

16 | SIXTEEN

August 18, 2025

City of Nampa Planning & Zoning
500 12th Ave. S.
Nampa ID, 83651

RE: District 16 Master Planned Community, Annexation, Zoning

Dear Planning Staff, Mayor, City Council, and Planning & Zoning Commission:

We are proud to present you with the applications for a Master Planned Community, Annexation and Zoning, for the +/- 405-acre mixed use community referred to as “**District 16**” or the “**Project**.”

District 16 is a unique and thoughtfully planned mixed-use community located at Nampa’s eastern gateway. Positioned at the Ustick interchange of the new State Highway 16, the Project is strategically designed to meet growing demand for commercial, business, and industrial spaces, and integrating needed residential development. As a Master Planned Community, District 16 will be a thoughtful urban environment that provides a cohesive development for Nampa, its businesses and citizens.

Thank you for your time and consideration of this Project. Please feel free to contact us with any questions or for additional information.

Sincerely,



Mark Bottles

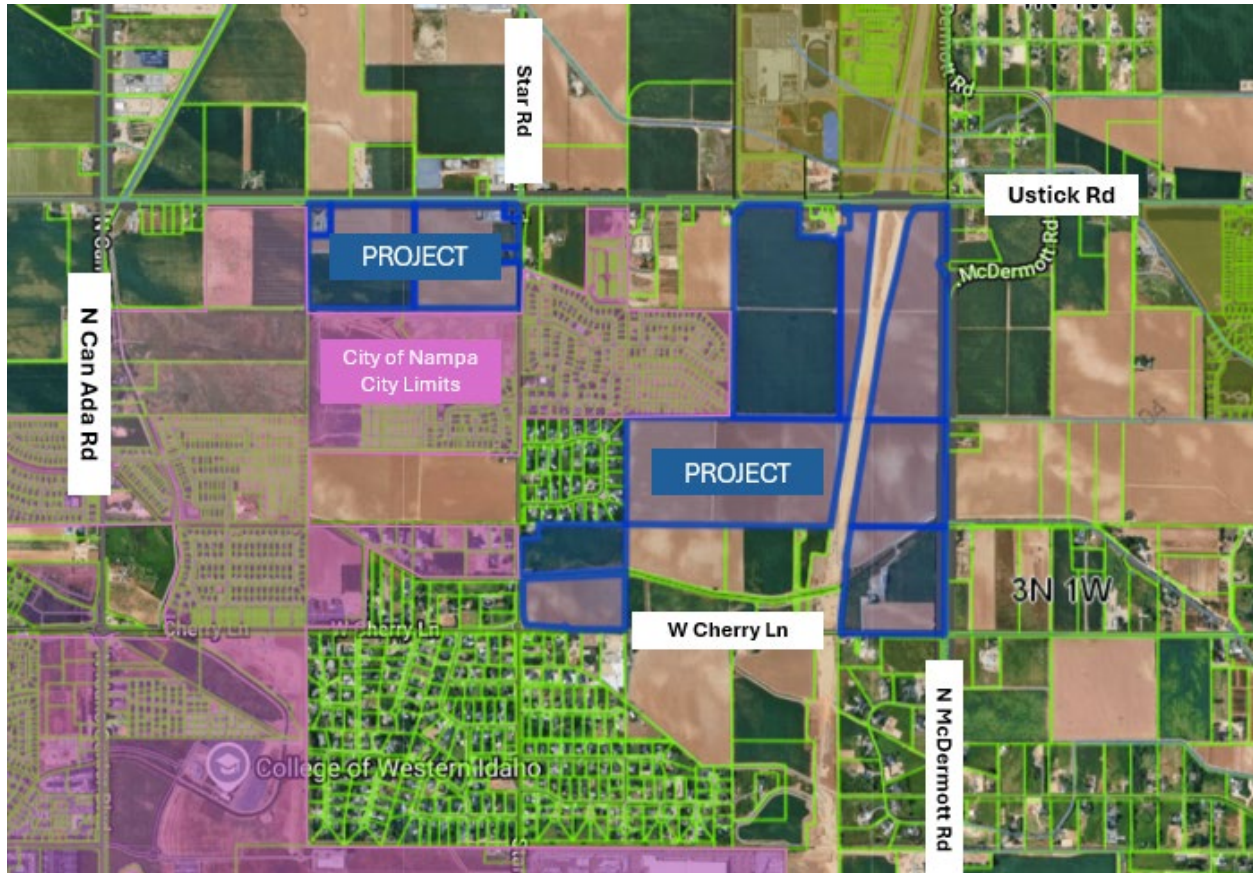
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I. Property Overview

