Planning & Zoning Department

Planning & Zoning Commission Meeting

November 22, 2016

STAFF REPORT – PUBLIC HEARING #2

Comprehensive Plan Future Land Use Map Amendment from General Commercial/Light Industrial/Low Density Residential to High Density Residential, and Development Agreement Annexation and Zoning to RML (Limited Multiple-Family Residential) for a Senior Independent Living Community for Joe Pachner-KM Engineering representing Bill Cushing.

Applicant: Joe Pachner-KM Engineering representing Bill Cushing for Bill Cushing
File No's: CMA 032-16, ANN 046-16, and DAN 006-16

Prepared By: Norman L. Holm
Date: November 10, 2016

Requested Actions: 1) Comprehensive Plan Future Land Use Map Amendment from General Commercial, Light Industrial, and Low Density Residential to High Density Residential; and 2) Development Agreement Annexation and Zoning to RML (Limited Multiple-Family Residential) for a Senior Independent Living Community consisting of 33 single level fourplexes with a clubhouse, outdoor recreation facilities and both covered and uncovered parking.

Purpose: Mr. Cushing proposes "...a senior independent living community, limited to senior citizens. A maximum of 33 fourplex buildings are proposed, yielding a maximum of 136 units. Given the type of occupants, single-level units are proposed, thus maximizing view corridors of residents and surrounding property owners. Each unit will be approximately 900 sf. This density request is 10.4 dwelling units per acre, which complies with the multifamily zoning requirement for RML (Limited Multi Family Residential). Amenities will be provided and will consist of a private clubhouse, a network of walking pathways, green space optional garages, picnic areas,

putting green, and/or a bocce ball and horseshoe pit. Internal private drive isles will be provided with private parking areas. The project will be maintained by a property management firm."

GENERAL INFORMATION

Zoning & Planning History: These properties have been undeveloped for some time and were previously proposed for residential/storage/commercial projects in July 2015, and August 2016 with both subsequently denied by the City Council.

Status of Applicant: Owner/developer's representative

Annexation Location(s): 1122, 1214, 1220 Southside Blvd, and 0 Wilson Lane (A total of 9 parcels being a portion of the SW ¼, NW ¼ of Section 16, T3N, R2W, BM).

Total Size: Approximately 13.36 acres total

Existing Comprehensive Plan Future Land Use Map Designation(s): General Commercial for northwesterly 3 acres, Light Industrial for central 7.79 acres, and Low Density Residential for southerly 1.95 acres.

Proposed Comprehensive Plan Future Land Use Map Designation: High Density Residential 13.36 acres.

Existing Zoning: Combination of County M1 (Light Industrial) and County R2 (Medium Density Residential)

Proposed Zoning upon Annexation: City RML (Limited Multiple-Family)

Applicable Regulations: In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. The 9 parcels comprising the proposed annexation are contiguous to one another and connected to the existing city limits along the annexed right-of-way of Southside Blvd.

Existing Uses: The 3 parcels along Southside Blvd (1122, 1214, and 1216 Southside Blvd) have existing single family residential uses and outbuildings. The other 6 parcels presently accessed via Wilson Lane are vacant and available for development.

PROJECT DESCRIPTION AND REASONS FOR ANNEXATION & ZONING

As stated in the application letter:

"This project is presently undeveloped ground located on 1214 Southside Blvd. in Canyon County and encompasses 9 parcels in which our client owns. The subject property is not currently zoned in Canyon County. The land consists of 9 contiguous parcels. Three of the parcels are adjacent to the City limits, along the east side of Southside Blvd., thereby providing a legal path for annexation. The current comprehensive plan map designations are General

Commercial (along Southside), Light Industrial (central area) and Low Density Residential along the southerly parcels (along Wilson Lane).

The project will be a senior independent living community, limited to senior citizens. A maximum of 33 fourplex buildings are proposed, yielding a maximum of 136 units. Given the type of occupants, single-level units are proposed, thus maximizing view corridors of residents and surrounding property owners. Each unit will be approximately 900 sf. This density request is 10.4 dwelling units per acre, which complies with the multifamily zoning requirement for RML (Limited Multi Family Residential).

Amenities will be provided and will consist of a private clubhouse, a network of walking pathways, green space optional garages, picnic areas, putting green, and/or a bocce ball and horseshoe pit. Internal private drive isles will be provided with private parking areas. The project will be maintained by a property management firm.

Site access will be primarily from Southside Blvd, centrally located along the site frontage. Secondary access for emergency vehicles will be provided via Wilson Lane.

The southerly area, along Wilson Lane, will consist of only two buildings, providing an appropriate transition to single family residential as contemplated in the Comprehensive Plan. A landscaped berm shall be positioned between the buildings and the Wilson Road as a transition buffer. Furthermore, the parcel south of the internal "out-parcel" located in the southeast corner of the site will not have multifamily buildings built upon it.

The City sewer was a concern and was discussed in detail with the city engineering department. Sewer service is available from Southside Blvd. The owner will be responsible for installing sewer as necessary to drain into the existing gravity system. Water and pressurized irrigation are readily available.

Previous land use change requests have been submitted to the city. These requests complied with the Future Land Use Map and included general commercial, light industrial and low density residential. The low density component provided a transition from residential to light industrial. However, these proposals were denied and determined to be incompatible with the surrounding residential land use. The current request is strictly for residential use and the incompatible land-use was removed. The comprehensive plan discuses that higher density infill should be considered as a top priority in order to preserve open spaces and agricultural lands. The subject land is surrounded by subdivisions and administrative lot-splits.

Given the nature of the proposed project, the concerns voiced by neighbors on previous requests, we feel their concerns have been mitigated. Building heights will be limited to single story, green space will be provided, noise levels will be minimal, criminal activities will be low."

SPECIAL INFORMATION

Public Utilities: 12" water main in Southside Blvd, 8" sewer mains in Southside Blvd and Wilson Lane, and 10" irrigation main in Southside Blvd.

Public Services: Police and fire already service city incorporated areas surrounding the location. Current fire flow at this location is better than 2,000 GPM.

Physical Site Characteristics: Existing residential uses on the 3 Southside Blvd parcels, and vacant and undeveloped uses on the 6 Wilson Lane parcels.

Transportation: The application indicates that site access will be primarily from Southside Blvd, centrally located along the site frontage. Secondary access for emergency vehicles will be provided via Wilson Lane.

Correspondence: As of the date of this staff report no correspondence has been received from any area property owners, residents or business owners regarding opposition to or support for the requested Comprehensive plan future land use map amendment, and development agreement annexation and zoning to RML for a Senior Independent living community. Numerous expressions of opposition were made by neighboring/vicinity property owners for the last two commercial/storage/residential development proposals.

STAFF FINDINGS AND DISCUSSION

From a land use standpoint the location, if amended as requested, will be shown on the comprehensive plan "future land use map" as being compatible with the zoning that has been requested. If the Planning & Zoning Commission recommends approval of the Comprehensive Plan Future Land Use Map Amendment from General Commercial, Light Industrial, and Low Density Residential to High Density Residential; and the Development Agreement Annexation and Zoning to RML (Limited Multiple-Family Residential) for a Senior Independent Living Community, the following findings are recommended:

1) The requested 9 annexation parcels are contiguous to one another and connected to the existing city limits along the annexed right-of-way of Southside Blvd.
2) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands have been annexed, zoned and developed.
3) The proposed zoning conforms with the proposed comprehensive plan future land use map amendment request from General Commercial/Light Industrial/Low Density Residential to High Density Residential, and is reasonably compatible with existing single family residential land uses in the area.
4) The applicant desires approval in order to utilize the property for a Senior Independent Living Community.
5) Section 10-2-5 allows an annexation/zoning application to be processed in connection with the execution of a development agreement. "In accordance with allowances made by state law, a property owner or developer may request, or the city may require, that an application for rezone or zoning map amendment be processed in conjunction with the execution of a development agreement. Through such agreements, a property owner or developer may agree to make written conditional commitments concerning the use or development of a subject parcel in exchange for the change of zoning requested. The purpose of such agreements shall be to allow development that provides benefits for both the property owner or developer and the city by providing a balance between the owner's or developer's desire for certainty in the development process and the city's desire for control of the impacts of the project. (Ord. 4189, 7-20-2015)

Conditional commitments made under such agreements are in addition to the regulations provided for in the zoning district by ordinance, and are established to ensure compatibility of the resulting land use with the surrounding area… (Ord. 4050, 2-19-2013)"

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission determines to recommend approval of the Comprehensive Plan Future Land Use Map Amendment from General Commercial, Light Industrial, and Low Density Residential to High Density Residential; and Development Agreement Annexation and Zoning to RML (Limited Multiple-Family Residential) for a Senior Independent Living Community to the City Council Engineering & Planning Staff recommend execution of a development agreement with the following specific commitments or conditions:

1) General:
   a) Extension of public utilities at owner's expense –
      i) Public water main to satisfy both domestic and fire flow requirements.
      ii) Sewer as necessary to provide service to all residential lots developed, clubhouse, etc.
      iii) Sewer is available to serve the site both from Wilson Lane and Southside Boulevard. Sewer capacity to serve the 33 living units, as proposed, will need to be verified.
      iv) Pressure Irrigation to provide service to the residential lots and any required landscaping.
   b) Annexation into the Nampa Municipal Irrigation System at time of development and site is provided with City Pressure Irrigation.

