



Planning & Zoning Department Master Application

Staff Use Only

Project Name: Maple Leaf Annexation
 File Number: ANN-183-20
 Related Applications: SPP-062-20

Type of Application

- | | |
|---|---|
| <input checked="" 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 checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Short |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Preliminary |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Final |
| <input 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: Landmark Pacific Development, Inc. Phone: 208.404.2161

Applicant Address: P.O. Box 1939 Email: ashton.homes@hotmail.com

City: Eagle State: Idaho Zip: 83616

Interest in property: Own Rent Other: Developer

Owner Name: William and Linda Larson Phone: _____

Owner Address: 4921 Stamm Lane Email: _____

City: Nampa State: Idaho Zip: 83687

Contractor Name (e.g., Engineer, Planner, Architect): Michael Bultman, P.E., or Stephanie Leonard, Land Planner

Firm Name: KM Engineering, LLP. Phone: 208.639.6939

Contractor Address: 9233 West State Street Email: mbultman@kmengllp.com, sleonard@kmengllp.com

City: Boise State: Idaho Zip: 83714

Subject Property Information

Address: 0, 4921 & 5009 Stamm Lane

Parcel Number(s): R2501100000, R2501101000, Total acreage: 7.47 7.81 Zoning: Canyon County

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Maple Leaf Townhomes

Description of proposed project/request: Annexation into the City of Nampa to the RP zoning district to develop a property with 1 commercial lot, 94 residential lots and 1 common lot

Proposed Zoning: RP (Residential Professional) Acres of each proposed zone: 7.47 *0.34 for RoW dedication

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	94	6.56
Commercial	1	0.70
Industrial	0	n/a
Common (Landscape, Utility, Other)	1	0.21
Open Space	0	0
Total	96	7.47

Please answer all questions that are relevant to your project

Minimum square footage of structure: ~1 900 sf Maximum building height: In accord with code

Minimum property size (s.f.): 1 8 7 1 Average property size (s.f.): _____

Gross density: 13.88 du/acre Net density: 14.32 du/acre

Type of dwelling proposed: Single-family Detached Single-family Attached

Duplex Multi-family Condo Other: _____

Proposed number of units: 94

Total number of parking spaces provided: 1 78

% of open space/common area: 5.5%

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

Authorization

Print applicant name: Stephanie Leonard on behalf of Landmark Pacific Development

Applicant signature:  Date: 1 014.2020

City Staff

Received by: BH Received date: 10/15/20



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
 :SS
COUNTY OF CANYON)

A. I, William and/or Linda Larson, whose address is 4921 Stamm Lane, Nampa, ID 83687, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

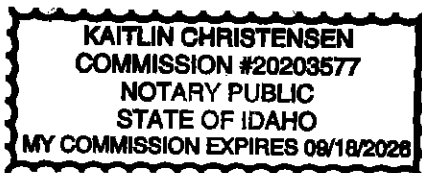
B. I grant my permission to KM Engineering, LLP., whose address is 9233 West State Street, Boise, ID 83714, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 30 day of September, 2020.

[Handwritten Signature]
Signature

SUBSCRIBED AND SWORN to before me the 30 day of September, 2020.



[Handwritten Signature]
Notary Public for Idaho
Residing at: _____
Commission Expires: _____

EXHIBIT "A"

A portion of Lots 3 and 4 of ORCHALARA HEIGHTS, situated in the South Half of the Southwest Quarter, Section 18, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at a Brass Cap, the Southwest corner of Lot 1 of ORCHALARA HEIGHTS and the Southwest corner of Section 18, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho; thence North 0° 16'09" East 1325.51 feet along the section line to a point, the Northwest corner of Lot 1 of ORCHALARA HEIGHTS and the 16th corner; thence North 89° 51'46" East 1245.55 feet along the 16th line to a point; thence

South 0° 11'59" West 209.87 feet to a point, the Real Point of Beginning; thence continuing

South 0° 11'59" West 319.72 feet to a point; thence

South 89° 52'49" West 375.58 feet to a point; thence

North 0° 11'59" East 529.59 feet to a point; thence

North 89° 51'46" East along the 16th line a distance of 50.5 feet; thence

South 0° 11'59" West 209.87 feet more or less to the North line of the first-described tract; thence

North 89° 51'46" East along said line a distance of 325.00 feet more or less to the Point of Beginning.