District 16 is located on approximately 405.01-acres of vacant property east of Can Ada Road and south of Ustick Rd. consisting of Canyon County parcel nos. R3035700000, R3037201000, R3036900000, R3037000000, R3036901000, R3035501200, R3035901000, R30357010A0, R3037200000, R3035400000, R3035401000, and R3035701000 (the “**Property**”). The Property is currently zoned Agricultural (AG) in Canyon County and located within the City of Nampa’s Area of Impact and HWY 16 Specific Area Plan (“**HWY 16 SAP**”). The below Vicinity Map identified as **Figure 1** shows the Property.

Figure 1 - Vicinity Map



II. Requested Approvals

In order to facilitate development of the Project, we request the following entitlement approvals from the City:

1. Annexation and Initial Zoning
2. Master Planned Community (“MPC”)

Future development of the Project will require preliminary plats but at this time no approval of a preliminary plat is requested. It is anticipated that, after the approval of the first preliminary plat, the Project will take 15 to 20 years to build out.

III. Annexation and Zoning

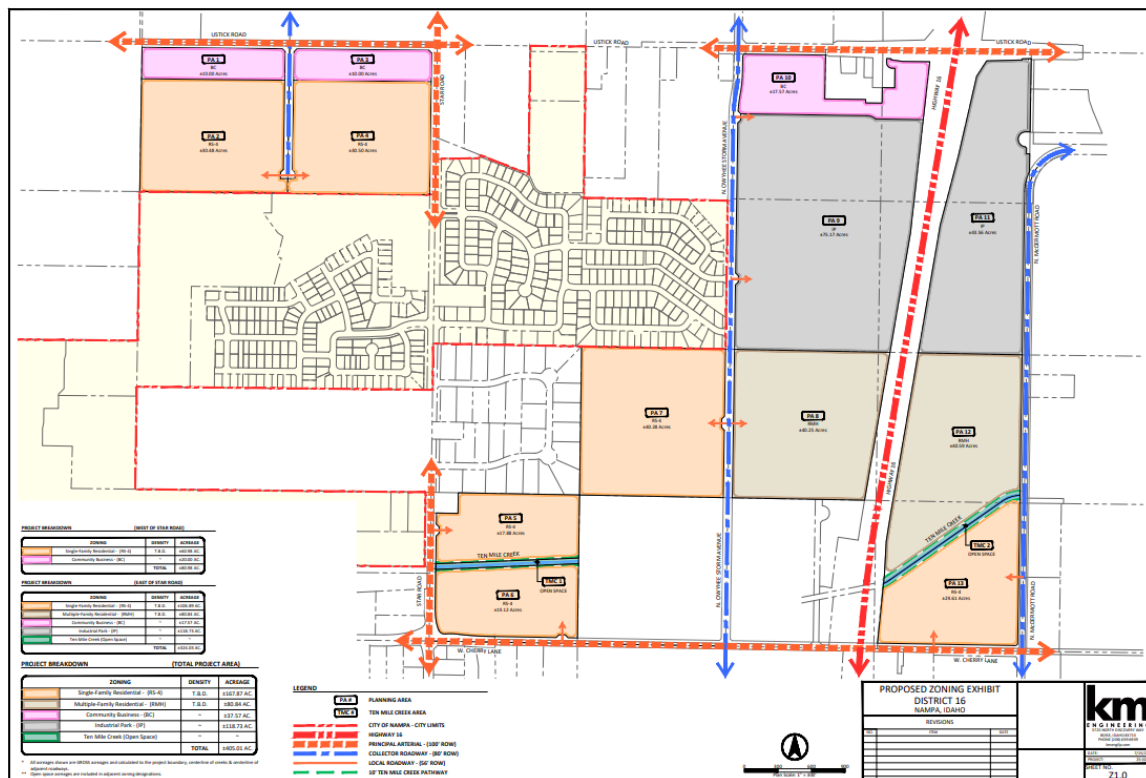
Applicant requests annexation of the Property into the City of Nampa under Idaho Code § 50-222(5) and Nampa City Code § 10-2-4. The Property is annexable because the owner has consented to annexation, the Property is contiguous to the current city limits and is within the City's Area of Impact. Annexation of the Property is also appropriate because City services will be extended to the Property via Ustick Road. The proposed annexation constitutes orderly development in accordance with the City's Comprehensive Plan.

