



Planning & Zoning Department

Before the Planning & Zoning Commission

May 24, 2016

Staff Report – Public Hearing #2

Applicant: Saint Alphonsus Health System, Inc. represented by Brandon McDougald

Owner: Saint Alphonsus Medical Center – Nampa, Inc.

File No: CUP 2191-16

Prepared By: Norman L. Holm

Date: May 16, 2016

Requested Action: Conditional Use Permit

Purpose: Neighborhood Hospital

GENERAL INFORMATION

Status of Applicant: Owner/Representative

Existing Zoning: RP (Residential Professional)

Location: 1512 12th Ave Rd

Size of Property: 19.486 acres

Surrounding Land Use and Zoning:

North- Commercial & Professional, BC (Community Business) & RP (Residential Professional)

South- Professional, Rec Center, and Multi-Family Residential; RP

East- Residential & Parks, RD (Two Family Residential) RA (Suburban Residential)

West- Commercial & Professional, BC & RP

Comprehensive Plan Designation: Public

Zoning & Planning History: The property is the hospital and parking areas for the existing St Alphonsus Medical Center.

Applicable Regulations: Section 10-5-2 Schedule of District Land Use Controls allows a Hospital as a conditional use in RP districts. Chapter 25 sets forth the criteria of approval. These criteria require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood.

Description of Existing Land Uses: Existing St Alphonsus Medical Center.

Description of Proposed Land Uses: The proposed Neighborhood Hospital will occupy the area between 12th Ave Rd and the existing hospital and will include Ambulance Service. The existing hospital will be transitioned to a different use in the near future.

Parking: Off-street parking will be provided surrounding the proposed neighborhood hospital building as shown on the attached site plan.

SPECIAL INFORMATION

Public Utilities: City water, sewer, and irrigation presently serve the site.

Public Services: All available.

Transportation: The proposed neighborhood hospital would be accessed the same as the existing hospital facility.

Physical Site Characteristics: Existing front off-street parking and landscape areas on the 12th Ave Rd side of the existing hospital facility.

Environmental: Hospitals are a conditional use in the RP (Residential Professional) zoning district.

Aesthetics/Landscaping: The lot will continue to be landscaped in those areas not occupied by parking or buildings in harmony with adjoining properties.

In my opinion the addition of the proposed Neighborhood Hospital in this area will be aesthetically attractive and compatible with other professional and commercial uses existing in the area.

Correspondence: No correspondence has been received from any area property owners or residents either for or against the proposed Neighborhood Hospital at this location.

STAFF FINDINGS AND DISCUSSION

The location is reasonable for the proposed Neighborhood Hospital because it will be located on the same parcel of this existing hospital facility and the new facility will continue to allow close access to medical services for the south side of Nampa.

From a land use standpoint the location is shown on the comprehensive plan for Public land use and the requested use is an eligible conditional use in the existing RP zone.

With regards the conditional use permit, in my opinion use of the property for a Neighborhood Hospital will be compatible with the surrounding mixed use neighborhood.

If the Commission votes to approve of the CUP the following findings are recommended:

- 1) The location, size and design of the proposed Neighborhood Hospital will be reasonably compatible with and will not adversely affect the livability or appropriate development of the surrounding neighborhood if the below conditions are required.
- 2) The location, design, and site planning of the proposed Neighborhood Hospital will be as attractive as the nature of the use and its location and setting warrants.
- 3) The proposed Neighborhood Hospital will enhance the successful operation of the surrounding area in its basic community function and provide an essential service to the community.