October 13, 2020
Project No. 20-104

Exhibit A
Legal Description for
Annexation

A parcel of land situated in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 3 North, Range 1 West, B.M., Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 18, which bears N89°47'04"W a distance of 2,562.94 feet from a found 5/8-inch rebar marking the South 1/4 corner of said Section 18;

Thence following the southerly line of said Southwest 1/4, S89°47'04"E a distance of 874.09 feet;

Thence leaving said southerly line N00°12'56"E a distance of 420.00 feet to a found 5/8-inch rebar being the **POINT OF BEGINNING**.

Thence N00°31'39"E a distance of 905.75 feet to the northerly line of said Southwest 1/4 of Section 18;

Thence following said northerly line, S89°48'07"E a distance of 376.51 feet to a point;

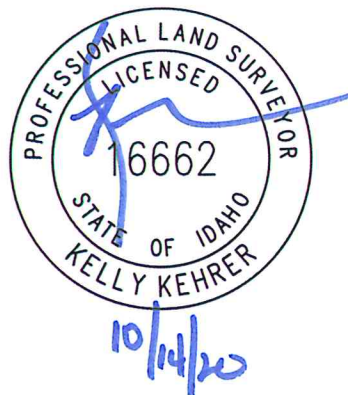
Thence leaving said northerly line, S00°35'42"W a distance of 905.88 feet to a found 5/8-inch rebar;

Thence N89°47'04"W a distance of 375.45 feet to the **POINT OF BEGINNING**.

Said parcel contains 7.818 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

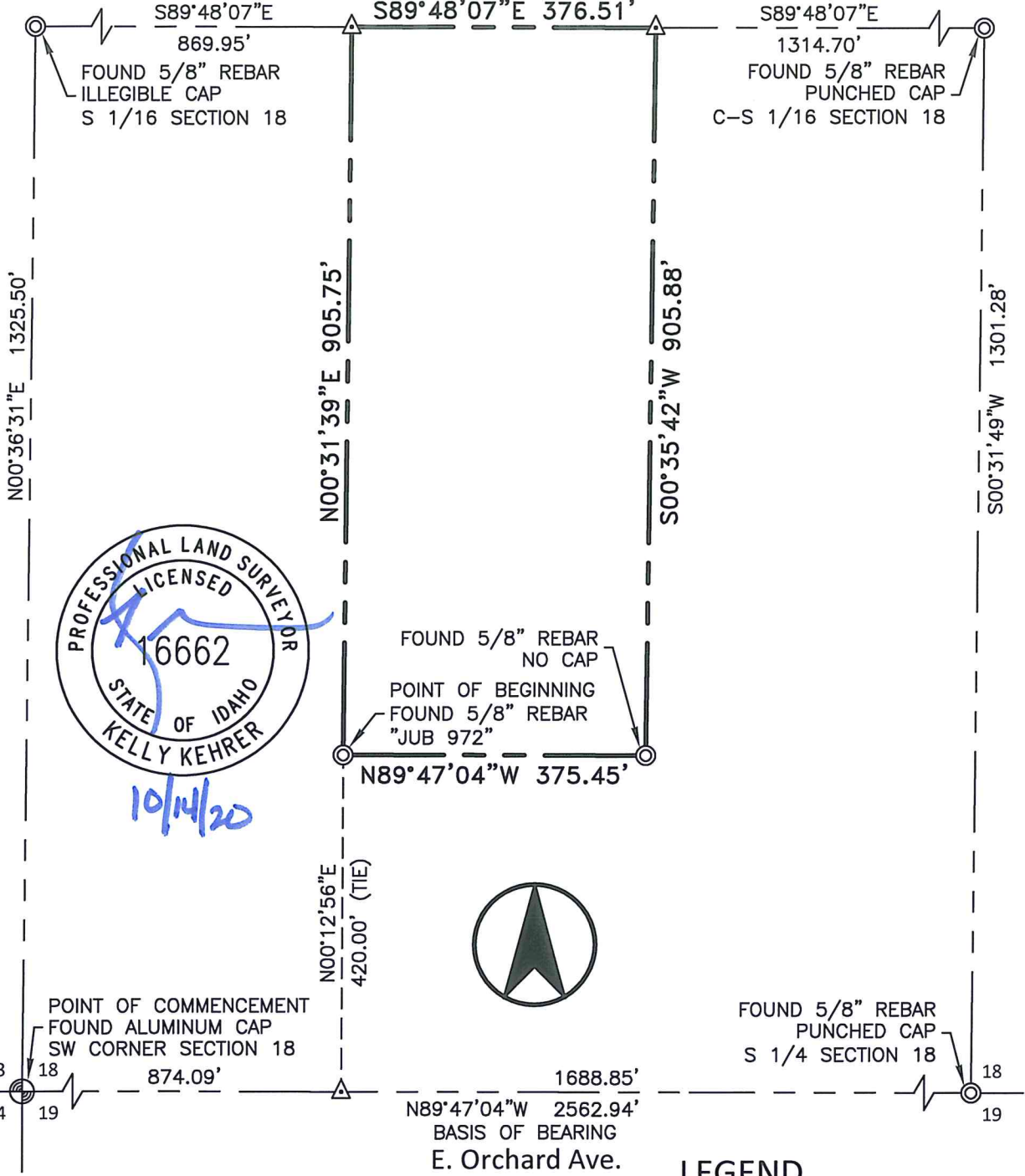
All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