Upon annexation, we request zoning of the Property to RS4, IP, RMH and BC as indicated in **Table 1** and depicted in **Figure 2** below. Each of the four (4) requested zones are consistent with the Hwy 16 SAP and strategically placed along the new Highway 16 and Ustick Rd.

Table 1

Requested Zoning	Approximate Acreage
RS4	167.87 acres
IP	118.73 acres
RMH	80.84 acres
BC	37.57 acres
TOTAL	405.01 acres

Figure 2 – Requested Zoning



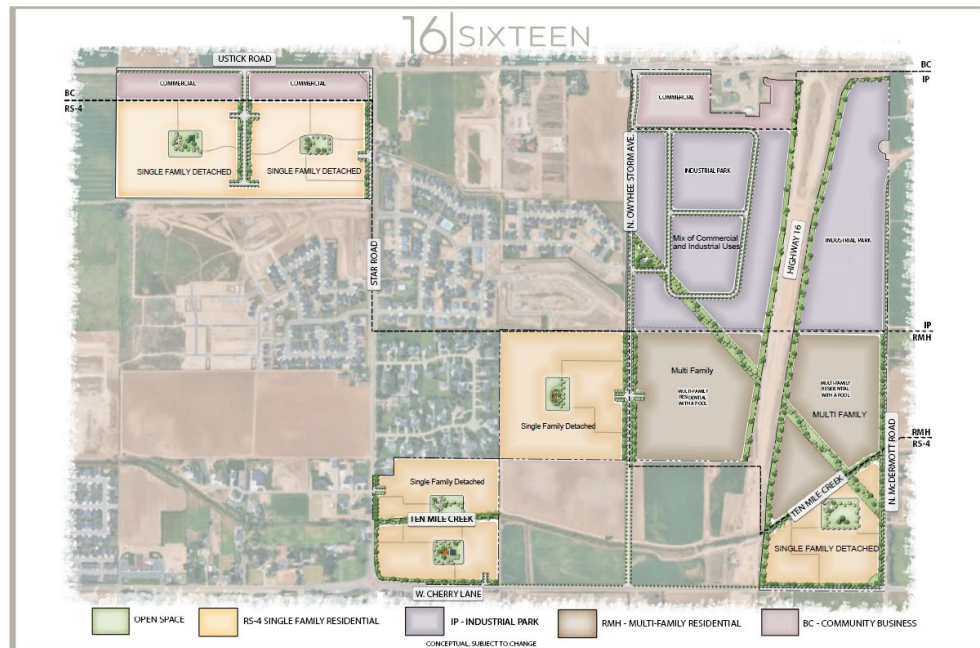
IV. Master Planned Community

As a Master Planned Community, District 16 will bring predictable, consistent, and cohesive development to the City of Nampa's eastern gateway as envisioned in Nampa City Code § 10-26-7. District 16 is designed to follow the Smart Growth Principles set forth in Section 5.16.1 of the City of Nampa Comprehensive Plan by providing a mixed-use community with opportunities to live, work, shop and recreate in the same area. A range of housing opportunities is planned within walkable neighborhoods with strategically planned and ample open space and amenities. District 16 will be a distinct