Planning & Zoning Commission Meeting
May 28, 2019

Staff Report – Public Hearing No. 2

Conditional Use Permit for a 40-Unit Senior (55+) Apartment Project (two 6-unit buildings, two 7-unit buildings, and one 14-unit building) in an RP (Residential Professional) Zoning District adjacent and east of 416 W. Greenhurst Rd (Parcel R32179010) for Taylor Schmidt.

Applicant: Taylor Schmidt

Property Owner: Schmidt Investments LP

File No: CUP-135-2019

Prepared by: Rodney Ashby AICP, Principal Planner

Date: May 20, 2019

Requested Action: Conditional Use Permit

Purpose: CUP is required for multi-family residential land uses in the RP zone. The applicant is applying for the CUP to construct affordable senior housing on the property.

GENERAL INFORMATION

Planning and Zoning History: This property has been vacant for many years. A Conditional Use Permit to construct 13 2-unit townhomes in and RS6 zone was granted in 2016. In 2017, after the townhome project didn’t get constructed and the CUP expired, the property was rezoned from RS6 to RP (Residential Professional) to make it more marketable for sale. The current owner purchased the property and is proposing to construct “affordable senior housing.” A Conditional Use Permit is necessary for multi-family residential land uses in the RP zone.

Status of Applicant: Property Owner
**Address:** 0 W Greenhurst Rd – east of 416 W Greenhurst Rd (Canyon County Parcel #R3217901)

**Legal Description:** A 2.60-acre portion of the S ½, SW ¼, SE ¼, SE ¼, Section 33, T3N, R2W, BM).

**Proposed Use:** Senior Housing (55+)

**Size of Property:** 2.60 acres or 113,451 sq. ft

**Surrounding Land Use and Zoning:**
- North- RA (Suburban Residential) / Wellspring Health and Rehabilitation of Cascadia
- South- RA (Suburban Residential) / South Middle School
- East- RS (Suburban Residential) / 1.46-acre residential lot
- West- RS6 (Single-Family Residential 6,000 sf) / 1.14-acre residential lot

**Existing Zoning:** RP (Residential Professional)

**Comprehensive Plan Designation:** The Future Land Use Map designates this as Medium Density Residential – which allows for 4-9 dwelling units per acre.

**Applicable Regulations:** Nampa City Code, Title 10, Chapter 25 sets forth the criteria of approval. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood. Section 10-25-4 states the general criteria for approval of a conditional use permit.

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**SPECIAL INFORMATION**

**Public Utilities:** Water, sewer, and irrigation are all accessible south of the property in W. Greenhurst Rd. Irrigation has been stubbed to the property.

**Public Services:** The property lies within City boundaries, in a well-developed area. All city services are available to the location.

**Transportation:** The property is seeking two accesses from W Greenhurst Rd.

**Correspondence:** As of the date of this memo, no public correspondence has been received. We have received two agency letters regarding the application. Both are included as exhibits. The first of these is from the City of Nampa Engineering Department. Their letter dated May 9, 2019 indicates that utilities are available within Greenhurst Rd and have capacity to serve this project. In addition, the have recommended the following conditions:

1. That access to the property be in accordance with the City’s Access management Policy.
2. Frontage improvements will be required.

The second agency letter was from the Nampa & Meridian Irrigation District, dated May 6, 2019 and attached as an exhibit. The irrigation district does not oppose the development but cautions that “any surface drainage leaving the site requires a filed Land Use Change Application for review prior to final platting.”
Physical Site Characteristics: The location of the proposed business is in a mixed use setting with single family homes to the west, senior housing and care to the north, residential and commercial to the east, and the South Middle School to the south.

STAFF FINDINGS & DISCUSSION

The Comprehensive Plan has limited discussion about senior housing, instead focuses on meeting the housing demands of the changing demographics. The Comprehensive Plan emphasizes the need for diversifying our housing stock, stating – “The City of Nampa aims to foster diversity in housing within the community” (Nampa 2035 Comprehensive Plan 3.0). The following were listed as concerns over a lack of diverse housing:
- Sprawl
- Traffic congestion
- Deteriorating housing in concentrated areas

The Comprehensive Plan strongly emphasizes support for infill development. It highlights many benefits for infill development, including the cost savings associated with utilizing existing community services (sewer, water, streets, public safety, etc.), and its ability to help limit sprawl (3.15.1). The proposed development currently has primary city utility services and streets in the immediate vicinity.

The subject parcel is generally surrounded by suburban development, making it a good example of potential infill development. The proposed senior living structures appears to meet the needs of a growing segment of our population, further diversifying the housing in the area.

If the Commission chooses to approve the Conditional Use Permit, the following findings are proposed.

1. The proposed use is permitted in the Zoning Code by Conditional Use Permit.
2. The proposed use is consistent with the Comprehensive Plan Future Land Use Map.
3. The proposed use fulfills goals identified in the Comprehensive Plan to diversify housing and provide in-fill development
4. The land uses in the area are consistent with the proposed development and may act as a transition between residential and commercial uses.

SUGGESTED CONDITIONS OF APPROVAL

Should the Planning and Zoning Commission vote to recommend to City Council approval of the Conditional Use Permit for Multi-Family Residential in an RP zone, then Staff would suggest the following as (a) Condition(s) of Approval(s):

1. Generally, the Applicant/Development shall:
   a. Comply with all City department/division or outside agency requirements pertinent to this matter.
2. Specifically, the Applicant/Development shall:

   a. Comply with all conditions stated by the City of Nampa Engineering Division letter dated May 9, 2019, and attached.

ATTACHMENTS

1) Application for Conditional Use Permit and applicant letter of intent (page/Exhibit 5-6)
2) Vicinity Map (page/Exhibit 7)
3) Zoning Map (page/Exhibit 8)
4) Conceptual Layout (page/Exhibit 9)
5) Building Unit Floorplans (page/Exhibit 10-11)
6) Teddy Place Elevations (pages/Exhibits 12-13)
7) Agency and other correspondence (pages 14+)
APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $234.00 (1 acre or less) Nonrefundable Fee: $463.00 (more than 1 acre)

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<thead>
<tr>
<th><strong>Applicant Name</strong></th>
<th><strong>Home Number</strong></th>
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<tr>
<td>Taylor Schmidt</td>
<td>208-890-2824</td>
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<tr>
<th><strong>Street Address</strong></th>
<th><strong>Mobile Number</strong></th>
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<td>10116 W Sametta St.</td>
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<tr>
<td>Nampa</td>
<td>ID</td>
<td>83681</td>
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<tr>
<th><strong>Property Owner Name</strong></th>
<th><strong>Email</strong></th>
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<tr>
<td>Schmidt Investments LP</td>
<td><a href="mailto:TaylorSchmidt208@outlook.com">TaylorSchmidt208@outlook.com</a></td>
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<th><strong>Applicant's interest in property:</strong></th>
<th>( ) Own ( ) Rent ( ) Other</th>
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<td>TBD West Greenhurst Nampa, ID 83681</td>
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**Please provide the following REQUIRED DOCUMENTATION to complete the CUP**
- A copy of one of the following: ✔ Warranty Deed □ Proof Of Option □ Earnest Money Agreement
- A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans, all elevations, together with any other information considered pertinent to the determination of this matter.
- Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

**Project Description**

- (attach a letter stating the reason for the proposed Conditional Use Permit:)

**ATTACHED LETTER**

Dated this 17 day of April 2019

**Applicant Signature**

**NOTICE TO APPLICANT**

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit." This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

**OFFICE USE ONLY**

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<th><strong>PROJECT NAME</strong></th>
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<td>Senior (55+) Community</td>
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12/11/13 Revised
April 17, 2019

Planning and Zoning Commission
City of Nampa
411 3rd St. S.
Nampa, ID 83651

RE: Teddy Place At Greenhurst- Letter of Intent

Dear Chair, Co-Chair and Commission Members,

As applicant for Schmidt Investments, LP, I would like to thank you for taking the time to review this Conditional Use Permit request for Teddy Place At Greenhurst located approximately 800 feet West of 12th Avenue on the North side of Greenhurst Road. We are proposing a single story attached multiple-family project focusing on providing affordable housing for the Senior (55+) community.

This property is zoned RP (Residential Professional District) which is a medium density multiple-family area. We would like to build 5 buildings compromised of (2) six unit buildings, (2) seven unit buildings and (1) fourteen unit building. This complex will be one lot and we intend services to be stubbed to each building. This project is intended to be a 55 and over community and we are asking for an increased density because in order to keep this affordable for Seniors economically we need the increased density.

In conclusion, we feel there is a large need in the Nampa area for affordable senior rentals and this project helps to fill that need. Teddy Place At Greenhurst will be a quality addition to the City of Nampa. We look forward to working with you and your staff and would request approval of this wonderful development.

Sincerely,

Taylor Schmidt
Schmidt Investments, LP
Conditional Use Permit for a 40-Unit Sr. Apartment Project in an RP (Residential Professional) Zone

0 W. Greenhurst Rd.

CUP-00135-2019

5/20/2019

for illustrative purposes only
6 Unit Building and 14 Unit Building Floorplan

**MAIN FLOOR PLAN**

1/4" = 1'-0"

**SPACE**

- **SO. FT.**
  - MAIN: 953
  - UPPER: 650
  - TOTAL: 953 + 650 = 1603
  - PATIO: 8
  - PORCH: 0
  - GARAGE: 257

**CONTRACTOR**

Teddy Place - Attached Garage
Lot X, Block X
Subdivision
County City: Idaho

**Project**

19-093

**Date**

04.18.2019

**Sheet**

A1
Teddy Place At Greenhurst 7 Unit Building Elevations

Front Elevations
Front Left Elevation
Rear Elevation
Rear Right Elevation
Date: May 9, 2019
Rev:

To: Planning and Zoning
Cc: Caleb LaClair, P. E., assistant City Engineer Development
Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P. E., Nampa City Public Works Director

From: Jim Brooks – Engineering Division
Subject: Teddy Place 55+ Senior Housing Complex

Applicant: Schmidt Investments, LP. Represented by Taylor Schmidt

Applicant Address: 1016 W. Sanetta St., Nampa, Idaho 83651

Owner: Schmidt Investments, LP.

Owner Address: 1016 W. Sanetta St., Nampa, Idaho 83651

Parcel Address: TBD West Greenhurst Road

CUP-00135-2019 for the May 28, 2019 Planning & Zoning Meeting

Applicant’s request is to develop a 55+ senior housing apartment complex project on 2.60-acres on the north side of West Greenhurst Road adjacent to 416 W. Greenhurst Road.

- All City utilities are available to the site from West Greenhurst Road
- City has capacity within those systems to serve this project.
- Access to the site will be in accordance with the City’s Access management Policy.
- Frontage improvements will be required (curb, gutter, sidewalk and pavement widening) to match existing alignment to what exists west of this site.
  - Cost of curb and gutter improvements would be deducted from the required Streets Impact Fees as discussed with Engineering.
- The cost of the sidewalk and any required drainage improvements will be the responsibility of the Developer.
- Relocation of any existing street lighting and power/utility poles, or other utilities will be the responsibility of the Developer.

Regarding this project, the Engineering Division does not oppose the granting of this conditional use permit.
Norman L. Holm, Planning Director  
City of Nampa  
411 3rd Street South  
Nampa, ID 83651

RE:  CUP-00135-2019/ 416 W. Greenhurst Road

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
DTD/ gnf

Cc: Office/ File