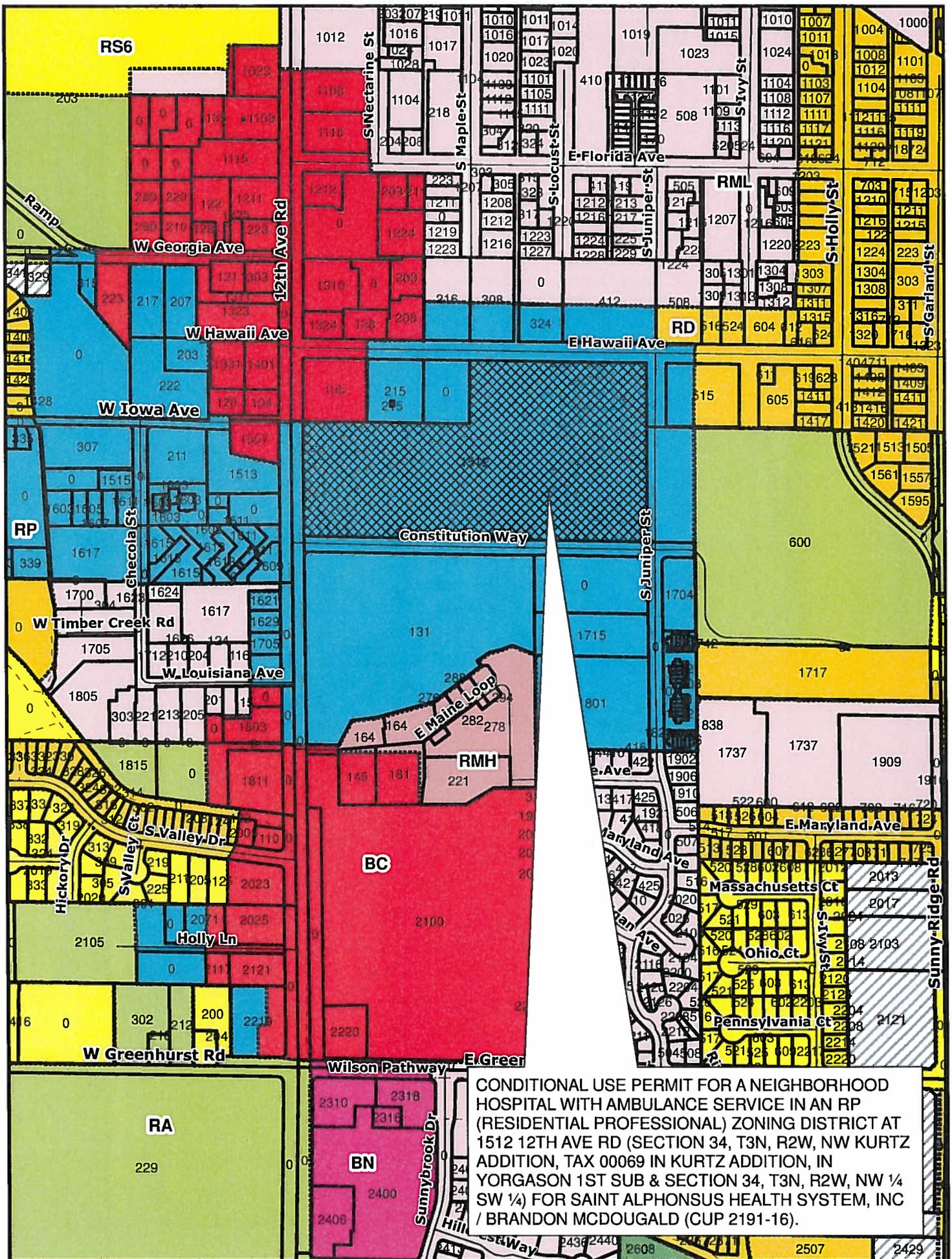
SUGGESTED CONDITIONS OF APPROVAL

If the Commission votes to grant conditional use permit approval the following conditions are recommended to be attached:

- 1) Traffic Impact Study is required. Scoping meeting has been held with ITD and Clair Bowman.
- 2) Water main extension from existing on-site system to connect to main in 12th Avenue Road is required to alleviate an existing dead end line, and to provide better circulation through site. Easement required over water main
- 3) The conditional use permit is issued for the life of the building as a Neighborhood Hospital.

