

July 28, 2020

Kristi Watkins, Current Planner
City of Nampa
watkinsk@cityofnampa.us

RE: Lekeitio Village Subdivision - Project Narrative

Dear Kristi:

Attached for your review and hearing process is the submittal for the Lekeitio Village Subdivision located East of CanAda Road, North of the 10 Mile Creek, and just north of the Lost River Subdivision. We are submitting the following for your consideration:

1. Preliminary Plat
2. Landscape Plans
3. Colored Rendering of project for ease of use
4. Applications for Development Agreement Modification, Zone Change, Preliminary Plat, and floodplain Application
5. Associated drawings, exhibits, legal descriptions, correspondence.

After receiving good comments from planning staff and from neighbors we have thoughtfully designed our project that includes 195 total dwelling units, and 11.57 acres of open space (useable and irrigation areas). This project is unique as it was previously approved as residential and has an existing Development Agreement; it also has the Phylliss Canal (Pioneer), The 10 Mile Creek (Pioneer and NMID), and the Weick Drain (NMID). We have worked closely with both Irrigation Districts; understanding their easements, facilities, and what they will and won't allow.

Hayden Homes is a committed Developer and Builder in the Nampa Community. Hayden Homes developed and is currently building the homes in the Meadowcrest Subdivision. Hayden Homes is also currently building homes in the first phase of Lost River. I encourage you to get familiar with their product as it is highly sought after in the Community. They strive to build a quality home while concerning themselves with the price point for future families.

Nampa has made a successful push to attract jobs, set up its' transportation network and provide infrastructure. This project is close to CWI, the new Amazon project, schools, and many places of employment. Housing close to schools and work are a key component to the goals of Nampa.

For design and planning purposes, our design team matched into stub streets from Lost River Subdivision No. 1 (South) and the preliminary plat for Spring Hollow Ranch Subdivision (east). We understand that City has a master plan for a greenbelt along the Ten Mile Drain and we have accommodated this. We have reached out to the outparcel centered on the south edge of the project and are coordinating landscape design and other elements. Lastly, we incorporated the Nampa Code and effectively diversified the lot sizing to allow for a variety of home sizes – offering a mix for families to choose from.

As a result of this planning we ask your approval of the following:

- Development Agreement Modification.
- Rezone
- Preliminary Plat

Thank you for your consideration and should you have any questions or require additional information please contact me at (208) 442-6300 or jcarpenter@to-engineers.com

Sincerely,



John G. Carpenter, P.E. | Project Manager



LEKEITTO VILLAGE EXHIBIT
 MAPS 0402

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PROJECT SUMMARY

Lekeitio Village Subdivision is located North of the 10 Mile Drain and east of CanAda Road. A City of Nampa sewer main currently runs through the subject property and a Nampa water main is available in CanAda Road.

Amazon is currently building south east of this site approximately 1.5 miles away. 1-84 sits 1.75 miles to the south, CWI is 0.75 miles to the south, and the Idaho Center is 1 mile to the south. Nampa has developed many job opportunities at and around the Idaho Center area. Proximity to Schools, jobs, and other conveniences will make this a successful project.

The Nampa Future Land Use Map shows this area as Medium Density Residential. Medium Density Residential is defined as 4 to 9 dwelling units per acre of land. Our proposal is for 3.15 dwelling units per acre. We are proposing the lower density to match the Hayden Homes product while also incorporating the three irrigation ditch easement requirements; our proposed common areas; and the Ten Mile pathway. The project is also subject to an existing sewer agreement with the City in which the number of buildable lots for the proposed subdivision is capped at 195-lots.

The property is currently in the Nampa City limits and is zoned RS 8.5 with a development agreement. We are proposing a zone change to RS7 to allow for variances in lot dimensional standards and to better match with the Comprehensive Plan. The RS8.5 allows for a density of 5.12 dwelling units per acre – this is almost impossible to hit with the dimensional standards. Our proposal is for 3.15 dwelling units per acre with the RS7 zoning. We are proposing 195 single family residential lots – which will be a mix of 2 and 3 car residences, with many of the lots large enough to allow RV style garages.