Attached hereto is **Exhibit B** and by this reference is hereby made a part of.



P:\20-104\CAD\SURVEY\EXHIBIT\20-104 ANNEXATION.DWG, PAUL KIM, 10/13/2020, TASKALFA 2550CI, ----

Stamm Ln.

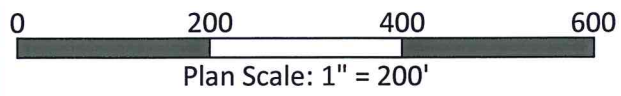


10/14/20



LEGEND

- FOUND BRASS CAP
- FOUND 5/8-INCH REBAR
- CALCULATED POINT
- SUBJECT PARCEL BOUNDARY
- SECTION LINE



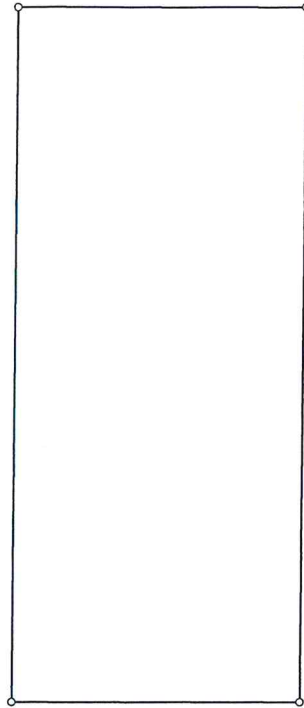
km
ENGINEERING
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 kmengllp.com

DATE: 10/13/20
 PROJECT: 20-104

SHEET:
 1 OF 1

EXHIBIT B
ANNEXATION EXHIBIT

A portion of the SW 1/4 of the SW 1/4 of
 Section 18, T3N, R1W, Canyon County, Idaho



Title:		Date: 10-13-2020
Scale: 1 inch = 250 feet	File: Deed Plotter.des	
Tract 1: 7.818 Acres: 340562 Sq Feet: Closure = n42.5930e 0.01 Feet: Precision =1/219810: Perimeter = 2564 Feet		
001=n00.3139e 905.75	003=s00.3542w 905.88	
002=s89.4807e 376.51	004=n89.4704w 375.45	



October 13, 2020
Project No. 20-104

**Legal Description for
Proposed Mapleleaf Townhomes**

A parcel of land situated in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 3 North, Range 1 West, B.M., Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 18, which bears N89°47'04"W a distance of 2,562.94 feet from a found 5/8-inch rebar marking the South 1/4 corner of said Section 18;

Thence following the southerly line of said Southwest 1/4, S89°47'04"E a distance of 874.09 feet;

Thence leaving said southerly line N00°12'56"E a distance of 420.00 feet to a found 5/8-inch rebar being the **POINT OF BEGINNING**.

Thence N00°31'39"E a distance of 905.75 feet to the northerly line of said Southwest 1/4 of Section 18;

Thence following said northerly line, S89°48'07"E a distance of 376.51 feet to a point;

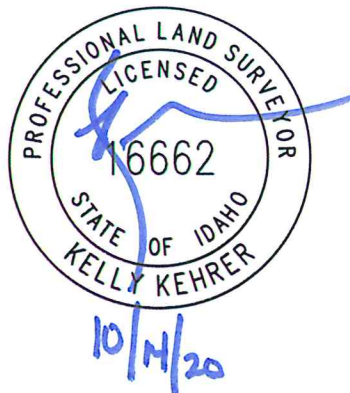
Thence leaving said northerly line, S00°35'42"W a distance of 905.88 feet to a found 5/8-inch rebar;

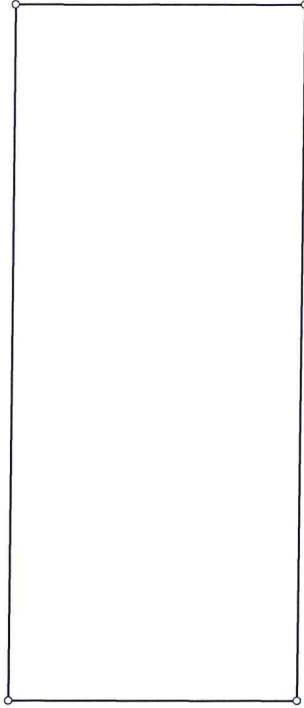
Thence N89°47'04"W a distance of 375.45 feet to the **POINT OF BEGINNING**.