ATTACHMENTS

Zoning and location map
Aerial photograph of parcel
Draft site plan
Building sketch from 12th Ave Rd
Building sketch north side
Hospital 1st floor plan
Hospital tenant floor plan
Application
Agency and other correspondence



CONDITIONAL USE PERMIT FOR A NEIGHBORHOOD HOSPITAL WITH AMBULANCE SERVICE IN AN RP (RESIDENTIAL PROFESSIONAL) ZONING DISTRICT AT 1512 12TH AVE RD (SECTION 34, T3N, R2W, NW KURTZ ADDITION, TAX 00069 IN KURTZ ADDITION, IN YORGASON 1ST SUB & SECTION 34, T3N, R2W, NW ¼ SW ¼) FOR SAINT ALPHONSUS HEALTH SYSTEM, INC / BRANDON MCDUGALD (CUP 2191-16).

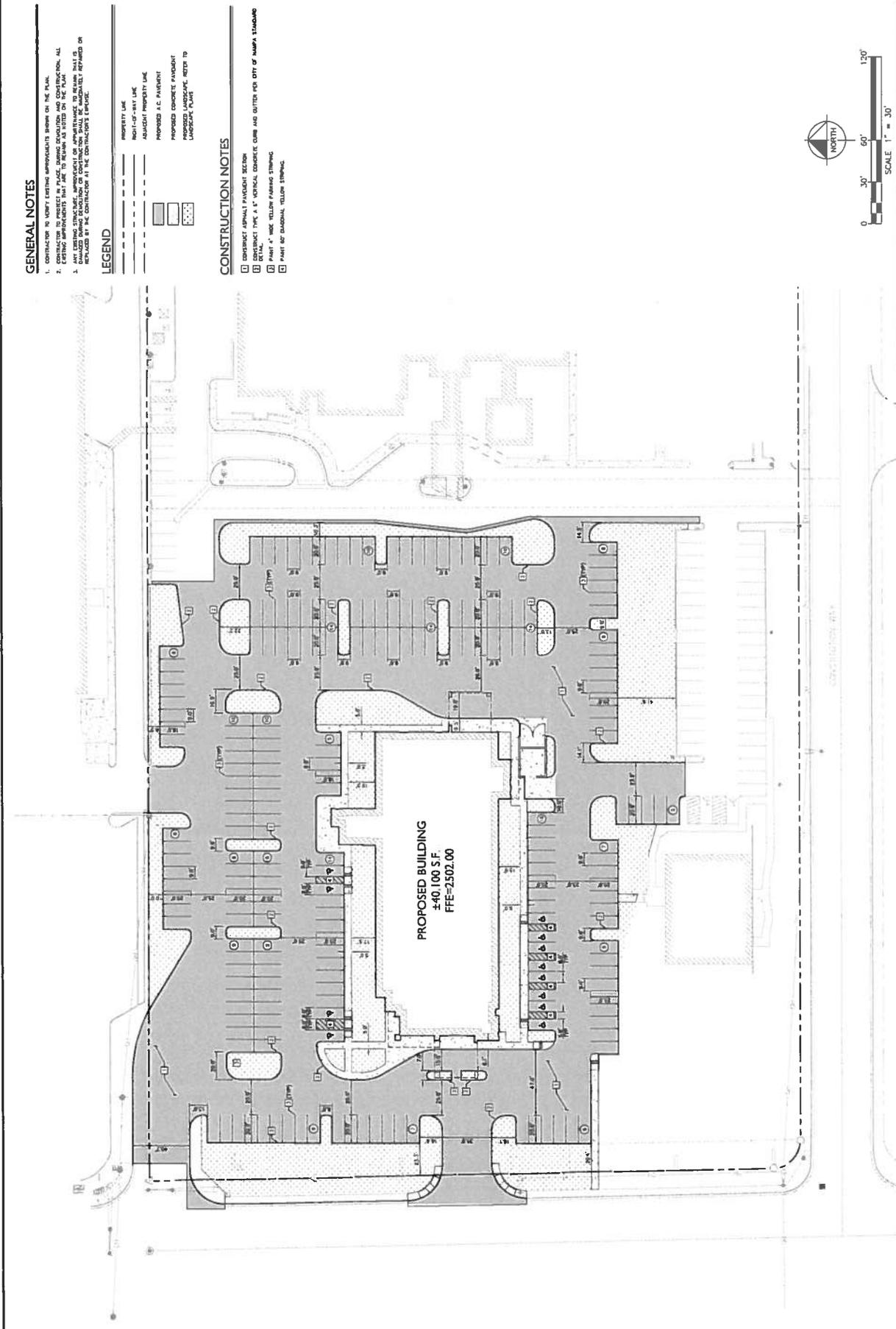


DATE	4/17/2016
CHECKED BY	MKS
DATE	4/17/2016
CHECKED BY	MKS
PROJECT NO.	16172016
AS SHOWN	

HORIZONTAL CONTROL PLAN
 SAINT ALPHONSUS
 NEIGHBORHOOD HOSPITAL
 NAPA, IDAHO

Kimley»Horn
 212 E. Main Street
 Boise, ID 83721
 TEL: 208.333.8811

DATE	DESCRIPTION



GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- EXISTING IMPROVEMENTS TO BE MAINTAINED OR REPLACED AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION OR BETTER. ANY EXISTING STRUCTURE TO BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE RETIC TO LANDSCAPE PLANS