and attractive community with a strong sense of place in this part of Nampa. The community has been designed to embrace the heritage of the area while preserving open space. District 16 will provide landscaping, amenities and signage to physically and visually integrate the residential, commercial and industrial parts of the Project.

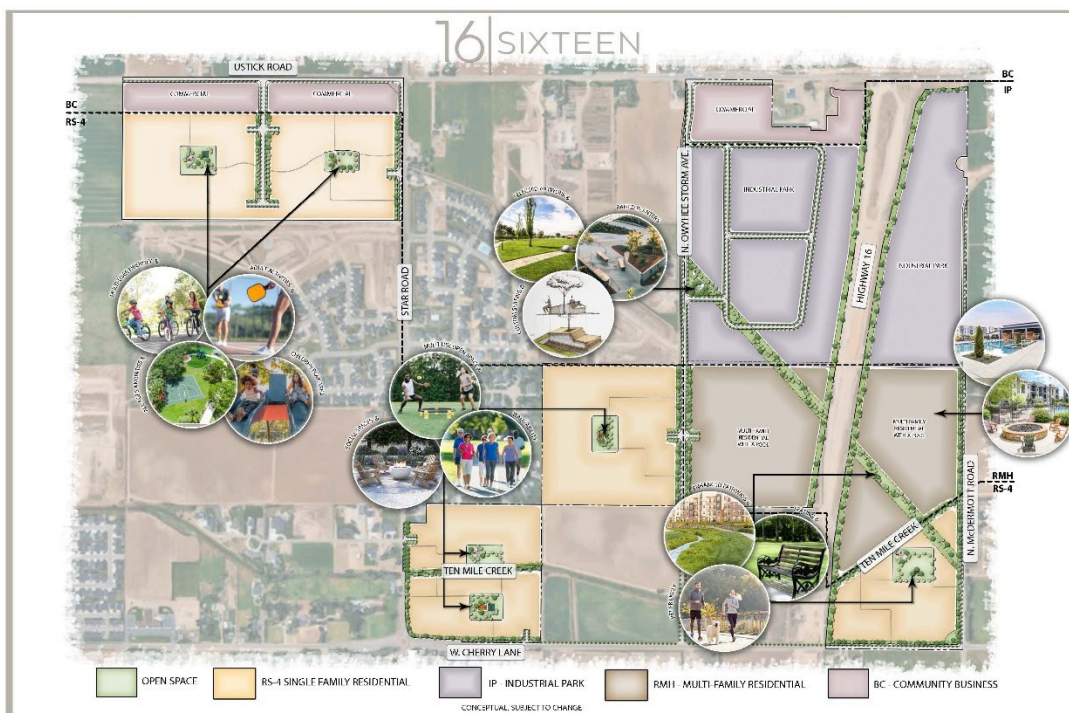
In accordance with Nampa City Code Section 10-26-8(B)(4), we have prepared a draft Development Agreement, Conceptual Plans, and Design Guidelines to guide and instruct the future development of District 16.

Development Agreement. Applicant has prepared the enclosed Development Agreement that includes development conditions acceptable to the Applicant. Among other conditions, the Development Agreement restricts the type of permitted commercial uses allowed within the BC and IP zones and incorporates all concept plans and design guidelines required by the MPC Application.

Conceptual Site Plan. The District 16 Conceptual Site Plan sets forth the zoning, location, and type of land uses across the Property.



Conceptual Landscape Plan. The District 16 Conceptual Landscape Plan sets forth the location and size of qualified open space with proposed recreational amenities. The Conceptual Landscape Plan also includes landscape design guidelines that provide a cohesive community feel throughout the Project.



The Project will include a minimum of 51.25 acres of Qualified Open Space as follows:

Zone	Acres	Qualified Open Space (minimum)	Open Space (minimum)
RS4	167.87 acres	15%	25.18 acres
RMH	80.84 acres	15%	12.16 acres
BC	37.57 acres	15%	5.63 acres
IP	118.73 acres	7%	8.311 acres

Applicant is requesting an exception from the overall 15% Open Space Requirement for Industrial Park zoned property. A reduced open space requirement of 7% for the IP zone balances the desire for ample landscaped areas and open spaces with making efficient use of developable land along HWY 16, thereby supporting the economic growth of the area.

In accordance with Nampa City Code Section 10-26-5(D), and as set forth on the Amenity & Open Space Concept, the Project will include the below described amenities:

- *Pool Amenity.* Each Multi-Family portion of the Project will include a pool as part of its amenity offerings.
- *Single Family Residential Park Spaces.* Each single-family residential preliminary plat twenty (20) acres or more in size shall include either (i) a swimming pool or a multi-generational park space, described below.
 - Each Multi-Generational Park Space shall include:

- i. A 1-acre grass field for active recreation of multiple types;
 - ii. A youth playground structure;
 - iii. A picnic shade/shelter, community fire pit, or centralized seating space for community gatherings; and
 - iv. A pickleball, basketball, or tennis court.
- *10' Multi-use path along Northwest Pipeline Easement and Tenmile Creek.* The Project will construct over 1 mile of multi-use pathway along the Ten Mile Creek and Northwest Pipeline easement areas, which we propose to improve and activate with a centrally located business plaza with benches.

Conceptual Elevations & Design Guidelines. To evidence Applicant's commitment to the City's desire for a cohesive and high-quality development, the (1) Industrial Business Park Design Requirements and (2) Residential Elevations and Design Standards set forth specific requirements to be followed in new IP, BC and RS4 zones of District 16.

1. Industrial Business Park and Commercial Design Requirements

All new development in the BC and IP zoned property shall comply with the following design requirements. These standards shall be reviewed for compliance with all submitted building permits under the Building Zoning Certificate Process.

1. Buildings in the IP and BC zones will comply with all design requirements set forth in Nampa City Code 10-34-10.B, and incorporate building materials and color palettes reflective of the Nampa Traditional Theme as set forth in HWY 16 SAP.
2. All industrial buildings shall comply with the City's policies related to exterior storage. Exterior storage shall not be allowed in any area in front of the principal building(s) on a property and shall be otherwise screened from view with a site/sight obscuring fence, wall, or hedge not less than six feet in height and not to exceed eight feet in height.



