Before the Planning & Zoning Commission
October 22, 2019

STAFF REPORT – BUSINESS ITEM 02

Applicant: SLN Planning (Shawn Nickel) on behalf of the property owner (confirmed through a phone conversation with the property owner at Cali-Land Inc.).

File No: 00028-2019-Note

Prepared by: Rodney Ashby, AICP
Date: October 15, 2019

Requested Action(s): Exception to Title 10, Chapter 28 Mobile Homes and Mobile Home Parks density zoning code standards requiring a maximum density of six (6) mobile homes per gross acre.

Requested Action: Approval

CORRESPONDENCE

Nampa Engineering Division –
1) Recommended adding a Section that speaks to tree and deep-rooted shrub planting adjacent to utilities.
2) Recommended adding language to allow for drought tolerant and xeriscape landscape design and encouraging/requiring drip style irrigation.

APPLICABLE REGULATIONS

Section 10-28-2 A Application: A petition may be filed requesting an exception to any portion of the standards of design or required improvements of this chapter. The petition shall be filed with the planning and zoning commission and shall state fully the grounds for request.

Section 10-28-2 B Commission: The commission may approve an exception to any portion of the standards of design or required improvements set forth herein where the applicant can show that: 1) due to topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provisions, and 2) the granting of the exception will not be detrimental to the public welfare nor injurious to other property in the vicinity. The reasons for granting any exception shall be stated in writing in the minutes of the commission.
Section 10-28-5 B Density: Density shall not exceed six (6) mobile homes per gross acre. If it is determined by the commission that a street widening or terminating dedication is necessary, the amount of land dedicated shall be subtracted from the gross site area when calculating the proposed density.

Section 10-28-11 E Recreation Areas: A minimum of two hundred (200) square feet of recreation area shall be provided for each mobile home space. This area may be in one or more locations. At least one area shall have a minimum size of five thousand (5,000) square feet, and be of a shape that will make it usable for its intended purpose. Recreation areas shall be suitably improved and maintained and shall be the kind necessary for the type of resident for whom the park is not otherwise used for park purposes. Such open areas and landscaping shall be continuously maintained.

STAFF ANALYSIS

As stated by the applicant in their petition to the commission, they have requested eight additional lots be converted for mobile home park spaces from common recreation area. Section 10-28-5 B of the City Code states that density shall not exceed six (6) mobile homes per gross acre. These additional eight (8) lots proposed would take the density from 6 to 6.36 mobile homes per acre, thus requiring an exception

<table>
<thead>
<tr>
<th>Maximum Gross Density Allowed by Code</th>
<th>Proposed Gross Density w/ Exception</th>
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</thead>
<tbody>
<tr>
<td>6 Mobile Homes Per Acre</td>
<td>6.36 Mobile Homes Per Acre</td>
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Section 10-28-11 E of the City Code states that a minimum of two hundred (200) square feet of recreation area shall be provided for each mobile home. Since the park currently has 66,223 square feet of recreation area, this amount far exceeds the necessary space for the current 151 lots. With the additional eight (8) lots, the total area needed for recreation area is 31,800 sf. The park still exceeds that required amount by more than double the square feet of recreation area.

<table>
<thead>
<tr>
<th>SF of Rec Area Required for 151 lots</th>
<th>SF of Rec Area Required for 159 lots</th>
<th>SF of Rec Area Existing w/o Proposed 8 Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>30,200</td>
<td>31,800</td>
<td>64,623</td>
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In a conversation with the Assistant City Engineer, Public Works does not have any concerns about access to any of the proposed lots by using existing access drives. Area G on the plans will require a shared common drive for access to the proposed lots in that area. Access to the buildings will be within 150’ of Cassia St in Area G, within the distance the Nampa Fire Department would require access improvements.

The applicant has stated that additional mobile home lots will allow for more affordable housing in Nampa. This is an issue addressed in the City’s Comprehensive Plan. The plan states that the City should consider ways to increase the number of affordable housing units in the city. The Commission may consider this request as a way to meet the intent of the Comprehensive Plan.

In addition, the applicant has stated that the lots proposed to be converted from open space to mobile home lots, are not easily seen from other homeowners and this has led to vandalism and illegal activity in those locations. They argue that creating mobile home lots in these locations will significantly improve safety for the community.
The Commission will need to determine whether "topographical or other conditions peculiar to the site" exists and warrants an exception. If approved, the Commission will also need to conclude that "a departure may be made without destroying the intent of" the provisions needing an exception.

ATTACHMENTS

1) SLN Planning Petition Requesting Exception – Letter of Intent
2) Zoning Map
3) Site Plans for the Karcher Mobile Home Park
4) Photos of Amenity Improvements
RESIDENTIAL Nampa
Nampa, ID 83616

RE: Petition Requesting Exception - Letter of Intent

Dear Planning and Zoning Department:

As representative for Cali-Land Inc., please accept this petition requesting an exception to the standards to Chapter 28, Mobile Homes and Mobile Home Parks, Section 10-28-5 of the Nampa Zoning Ordinance. As outlined in the Section 10-28-2A Exceptions, the applicant requests an exception from the Planning and Zoning Commission to the standards in General Conditions and Limitations to allow an increase in the overall density of the existing Karcher Mobile Home Park, located at 1410 W. Flamingo Avenue in Nampa.