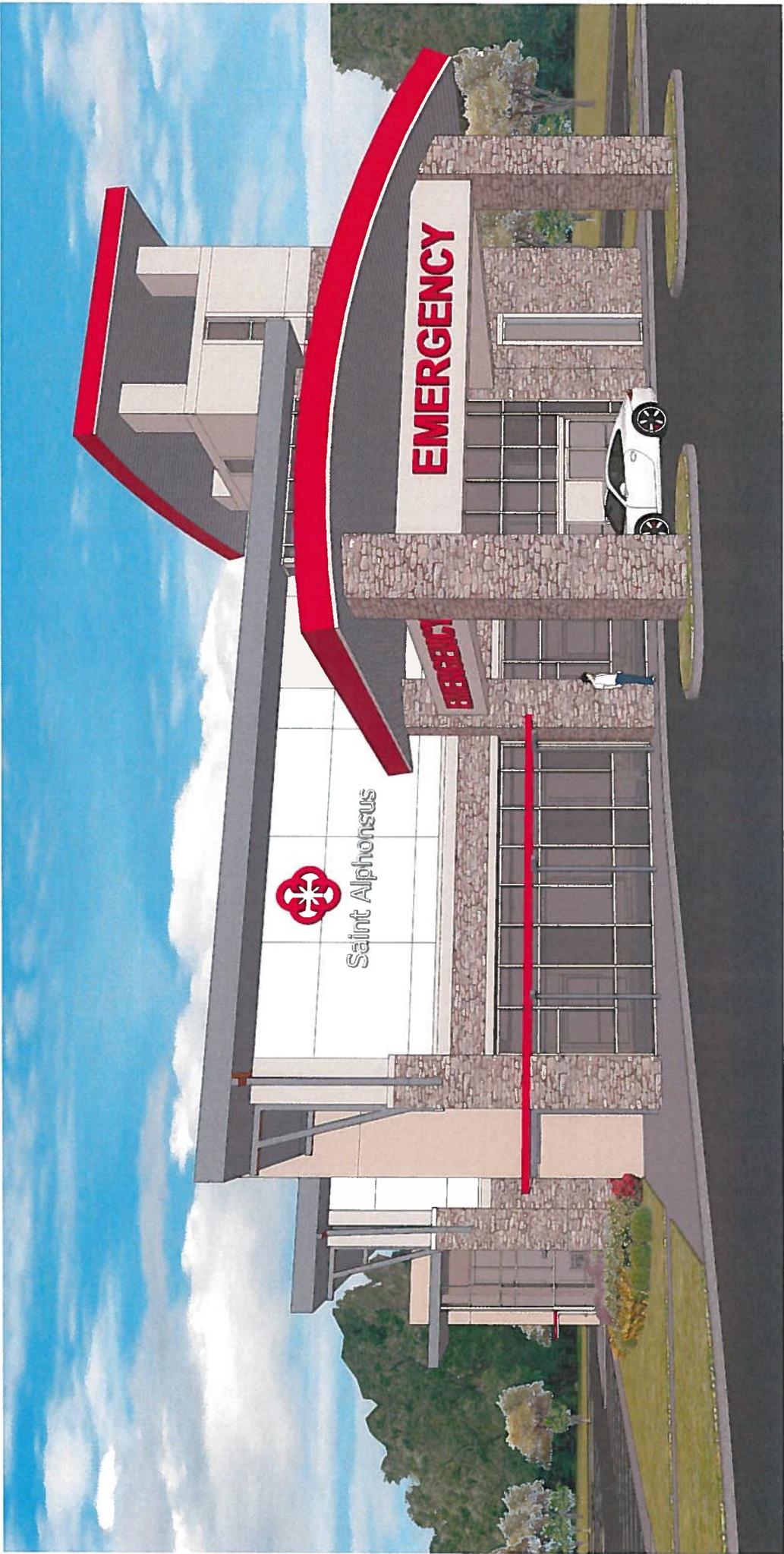
CONSTRUCTION NOTES

- CONSTRUCT GENERAL PAVEMENT REGION
- CONSTRUCT TYPE 4 " VERTICAL CONCRETE CURB AND GUTTER PER CITY OF NAPA, STANDARD DETAIL