2) Southside Boulevard: Functional Classification – Collector
   a) 40' right-of-way dedication for Southside Boulevard is required
   b) Full frontage improvements on Southside Boulevard are required and will include, but not be limited to-
      i) Curb, gutter, and sidewalk-will require design and approval
      ii) Landscaping-Southside Boulevard is an arterial roadway
      iii) Storm drainage
      iv) Pavement widening
      v) Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties

3) Wilson Lane: Functional classification – Local
   a) Nampa Highway District is in agreement with City policy and will support City's requirements for the following:
      i) Right-of-way dedication required to Nampa Highway District for future total street right-of-way width of 60-feet, 30-feet from centerline if not already dedicated.
      ii) Full frontage improvements on Wilson Lane required and will include, but not be limited to-
         (1) Curb, gutter, and sidewalk-will require design and approval
         (2) Landscaping (if required by zoning)-Wilson Lane is a local street
         (3) Storm drainage - both on and off-site
         (4) Pavement widening
         (5) Water
         (6) Pressure Irrigation
         (7) Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties

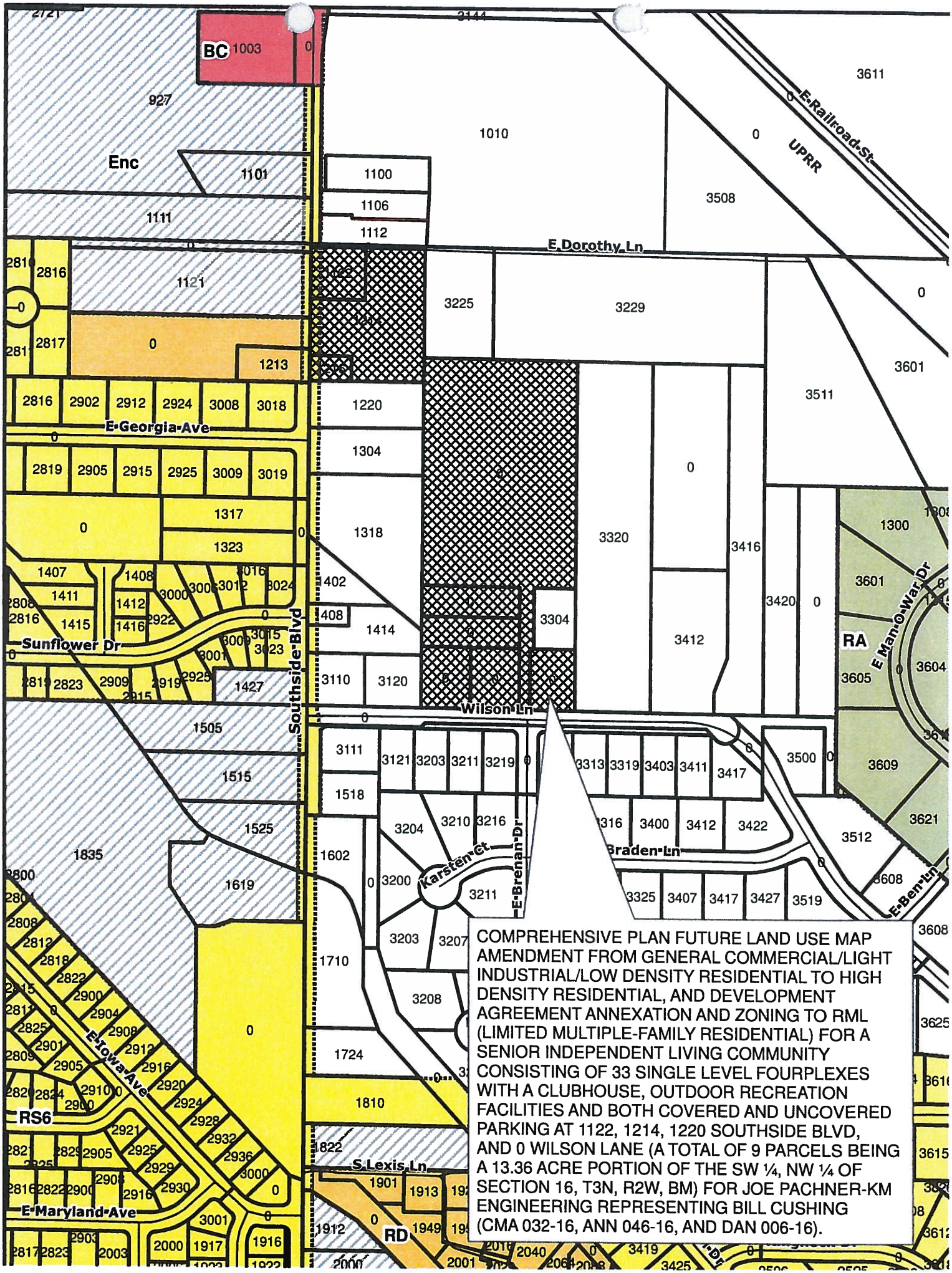
(8) Pavement widening and striping as required

4) Dorothy Lane: Private
   a) Currently is a private access. No right-of-way dedication required at this time.
   b) Owner/developer is required to provide recorded ingress/egress/cross access and utility easements, in favor of other property owners utilizing this access, if not already existing.
   c) The Dorothy Lane access to existing properties shall be retained and improved along the width of the subject property, maintaining the existing travel surface width.

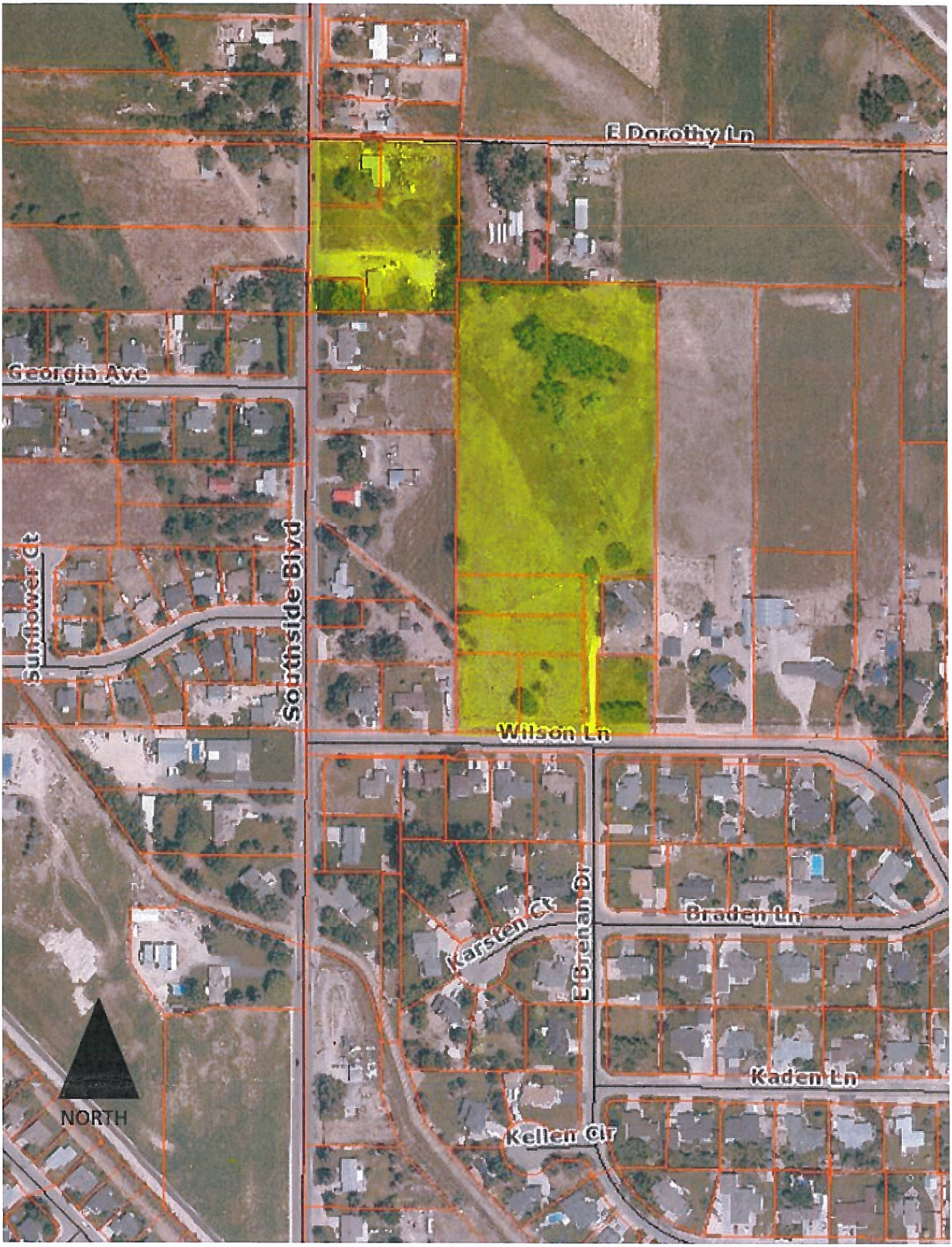
5) The Owner/Developer shall develop the Property in general compliance with the Project Description, Conceptual Site Layout Plan, Typical Building Rendering, Floor Plan, and Back Side Elevation for the "Senior Independent Living Community" as stated and depicted in Exhibit "C".

