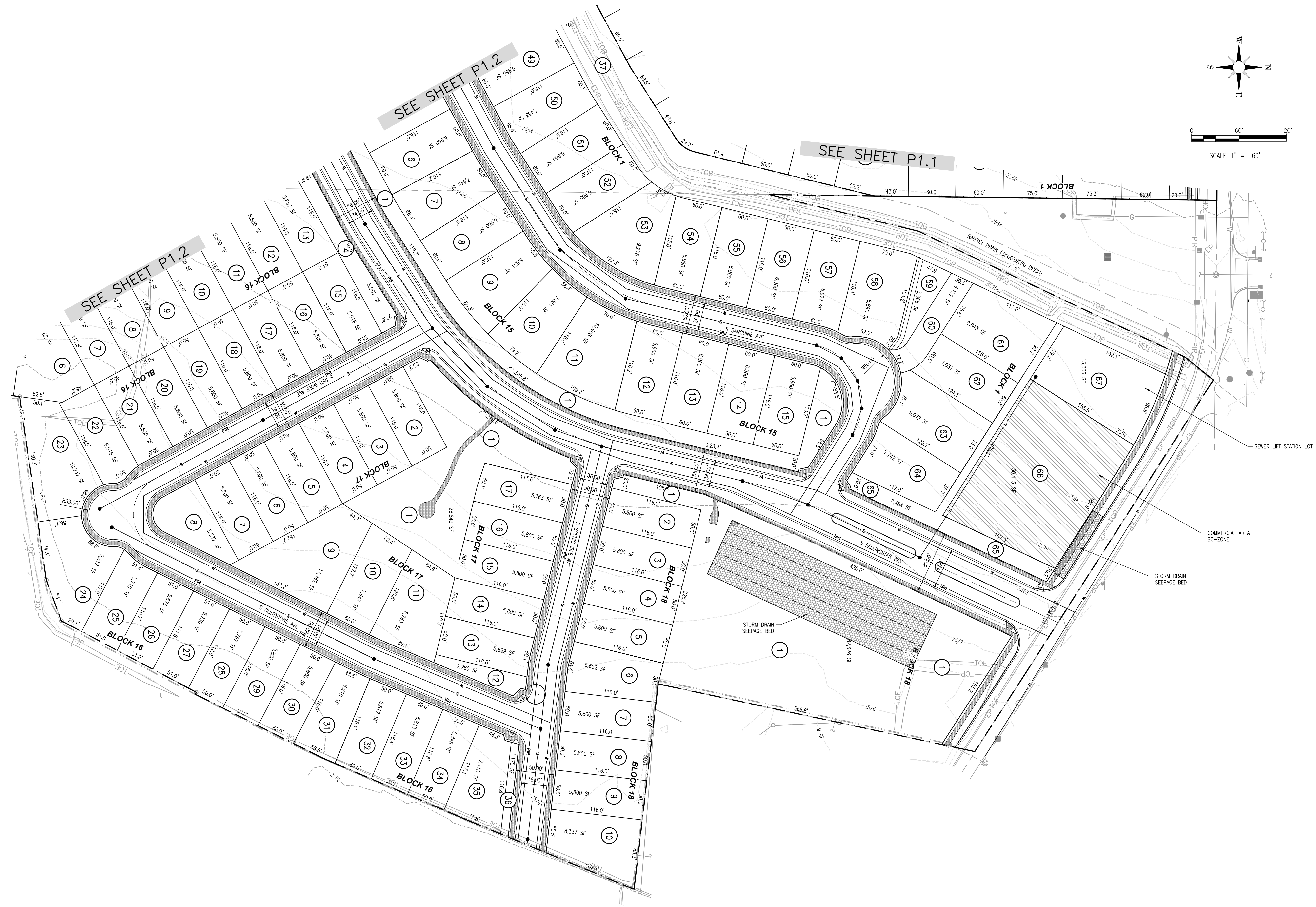
CK ENGINEERING

1300 E. STATE ST., SUITE 102
 EAGLE, ID 83616
 PHONE 208-639-1992

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SHEET
P1.2



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

