Planning & Zoning Department

Before the Planning & Zoning Commission
November 12, 2019

STAFF REPORT – PUBLIC HEARING #2

Zoning Map Amendment from RD (Two-Family Residential) to BC (Community Business) at 1511 7th St. So. for Dr. Brian Thomas, Nampa First Church of the Nazarene for a medical and counseling clinic.

To: Planning & Zoning Commission

Applicant: Dr. Brian Thomas

File No: ZMA 113-19

Prepared By: Norman L. Holm

Date: November 4, 2019

Requested Action: Zoning Map Amendment (Rezone) from RD (Two-Family Residential) to BC (Community Business)

Status of Applicant: Owner

Existing Zoning: RD (Two-Family Residential)

Proposed Zoning: BC (Community Business)

Location: 1511 7th St. So.

Size of Property: A .11 acre or 4,792 sq. ft. part of the NE ¼ of Section 27, Township 3 North, Range 2 West, BM being the SE 50’ of Lots 1 and 2, Block 5, Interstate Addition.

Existing Land Use: Existing vacant residential building
GENERAL INFORMATION

Planning & Zoning History: The property at 1511 7th St. So. was originally constructed as a single-family dwelling.

Proposed Land Uses: The owner/applicant is requesting a zoning change for the property from RD to BC in order to accommodate the renovation of the house so it can be used as a medical and counseling clinic for those who do not have medical insurance. The Care House Clinic will have two rooms for basic medical services and two rooms for counseling services.

Surrounding Land Use and Zoning:
North- Nampa First Church of the Nazarene, RD (Two-Family Residential).
South- Commercial and Professional, BC-PUD (Community Business).
East- Residential, RP (Residential Professional) and RD
West- Single Family Residential, RD

Comprehensive Plan Designation: Medium Density Residential designation bordering General Commercial designation to the east. The requested zoning map amendment from RD to BC is interpreted as compliant with the General Commercial designation by reason of being eligible to be stretched to the west to include this property.

Applicable Regulations: Rezones or zoning map amendments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted comprehensive plan for the neighborhood.

SPECIAL INFORMATION

Public Utilities:
8” sewer main available in alley
6” water main available in alley
6” irrigation main available in alley, 2” main available in 7th St. So.

Public Services: All present.

Transportation and Traffic: The property has frontage and driveway access from 7th St. So.

Parking: Off-street parking for a dwelling (to be) converted into a commercial business/office is to be provided in accordance with the requirements of Section 10-22-16 (e.g., for small item retail 1 per 250 sq. ft. of net floor area) or the maximum number of parking spaces that will/can be made to fit on the property without needing to obtain a variance, whichever standard is less restrictive.

The existing driveway/carport area will accommodate one handicapped parking spot. The primary off-street parking area for the clinic will be the parking lot the Nampa First Church owns nearby at the southwest corner of 7th St. So. and 16th Ave. So. (711 16th Ave. So.).

Environmental: The rezone would have little effect on the adjoining properties. All of the properties across the alley to the southeast are zone BC. The First Church of the Nazarene also owns the vacant grassed lot 1503 7th St. So. adjacent to the northwest.
STAFF FINDINGS AND DISCUSSION

The requested rezone is appropriate. The parcel has a Medium Density Residential designation on the Comprehensive Plan future land use map and adjoins the General Commercial designation to the southwest. The requested zoning map amendment from RD to BC is therefore compliant with the General Commercial designation.

If the Planning Commission votes to recommend to the City Council approval of the rezone the following findings are suggested:

1. Rezone of the subject property to BC is reasonably necessary in order to allow the applicant to use the property as proposed.

2. Rezone of the subject property to BC is in the interest of the property owner(s) and conforms to the adjacent adopted comprehensive plan designation of General Commercial as well as adjoins the existing BC zone to the southeast.

3. The proposed renovation of the house as a medical and counseling clinic will be compatible with the church, professional, and commercial uses previously established in the area and along 16th Ave. So.

4. The use of a development agreement to establish any conditions for the rezone of the property serves no purposes.

At the date of this memo no statements of opposition or support have been received from any property owners or residents in or around the area.

ATTACHMENTS

1) Application and letter (Pages 4-5)
2) Zoning and location map (Page 6)
3) Aerial photo (Page 7)
4) Applicant site plan (Page 8)
5) Future land use map (Page 9)
6) Street view photo (Page 10)
7) Agency and other correspondence (Pages 11+)
Applicant/Representative Name: Dr. Brian Thomas, Nampa First Church of the Nazarene

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<thead>
<tr>
<th>Street Address</th>
<th>Home Number</th>
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<tbody>
<tr>
<td>1511 - 7th St. South</td>
<td>Church - 208-466-3549</td>
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**Applicant’s interest in property:** (X) Own ( ) Rent ( ) Other

**ADDRESS OF SUBJECT PROPERTY:** 1511 - 7th St. South

**Please provide the following REQUIRED DOCUMENTATION:**

- [ ] Completed Application
- [X] A copy of one of the following:
  - [ ] Warranty Deed
  - [ ] Proof Of Option
  - [ ] Earnest Money Agreement
- [X] 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 with Closure Calcs. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

**Project Description**

- [ ] State the zoning desired for the subject property:

  We are renovating the house so it can be used as a medical and counseling clinic for those who do not have medical insurance. The Care House Clinic will have two rooms for basic medical services and two rooms for counseling services.

- [ ] State (or attach a letter stating) the reason for the proposed change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment. 

  See attached document.

Dated this **26th** day of **September**, 2019

**Applicant Signature**

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 will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.
Explanation of Reason For Zoning Change

Original Legal Description of Property:
27-3N-2W NE INTERSTATE ADD SE 50' OF LTS 1&2 BLK 5
1511 – 7th St. South

This property is currently owned by Nampa First Church of the Nazarene (NFC). NFC sponsors a 501c3 non-profit compassionate ministry known as Care House Partnerships (CHP).

Nampa First Church has given Care House Partnerships permission to utilize this house as a free/charitable medical and counseling clinic to serve those in the Nampa community who are uninsured. The Clinic will have two medical exam rooms for basic medical services and two counseling rooms.

The house is currently in an area zoned RD – Residential & Duplex, yet this zoning does not allow for buildings that serve as medical clinics and other related services. Thus, we need this piece of property rezoned as BC – Community Business - or to be granted a Conditional Use Permit so that the house might be utilized to serve our neighbors in this manner.

The initial plan is for the clinic to be opened one day a week for 4-hours a week and to serve individuals on an appointment-only basis. With this schedule, both the medical clinic and the counseling clinic would service approximately twenty-five clients per week. As service needs increase, we will open the clinic two days per week for 4-hours each day.

There will be one handicapped parking spot in the driveway of the Clinic. The primary off-street parking area for the clinic will be the parking lot Nampa First Church owns on the southwest corner of 7th St. S. and 16th Ave. S. – which is on the same side of the street as the house under discussion. Secondary, on-street parking is available on 15th Ave South.
Original Legal Description of Property:
27-3N-2W NE INTERSTATE ADD SE 50' OF LTS 1&2 BLK 5
1511 – 7th St. South
DATE: November 6, 2019  
TO: Planning and Zoning Department  
FROM: Caleb LaClair, P.E., Nampa Assistant City Engineer  
CC: Daniel Badger, P.E., Nampa City Engineer  
CC: Tom Points, P.E., Nampa City Public Works Director  
APPLICANT: Dr. Brian Thomas, Nampa First Church of Nazarene  
OWNER: Nampa First Church of Nazarene  
ADDRESS: 1511 7th Street S  
RE: ZMA-00113-2019 – Rezone from RD to BC  

The Engineering Division does not oppose this application and has no comments or conditions.
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy
Building Department will require Architectural plans and permits, to convert the building from Residential to Commercial.

Good Morning Everyone! 😊

Re: ZMA 00113-2019

Dr. Brian Thomas, Nampa First Church of the Nazarene for a medical and counseling clinic has requested a Zoning Map Amendment from RD (Two-Family Residential) to BC (Community Business) at 1511 7th St. So. (A .11 acre or 4,792 sq. ft. part of the NE ¼ of Section 27, Township 3 North, Range 2 West, BM being the SE 50’ of Lots 1 and 2, Block 5, Interstate Additions).

This application will go before the Planning and Zoning Commission as a public hearing item on the November 12, 2019 agenda.

Please find attached the ZMA 00113-2019 file for your review and send all comments to my attention no later than November 08, 2019.

Thank you & Have a great day!