Said parcel contains 7.818 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

Attached hereto is **Exhibit B** and by this reference is hereby made a part of.





Title:		Date: 10-13-2020
Scale: 1 inch = 250 feet	File: Deed Plotter.des	
Tract 1: 7.818 Acres: 340562 Sq Feet: Closure = n42.5930e 0.01 Feet: Precision =1/219810: Perimeter = 2564 Feet		
001=n00.3139e 905.75	003=s00.3542w 905.88	
002=s89.4807e 376.51	004=n89.4704w 375.45	

October 14, 2020
Project No.: 20-104

Ms. Kristi Watkins
Planning & Zoning Department
City of Nampa
411 3rd Street South
Nampa, ID 83651

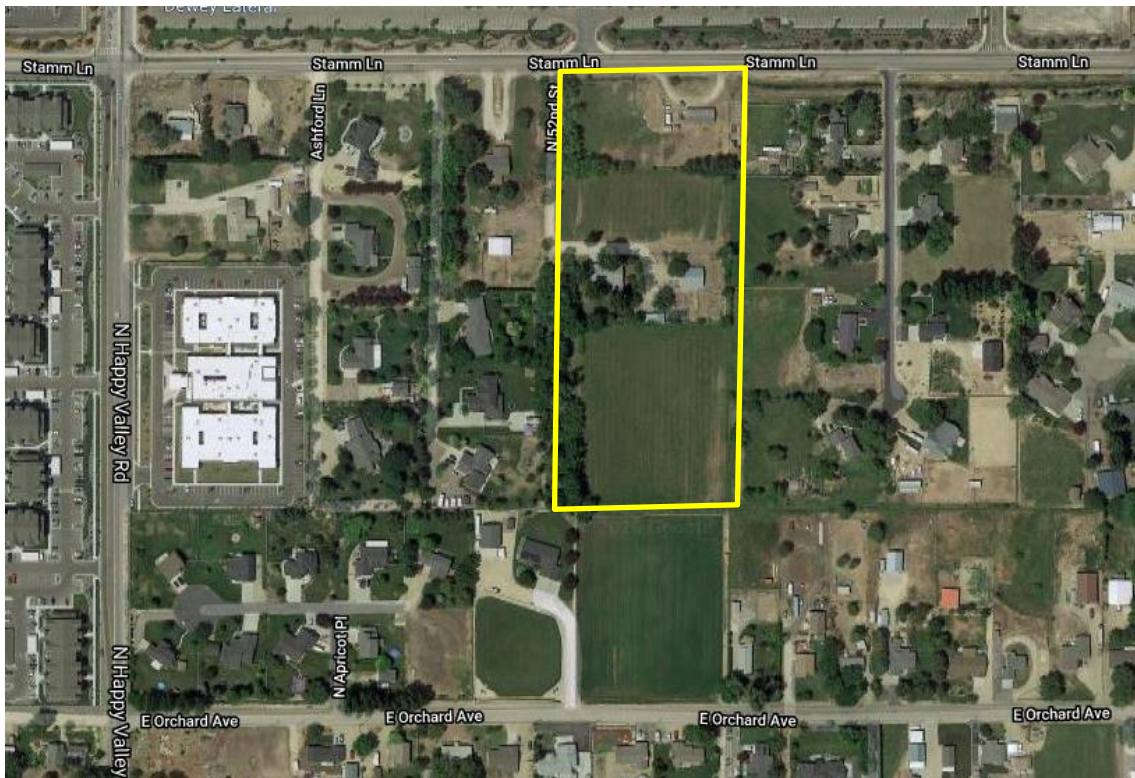
**RE: Maple Leaf Townhomes Subdivision – Nampa, ID
Annexation and Preliminary Plat Applications**

Dear Ms. Watkins:

On behalf of Landmark Pacific Development, we are pleased to submit the attached applications and required supplements for annexation and a preliminary plat for the project referenced above.

