

Planning & Zoning (PZ) Property Inquiry Notes

Date of Meeting: Wednesday, May 22, 2024, 3pm

Project Name: 237 Hudson Development Opportunities

Address and/or Parcel No: 237 Hudson Ave (R1666401000) & 229 Hudson
Total = 1.4 ac (60,984)

Project Description: Townhouses

Zone = RD (Two Family Residential)

Comp Plan Designation = Med Density Res

PZ Staff Contact: Kristi Watkins, Principal Planner, 208-468-4434, watkinsk@cityofnampa.us

These notes are not intended to reiterate the City Code in its entirety. Please see the code sections referenced for a complete detail of the zoning code requirements.

This is NOT an approval of the proposed project and does not guarantee approval from the Commission or Council should any entitlements be required.

.....
RD zone is in place (NCC §10-10):

Permitted uses – Townhouse 2-3-4-unit, duplex, single-family dwelling

Setbacks

Front: Hudson = 25’ for subdivision landscape buffer

Front: Each Lot = 20’ to garage, 15’ to living area

Sides: Each Lot = 5’

Rear: Each Lot = 15’

Base Lot minimums & maximums (must meet density in Comprehensive Plan):

6,000 s.f. – 12,000 s.f. for 2 units

9,000 s.f. – 15,000 s.f. for 3 units

12,000 s.f. - 18,000 s.f. for 4 units

These base lots can be subdivided according to the structure type, number of units and locations of common walls.

Density:

- **MDR Designation** = 2.51 to 8.01 dwelling units gross density
- 5 units = 6.85 d.u./acre

In the RD zone, it is not allowed to have multiple structures on one lot. Therefore, it will be required that this property be subdivided accordingly. (NCC §10-27- Subdivision).

**Lots cannot be sold and Building permits cannot be applied for until the final plat is recorded. This means all roadways/accessways, frontage improvements, water, sewer and irrigation lines and stubs completely constructed before we can sign off on the final plat.

Landscaping (NCC §10-33):

Any area unencumbered by a structure or parking area shall be landscaped.
25' landscape buffer shall be landscaped in accordance with arterial landscaping requirements.

10-33-2.G.1.a. Water-Wise Species Requirements: At least seventy-five percent (75%) of proposed shrub and groundcover plants must be rated as "lower-water" or "moderate water" demand in the City of Nampa Approved Water-Wise Plant List (CNAWPL).

10-33-2.H.4: Irrigation Design/Plan Requirements (all projects)

- Separate zones for plant types (turf, trees, shrub/groundcovers)
- Turf zones must be irrigated with MPR (matched precipitation rate heads) within each zone
- All spray heads in sloped areas must have check valves to avoid low-head drainage
- Spray application methods match on site soil characteristics
- Tree and Shrub zones must be irrigated with low-flow drip emission devices (emitters, bubblers, dripline). Overhead spray is prohibited in shrub and flower beds
 - For driplines, provide emitter and row spacing based on soil type and site conditions
 - For emitters, emission points should be located halfway between the edge of rootball and crown of the plant
 - On slopes, specify emission points to be on the upslope side of the root ball
- System is designed to eliminate overspray onto impervious surfaces

10-33-2.H.5: Irrigation Plan Elements:

- The irrigation plan shall be drawn to a scale no smaller than 1-inch equals 30 feet (1" = 30'-0"), shall match the scale of the landscape plan, and shall indicate the following:
- Boundaries and property lines.
- Indication of proposed water source (secondary / domestic) and location of the Irrigation point of connection.
- Location of the following irrigation system components: controller(s), sensor(s), pump (if applicable), mainlines, valves, laterals, irrigation heads, drip lines, and emission devices. Pipe sizing shall be indicated.
- A legend with identifying symbols indicating type of sprinkler heads, type of valves, and other symbols is required.
- Applicable system detail elevations, manufacturers cut sheets and specifications, note to contractors, and installation details.
- North arrow, scale block, title block with project name, project address or parcel number, draftsman initials, date, firm or company information, and State of

Idaho licensed landscape architect's stamp with signature, or landscape designer name, business information and signature.

10-33-2.H.6: Irrigation Requirements (Subdivisions, Commercial, Industrial, and Multi-Family projects over one acre)

- Must include master valve / flow sensor
- Controller must be 'WaterSense' labeled, capable of seasonal watering adjustments based on temperature, precipitation, etc.

Open Space (NCC §10-27-6.M): See more in 10-27-6.M for details on Qualified Open Space.