ATTACHMENTS

Vicinity map with zoning
Aerial map
Comprehensive Plan future land use map
Proposed Annexation and Zoning Map
Application(s)
Applicant letter
Parcel map
Site layout plan
Typical building rendering, back side elevation, floor plan
Compass communities in motion 2040 development checklist
Agency and other correspondence
Draft Development Agreement



COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT FROM GENERAL COMMERCIAL/LIGHT INDUSTRIAL/LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND DEVELOPMENT AGREEMENT ANNEXATION AND ZONING TO RML (LIMITED MULTIPLE-FAMILY RESIDENTIAL) FOR A SENIOR INDEPENDENT LIVING COMMUNITY CONSISTING OF 33 SINGLE LEVEL FOURPLEXES WITH A CLUBHOUSE, OUTDOOR RECREATION FACILITIES AND BOTH COVERED AND UNCOVERED PARKING AT 1122, 1214, 1220 SOUTHSIDE BLVD, AND 0 WILSON LANE (A TOTAL OF 9 PARCELS BEING A 13.36 ACRE PORTION OF THE SW ¼, NW ¼ OF SECTION 16, T3N, R2W, BM) FOR JOE PACHNER-KM ENGINEERING REPRESENTING BILL CUSHING (CMA 032-16, ANN 046-16, AND DAN 006-16).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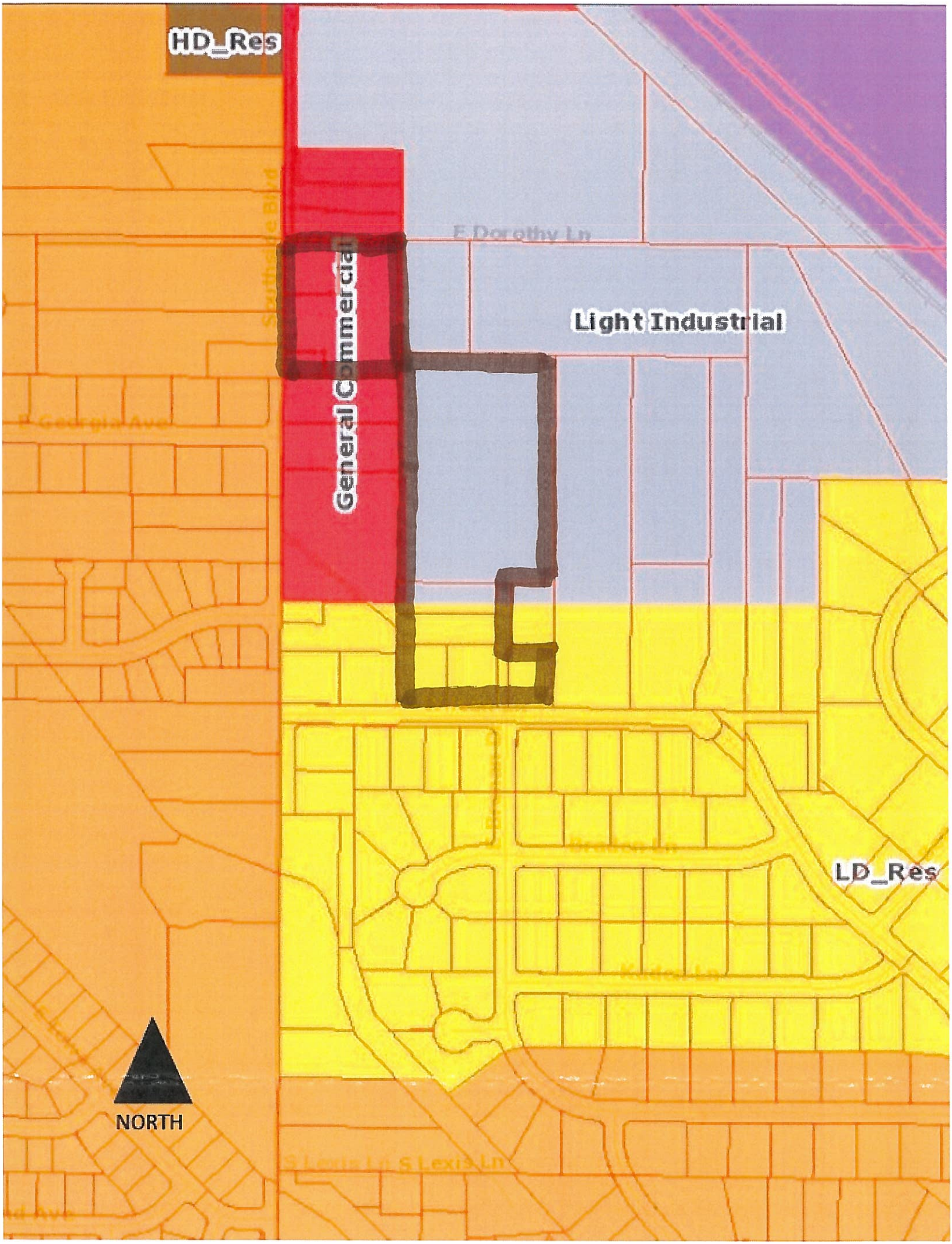
Southside Blvd
Wilson Ln
Karsten Ct
E Brenan Dr
Braden Ln
Kaden Ln
Kellen Cir
NORTH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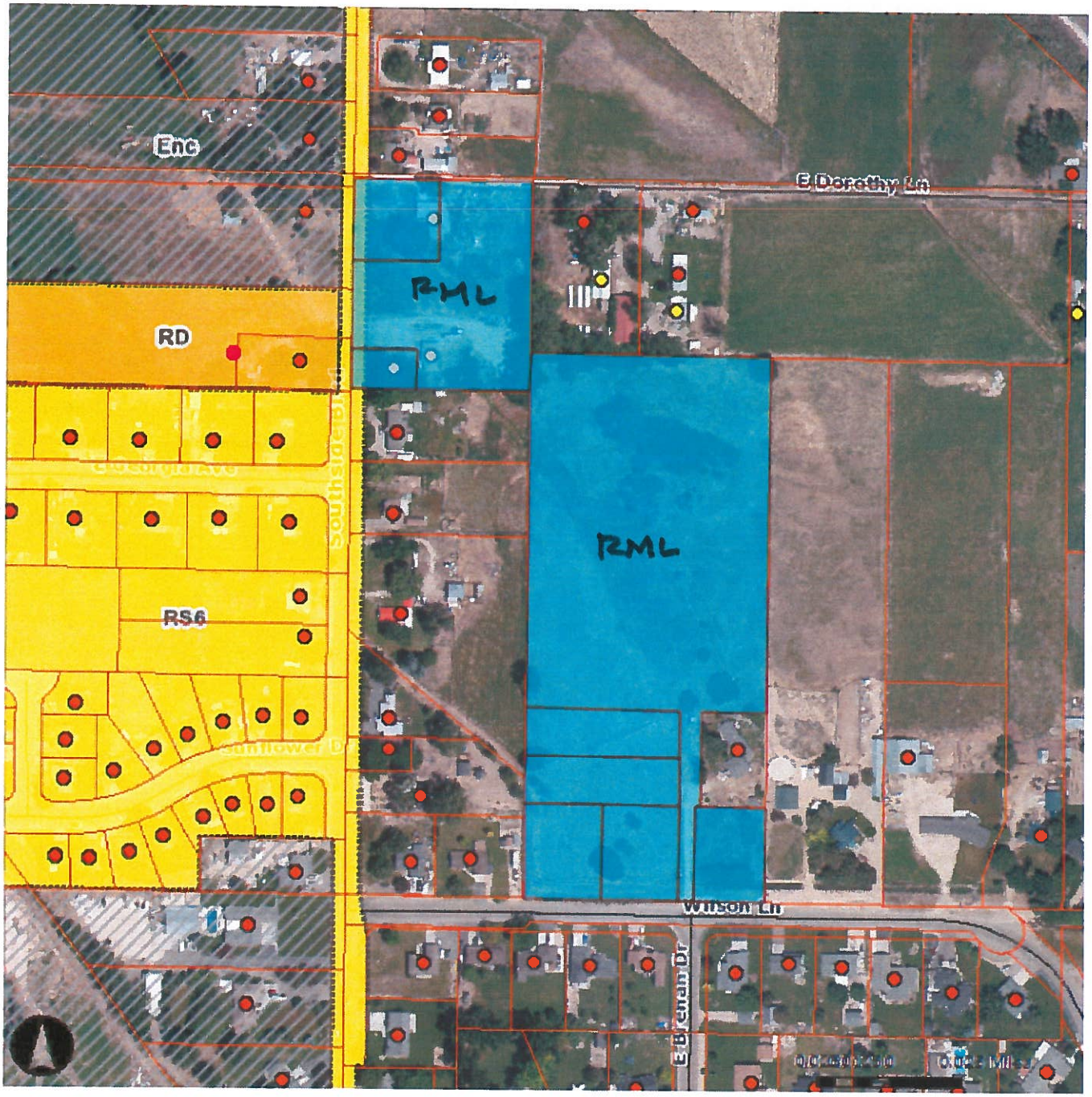
Southside Blvd
E Dorothy Ln
General Commercial
Light Industrial
E Georgia Ave
LD_Res
NORTH
S Lexis Ln


Enc
RD
RS6
RML
RML
E Dorothy Ln
Wilson Ln
E Brenan Dr
Southside Dr
Sunflower Dr

APPLICATION FOR AMENDMENT OF COMPREHENSIVE PLAN

NAMPA IDAHO

PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: **$421.00** (1 acre or less) Nonrefundable Fee: **$842.00** (more than 1 acre)
Or **$213.00** for a text amendment

11/22/16 RZ - NOPM

Applicant/Representative Name Joe Pachner, P.E.	Home Number/Business Number
Street Address 9233 W. State Street	Mobile Number 208.639.6939
City Boise State Idaho Zip code 83714	Email joe@kmengllp.com
Property Owner Name Bill Cushing	Home Number
Street Address 3360 Amy Dr.	Mobile Number 714.393.7490
City Corona State CA Zip Code 92882	Email btcush@ca.rr.com

Applicant's interest in property: ( ) Own ( ) Rent (x) Other Engineer/Representative

ADDRESS OF SUBJECT PROPERTY: 1214 Southside Blvd. Nampa, Idaho 83651

Please provide the following REQUIRED DOCUMENTATION to complete the amendment:

☒ Completed Application

☒ A copy of one of the following:
☒ Warranty Deed ☐ Proof of Option ☐ Earnest Money Agreement

☒ 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

- State the requested zoning, the land use change(s) and the reason for the proposed change(s) and the use(s) which will be involved: Request comp plan change from Light Industrial Dist to Residential District. see attached letter

If this application is for a change of plain text complete the following:

- State (or attach a letter stating) the text change requested, the page numbers in the plan, the reason for the proposed changes and why they would be in the interest of the public (attach the full text of the proposed amendment, as necessary): _____

Dated this 25th **day of** October, **20** 16

Applicant Signature

OFFICE USE ONLY

FILE NUMBER: **CMA/[redacted]**-032 - 2016 PROJECT NAME Change from BC/IL/LD Res to HD Res

APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **$452.00** (1 acre or less) Nonrefundable Fee: **$910.00** (more than 1 acre)

11/22/16 Pay - NORM

Applicant Name Joe Pachner, P.E.	Home Number 208.639.6939
Street Address 9233 W. State Street	Mobile Number
City Boise State Idaho Zip code 83714	Email joe@kmengllp.com

Property Owner Name Bill Cushing	Home Number
Street Address 3360 Amy Dr.	Mobile Number 714.393.7490
City Corona State CA Zip Code 92882	Email btcush@ca.rr.com

Applicant's interest in property: ( ) Own ( ) Rent (x) Other Engineer/Representative

ADDRESS OF SUBJECT PROPERTY: 1214 Southside Blvd. Nampa, Idaho 83651

Please provide the following required documentation

- ☒ Completed Application
- ☒ A copy of one of the following: ☒ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
- ☒ 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

- State the zoning desired for the subject property: RML- Limited Residential Multi-Family
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Development of 33 Senior Living 4-Plexs with a clubhouse, outdoor recreation facilities and both covered and uncovered parking. (See attached letter)

Dated this 25th **day of** October, **20** 16

Applicant Signature

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing 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. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. 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 hearings and should be present to answer any questions.

OFFICE USE ONLY

FILE NUMBER: **ANN** - 046 - 20 16 PROJECT NAME _____

APPLICATION FOR A DEVELOPMENT AGREEMENT - NEW

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: **$452.00** (1 acre or less) Nonrefundable Fee: **$910.00** (more than 1 acre)

11/22/16 PZ - NPRM

Applicant/Representative Name Joe Pachner, P.E.	Home Number (208) 639-6939
Street Address 9233 W State St	Mobile Number
City Boise State Idaho Zip code 83714	Email joe@kmengllp.com

Property Owner Name Bill Cushing	Home Number
Street Address 3360 Amy Dr.	Mobile Number (714) 393-7490
City Cornona State CA Zip Code 92882	Email btcush@ca.rr.com

Applicant's interest in property: ( ) Own ( ) Rent (X) Other Engineer/Representative
ADDRESS OF SUBJECT PROPERTY: 1214 Southside Blvd. Nampa, ID

Please provide the following REQUIRED DOCUMENTATION to complete the New Development Agreement:

☒ Completed Application

☒ A copy of one of the following:

☒ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement

☒ 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

➢ State (or attach a letter stating) the details of the requested development agreement for the subject property: Development of 33 Senior Living 4-Plexs with a club house, outdoor recreation facilities and both covered and uncovered parking. (See attached letter)

Dated this 25th **day of** October, 20 16

Applicant Signature

This application will be referred to the Nampa Planning Commission for a recommendation on the development agreement. The Planning Commission shall hold a public hearing 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. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. 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 hearings and should be present to answer any questions.

OFFICE USE ONLY

FILE NUMBER: **DAN-** 006 - 2016 PROJECT NAME 33 Senior Living 4-Plexs

km ENGINEERING

9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

October 25, 2016
Project No.: 16-162

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

RE: Annexation/Zoning; Comprehensive Plan Amendment and Development Agreement Application-1214 Southside Blvd – Nampa, Idaho

Dear Staff:

On behalf of William Cushing, we are pleased to submit the attached Annexation/Zoning; Comprehensive Plan Amendment; Development Agreement application and required supplements for a development of a (33) four-plexs with a clubhouse, outdoor recreation facilities and both covered and uncovered parking on 13.36 acres into the City of Nampa.

I have included within this submittal the following:

- Application's- Annexation/Rezone-Development Agreement; Comprehensive Plan Amendment
- Concept Site Plan
- Affidavit of Legal Interest
- Deeds
- Legal's
- Parcel Map
- Vicinity Map
- Fee's- $910.00 Annexation/Rezone/Development Agreement (paid see attached receipt)
- Fee-$842.00 Comprehensive Plan Amendment

As you know, this project is presently undeveloped ground located on 1214 Southside Blvd. in Canyon County and encompasses 9 parcels in which our client owns. The subject property is not currently zoned in Canyon County. The land consists of 9 contiguous parcels. Three of the parcels are adjacent to the City limits, along the east side of Southside Blvd., thereby providing a legal path for annexation. The current comprehensive plan map designations are General Commercial (along Southside), Light Industrial (central area) and Low Density Residential along the southerly parcels (along Wilson Lane).

The project will be a senior independent living community, limited to senior citizens. A maximum of 33 four-plex building are proposed, yielding a maximum of 136 units. Given the type of occupants, single-level units are proposed, thus maximizing view corridors of residents and surrounding property owners. Each unit will be approximately 900 sf. This density request is 10.4 dwelling units per acre, which complies with the multi family zoning requirement for RML (Limited Multi Family Residential).

Amenities will be provided and will consist of a private clubhouse, a network of walking pathways, green space optional garages, picnic areas, putting green, and/or a bocce ball and horseshoe pit. Internal private drive isles will be provided with private parking areas. The project will be maintained by a property management firm.

Site access will be primarily from Southside Blvd, centrally located along the site frontage. Secondary access for emergency vehicles will be provided via Wilson Lane.

The southerly area, along Wilson Lane, will consist of only two buildings, providing an appropriate transition to single family residential as contemplated in the Comprehensive Plan. A landscaped berm shall be positioned between the buildings and the Wilson Road as a transition buffer. Furthermore, the parcel south of the internal "out-parcel' located in the southeast corner of the site will not have multifamily buildings built upon it.

The City sewer was a concern and was discussed in detail with the city engineering department. Sewer service is available from Southside Blvd. The owner will be responsible for installing sewer as necessary to drain into the existing gravity system. Water and pressurized irrigation are readily available.

Previous land use change requests have been submitted to the city. These requests complied with the Future Land Use Map and included general commercial, light industrial and low density residential. The low density component provided a transition from residential to light industrial. However, these proposals were denied and determined to be incompatible with the surrounding residential land use. The current request is strictly for residential use and the incompatible land-use was removed. The comprehensive plan discuses that higher density infill should be considered as a top priority in order to preserve open spaces and agricultural lands. The subject land is surrounded by subdivisions and administrative lot-splits.

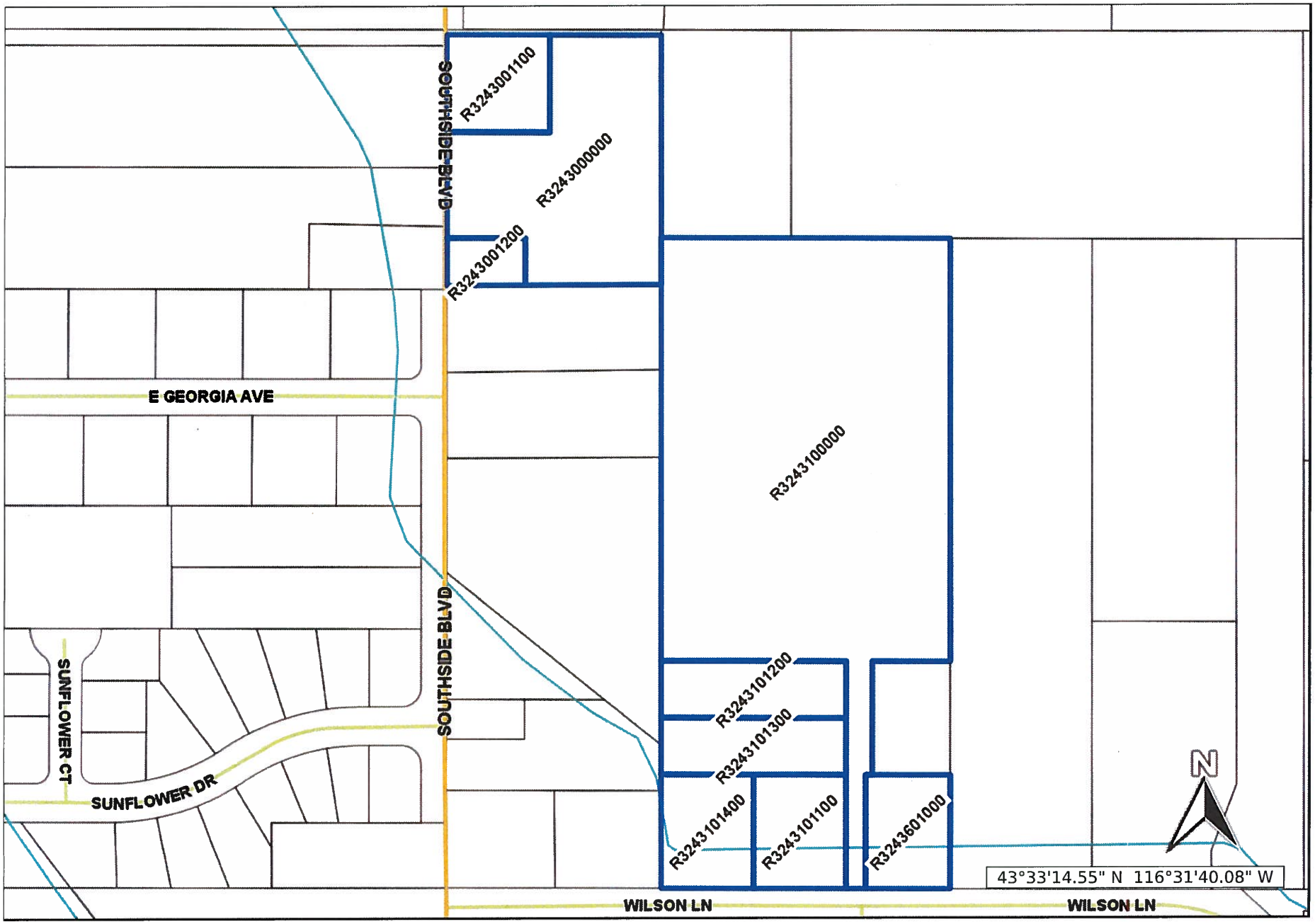
Given the nature of the proposed project, the concerns voiced by neighbors on previous requests, we feel their concerns have been mitigated. Building heights will be limited to single-story, green space will be provided, noise levels will be minimal, criminal activities will be low.

Should you have questions or require further information in order to process this application, please contact Joe Pachner at 208.639.6939 or email me at joe@kmengllp.com

Sincerely,
KM Engineering, LLP

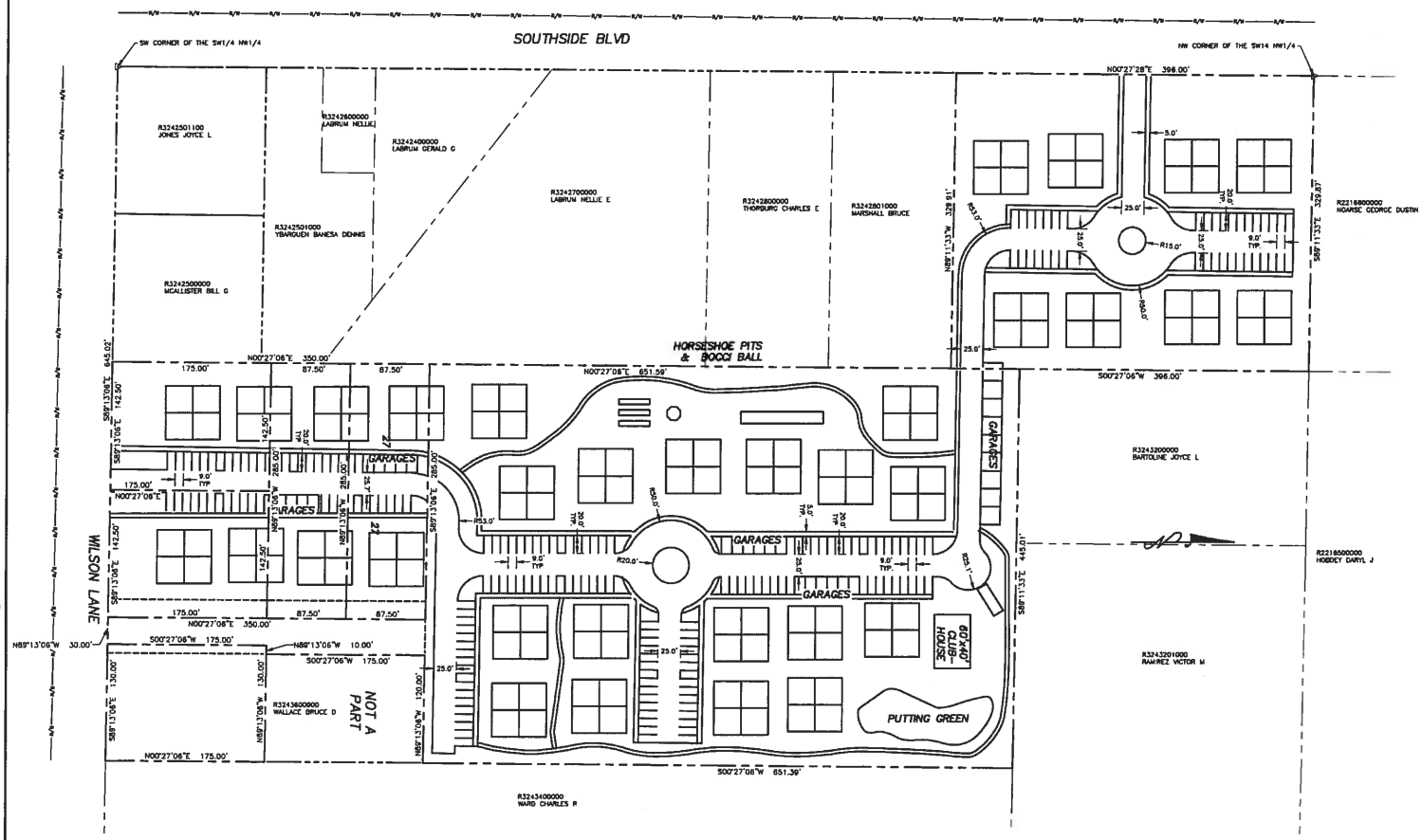
Joe Pachner, P.E.
Principal

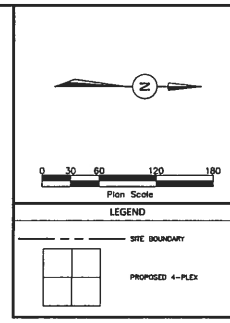
landproDATA PDF



Oct 19, 2016 - landproDATA.com
Scale: 1 inch approx 200 feet

The materials available at this web site are for informational purposes only and do not constitute a legal document.





PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	12.7 ACRES
PROPOSED SITE ZONING	R6L
CURRENT SITE ZONING	N/A
DETENTION PONDS AREA	0 ACRES
COMMON SPACE AREA (INCLUDING DETENTION PONDS	10.0 ACRES
PERCENTAGE COMMON SPACE	78.2%
NUMBER OF UNCOVERED PARKING STALLS	191
NUMBER OF COVERED PARKING STALLS	31
TOTAL NUMBER OF LOTS	1
NUMBER OF BUILDABLE LOTS	1
NUMBER OF COMMON LOTS	0
DWELLING UNITS PER GROSS ACRE	10.4 D.U./ACRE
ROAD DATA	
ASPHALT THICKNESS	3 INCHES
3/4" BASE COURSE THICKNESS	6 INCHES
PIT RUN THICKNESS	12 INCHES
PAVEMENT WIDTH	23 FEET
PAVEMENT CROSS SLOPE	2%
SIDEWALK WIDTH	5 FEET
SIDEWALK CROSS SLOPE	2%
ROAD R-O-W WIDTH	N/A
UTILITIES	
WATER:	CITY OF NAMPA
SEWER:	CITY OF NAMPA
POWER:	IDAHO POWER
CABLE:	CABLE ONE
NATURAL GAS:	INTERMOUNTAIN GAS
TELEPHONE:	CENTURY LINK
IRRIGATION:	NAMPA & MERIDIAN IRRIGATION COMPANY

REVISIONS		
NO	ITEM	DATE

SENIOR LIVING CENTER
NAMPA, IDAHO

SITE LAYOUT

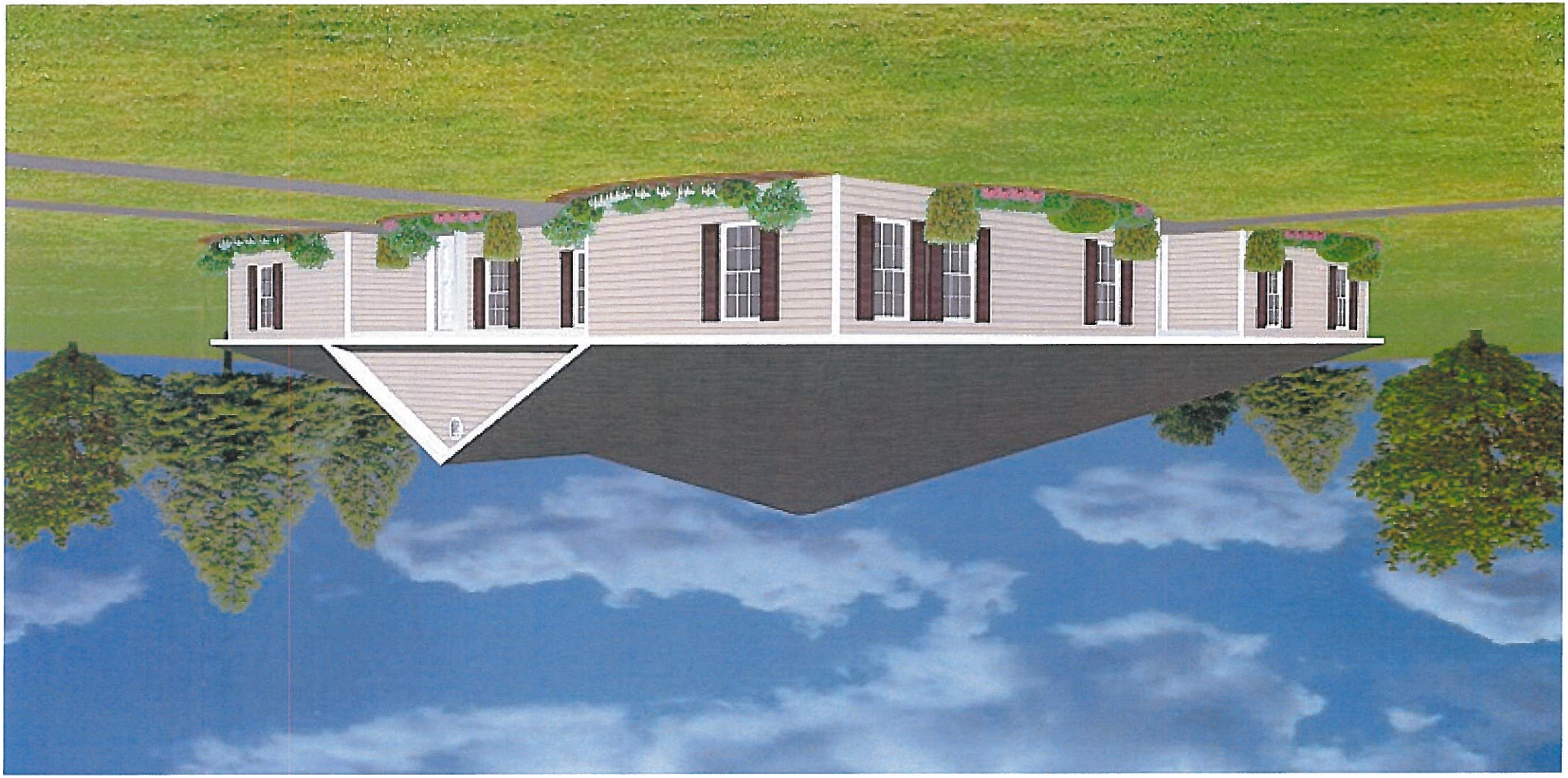
DRAWING STATUS:
PRELIMINARY NOT FOR CONSTRUCTION

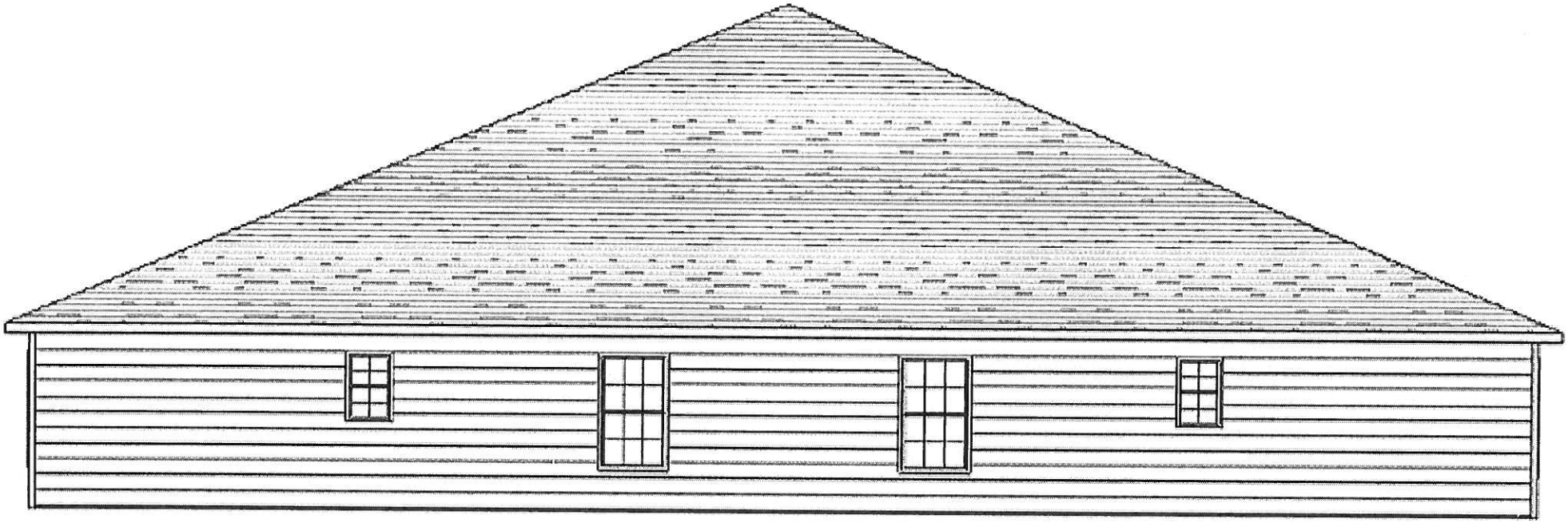
km ENGINEERING
ENGINEERS SURVEYORS PLANNERS
8233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

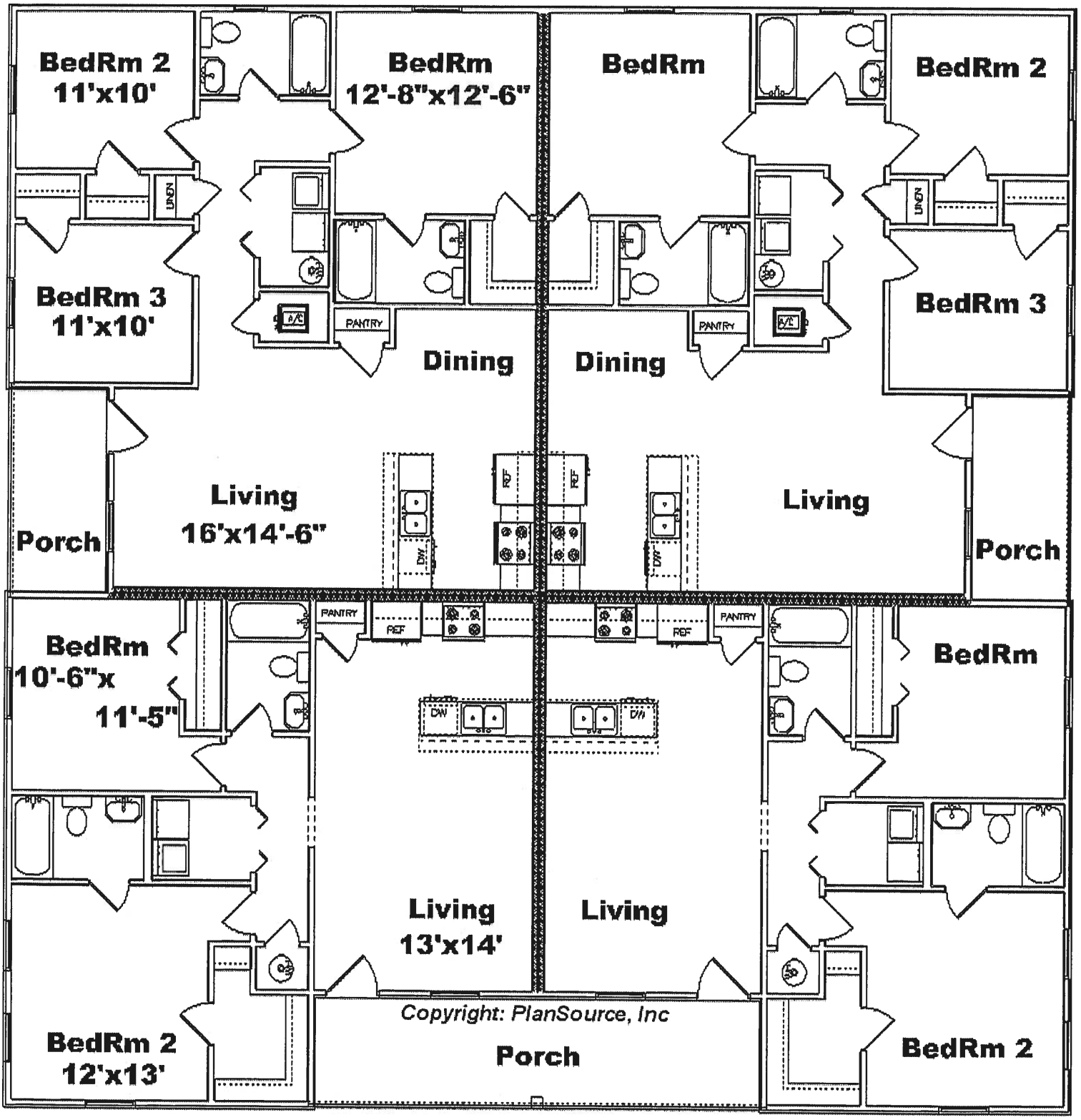
DESIGN BY:	JHP
DRAWN BY:	DMZ
CHECKED BY:	JHP
DATE:	10/29/18
PROJECT	18-162

SHEET NO.
1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION



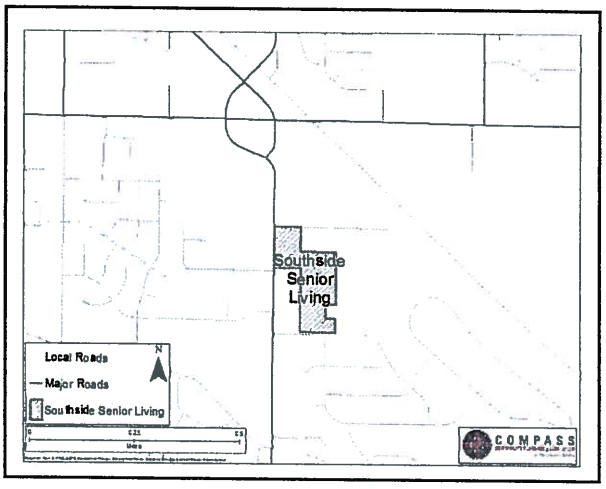



BedRm 2
11'x10'
BedRm
12'-8"x12'-6"
BedRm
BedRm 2
UNEN
UNEN
BedRm 3
11'x10'
A/C
PANTRY
Dining
Dining
PANTRY
A/C
BedRm 3
Porch
Living
16'x14'-6"
REF
REF
DW
DW
Living
Porch
PANTRY
REF
REF
PANTRY
BedRm
10'-6"x
11'-5"
DW
DW
BedRm
Living
13'x14'
Living
Copyright: PlanSource, Inc
BedRm 2
12'x13'
Porch
BedRm 2

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014.**

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available **here**; and more information about the CIM 2040 goals can be found **here**; and information on the CIM 2040 Vision can be found **here**.



Click for detailed map.

Name of Development: Southside Senior Living-132 residential units

Summary: Southside Senior living is proposed northeast of Southside Blvd and Wilson Lane. The proposal meets 7 CIM 2040 checklist items and does not meet 9 items. There are 451 residential lots proposed in area. Consider adding sidewalks along Southside Blvd per the 2011 Nampa Bicycle and Pedestrian Master Plan, as well as along Wilson Lane. A pedestrian crossing could also be considered along Southside to provide better access to the Nampa Dog Park.

Land Use

In which of the **CIM 2040 Vision Areas** is the proposed development? **(Goal 2.1)**?

- ○ Downtown
- ○ Employment Center
- ● Existing Neighborhood
- ○ Foothills
- ○ Future Neighborhood
- ○ Mixed Use
- ○ Prime Farmland
- ○ Rural
- ○ Small Town
- ○ Transit Oriented Development

○ **Yes** ◉ **No** ○ **N/A** The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
445	133	577	133	716	285

● **Yes** ○ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
4,008	1,383	4,592	1,383	6,479	2,706

● **Yes** ○ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**

More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
Email: info@compassidaho.org
Telephone: (208) 475-2239

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Communities in Motion 2040 Development Checklist

Transportation

○ **Attached** ⊙ **N/A** An Area of Influence Travel Demand Model Run is attached.

