



Planning & Zoning Department Master Application

Staff Use Only

Project Name: Falcon Townhouses - revised plans rec'd 8/26/21

File Number: SPP-00087-2021

Related Applications: DAMO-00048-2021

Type of Application

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> RV Park |
| <input type="checkbox"/> Building & Site Design | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Short |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Modification | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Zoning Map/Ordinance Amendment |
| <input type="checkbox"/> Legal Non-Conforming Use | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Delta LLC Phone: 312-752-6909

Applicant Address: 1297 W Pine Ave C101 Email: russel.ataul@gmail.com

City: Meridian State: ID Zip: 83642

Interest in property: Own Rent Other: _____

Owner Name: M Ataul Karim Phone: 312-752-6909

Owner Address: _____ Email: russel.ataul@gmail.com

City: Meridian State: ID Zip: 83642

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

Firm Name: ADP Architects, PA Phone: 208 353 0734

Contractor Address: 1831 E. Overland Rd. Email: gwalker@adpboise.com

City: Meridian State: ID Zip: 83642

Subject Property Information

Address: TBD Lake Lowell Ave

Parcel Number(s): R32045000 0,R32045012 0,R32045013 0 Total acreage: 7.80 Zoning: RD

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Falcon Apartments

Description of proposed project/request: The proposed project will have 19 buildings and each building will have 4 townhouses.

Proposed Zoning: RD Acres of each proposed zone: 7.80

Development Project Information (if applicable)

| Lot Type | Number of Lots | Acres |
|------------------------------------|--|---|
| Residential | 75 55 | 297,937 SF 6.8 acres <small>2.5 acres in multi-family 4.3 acres in SF attached</small> |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Common (Landscape, Utility, Other) | 0 (common area are part of residential lots) | 0 SF |
| Open Space | 1 (Lot #24; open area are part of residential lots) | 41,831 SF 0.96 acres |
| Total | 77 56 | 339,768 SF 7.8 acres |

Please answer all questions that are relevant to your project

Minimum square footage of structure: 1257 for 1 townhouse Maximum building height: 25' 3"

Minimum property size (s.f.): 14534 per building Average property size (s.f.): 15,680 per building

Gross density: 19 building/7.8 acre= 2.43 building per acre Net density: 19 buildings/297,937 SF=2.78 buildings per acre
9.7 u/acre

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

Proposed number of units: 55(7 4-plex+12*4 townhouses) = 76 units 28 4-plex units & 48 single family attached (townhouse) units

Total number of parking spaces provided: 171

% of open space/common area: 12.3% (majority of the open and common space are included in residential lots)

Completed applications and checklists can be sent to: pzall@cityofnampa.us

Authorization

Print applicant name: M Ataul Karim

Applicant signature: *Ataul Karim* Date: 8/26/2021

City Staff

Received by: BH Received date: 08/26/21