10-27-6.M.1: Developments with a gross acreage of 0-1.99 acres: At least five percent (5%) of the total gross parcel-area shall be retained as Qualified Open Space. Residential lots that are 32,000 square feet or greater within a development are not required to contribute to the gross parcel area utilized to calculate the required Qualified Open Space.

Parking (NCC §10-22): Any area where a vehicle travels shall be paved

Spaces = 2 per dwelling plus ADA as required by Building Codes (ADA is not included in the parking calculation) – one for each dwelling unit shall be covered (Garage or car port).

Guest parking = .5 spaces per dwelling unit shall be provided for guest parking in a separate designated parking area.

IF the property lines follow the centerline of the drive aisle a cross access/parking/maintenance agreement must be recorded on the property. Either a recorded copy of CCR's or other legal agreement shall be the recorded document.

Design Review (NCC §10-34): for structures containing 3 or more units

A minimum of 3 textures or materials required on all sides.

Primary Facades = 2 sides facing arterials = 50% material change required and 25% glazing

Other facades = 30% material change required

Mechanical Units and trash enclosures shall be screened per code.

Applications and Processes:

Design Review:

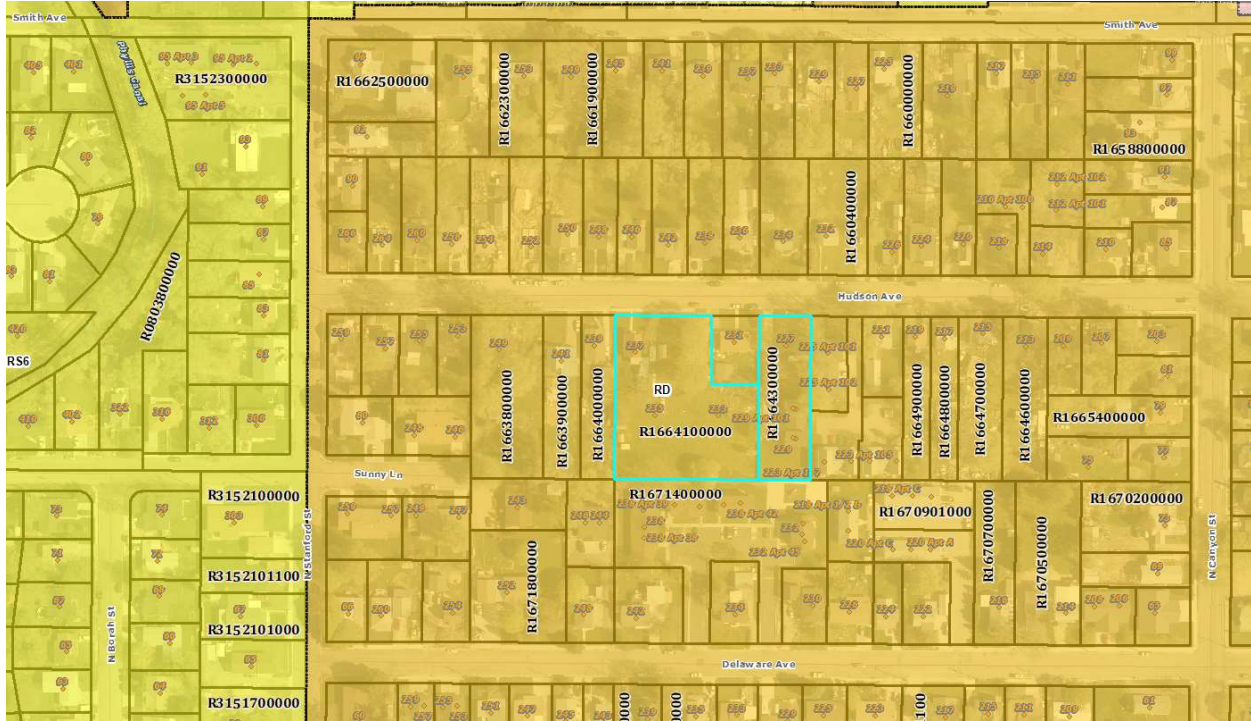
- Committee Review (3-4 weeks after submittal date)
- See website for calendar of meeting and cutoff dates
- Complete entire checklist of items required (Include a sample board either to staff or at the Committee meeting)
- \$835 fee

Preliminary Plat (more than 7 lots) or Short Plat – (less than 7 lots) (Requires a Civil Engineer):

- Neighborhood Meeting
- Submittal materials according to checklists
 - Master Application

- Preliminary or Short Plat Checklist
- Planning and Zoning Commission Public Hearing
- City Council consent item
- Fees are based on number of lots

Zoning Map – RD zoning district



Comprehensive Plan Future Land Use Map

