

Gem State Planning, LLC

December 8, 2020

Mr. Rodney Ashby, Planning and Zoning Director
Ms. Kristi Watkins, Principal Planner
City of Nampa
500 12th Avenue South
Nampa, Idaho 83651

Subject: Middlebury Subdivision (previously a portion of Lakebrook PUD)
Development Agreement Modification, Rezone and Preliminary Plat applications

Dear Mr. Ashby and Ms. Watkins:

On behalf of Trilogy Development, please accept the attached applications for Rezone, Development Agreement Modification, and Preliminary Plat for Middlebury Subdivision, located north of Orchard Avenue and west of Midway Road (3N, 3W, Section 13). This property was planned for development in 2005 as part of Lakebrook, a 208-acre Planned Unit Development (PUD). The Lakebrook property was zoned RS6-PUD, but the development was never constructed.

Development Agreement Modification

Middlebury Subdivision is 105.8 acres and has been re-designed to meet the current requirements of the Nampa Zoning Code and Subdivision requirements. We are requesting that the Development Agreement (DA) be modified to remove the narrow private streets, gated neighborhoods and revised dimensional standards of the Lakebrook PUD. The layout of the project will be revised and the proposed church lot on the south side of the project will be replaced with single family home lots. The modified DA will allow the new development to meet the City's standards for the RS6 - Single family residential zone.

We have included a copy of the previous Development Agreement for the Lakebrook PUD. We have also included a Word version of the applicable a portion of that previous DA. We propose that the specific language for the PUD development be removed and replaced with the Conditions of Approval, Findings of Fact and Order of the Decision, once (if) the proposed development is approved.

Rezone

As with the previous development, the RS6 zone meets the Medium Density Residential designation in the Comprehensive Plan Future Land Use Map. To meet the requirements of the RS6 zoning code and subdivision ordinance the gross density of Middlebury will be 3.17 du/acre (net density is 5.2 du/acre). The Comp Plan also encourages usable open space and pedestrian, bike, and street connectivity.

Preliminary Plat

Middlebury Subdivision includes 334 new buildable lots, plus 1 existing home lot that will remain (Lot 9, Block 15) and 36 common lots. New home lots range in size from 6037 sf to 11,410 sf, which provides for

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a range of home sizes and choices. As required by the code, the weighted average of new lots in Middlebury is 8024 sf.

Residents and guest will enjoy the tree lined streets of Middlebury Subdivision, especially Waterbury Boulevard, a residential collector that runs from Orchard Avenue to the north property boundary. As outlined in Nampa's recently approved Bike and Ped Master Plan, pathways will be constructed along both the Upper Embankment Drain on the west side of the community and the Wilson Drain along the northeast boundary of the subdivision. We have included pathways within the subdivision that connect to these community paths. Residents will certainly be able to get their steps in!

Middlebury also includes over 14% of the subdivision area as open space. Much of this open area is dedicated to pathways, landscape buffers and storm water management lots. We have included a landscape plan and landscape plan rendering with our application.

Streets and Utilities

All streets in Middlebury will be public streets and constructed according to the standards and specifications of the Nampa Engineering Department. Additional right of way will be dedicated along Orchard Avenue and Midway Road, both minor arterials.

Sewer and water will be extended to the project site. All lots will have pressurized irrigation. Some of the common/open space lots will be used for on-site storm water management, as indicated on the engineering plat sheet, page 3. A Geotechnical Evaluation of the site was completed, and the report is included in our application materials.

Community

Middlebury Subdivision is in the Vallivue School District. According to the 2018 attendance boundaries, school aged children will attend Lakevue Elementary, that is in the Peregrine Estates Subdivision right next door, Vallivue Middle School and Vallivue High School.

A courtesy letter, that included a DRAFT layout of the subdivision, was sent to 17 neighboring property owners to advise them of plans to develop the property. A copy of the letter is included with our application.

We look forward to working with you through the approval process. Please let me know if you have questions about the development or our applications.

Sincerely,


Jane Suggs

cc: Shawn Brownlee, Trilogy Development, Inc.

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