



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Halton Heritage

File Number: ZMA-00176-2023

Related Applications: MPC-00000-2023; DAMO-00061-2023; SPP-00126-2023

Type of Application

- | | |
|---|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input 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 checked="" type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input checked="" type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

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

Applicant Name: Trilogy Development - Shawn Brownlee Phone: 208-895-8858

Applicant Address: 9839 W. Cable Car Street, Ste 101 Email: shawn@trilogyidaho.com

City: Boise State: Idaho Zip: 83709

Interest in property: Own Rent Other: Developer

Owner Name: Open Door Rentals, LLC Phone: _____

Owner Address: 1977 E Overland Road Email: _____

City: Meridian State: Idaho Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Bonnie Layton - Planner

Firm Name: NV5 Phone: 208-275-8742

Contractor Address: 160 S. Industry Way, Ste 10 Email: bonnie.layton@nv5.com

City: Meridian State: Idaho Zip: 83642

Subject Property Information

Address: 7851 Elm Lane, Nampa, Idaho & 7825 Elm Ln

Parcel Number(s): R3422700000, R3422701200; Total acreage: 73.92 ~~77.67~~ acres Zoning: RS8.5
3437700000

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Haltom Heritage Subdivision

Description of proposed project/request: Master Planned Community with a mix of housing types and a commercial component at the SW corner of the site. Linden Road will also be extended through the site providing an east/west connection between Franklin Boulevard and Prescott Lane.

Proposed Zoning: BC, RML, RS4, RS6 Acres of each proposed zone: BC = 2.76; RML = 25.63
RS4 = 18.54; RS6 = 26.99

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	286	71.16
Commercial	1	2.76
Industrial		
Common (Landscape, Utility, etc.)	46	see narrative
Right of Way (internal roadways, ROW to be dedicated, etc.)	Staff Use Only	see narrative
Qualified Open Space	Staff Use Only	
Total	333	73.92 (does not include open space)

Please answer all questions that are relevant to your project

Minimum square footage of structure: _____ Maximum building height: Per code

Minimum residential lot size (s.f.): 2,760 Maximum residential lot size (s.f.): 16,897

Gross density: RS6 - 4.03; RS4 - 4.69; RML - 14.91

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

Proposed number of units: 286

Total number of parking spaces provided: 48 (residential zone); 41 (commercial zone)

% of qualified open space: 19.83% (14.21 acres)

Additional information may be requested after submittal.

Authorization

Print applicant name: Bonnie L. Layton

Applicant signature: Bonnie Layton Date: 6-2-23

City Staff

Received by: JKW Received date: 6/9/2023; updated docs rec'd 8/1/23