○ **Yes** ⊙ **No** ○ **N/A** There are relevant projects in the current Regional **Transportation Improvement Projects** (TIP) within one mile of the development.

Comments: _____

○ **Yes** ⊙ **No** ○ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit**.

Comments: Consider additional parking near the community clubhouse.

◔**Yes** ○**No** ○**N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: Future demand response services are proposed near the development.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet **(Goals 1.1, 1.2, 1.3, 1.4, 2.4)**:

○ **Attached** ◔ **N/A** Complete Streets LOS scorecard is attached.

○ **Yes** ○ **No** ◔ **N/A** The proposal maintains or improves current automobile LOS.

○ **Yes** ○ **No** ◔ **N/A** The proposal maintains or improves current bicycle LOS.

○ **Yes** ○ **No** ◔ **N/A** The proposal maintains or improves current pedestrian LOS.

○ **Yes** ○ **No** ◔ **N/A** The proposal maintains or improves current transit LOS.

○ **Yes** ◔ **No** ○ **N/A** The proposal is in an area with a **Walkscore** over 50.

Housing

◔ **Yes** ○ **No** ○ **N/A** The proposal adds **compact housing** over seven residential units per acre. **(Goal 2.3)**

○ **Yes** ◔ **No** ○ **N/A** The proposal is a mixed-use development or in a mixed-use area. **(Goal 3.1)**

○ **Yes** ◔ **No** ○ **N/A** The proposal is in an area with lower transportation costs than the **regional average** of 26% of the median household income. **(Goal 3.1)**

○ **Yes** ○ **No** ◔ **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. **(Goal 3.1)**

Community Infrastructure

○ **Yes** ◔ **No** ○ **N/A** The proposal is infill development. **(Goals 4.1, 4.2)**

◔ **Yes** ○ **No** ○ **N/A** The proposal is within or adjacent to city limits. **(Goals 4.1, 4.2)**

◔ **Yes** ○ **No** ○ **N/A** The proposal is within a city area of impact. **(Goals 4.1, 4.2)**

Health

○ **Yes** ◔ **No** ○ **N/A** The proposal is within 1/4 mile of a transit stop. **(Goal 5.1)**

○ **Yes** ○ **No** ◔ **N/A** The proposal is within 1/4 mile of a public school. **(Goal 5.1)**

○ **Yes** ◔ **No** ○ **N/A** The proposal is within 1/4 mile of a grocery store. **(Goal 5.1)**

○ **Yes** ◔ **No** ○ **N/A** The proposal is within 1 mile of a park and ride location. **(Goal 5.1)**

Economic Development

○ **Yes** ○ **No** ◔ **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. **(Goal 3.1)**

○ **Yes** ○ **No** ◔ **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. **(Goal 6.1)**

Open Space

○ **Yes** ◔ **No** ○ **N/A** The proposal is within a 1/4 mile of a public park. **(Goal 7.1)**

○ **Yes** ○ **No** ◔ **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. **(Goal 7.1)**

Farmland

◔ **Yes** ○ **No** ○ **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. **(Goals 4.1, 8.2)**

◔ **Yes** ○ **No** ○ **N/A** The proposal is outside prime farmland. **(Goal 8.2)**

Memorandum

To: Planning and Zoning

Cc: Tom Points, P. E., City Engineer

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

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

From: Jim Brooks – Engineering Division

Date: November 10, 2016

Rev:

Applicant: K M Engineering-Joe Pachner, P. E. on behalf of William Cushing

Applicant Address: 9233 W. State Street, Boise, Idaho 83714

Property Location: Wilson Lane and Southside Boulevard

Re: Comprehensive Plan Map Amendment – Light Industrial to High Density Residential

CMA-00032-16 for the November 22, 2016 Planning & Zoning Meeting

---

The Engineering Division has no concerns with the granting of this request with the following conditions as required with the annexation request (ANN-00046-16):

General:

- Extension of public utilities at owner's expense –
  - Public water main to satisfy both domestic and fire flow requirements.
  - Sewer as necessary to provide service to all residential units developed, clubhouse, etc.
  - Sewer is available to serve the site both from Wilson Lane and Southside Boulevard. Sewer capacity to serve the 33 living units, as proposed, will be need to be verified.
  - Pressure Irrigation to provide service to the residential lots and any required landscaping.
- Annexation into the Nampa Municipal Irrigation System at time of development and site is provided with City Pressure Irrigation.

Southside Boulevard: Functional Classification - Collector

- 40' right-of-way dedication for Southside Boulevard is required
- Full frontage improvements on Southside Boulevard are required and will include, but not be limited to-
  - Curb, gutter, and sidewalk-will require design and approval
  - Landscaping-Southside Boulevard for an arterial roadway

- Storm drainage
- Pavement widening
- Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties

<u>Wilson Lane:</u> Functional classification - Local

Nampa Highway District is in agreement with City policy and will support City's requirements for the following:

- Right-of-way dedication required to Nampa Highway District for future total street right-of-way width of 60-feet, 30-feet from centerline if not already dedicated.
- Full frontage improvements on Wilson Lane required and will include, but not be limited to-
  - Curb, gutter, and sidewalk-will require design and approval
  - Landscaping (if required by zoning)-Wilson Lane is a local street
  - Storm drainage - both on and off-site
  - Pavement widening
  - Water
  - Pressure Irrigation
  - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
  - Pavement widening and striping as required

<u>Dorothy Lane:</u> Private

- Currently is a private access. No right-of-way dedication required at this time.
- Owner/developer is required to provide recorded ingress/egress/cross access and utility easements, in favor of other property owners utilizing this access, if not already existing.
- The Dorothy Lane access to existing properties shall be retained and improved along the width of the subject property, maintaining the existing travel surface width.

Memorandum

To: Planning and Zoning

Cc: Tom Points, P. E., City Engineer

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

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

From: Jim Brooks – Engineering Division

Date: November 9, 2016

Rev:

Applicant: K M Engineering-Joe Pachner, P. E. on behalf of William Cushing

Applicant Address: 9233 W. State Street, Boise, Idaho 83714

Property Location: Wilson Lane and Southside Boulevard

Re: Annexation and Zoning to RML

ANN-00046-16 for the November 22, 2016 Planning & Zoning Meeting

---

Current fire flow at this location is better than 2,000 GPM.

The Engineering Division has no concerns with the granting of this request with the following conditions:

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Sylvia Mackrill

From: Neil Jones
Sent: Wednesday, November 02, 2016 9:12 AM
To: Sylvia Mackrill
Subject: RE: 1214 Southside Blvd and 9 parcels, Comprehensive Plan Amend, Annex and RML Zoning and Development Agreement for 33 living 4-plexes, club house and rec facilities

Follow Up Flag: Follow up
Flag Status: Completed

Building Department will require permits for all the buildings and drawings.

Neil Jones
Plans Examiner Supervisor
P: 208.468.5492 F: 208.468.4494
Department of Building Safety, Like us on Facebook

From: Sylvia Mackrill
Sent: Thursday, October 27, 2016 9:07 AM
To: Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Bret Caulder <caulderb@cityofnampa.us>; Carl Miller - Compass of Idaho (cmiller@compassidaho.org) <cmiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Eric R Shannon <eric@nampahighway1.com>; Eric Skoglund <skoglundl@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Ken Couch <Ken.Couch@itd.idaho.gov>; Kent Lovelace <lovelacek@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>; Tom Points <pointst@cityofnampa.us>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: 1214 Southside Blvd and 9 parcels, Comprehensive Plan Amend, Annex and RML Zoning and Development Agreement for 33 living 4-plexes, club house and rec facilities

CMA-00032-2016; ANN-00046-2016; and, DAN-00006-2016:
Joe Pachner, P.E. with K M Engineering, representing Bill Cushing, has requested Comprehensive Plan Amendment from Light Industrial to High Density Residential; Annexation and RML zoning; and, Development Agreement for development of a Senior Living community with 33 four-plexes, a club house, outdoor recreation facilities, and covered and uncovered parking, at 1214 Southside Blvd and 8 other parcels, on 12.7 acres adjacent Southside Blvd and Wilson Lane.
The applications will go before the Planning and Zoning Commission on November 22, 2016 as public hearing items.
Please review and forward any comments to my attention, or Shellie Lopez at lopezs@cityofnampa.us prior to November 10th.
Thank you,

Sylvia Mackrill
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
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NAMPA Proud