The existing park is 25 acres in size and currently has 151 unit spaces, for a gross density of 6 mobile homes per acre. Section 10-28-5B of the Zoning Ordinance states that the density for a mobile home park shall not exceed six (6) mobile homes per gross acre. The applicant proposes to increase the number of unit spaces by a maximum of eight (8) new unit spaces, creating a new gross density of 6.36 mobile homes per acre. The area that is being considered for the new unit spaces is underutilized open space and vacant space (see attached site plan). Section 10-28-11E Recreation Areas, requires a minimum of 200 square feet of recreation area be provided for each mobile home space. This would result in a total open space requirement of 30,200 square feet (.69 acre) for the existing 151 unit spaces. The total existing open space currently in the park and illustrated on the site plan as areas A, B, C, D, E, and F contains 66,223 square feet (1.56 acre), which is over double the necessary amount of open space. The addition of up to 8 new unit spaces will require an additional 1,600 square feet of open space, therefore the intent of Section 10-28-11E will be met.

The open areas that have been proposed to be converted into unit spaces are areas that have been unused or have proven over the years to be problem areas for the residents of the park. Area F for example is located at the end of a cul-de-sac in a corner where there is little visibility from existing residents and therefore has become an area for vandalism and other illegal activities. Removing this area and creating unit spaces will prevent this from occurring. The other existing open areas have not experienced this level of illegal activity because of its visibility as it relates to the proximity to residents, and therefore will not be disturbed (Areas A thru E).

Area G was intended to be private, fenced storage area for residents to store accessory items such as boats, campers and related equipment owned by park residents. Because of its location in the...
far northwestern corner of the park, together with it having a separate entrance on N. Cassia Street and its proximity to the parking lot in Karcher Mall, the use has been mostly abandoned for years due to continued theft and vandalism. Allowing it to become residential unit spaces will remedy this issue.

Proposed Space #4 located north of existing spaces 105-107 is excess area not considered open area but still requiring maintenance and providing area that experiences illegal activities due to lack of visibility with other residents.

If the Planning and Zoning Commission approves a maximum increase of 8 unit spaces, the applicant will then work with the building department to extend services to the unit spaces. The Fire Department and Public works will also be consulted regarding street and emergency access to area G that is located on N. Cassia Street. This will determine how many total spaces can be placed in that area. All new spaces would meet the dimensional standards of Section 10-28-12 regarding requirements for a new or expanding mobile home park including minimum unit space size (2,200 S.F.), minimum width (30') and average overall size of spaces (3,000 S.F.), along with setbacks between units and spaces. Parking spaces will also be provided for all new and existing units meeting the requirements of Section 10-28-5F, including no parking within the roadways.

Upon purchase of the Karcher Mobile Home Park recently, the applicant has been dedicating time and expenses towards improvements to a neighborhood that has seen a decline in appearance over the years. These new improvements include new fencing and landscaping, specifically at the main entrance to the park on Flamingo Road, and improvements to the amenities and open space found throughout the park. A new playground area with play equipment was installed this summer in the recreational area in the eastern portion of the park.

Thank you for your consideration. The applicant requests that the Commission approves this request.

Sincerely,

[Signature]

Shawn L. Nickel
Land Planning & Entitlement Consultant
Representing Cali-Land, Inc.
New Playground Equipment

**Space Requirements**
- Minimum Space Size = 2,200 sq. ft.
- Average Space Size = 3,000 sq. ft.
- Minimum Space Width = 30'
- 15’ Distance Between Mobile Homes (side)
- 25’ Distance Between Mobile Homes (end to end)
- Parking = 2 per space 20’ Depth

**Development Data**
- Total Existing Unit Spaces = 151
- Total Open Space Required (200 s.f. per unit space) = 30,200 S.F.
- Total Open Space Existing = 66,223 S.F.
- Total Unit Spaces Proposed = 159 (8 new maximum)
- Total New Open Space Required = 31,800 S.F.
- Total New Open Space Provided = 41,904 S.F.
- Total Storage Area Required (60 s.f. per unit space) = 9,540 S.F.
- Total Storage Area Provided = 10,300 S.F.
- Current Density = 6 mobile home unit spaces per acre
- Allowed Density = 6 mobile home unit spaces per acre
- Proposed Density = 6.36 mobile home unit spaces per acre
Playground Rules

- Do not use this play area without adult supervision.
- Check for hot surfaces before allowing children to play.
- Remove helmets, drawstrings, or any accessories around neck before playing.
- Check for damaged or broken play equipment.
- Do not use when wet.
- Wear proper footwear.

This play area is designed for children 5 to 12 years of age.