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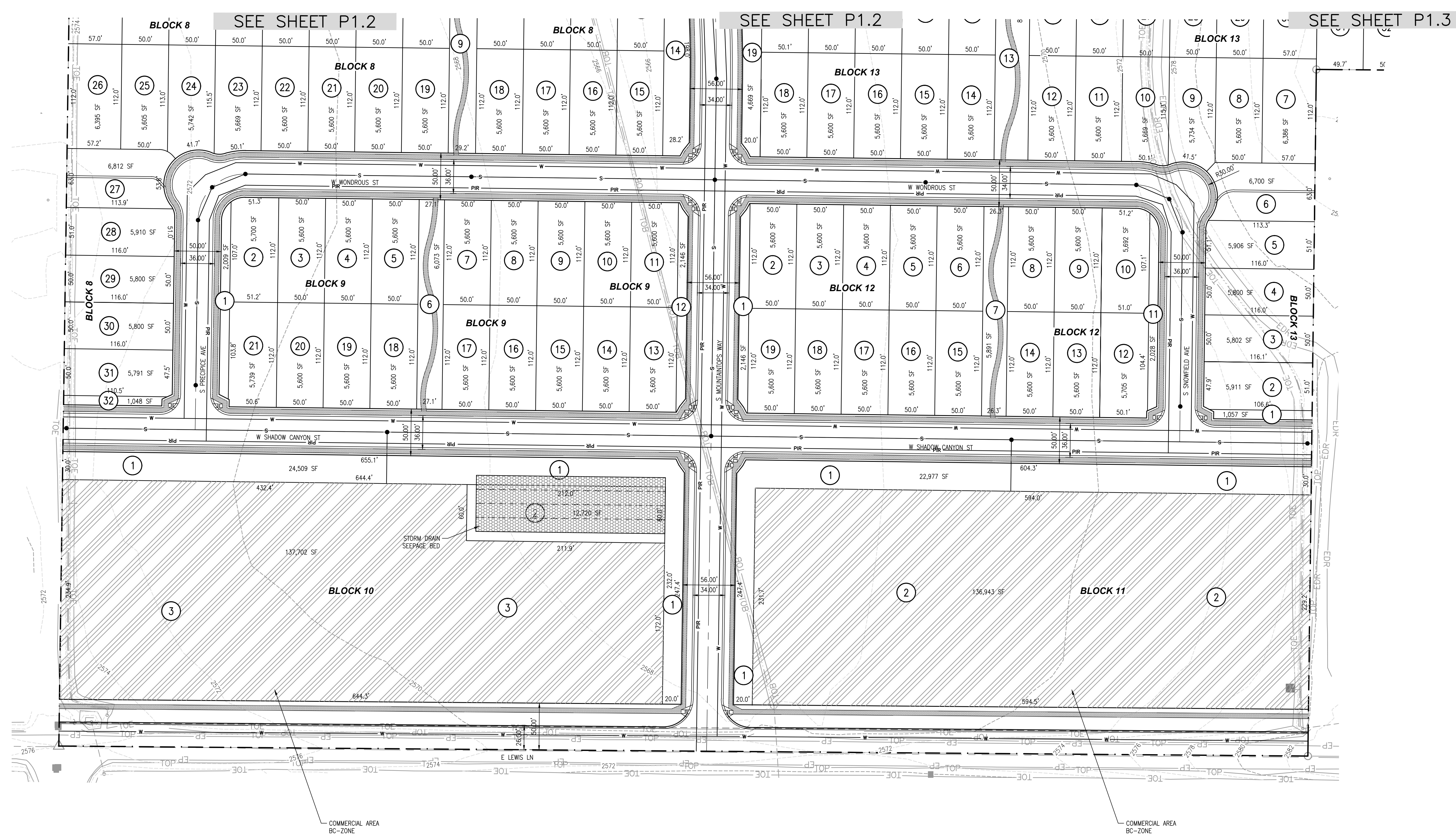
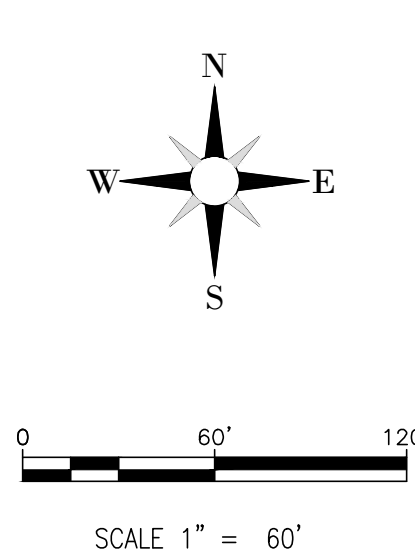
BROOKHAVEN SUBDIVISION
 PROVIDENCE PROPERTIES LLC
 NAMPA, IDAHO