Site Information

The subject property is approximately 7.78 acres identified as parcel numbers R2501000000, R2501101000 and R2501100000 in Canyon County. The properties are located south of Stamm Lane and a commercial complex zoned BC (Community Business) in the City; east of Happy Valley Road, commercial property zoned RMH and rural residences located in the County; west of rural residences in the County; and north of Orchard Avenue and undeveloped farmland.



Annexation

The subject property is contiguous to commercial property located within City limits on the north. Annexation into the City will provide enhanced development opportunities for this growing area in accord with the Comprehensive Plan's goals.

In conjunction with annexation, the developers are requesting the RP (Residential Professional) zoning designation. This zone and the proposed development is consistent with the Comprehensive Plan designation of Community Mixed-Use, which encourages development to include commercial uses along with high-density residential.

The RP district will allow for a housing product that will support adjacent commercial properties near a major transportation corridor and the Interstate. The requested zoning district will also enable this project to incorporate a commercial component for future development in accord with the Community Mixed-Use land use designation in the Comprehensive Plan.

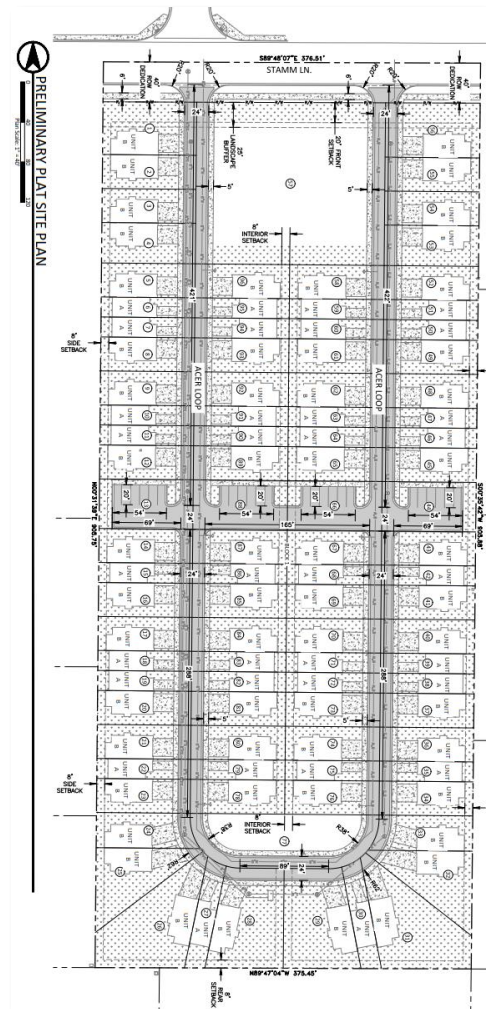
Preliminary Plat

The attached preliminary plat for Maple Leaf Townhomes proposes 94 single-family residential lots, 1 commercial lot and 1 common lot. The 94 single-family residential lots are proposed to accommodate a mix of townhome units; with 2-, 3-, and 4-unit building options envisioned. The residential portion of the project comprises 6.56 acres and reflects a net density of 12.6 units per acre and a gross density of 14.32 units per acre.

A common area is proposed within this subdivision in a central location within the residential portion of the project and will be owned and maintained by the Maple Leaf Subdivision HOA. In addition, a 25-foot landscape buffer is proposed adjacent to Stamm Lane in accord with Code requirements.

The primary access points for the project are via Stamm Lane to facilitate efficient ingress/egress for the community, as well as adequate access for emergency services. A private street is proposed to loop through the subdivision and provides direct lot access for each of the homes. The additional parking areas proposed are accessed via the private street as well.

While each townhome unit will have 1-2 parking spaces in the driveway and a 1-2 car garage, this subdivision proposes additional parking areas strategically placed within the center of the project to accommodate guest and overflow parking. These parking spaces will be included within the shared access agreement and should help alleviate possible future parking concerns.



Geotechnical Evaluation

Preliminary rock profiling of the project site has been completed, however, due to agricultural use of the property a full geotechnical report has yet to be completed. A full study is currently in the works and a comprehensive report will be supplied when finished.

Traffic Impact Analysis

A traffic impact analysis has been completed and is included within this application. The City has reviewed and approved the study as revised and presented herein.

Public Utilities

Public services are available for connection with development of this site and will be extended via stubs in Stamm Lane. As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Conclusion

With the proposals discussed herein, we feel that the new Maple Leaf Townhomes project complements the City's vision for growth by providing additional housing and commercial opportunities for this growing area. We look forward to working with staff to accomplish this great addition to the City of Nampa.

Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Leonard
Land Planner

cc: Landmark Pacific Development, Inc.