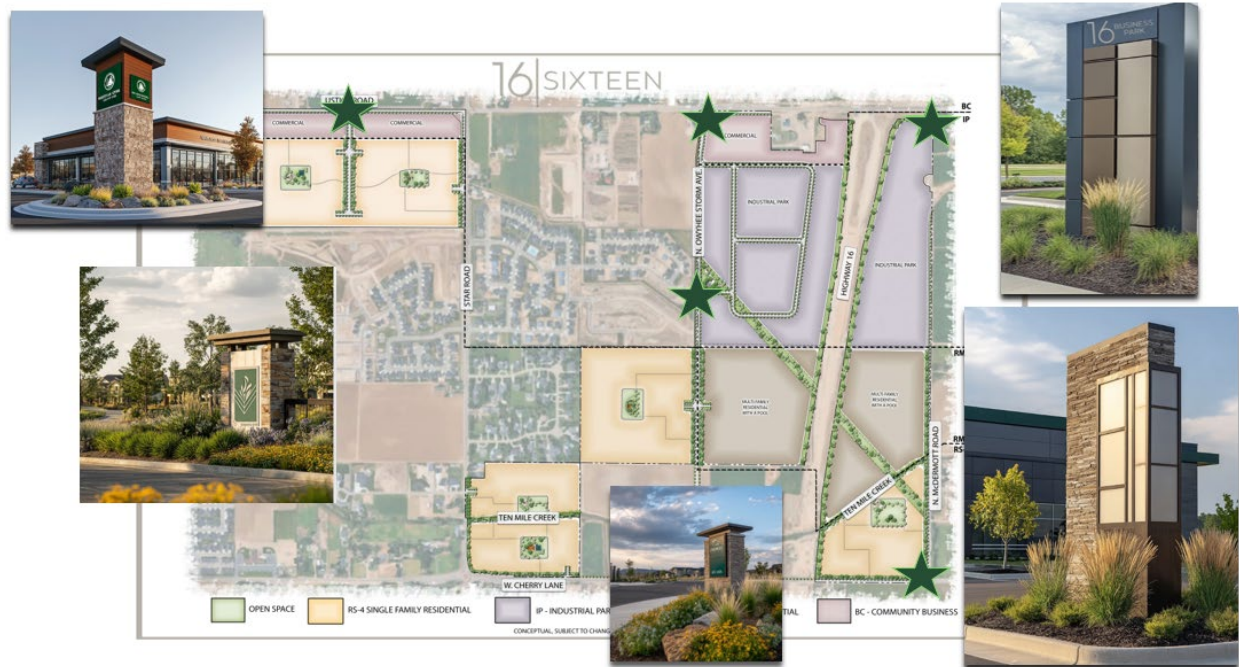
2. Residential Design Requirements

All new single-family development in the RS4 zoned property shall comply with the following residential design requirements. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate Process.

1. The following minimum standards shall be applied to all new single family residential structures:
 - (a) Exterior finishes shall be primarily horizontal / vertical wood or wood product siding, brick, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, (i) shingled/shake siding, (ii) horizontal siding (iii) vertical siding, (iv) stone or brick highlights, (v) garage door windows or hardware, (vi) window treatments such as shutters, awnings or colored window frames, or (vii) other architectural treatments deemed appropriate by the administrator.
 - (b) Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 - (c) A minimum one (1) foot overhang shall be provided on all roof overhangs.
 - (d) Dwellings backing up to collector or arterial streets shall have rear elevations and / or architectural designs that provide depth and dimension, avoiding the flat-wall appearance.
3. Building Floorplans shall be spread throughout the entire development (including contiguously owned and phased properties). Nowhere within any detached single-family preliminary plat shall there be any fewer than three (3) different floorplans. The number of different single family detached floorplans within a preliminary plat shall be as follows:
 - (a) 1 to 50 residences = minimum of 3 floorplans
 - (b) 51 to 100 residences = minimum of 5 floorplans
 - (c) 101 and over residences = minimum of 7 floorplans



Conceptual Signage Plan. To further the unified design and integration of District 16, the conceptual Signage Plan sets forth design guidelines and proposed locations for signage to be incorporated throughout the entire District 16 Community.



Traffic Study. Applicant is working with City Staff to prepare a Master Plan Traffic Analysis for the District 16 Project. The purpose of the Master Planned Traffic Analysis is to identify the potential impact the development trips may have on the study area roadway sizes as planned by the City, highway districts, and Idaho Transportation Department, and to provide guidance on defining the study area roadways and intersections for future Traffic Impact Study (TIS) reports. Specific mitigations will be identified at the time of each future TIS, which will accompany each future preliminary plat or development phase.

V. Conclusion

We appreciate your time and attention in reviewing the enclosed applications. District 16 has been carefully planned as a premier, fully integrated master planned community offering outstanding commercial, industrial, and residential development for both current and future residents and businesses of Nampa. We look forward to the opportunity to bring this vision to life in the City. Please feel free to reach out with any questions.