



January 19, 2021

Kristi Watkins
City of Nampa
Planning and Zoning Department
500 12th Avenue South
Nampa, ID 83651

**RE: Sunnyvale West Subdivision, Nampa ID
Annexation, Zoning and Preliminary Plat Narrative**

Dear Ms. Watkins,

On behalf of Providence Properties, LLC, I am pleased to submit the attached application and required supplements for annexation, zoning and preliminary plat for the Sunnyvale West Subdivision.

Site Information:

The subject property is 26.22 acres and located on the northside of West Flamingo Rd in West Nampa, east of Midway Rd and west of Middleton Rd. It is located in Canyon County, adjacent to Nampa City limits along the eastern boundary. The project includes 109 total lots with 93 single family lots and 16 common lots.

The proposed Sunnyvale West project will be an extension of the adjacent Sunnyvale

residential subdivision located east of the site and will be included in the Sunnyvale Homeowners Association. Sunnyvale is currently constructing the first two phases of residential lots and is zoned RS-6. Likewise, the property to the west of the subject property is also zoned RS6 PUD. The property to the north and south is not currently within city limits.

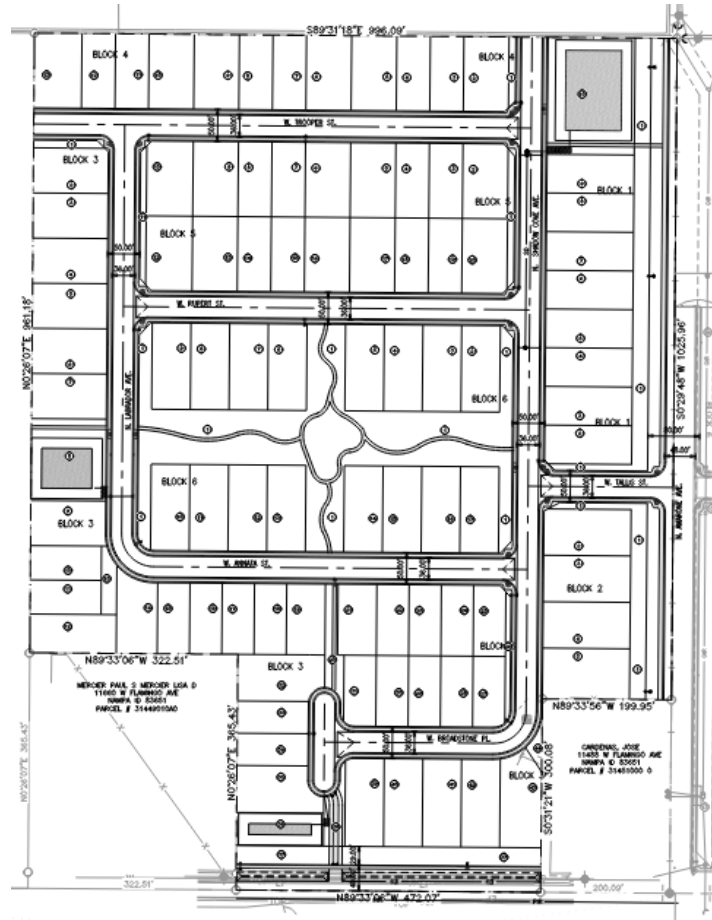
Per the City of Nampa Future Land Use Map (1/4/2021), Sunnyvale West falls within the “Community Mixed Use” category. In conversations with Nampa Planning staff, the subject site would be suitably zoned RS6 given the location’s limited access to a commercial arterial and immediate proximity to the adjacent similarly zoned properties.

The site is generally flat and drains to the south and east. The entirety of Sunnyvale West can be serviced by Nampa water and sewer facilities that will be extended as part of the Sunnyvale Subdivision.





We had a pre-application meeting with City staff on December 9, 2020. Because of the size of the subdivision, a traffic study was not warranted.



