

NAMPA BUILDING AND SITE DESIGN STANDARDS COMMITTEE

MEETING HELD
TUESDAY, FEBRUARY 18, 2020, 12:30 P.M.
City Hall Council Chambers

The roll of the Committee was taken with the following members present:

Members:

Chris Veloz - Chairman
Mike Gable
Aaron Randell

Myron Smith
Senior Planner Watkins

Absent: **Jeff Hatch – Vice Chairman**
Meggan Manlove

Roger Volkert

Chairman Veloz called the meeting to order at 12:30 p.m.

Approval of Minutes: **Gable** motioned and **Smith** seconded to approve the Minutes of the January 21, 2020 Building and Site Design Committee meeting. Motion carried.

Chairman Veloz proceeded to the business item on the agenda.

Chairman Veloz departed the meeting at 12:35 p.m. and **Committee member Gable** presided as Acting Chairman.

DR-00112-2019

Building and Site Design Approval for Architectural Plans related to construction of a new 34,374 sq ft storage facility to be located on a 3.6 acre parcel addressed as 58 N Kings Rd, within an IL (Light Industrial) zoning district, on the east side of Kings Rd and north of E Victory Rd (Canyon County parcels R3174801000 and R31748000000), for Rick Stewart of Babcock Investments, LLC, representing Trek Investments, LLC.
ACTION ITEM

Acting Chairman Gable proceeded to public testimony.

Rick Stewart of Babcock Design, 800 W Main, Ste 940, Boise – representing the applicant:

- Mr Stewart advised the name of the proposed storage facility would be King Street Storage.
- There would be 7 buildings comprising approximately 34,000 sq ft.
- According to Mr Stewart, there would be one main entrance on the north side of Building 5.
- Mr Stewart reported he had discussed the entrance with the Nampa Fire Department and Brent Hoskins was in agreement with just having the one opening off Kings Rd as the primary ingress and egress for the facility, and an emergency entrance to the south.
- The layout of the project has been discussed with the Fire Marshall, and he has approved those plans.
- The interior two buildings, added Mr Stewart, would be utilized for RV parking and storage. All of the perimeter buildings would be used for mini-storage units.
- Building 1 and Building 3 are both tempered buildings and will have both internal and external storage for both buildings.
- The entire site is surrounded by Building No. 1, or a 6 ft tall perimeter fence that would obstruct any views to mechanical equipment powering Buildings 1 and 3, as well as Building 5.
- The facility will be tied into the sidewalk running along Kings Rd.
- **Acting Chairman Gable** inquired if there was a canal in the northeasterly portion of the subject property and **Mr Stewart** stated that was correct.

- Mr Stewart continued that everything would be contained within the subject property as far as drainage and noted there would be swales on the south side of the project that would gather most of the on-site drainage. There would also be valley gutters and a storm drainage system connected within the driveway system.
- Mr Stewart added Buildings 1 and 2 would have a shed roof to the back and would drain into a gutter system to the downspouts to a berm area that will collect the water.

Senior Planner Watkins:

- Watkins reported the applicants were requesting Building and Site Design approval for architectural plans related to the construction of a new storage facility on 3.6 acres, addressed as 58 N Kings Rd, on the east side of Kings Rd and north of E Victory Rd.
- The subject property has an IL (Light Industrial) zoning designation and surrounded by properties on the north, south, east and west sides by enclaved parcels outside of the Nampa City limits, and by Light Industrial zoned property on the east towards the Nampa Airport runway.
- Watkins advised although applications in the IL zone do not require Design Approval, the recently adopted Nampa City Code Section 10-1-19, regarding storage facilities, required that those types of projects will now be subject to the BSDS Committee review and approval.
- Watkins discussed the Development Agreement pertaining to the subject property regarding conditions of approval No. 8 and No. 11, pertaining to frontage improvements and appearance of the structures.
- Under Item No. 8, all curb, gutter, sidewalk and landscaping improvements are required from the edge of pavement to a point 15 ft inside the property line.
- The applicant has submitted a revised landscape plan showing a 15 ft landscape buffer inside the property line. Due to the new classification for Kings Rd from a Collector to a Minor Arterial, the Engineering Division has informed the applicants they will be required to dedicate an additional 10 ft of right-of-way because of the new classification. Therefore, everything would have to be adjusted by an additional 10 ft.
- The landscape plan has been approved, continued Watkins, so with an additional 10 ft it would still be approved.
- The curb, gutter and sidewalk, as well as the onsite storm drain will be evaluated by the Engineering Division.
- Item No. 11a, continued Watkins, stated the building shall be constructed in general conformance with the building design for the proposed storage facility as depicted in the Concept drawings in Exhibit C of the Development Agreement. The plans submitted, reported Watkins, appear to be compliant as shown.
- Item 11e, states that any portion of the building visible from public streets and longer than 100 ft shall include façade changes, such as bases, fenestration, offsets and wall plane jogs. All elevations comply with that requirement stated Watkins.
- Watkins reviewed the requirements of Section 11c, 11e, 11f, 11g and 11h and noted the buildings would be compliant with those requirements.
- The primary access to the storage facility would be off Kings Rd on the north side of the facility and circulation within the facility would need to meet Nampa Fire Department requirements, and would be reviewed at the time of Building Permit submittal.
- Watkins reviewed the Staff Report and recommended conditions of approval, as well as those received from the Engineering Division.