LOT DIMENSION PLAN

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 1300 E. STATE ST., SUITE 102
 EAGLE, ID 83616
 PHONE 208-639-1992

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 CHECKED BY: CSK
 DATE: 08/02/24
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REVISIONS:

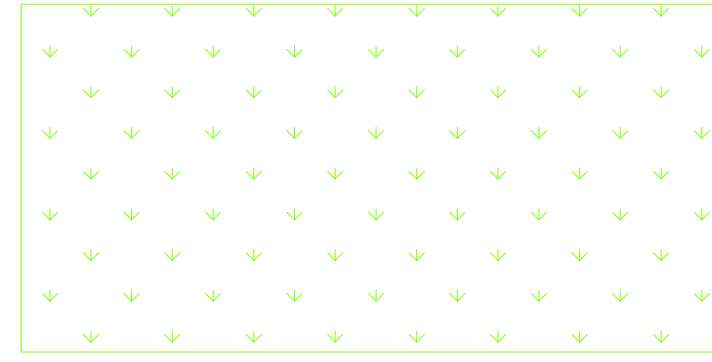
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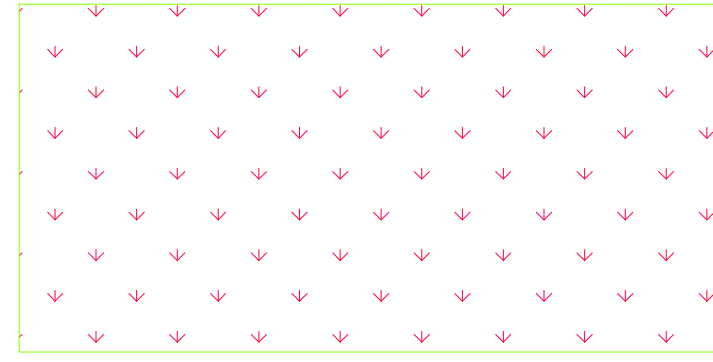
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 PHONE 208-639-1992
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 CHECKED BY: CSK
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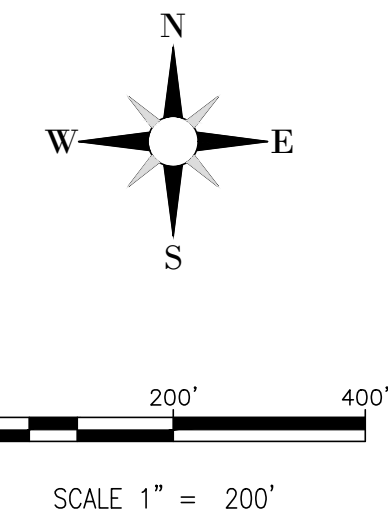
OPEN SPACE



= QUALIFIED OPEN SPACE



= UNQUALIFIED OPEN SPACE

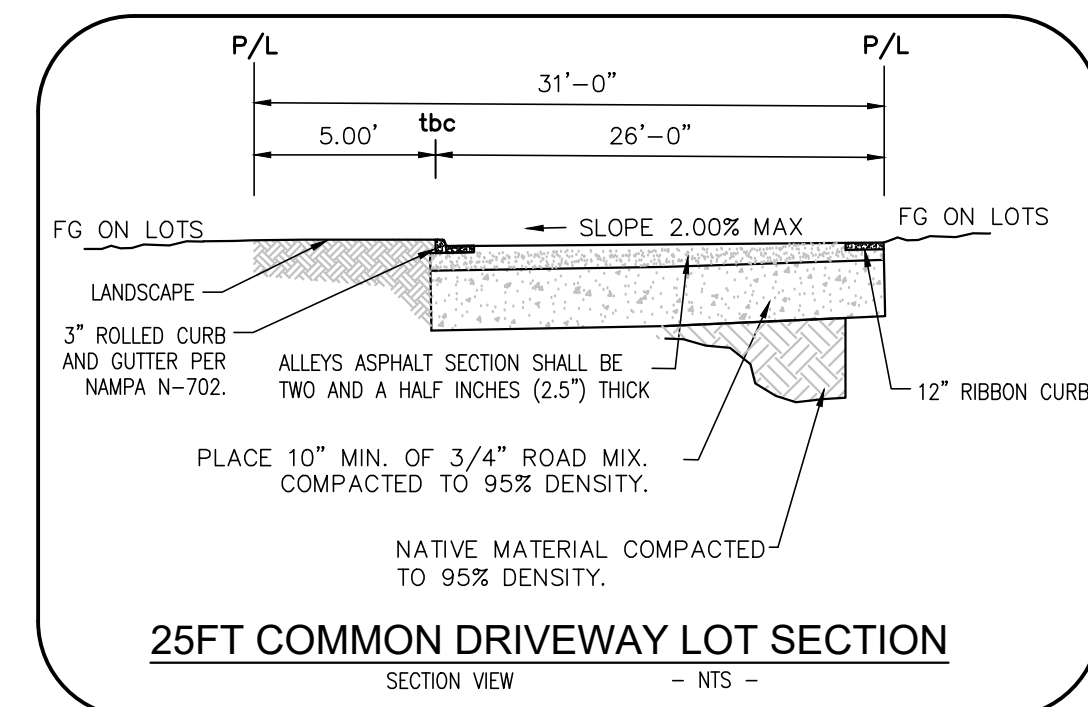
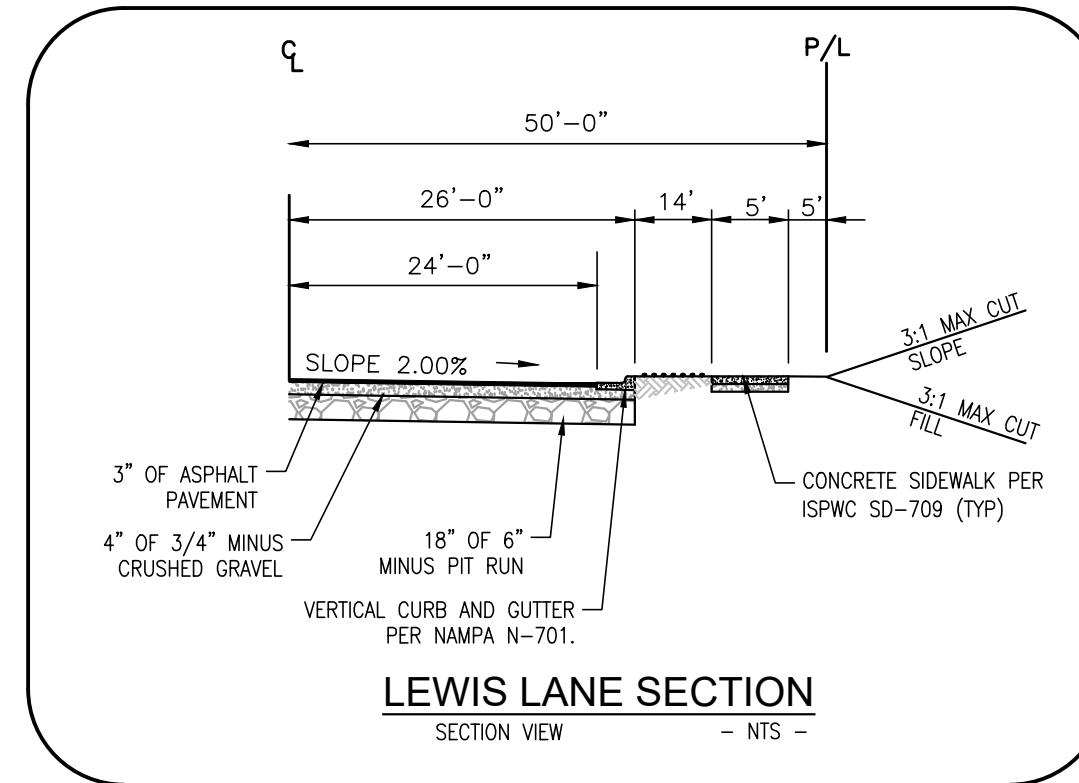
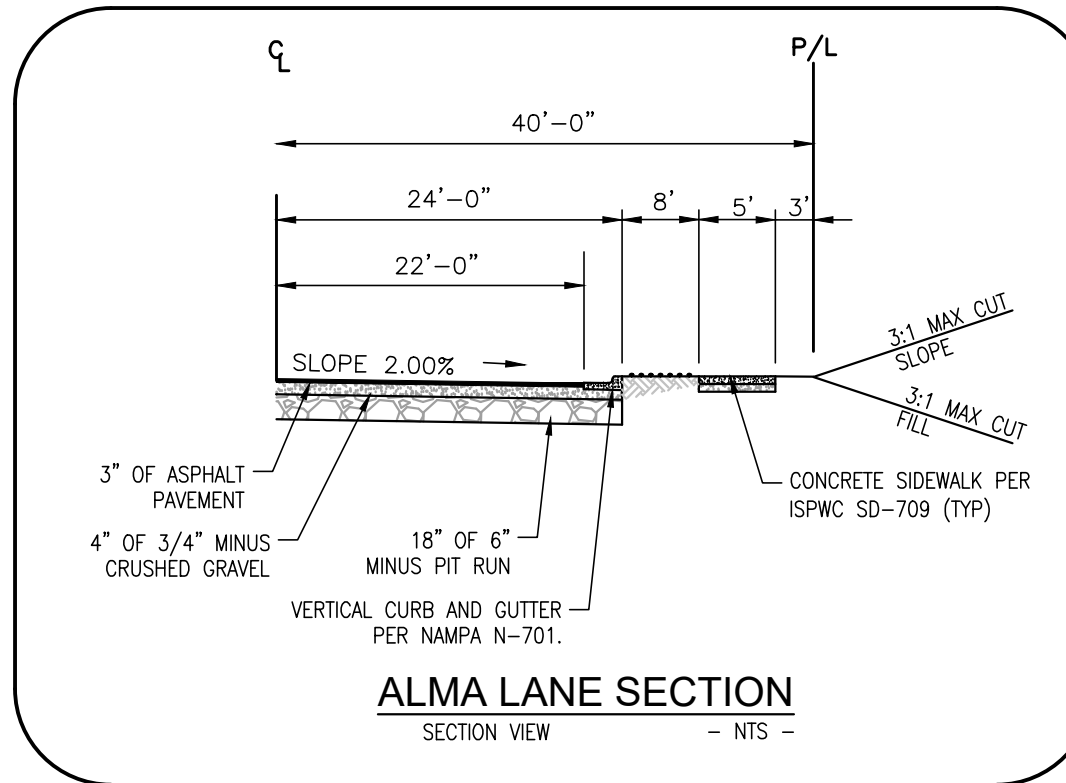
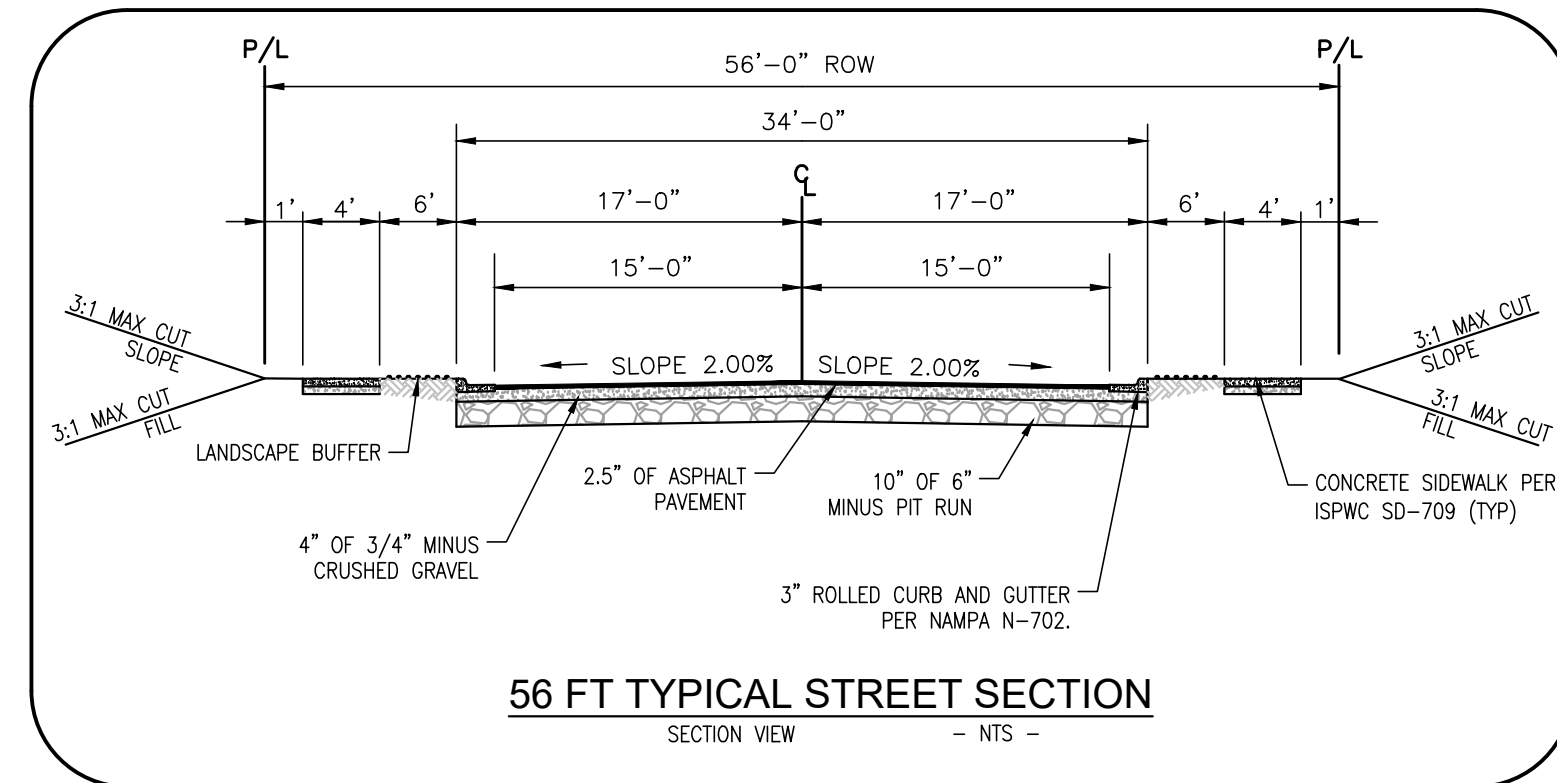
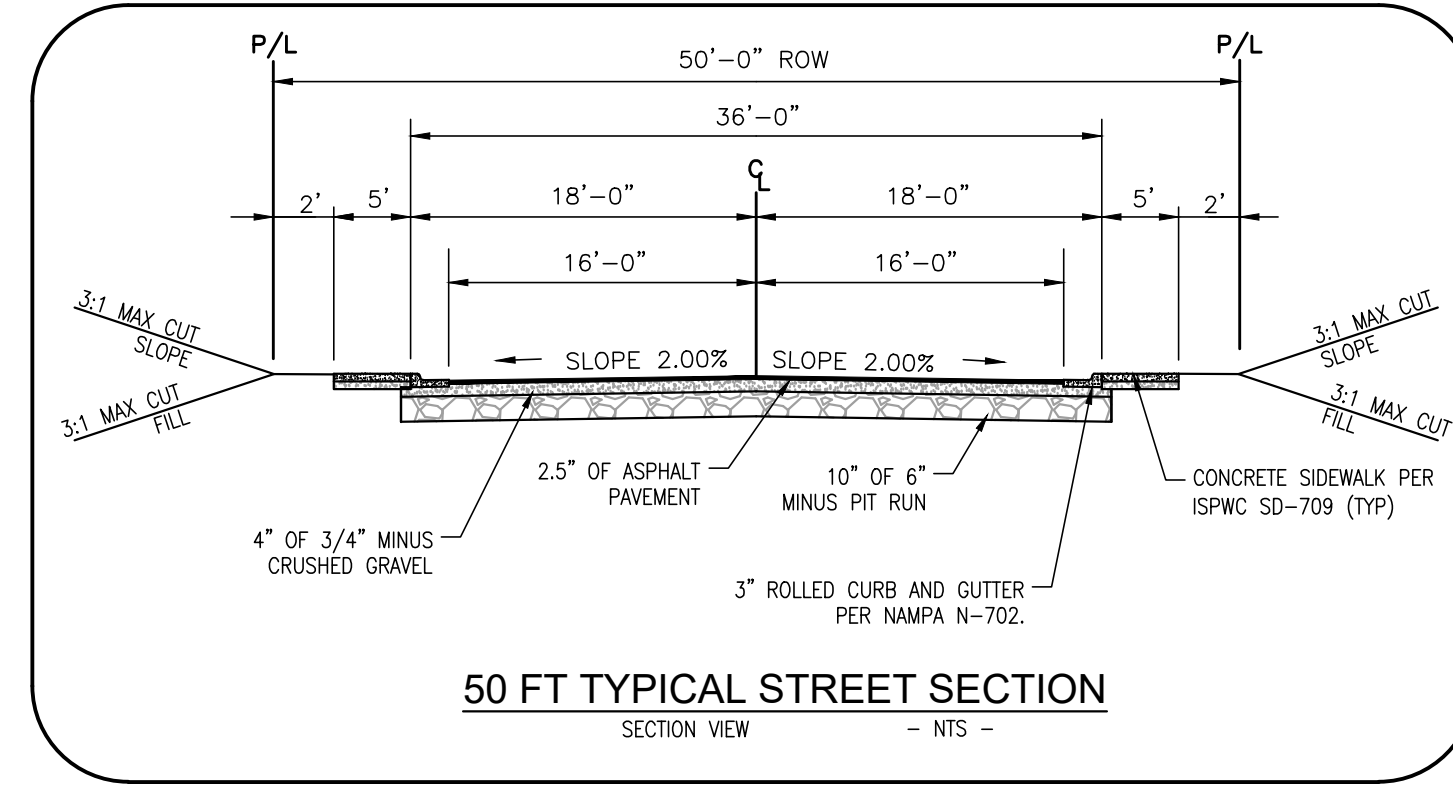