- PAVE 4" WIDE YELLOW PAVING STRIPING
- PAVE 8" DIAGONAL YELLOW STRIPING



CAUTION: HORSE TO CONTRACTOR

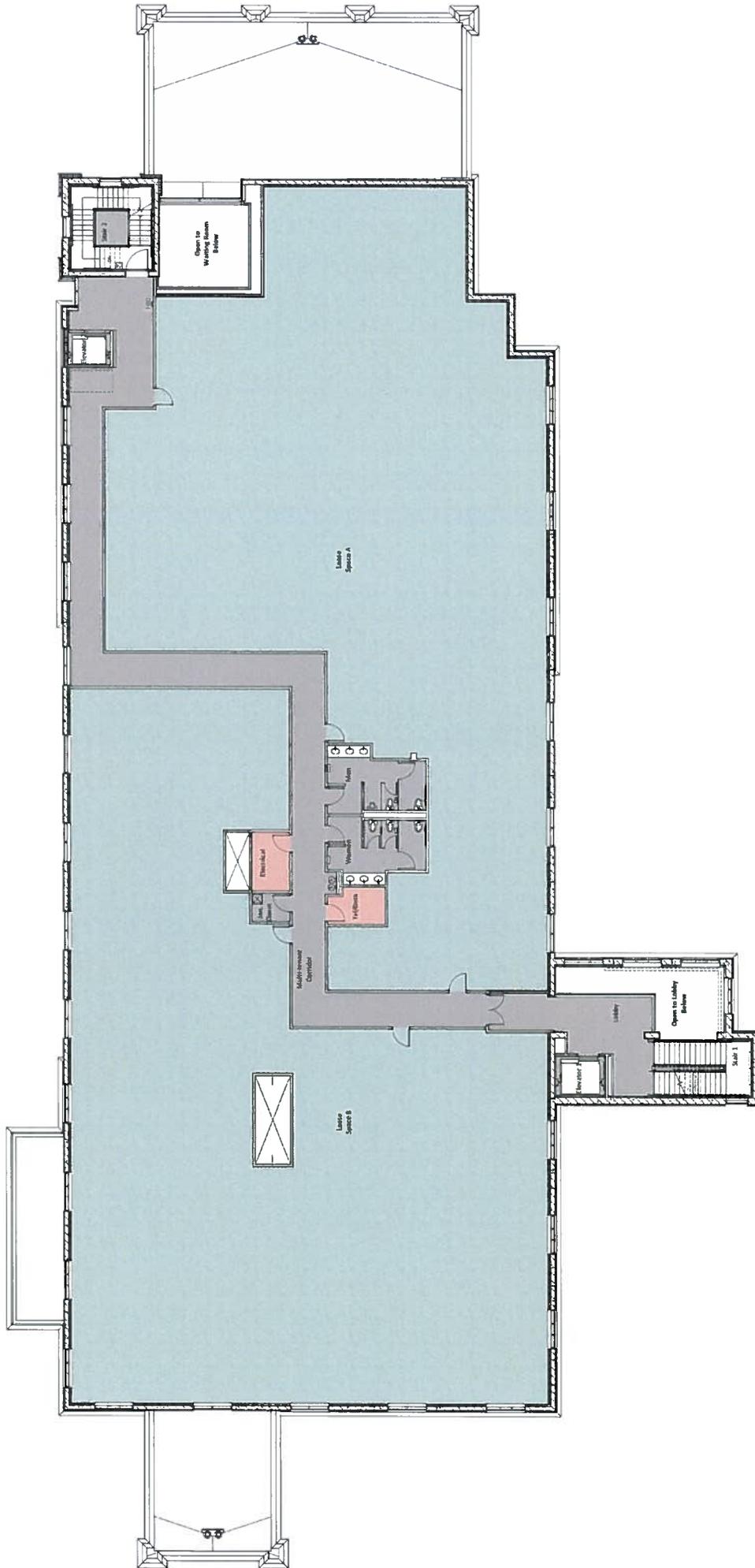
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.