Proposed Preliminary Plat

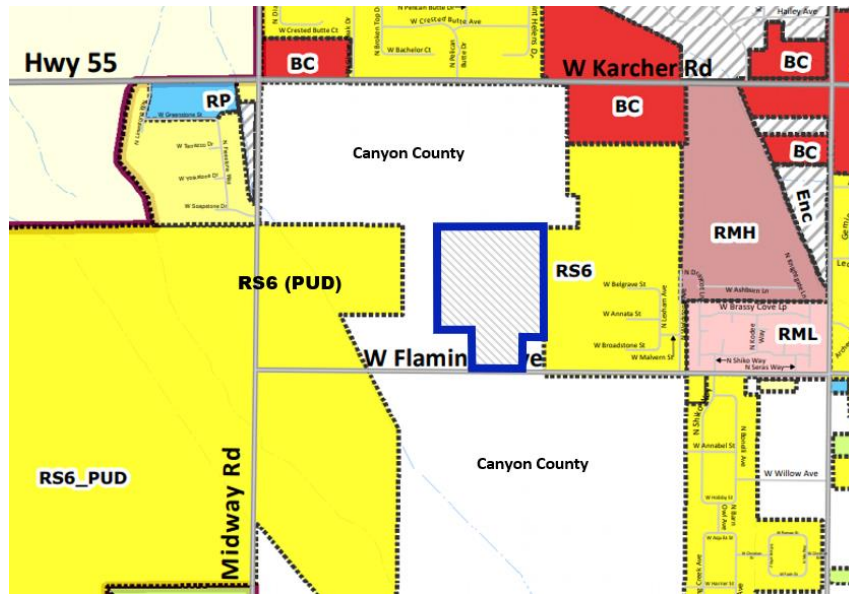
Annexation and Zoning:

The subject property is adjacent on the east property line to Nampa City Limits (Sunnyvale Subdivision) and is zoned RS6. Sunnyvale is currently under development with the first two phases delivered in 2020 and the third phase poised to start construction Winter 2021. This application is requesting the same zoning category as Sunnyvale, RS6.

The map below illustrates the property boundary and the adjacent properties and their zoning designations:



PROVIDENCE PROPERTIES LLC



City of Nampa Zoning Map, January 2021

Preliminary Plat:

The 26.22 acres of the Sunnyvale West Subdivision is comprised of 109 total lots, including 93 single family lots and 16 common/open space lots. The residential lot sizes are in compliance with the RS6 zoning code. The average residential lot size is 8,035 square feet. The lots are split into three lot sizes 50, 60 and 70 feet wide. The lot breakdown is shown in the table below:

Lot Size	Lot Count	Area Range
50' "infill"	17	5,500 – 5,850 SF
52'	14	6,032 SF
60' – 63'	33	8,040 - 9,057 SF
70' – 72'	29	8,120 – 10,612 SF

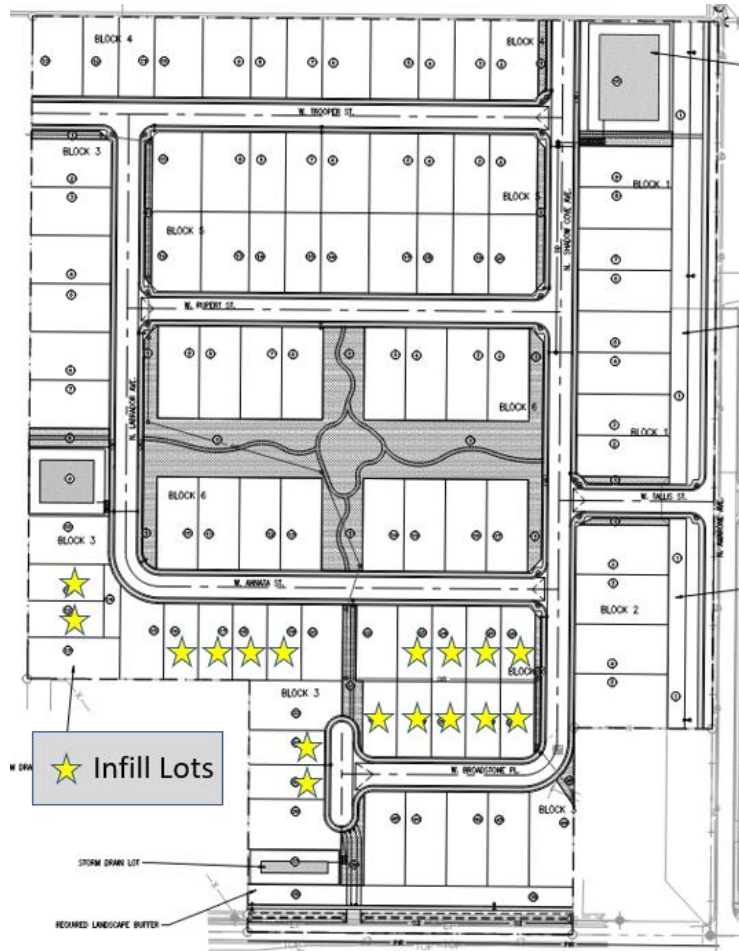


PROVIDENCE PROPERTIES LLC

The proposed preliminary plat includes 17 “infill lots”, which are 5,500 square feet and 50 feet wide. These lots are in compliance with 10-27-4 of the Nampa zoning code which allows for up to 20% of the lots to be less than the average lot size (at least 2/5 of the required area) and are excluded from the average lot size calculation of the project. These infill lots are located at the southern portion of the project and shown on the adjacent map.

We will offer the same housing product as Sunnyvale, including 40’ and 50’ wide plans with an option of a 10’ third-car garage addition when the lot has suitable width. Examples of the housing product that we plan on offering are shown within the exhibits attached.

All homes are constructed to high quality and fished to the Buyers’ specifications. All of our homes are Energy Star Certified and HERS rated supporting energy efficiently and low energy costs for our homeowners.



Access and Pedestrian Connectivity

The preliminary plat is designed to integrate with the existing Sunnyvale Subdivision to the east of the project. There are three stub roads to the east, west and north and three pedestrian access points to the east, west and south.

Pedestrian connectivity is a critical aspect of neighborhood design to ensure safe non-vehicular accessibility. In our communities around the Treasure Valley, the number one desired amenity are pedestrian pathways that connect the overall community both within and to the adjacent properties. The map on the following page shows the location of these access points to integrate to areas outside of the project.

Within the project, there are a number of 5 pedestrian pathways that bisect blocks to allow for access within the neighborhood. The pathways will connect to Flamingo Rd to the south and N. Amarone Ave to the East.

Landscape Open Space and Amenities

The overall project has 2.289 acres of open space, which is 8.72% of the overall project size. This open space includes the central park and landscape pathway corridors. There is one 1.7 acre park in the middle of the community that will have a central pavilion structure and pathways connect to the north, south, east and west quadrants of the project. Within the central park, we are proposing some seating and a BBQ pit for gatherings. The 2.289 acre open space figure does not include the three storm drainage lots that will be sodded and total just under one acre in size.





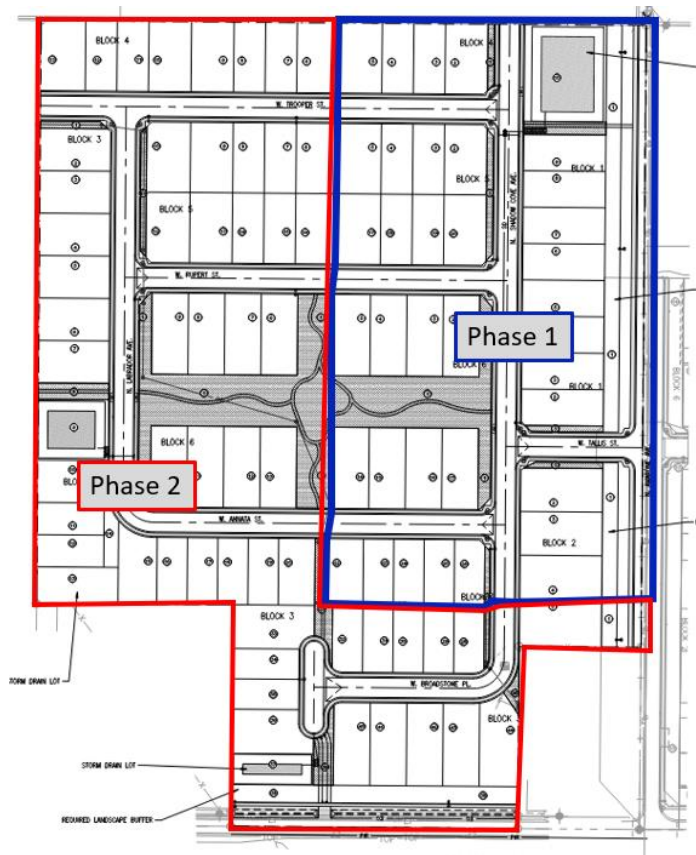
PROVIDENCE PROPERTIES LLC

Phasing Plan

A proposed phasing plan for the project is shown below. The phasing plan is dependent on market conditions and potential civil engineering factors.

Conclusion

Thank you for your consideration of this application for annexation, zoning and preliminary plat for the Sunnyvale West Subdivision. The project will be a highly desirable neighborhood for current and future Nampa citizens. Coupled with the larger Sunnyvale Subdivision to the project's east, the project will create new homes for families in a well-connected and property designed community. We've paid particular attention to providing suitable greenspace, pedestrian connects between blocks and to all boundaries of the property to allow for integration with future projects as the region develops beyond its current use.



We appreciate the guidance and expertise of the Nampa planning and engineering staff and look forward to presenting the project to the public in the near future.