OPEN SPACE LOTS

- BLOCK 1:
 - LOT 1: 30,318 SF
 - LOT 36: 56,067 SF
 - LOT 38: 90,882 SF
 - LOT 59: 3,365 SF
 - LOT 65: 8,494 SF
 - BLOCK 2:
 - LOT 15: 35,883 SF
 - BLOCK 3:
 - LOT 1: 7,289 SF
 - BLOCK 4:
 - LOT 1: 1,380 SF
 - LOT 6: 3,882 SF
 - LOT 10: 1,622 SF
 - BLOCK 5:
 - LOT 1: 58,061 SF
 - BLOCK 6:
 - LOT 10: 2,516 SF
 - LOT 12: 2,340 SF
 - BLOCK 7:
 - LOT 1: 88,190 SF
 - BLOCK 8:
 - LOT 9: 6,546 SF
 - LOT 14: 5,745 SF
 - LOT 27: 3,375 SF
 - LOT 32: 1,948 SF
 - BLOCK 9:
 - LOT 1: 2,009 SF
 - LOT 6: 6,073 SF
 - LOT 12: 2,146 SF
 - BLOCK 10:
 - LOT 1: 24,509 SF
 - LOT 2: 12,720 SF
 - BLOCK 11:
 - LOT 1: 22,977 SF
 - BLOCK 12:
 - LOT 1: 2,146 SF
 - LOT 7: 5,891 SF
 - LOT 11: 2,028 SF
 - BLOCK 13:
 - LOT 1: 1,957 SF
 - LOT 6: 3,241 SF
 - LOT 13: 8,096 SF
 - LOT 19: 4,669 SF
 - BLOCK 14:
 - LOT 1: 80,287 SF
 - LOT 23: 2,185 SF
 - BLOCK 15:
 - LOT 1: 28,338 SF
 - BLOCK 16:
 - LOT 1: 2,773 SF
 - LOT 14: 5,067 SF
 - LOT 36: 1,175 SF
 - BLOCK 17:
 - LOT 1: 26,849 SF
 - LOT 8: 5,587 SF
 - LOT 12: 2,280 SF
 - BLOCK 18:
 - LOT 1: 82,626 SF
- TOTAL: 741,522 SF = 17.023 AC
TOTAL SITE: 4,378,567 SF = 100.518 AC
PERCENT OPEN SPACE: 16.93%



ROAD SECTIONS



EXISTING FENWAY
PARK SUBDIVISION

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

BROOKHAVEN SUBDIVISION
PROVIDENCE PROPERTIES LLC
NAMPA, IDAHO

OPEN SPACE AND
STREET SECTIONS

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