- ### Department Legend
- Dietary
 - Emergency Department
 - Imaging Department
 - Inpatient Nursing Unit
 - Laboratory
 - Laundry
 - MEP
 - Shared Functions
 - Staff Accommodations





5/24/16
PEZ - NORM

Application for Conditional Use Permit

City of Nampa, Idaho

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: Saint Alphonus Health System, Inc./Brandon McDougald Phone: (801) 915-7842

Address: 215 S State St., Suite 400 City: Salt Lake City State: Utah Zip Code: 84111

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

Owner Name: Saint Alphonsus Medical Center - Nampa, Inc. Phone: (208) 367-6959

Address: 1512 12th Ave. Rd. City: Nampa State: Idaho Zip Code: 83686

Address of subject property: 1512 12th Ave. Rd., Nampa, ID 83686

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):

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: A Neighborhood Hospital is proposed on the property and will include Ambulance Service. A Hospital with Ambulance Service already exists on the property, however, will be transitioned to a different use in the near future.

Length of time requested for the Conditional Use Permit: _____ Months and/or 100 Years.

Date conditional use is expected to begin *after* permit is granted: 01 / 01 / 2017

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

Dated this 20 day of April, 20 16

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 _____-20 _____ Project Name: _____

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: May 11, 2016

Rev:

Re: CUP – St. Alphonsus Neighborhood Hospital with Ambulance Service

Applicant: Brandon McDougald

Project Address: 1512-12th Avenue Road

CUP2191-16 for May 24, 2016 Planning and Zoning Meeting

Two CPR (Conceptual Plan Review) meetings were held for this project (January 7, 2016 and April 7, 2016). At these meetings the applicant was provided with the following information in regards to development of the site.

- Fire flow at this location is better than 2,000 GPM.
- Traffic Impact Study is required.
 - Scoping meeting has been held with ITD and Clair Bowman.
- Water main extension from existing on-site system to connect to main in 12th Avenue Road is required to alleviate an existing dead end line, and to provide better circulation through site.
 - Easement required over water main

The Engineering Division has no concerns with granting the applicant's request.

Shellie Lopez

From: Neil Jones
Sent: Thursday, April 21, 2016 2:01 PM
To: Shellie Lopez
Subject: RE: Neighborhood Hospital with Ambulance service/1512 12th Ave Rd CUP 2191 16

The Building Department has no conditions on this CUP.

Neil Jones

From: Shellie Lopez
Sent: Thursday, April 21, 2016 1:30 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>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@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>; Soyla Reyna <reynas@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Neighborhood Hospital with Ambulance service/1512 12th Ave Rd CUP 2191 16

Good Afternoon! ☺

CUP 2191-16:

Brandon McDonald on behalf of Saint Alphonsus Health System has requested a Conditional Use Permit for the property located at 1512 12th Ave Rd (A 19.486 acre portion of Section 34, 3N, 2W, NW, Kurtz Add, TX 00069 in Kurtz Add, in Yorgason 1st Sub & Section 34, 3N, 2W, NWSW). This property is located within a RP (Residential Professional) zoning district.

The applicant is requesting the CUP for a Neighborhood Hospital with Ambulance Service that will go before the Planning & Zoning Commission as a public hearing item on the May 24, 2016 agenda.

Please find attached the CUP 2191-16 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than May 11, 2016.

Thank you & have a great day!