Date: March 10, 2025

Development Services

500 12th Ave S Nampa, ID 83651

To: City of Nampa

Subject: Application for Annexation and Zoning to RS6, CUP

On behalf of Rock Bottom recovery and Treatment Services PLLC, ALC Architecture is pleased to submit applications for Rock Bottom recovery and Treatment Services, an Live in outpatient treatment located on the west side of South Happy Valley Road (01-2N-2W NE S 157.07' OF TX 11), parcel number R2907600000.

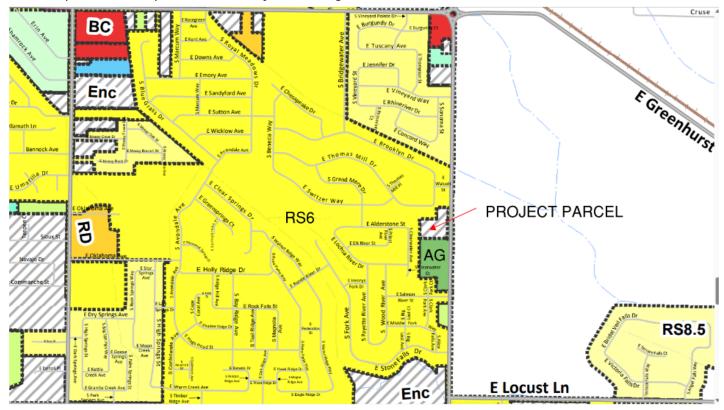
The property is situated on the west side of South Happy Valley Road, between E. Greenhurst Road and E. Locust Lane. Currently, there is an existing house on the parcel. Rock Bottom recovery and Treatment Services is located within the City of Nampa city limits, providing a clear path for the development to be annexed into the City of Nampa.

Annexation Request

We are requesting that this property be annexed and zoned RS6. This Live in outpatient treatment is compatible with the Single-Family Residential (RS) zoning designation. The parcel is surrounded by residential properties and farmland (zoned RS and AG).

While the site currently has access to power, water and sewer services will be extended from the street.

The current zoning is Rural Residential (RS), as designated by Canyon County. The proposed development aligns with the Medium Density Residential designation in the Nampa Comprehensive Plan Future Land Use Map. All proposed uses within this development are compatible with the adjacent zoning districts.



This project will redevelop the existing structure and site to accommodate the proposed Live in outpatient treatment on 0.747 acres of RS6-zoned property. The site will be redeveloped to meet the zoning requirements of the City of Nampa for Single-Family Residential (RS6) uses.

The layout for Rock Bottom recovery and Treatment Services includes interior renovations to the existing structure, along with the addition of exterior ADA-compliant ramps. The site will also be improved to provide parking for both visitors and staff.

Conditional Use Permit

This project is requesting approval of a Conditional Use Permit (CUP) for the proposed Rock Bottom recovery and Treatment Services, located on the northwest portion of the project parcel, in accordance with Section 10-3-2 of the City of Nampa Zoning Ordinance. The facility will include up to 11 rooms and 13 beds.

Summary

Rock Bottom recovery and Treatment Services will be a valuable addition to the surrounding community, providing a supportive living environment for individuals in their later years and allowing families to remain close by.