Rick Stewart:

- Mr Stewart inquired about the 10 ft additional frontage, and when was the road reclassified as a Minor Arterial.
- Watkins stated the road was reclassified approximately 3 weeks ago.
- Mr Stewart reported that 20 ft of right-of-way had already been dedicated on Kings Rd at the time of annexation. Therefore, the additional 10 ft of right-of-way required would kick off another redesign of the project and the owner would be losing some units based upon the additional right-of-way.
- Mr Stewart inquired if he could apply for a Variance and **Watkins** replied that request would go to City Council.
- **Mr Stewart** inquired about the setback to the property to the south that was not annexed into the City and noted he had requested a clarification on the setback. Because there was a residence on the property it was being looked at as residential but that also takes away some usable area on the subject property for placement of storage units. Mr Stewart questioned if the property to the south would be considered for non-residential zoning.
- **Acting Chairman Gable** stated that issue would go before the Planning and Zoning Commission and City Council and not before the BSDS Committee.
- **Watkins** responded to a question from **Randell** and reported the Engineering Division is now included for comment on any BSDS projects because it would allow the applicant to be aware of any requirements prior to Building Permit submittal.

Randell motioned and Smith seconded to close public testimony. Motion carried.

Randell motioned and Smith seconded to approve the Building and Site Design Standards application for 58 N Kings Road (Canyon County Parcels R3174801 and R317480000000) within an IL zoning district, on the east side of Kings Rd and north of E Victory Rd for Babcock Investments, LLC representing Trek Investments, LLC, subject to:

1. Generally:
 - a) That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes.
2. Engineering Comments include the following information to be submitted at the time of Building Permit application:
 - a) Submit a “No Rise” flood analysis for 58 N Kings Rd.
 - b) Dedicate an additional ten (10) ft of frontage for right-of-way on Kings Road due to a change in classification of the roadway from Collector to Minor Arterial.
 - c) Adjust the site plan to accommodate for the additional ten (10) ft.
3. The Applicant and the Buildings shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City’s zoning laws, Building Permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City Code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.

Motion carried.

DR-00115-2020:

Building and Site Design Approval for Architectural Plans related to construction of District 208 Apartments, comprising 12 new apartment buildings, with 24 living units per building, totaling 288 living units, to be located at 1509 Caldwell Blvd, Lot 1, Block 1, Karcher Mall Subdivision (Canyon County Parcel R1214310300), within a BC zoning district, for Mandie Brozo with CSHQA, representing Rhino Holdings, Nampa, Inc. ACTION ITEM.

- a) Following decision on DR-00115-2020 application – Discussion by Mandie Brozo of future Karcher Mall design options.

Acting Chairman Gable proceeded to public testimony.

Mandie Brozo with CSHQA, 200 Broad St, Boise – representing the Rhino Holdings, Nampa, Inc:

- Ms Brozo stated Conditional Use Permit approval was received from the Nampa Planning Commission in January.
- According to Ms Brozo, there would be 12 buildings with 24 units per building, with 288 total units. The applicants, added Ms Brozo, have gone through the Design Review requirements to make sure the appropriate materials would be applied in the appropriate ratio to comply with BSDS standards.
- The lower portion, continued Ms Brozo would be gated, with a cantilevered gate at the north entrance and a swinging gates off Cassia St.
- The four units on the east side of the property would be un-fenced, added Ms Brozo.
- **Randell** considered the apartments would be more open and not too dense.
- **Ms Brozo** reported the intent was to have more green space and added there was limited space for parking.
- In response to a question from **Smith**, **Ms Brozo** stated they would not be replacing the Mall with apartments and sections of the Mall would remain.
- **Smith** suggested the proposed apartments did not fit in the proposed location.
- **Ms Brozo** noted there were mobile home parks to the south and the Karcher Estates facility to the east.
- **Acting Chairman Gable** inquired about the buffer between the mobile home park to the southeast and the proposed apartment project.
- **Ms Brozo** replied there would be a 10 ft landscape buffer around the entire site.
- **Acting Chairman Gable** suggested perhaps more space between the proposed project and the mobile home park would be appropriate, as 10 ft buffer did not seem to be enough for a 3 story building next to the mobile home park, and suggested a 25 to 30 ft buffer would be more suitable.

- Acting Chairman Gable added that he liked the design of the structures, the materials used, and the proposed open space.
- **Randell** suggested that at some time in the future the mobile home park would transition to another use.
- **Ms Brozo** indicated the ditch along the south property line.
- Discussion followed on possibly providing a 20 ft buffer.
- Ms Brozo responded the 20 ft buffer suggestion could definitely be looked at rather than a 30 ft buffer, and added part of the consideration would be to make sure there would be a wide enough circulation for the main drive aisles for fire access.
- According to Ms Brozo, with the ditch, trees and landscaping, a visual buffer would be provided between the mobile home park to the south and the Mall to the north.

Senior Planner Watkins:

- The applicants, stated Watkins, were requesting Building and Site Design approval for the architectural plans related to construction of 12 apartment buildings and one clubhouse building located behind Karcher Mall, and addressed as 1509 Caldwell Blvd.
- The property is zoned BC (Community Business) and is surrounded by other BC zoned properties, except for the southeast corner where the property is zoned RMH (High Density Residential).
- According to Watkins, there was a landscape strip on the outside of the property line, and indicated the building to be located right at the property line, and the remaining buildings would have extra space at the canal.
- Watkins reported the buildings were designed in a modern fashion with 8 different colors and 5 different design elements. The revised exterior finish materials for the buildings, explained Watkins, were proposed as: Hardie Plank Lap Siding in Arctic White; and, Hardie Plank Reveal Panel system in colors Favorite Jeans, Honest Blue and Heron Plume. Additionally, there would be: Eldorado Cliffstone in White Bark; painted EIFS in Essential Gray and Storm Cloud; and, Metal Coping in Black Anodized Aluminum.
- Watkins explained the access to the subject property would be through various points within the Mall parking lot and from Cassia St – gated as noted on the plan, as well as a gated unfenced access.
- The landscape plan has been reviewed and approved by City staff.
- Building Elevations, stated Watkins, have been submitted for Buildings A, B and the Clubhouse.
- Watkins reviewed the building elevations and noted the front and rear walls for Building A were compliant with the 50 percent standards. The left and right walls would also be compliant with the 30 percent standard.
- The proposed 140 ft long elevations contain multiple jogs and offsets, and changes in roof height and other distinctive changes in the building façade. Two main entrances are proposed to the stairwells on Building A. The entry ways are spaced evenly to provide access to all the apartment units. The primary facades contain 20 and 25 percent glazing and noted past applications approved with less than 25 percent.
- The mechanical units would be mounted on the rooftop and screened with white corrugated metal panel walls.
- The Code states that open spaces shall be provided for projects over 25,000 sq ft, equaling approximately 102 sq ft of public space for the proposed project. Sidewalks are existing along the main rights-of-way and adjacent to each building. Staff recommendation, added Watkins, would be for painted pedestrian crossings within the parking lot to guide people through those areas and around the site from sidewalk access to sidewalk access.
- Amenities around the site include landscaped open space between the buildings, the clubhouse and the pool and immediate access to shopping at District 208, formerly Karcher Mall.
- The trash enclosures are located throughout the site and will be constructed of Eldorado Stone in White Bark and CMU in Essential Gray and gates also painted in Essential Gray.
- Watkins advised the lighting around the site includes LED luminaires on poles, in the parking lot at a height of 25 ft, and LED lantern style post tops will be used for pedestrian level lighting at a height of 10 ft throughout the parking lot and spaced to provide full coverage – mainly around the clubhouse area.
- The fencing around the property will be constructed of CMU columns with black metal vertical rail panels that are 6.5 ft tall. The two gates along the north property will be cantilevered and the gate to the west off Cassia St will be a swinging gate.
- Watkins noted the standard conditions of approval would apply to the subject project.
- **Randell** considered that overall it was a nice looking complex, with visual interest.

Smith motioned and Randell seconded to close public testimony. Motion carried.

- **Acting Chairman Gable** stated he liked the design of the project.
- Discussion followed regarding an additional 10 ft setback/buffer for the project.

- **Smith** agreed that an additional 20 or 30 ft buffer would be appropriate for the project due to the 3 story buildings.

Randell motioned and Smith seconded to approve the Building and Site Design Standards application for District 208 Apartments, comprising 12 new apartment buildings, a total of 288 living units to be located at 1509 Caldwell Blvd, Lot 1, Block 1 Karcher Mall Subdivision (Canyon County Parcel R1214310300), within a BC zoning district for CSHQA, representing Rhino Holdings, Nampa, Inc, subject to:

1. Generally:

- a) **That the Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws.**

2. Specifically:

- a) **Increase the rear yard (southerly) setbacks by an additional 10' to provide a 20' setback from the property line adjacent to the mobile home park.**
- b) **Provide pedestrian connectivity throughout the site by installing pavement markings within the parking areas.**

3. The Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes as BSDS Committee approval of the design review plans shall not have the effect of abrogating required compliance with the City's zoning laws, Building Permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City Code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.

Motion carried.

Ms Brozo stated at the present time she did not have no additional information to share on the facades for District 208, and they were working on getting the entire concept ready for the BSDS Committee to review.

Randell motioned and Smith seconded to adjourn the Building and Site Design Committee at 1:15 p.m. Motion carried.

Motion carried

Meeting adjourned at p.m.

Senior Planner Watkins: _____