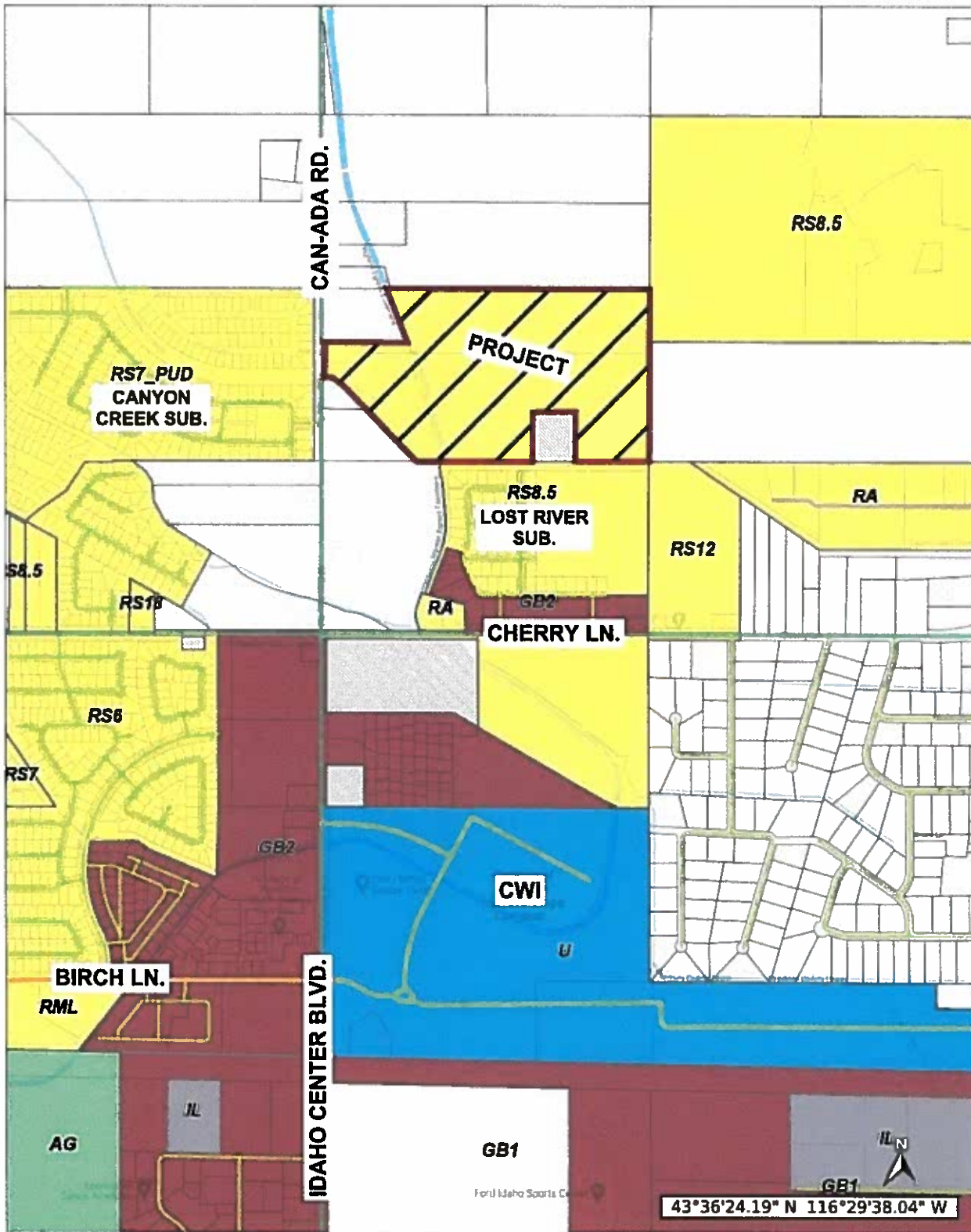
The site has the Phyllis Canal – a large irrigation supply canal owned by Pioneer. This canal will remain open and we will have a crossing over the top allowing for vehicle and pedestrian connectivity. The site also has the Ten Mile drain which runs along the southerly boundary. The drain has a flood plain which will require a portion of the site to be filled. We are working with Nampa Meridian Irrigation District (NMID) for the allowance of the pathway along the drain. Please refer to the landscape plan for location and connectivity to our amenities. The site also has the Weick Drain which is also owned by NMID. This drain is being assessed as to whether it can be piped or should be left open. Ultimately, that decision will be made in conjunction with NMID.

The design team has received positive comments and useful feedback from both the Nampa planning staff and the adjacent neighbors in creating this proposal. This proposal has been designed to be compatible with the adjacent neighborhoods while providing much needed new housing and amenities. The proposed lot sizes, while well within the Comprehensive Plan density requirement, also provide some additional lot size diversity to the immediate area. Some of the primary features that help make this subdivision attractive include: A significant community amenity package, a diversity of single-family housing, pedestrian friendly connections, beautifully planted landscape buffers and well-placed access locations.

Location Map



Zoning & Subdivision Map



PROPERTY HISTORY:

The Subject Property is part of a previously approved zoning, Preliminary Plat, and development agreement application, that at that time, also include the Lost River Subdivision. That project totaled approximately 114 acres. The current Lekeitio project contains approximately 62-acres. The purpose of the application for modification of the Development Agreement is to incorporate the new Lekeitio Subdivision design; while clarifying some of the home architectural standards to better match the Hayden Homes product line. The housing product will be very similar to the product line constructed by Hayden Homes in the four phases of the Meadowcrest project, in south Nampa. The proposed Lekeitio homes will also be very similar to the Lost River Phase 1 product.

We have attempted to be as thorough as possible in the assembly of our application materials, to facilitate your review of this project. In reviewing our submittals, we believe you will see that the proposed community meets all requirements of the City's Future Land Use Map and Zoning Ordinance and will be a successful and desirable community in this part of Nampa. The subdivision will provide much needed single-family housing opportunities, with diverse sized lots to serve the growing employment centers in close proximity of this area of town.