Sincerely,

Patrick Connor

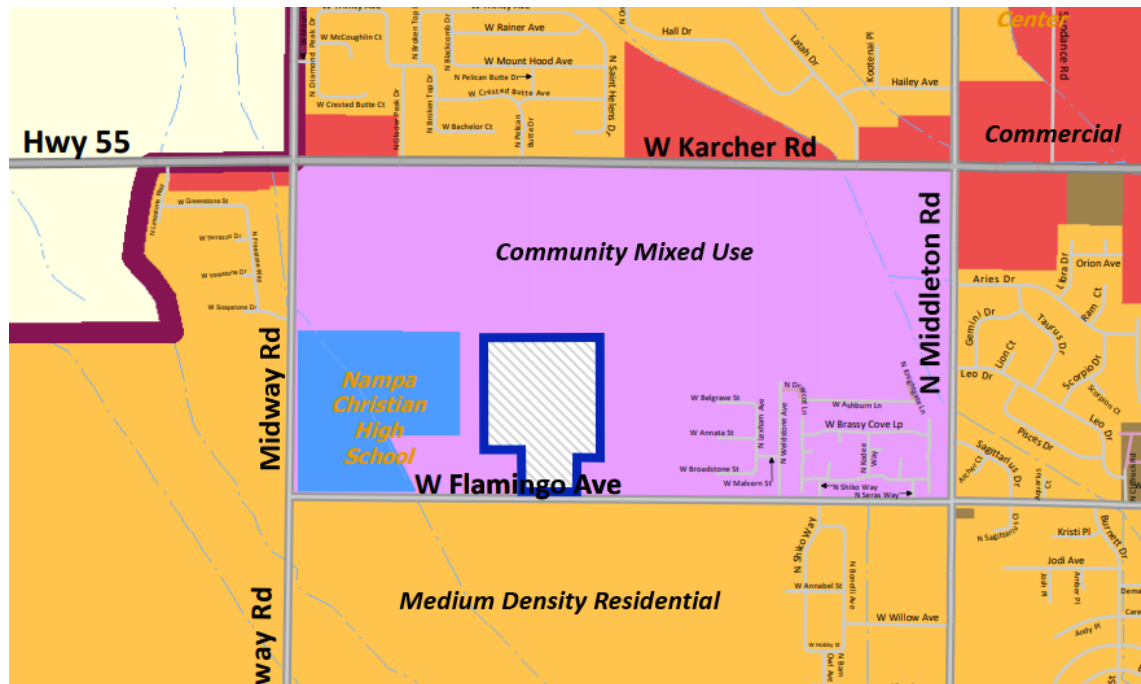
Director of Planning and Design

Providence Properties, LLC



PROVIDENCE PROPERTIES LLC

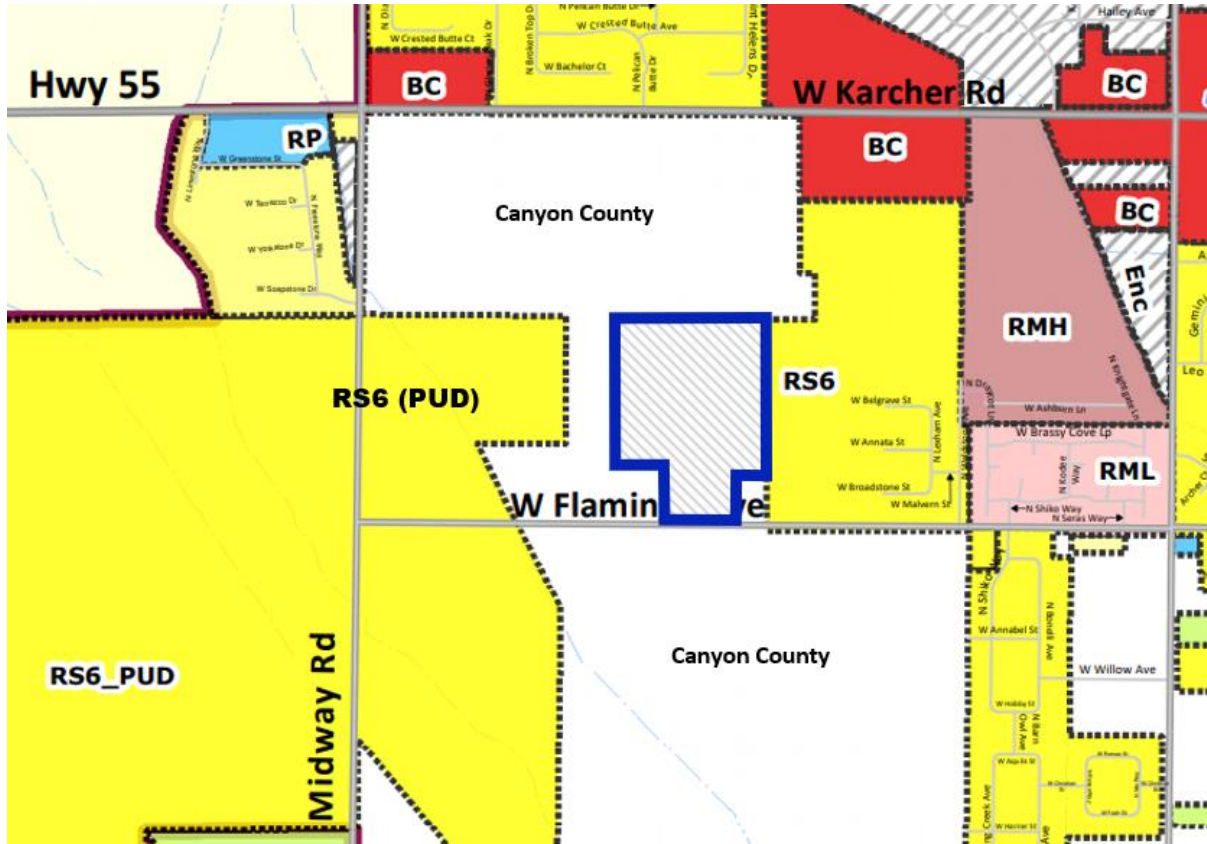
City of Nampa Future Land Use Map, January 2021





PROVIDENCE PROPERTIES LLC

City of Nampa Zoning Map, January 2021



50' Lot Product Examples:





PROVIDENCE PROPERTIES LLC

60' & 70' Lot Product Examples:

