



**Planning & Zoning Department
Before the**

**Planning & Zoning Commission Meeting
April 12, 2016**

Staff Report – Public Hearing #5

Applicant: Jennifer Koppes
File No: CUP 2161-16

Prepared By: Norman L. Holm
Date: April 4, 2016

Requested Action: Conditional Use Permit
Purpose: Commercial Daycare for 160 Children

GENERAL INFORMATION

Status of Applicant: Renter

Existing Zoning: IL / RS 6 (Light Industrial / Single Family Residential – 6,000 sq ft)

Location: 1210 E Carol St

Size of Property: Portion of .432 acres or 186 acres or 18,843 sq ft

Surrounding Land Use and Zoning:

North- Single family residential, IL / RS 6

South- Single family & multiple family residential, RP & RMH

East- Single family residential, IL / RS 6

West- Commercial / industrial, IL / RS 6

Comprehensive Plan Designation: General Commercial

Zoning & Planning History: Applicant as renter desires to operate a commercial day care on the premises.

Applicable Regulations: Section 10-5-2 requires a conditional use permit for a commercial daycare / nursery for 13+ children in IL zones.

Chapter 25 sets forth the criteria of approval and required findings. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood.

Description of Proposed Uses: The applicant proposes to operate a commercial daycare facility in the building for a period of 5 years.

SPECIAL INFORMATION

Public Utilities: City water, sewer, and irrigation service the property. Fire flows in this area are better than 1,500 GPM.

Public Services: All present

Transportation: The location has access from 6th Street No via E Carol St. Trip generation reports by the Institute of Transportation Engineers for daycare facilities with up to 160 children create, on average, the following number of trips: AM Peak – 122 vehicle trips, PM Peak – 114 vehicle trips.

Physical Site Characteristics: No changes in the existing physical site characteristics are proposed.

Environmental: Commercial daycares are compatible with mixed use neighborhoods and in my opinion have little or no impact on adjoining properties and provide an essential service to the city.

Aesthetics/Landscaping: It appears that little or no outdoor landscaped yard area exists for this building.

Correspondence: As of the date of this memo no area property businesses, property owners or residents have expressed any opposition to or support for the use of the property for a commercial daycare. Code Enforcement has expressed no code violations or complaints from neighbors.

STAFF FINDINGS & DISCUSSION

Staff's review of the site reveals sufficient parking for a commercial daycare

In order to grant the CUP for commercial daycare use the Commission must make the following recommended findings:

- 1) The location, size, design and operating characteristics of the proposed commercial daycare will be compatible with and will not adversely affect the livability or appropriate

development of the surrounding neighborhood with consideration being given to the harmful effect upon desirable neighborhood character. The use will occur in an existing building in an area that will support the intended use.

- 2) The location, design, and site planning of the proposed commercial daycare will be as attractive as the nature of the use and its location and setting warrants.
- 3) The proposed commercial daycare will enhance the successful operation of the surrounding area in its basic community function and provide an essential service to the community.

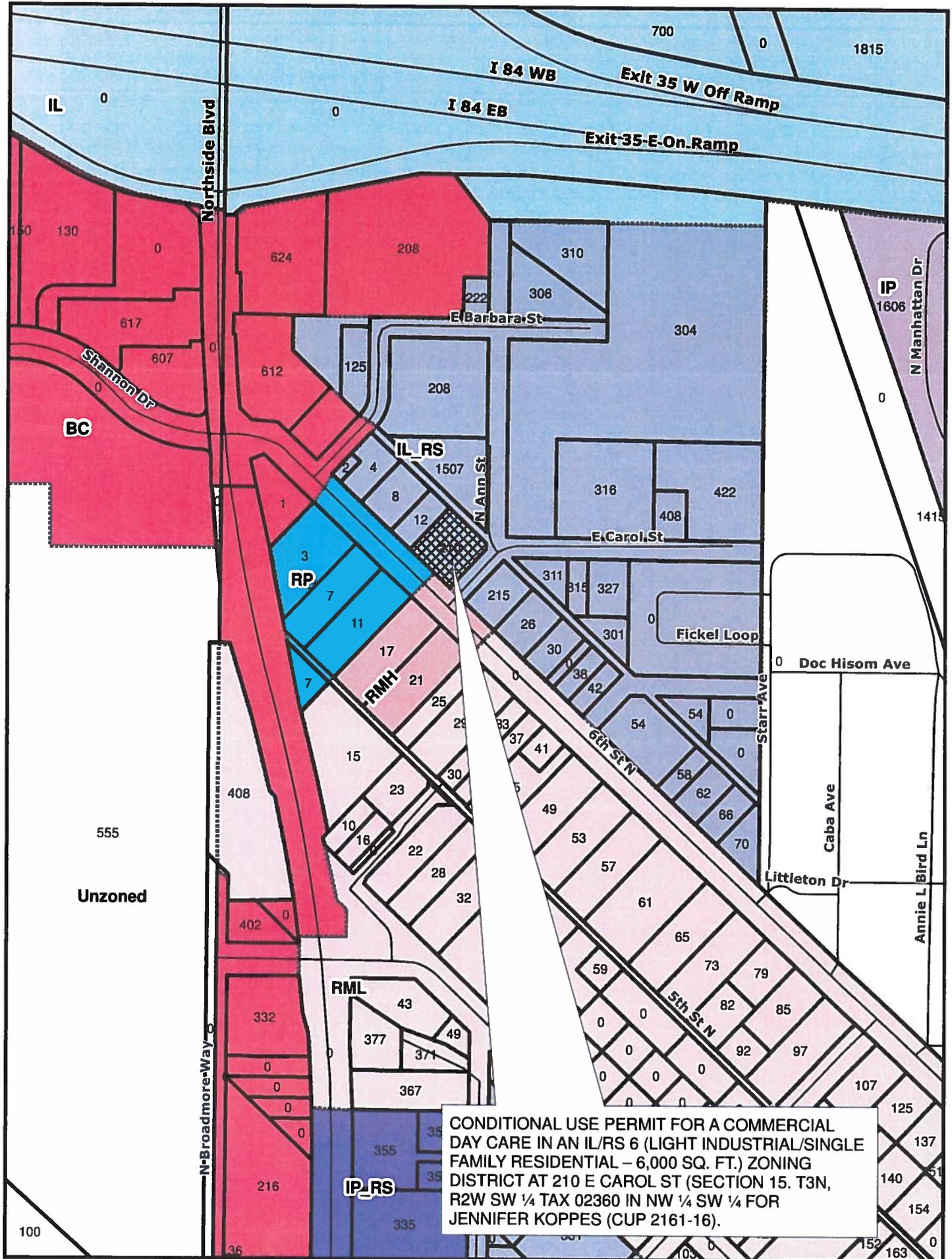
SUGGESTED CONDITIONS OF APPROVAL

If the Commission following the public hearing determines that the use could be appropriately located and determines to issue a conditional use permit the following conditions of approval are suggested:

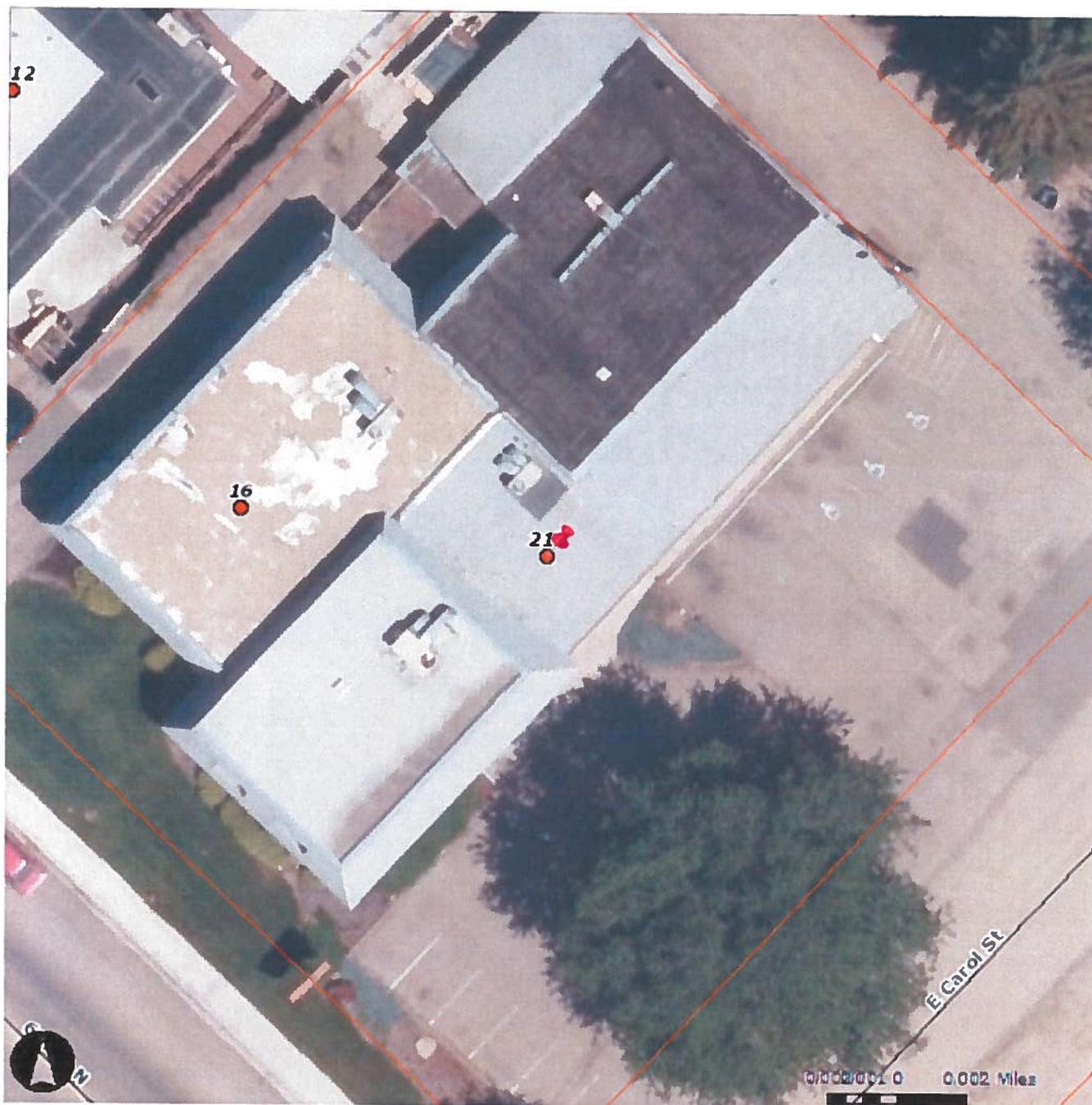
- 1) That the operator obtains and maintains licensing with State Health & Welfare.
- 2) All requirements of the Nampa Building, Fire, and Engineering Departments regarding commercial daycare use shall be satisfied as per State Law prior to occupancy.
- 3) The Building Department requires a *Tenant Improvement Permit* for the change of occupancy. The applicant needs to provide a drawing of the building showing the uses and size of each room.
- 4) The Fire Department requires the applicant to have a passing *Daycare Fire Inspection* for state licensing.
- 5) The Conditional Use Permit shall be granted to only *Jennifer Koppes* and shall not be transferable to any other operator or location.
- 6) If required, by Planning and Zoning, that additional paved parking is provided. The owner will submit for review and approval a grading and drainage plan prepared by either a civil engineer or licensed landscape architect. Plan and design shall provide for full on-site retention of all stormwater in accordance with the current City of Nampa's Stormwater Policy.
- 7) Owner(s) enter into a curb, gutter, sidewalk, and road widening deferral agreement with the City for Carol Street.

ATTACHMENTS

Zoning and location map
Aerial photo of lot and adjacent property
CUP application
Agency and other correspondence



CONDITIONAL USE PERMIT FOR A COMMERCIAL DAY CARE IN AN IL/RS 6 (LIGHT INDUSTRIAL/SINGLE FAMILY RESIDENTIAL – 6,000 SQ. FT.) ZONING DISTRICT AT 210 E CAROL ST (SECTION 15. T3N, R2W SW ¼ TAX 02360 IN NW ¼ SW ¼ FOR JENNIFER KOPPES (CUP 2161-16).





Application for Conditional Use Permit

City of Nampa, Idaho

4/12 PZ NORM

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by the appropriate fee of \$234.00 (1 acre or less) or \$463.00 (more than 1 acre).

Name of Applicant/Representative: Jennifer Koppes Phone: 208-965-4697

Address: 210 E. Carol St. City: Nampa State: 10 Zip Code: 83687

Applicant's interest in property: (circle one) Own Rent Other

Owner Name: Jan Phone: 108-350-9385

Address: 504 E EASY STREET City: CALDWELL State: ID Zip Code: 83605

Address of subject property: 210 E. Carol St. Nampa, 10 83687

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement

Subject Property Information

(Please provide the following REQUIRED DOCUMENTATION to complete the CUP): 12/25 zone

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

OR, Subdivision _____ Lot _____ Block _____ Book _____ Page _____

A sketch drawing of the site and any adjacent property affected, showing all existing and proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking and off-street loading facilities and landscaped areas, preliminary or final building plans and building elevations, together with any other information considered pertinent to the determination of this matter.

Project Description

State (or attach a letter stating) the reason for the proposed Conditional Use Permit: I would like to run a daycare facility in this building. Commercial 75-160 K.ds

Length of time requested for the Conditional Use Permit: 60 Months and/or 5 Years.

Date conditional use is expected to begin after permit is granted: 4/1/2016

Please note: Conditional use permits expire if not used within six (6) months after granting.

Dated this 1st day of March, 2016

Jennifer Koppes
Signature of applicant

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.

Acceptance by the City of this application does not exempt an applicant's need to comply with all other civil, local, state or federal agency laws, covenants or standards that may appertain to the proposed Conditional Use, including, where applicable, Home Owners' Association Board approval and compliance with private Covenants, Conditions and Restrictions.

For Office Use Only:

File Number: CUP 2166 -2016 Project Name: Open A Daycare/210 E Carol St

Memorandum

To: Planning and Zoning

Cc: Daniel Badger, P.E., Staff Engineer

Cc: Michael Fuss, P. E., Nampa City Public Works Director

From: Jim Brooks – Engineering Division

Date: March 23, 2016

Rev:

Re: CUP – Professional Daycare

Applicant: Jennifer Koppes

Address: 210 E. Carol Street

CUP2161-16 for April 12, 2016 Planning and Zoning Meeting

Fire flows in this area are better than 1,500 GPM.

Trip generation reports by the Institute of Transportation Engineers for daycare facilities with up to 160 children create, on average, the following number of trips:

- AM Peak – 122 vehicle trips
- PM Peak – 114 vehicle trips

The Engineering Division does not oppose the granting of this conditional use permit with the following conditions:

- If required, by Planning and Zoning, that additional paved parking be provided. The owner will submit for review and approval a grading and drainage plan prepared by either a civil engineer or licensed landscape architect. Plan and design shall provide for full on-site retention of all stormwater in accordance with the current City of Nampa's Stormwater Policy.
- Owner(s) enter into a curb, gutter, sidewalk, and road widening deferral agreement with the City for Carol Street.

Shellie Lopez

From: Neil Jones
Sent: Tuesday, March 22, 2016 7:02 AM
To: Shellie Lopez
Subject: RE: Conditional Use Permit for 210 E Carol St. for Jennifer Koppes CUP 2161-16

Building Department will require a Tenant Improvement Permit for the change of Occupancy. Need drawing of the building showing the uses of each room and the size of each room.

Neil Jones

From: Shellie Lopez
Sent: Tuesday, March 08, 2016 3:31 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Marlen Salinas <salinas@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Conditional Use Permit for 210 E Carol St. for Jennifer Koppes CUP 2161-16

Good Afternoon!

CUP 2161-16:

Jennifer Koppes has requested a Conditional Use Permit for the property located at 210 E. Carol Street, a 0.432 acre parcel (15 - 3N - 2W SW, TX 02360 IN NWSW) within a RS-IL (Single Family Residential-Light Industrial) zoning district.

The applicant is requesting the CUP to operate a Professional Daycare and will go before the Planning & Zoning Commission as a public hearing item on the April 12, 2016 agenda.

Please find attached the CUP 2161-16 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than March 30, 2016.

Thank you & have a great day!

Shellie Lopez

From: Brent Hoskins
Sent: Thursday, March 10, 2016 7:31 AM
To: Shellie Lopez
Subject: RE: Conditional Use Permit for 210 E Carol St. for Jennifer Koppes CUP 2161-16

Shellie,

They have a current approved building permit. They will be required to have a passing daycare fire inspection for state licensing.

Thank you,

Brent Hoskins
Deputy Fire Marshal
IAAI-CFI 56-050912

Nampa Fire Department
820 2nd ST S
Nampa, ID 83651
Phone (208) 468-5770
Cell (208) 250-3257
Fax (208) 468-5780
hoskinsb@cityofnampa.us

From: Shellie Lopez
Sent: Tuesday, March 08, 2016 3:31 PM
To: Amanda Morse; Beth Ineck; Brent Hoskins; Carl Miller; Craig Tarter; Daniel Badger; Don Barr; Jennifer Yost; Jim Brooks; Marlen Salinas; Michael Fuss; Neil Jones; Patrick Sullivan; Ray Rice; Robin Collins; Sylvia Mackrill; Tina Fuller; Tom Laws; Vickie Holbrook
Subject: Conditional Use Permit for 210 E Carol St. for Jennifer Koppes CUP 2161-16

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Shellie Lopez

From: Juan Vergara
Sent: Wednesday, March 09, 2016 12:01 PM
To: Marlen Salinas
Cc: Shellie Lopez
Subject: CC16-000004

P/Z inspection CUP 2161-16 NO code violations at this time.

Juan.

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

Christopher Daly

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 30, 2016 1:53 PM
To: Christopher Daly
Subject: CUP 2161-16

Good Afternoon Christopher,

The Nampa Highway District #1 has no objection to the Conditional Use Permit for a Commercial Day Care in an IL/RS 6 zoning district at 210 E. Carol St. for Jennifer Koppes as this area is not within the Highway District's jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation