



KUNA PLANNING AND ZONING COMMISSION

Agenda for May 26, 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for May 12 , 2015

3. NEW BUSINESS:

- a. **15-01-DR** (Design Review) - **Tomorrow Subdivision Apartments**; Lots 1 & 2 Block 7 and Lot 69 Block 1 (SEC 4th St. & Kay Ave): Applicant requests reinstatement of the design review approval in order to construct three (3) 4-plex apartment buildings located within the Tomorrow Subdivision No. 3. This project features four (4), 3-bedroom or 2-bathroom dwelling units. The project will provide 27 parking spaces. This project will act as a transition between Kay Avenue and the single-family dwellings.

4. PUBLIC HEARING:

- a. None

5. DEPARTMENT REPORTS:

- a. To Be Determined.

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 12, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	Absent
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Commissioner Dana Hennis, acting as Chairman, called the meeting to order at **6:01 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Meeting Minutes for April 14, 2015
- b. Planning and Zoning Meeting Minutes for April 28, 2015
- c. **15-01-ZOA** (Zoning Ordinance Amendment); Lot Split Ordinance: **City of Kuna**
 - Findings of Fact and Conclusions of Law
- d. **15-01-CPA** (Comp Plan Amendment); **City of Kuna**
 - Findings of Fact and Conclusions of Law
- e. **14-01-CPMA** (Comp Planning Area Map amendment); **City of Kuna**
 - Findings of Fact and Conclusions of Law

*Commissioner Gealy motioned to approve consent agenda;
Commissioner Gay seconds, all aye and motioned carried 3-0.*

2. NEW BUSINESS:

- a. None

3. PUBLIC HEARING

- a. None

4. DEPARTMENT REPORTS:

- a. Kuna Planning Director, Wendy Howell briefed the Commission on upcoming calendar items in the month of May.

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. None

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 12, 2015**

6. ADJOURNMENT:

*Commissioner Gay motions to adjourn at **6:10 pm**; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

Dana Hennis, Acting Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

Design Review Staff Report

To: Planning and Zoning Commission; acting as P&Z and Design Review Committee

Case Numbers: 15-01-DR (Design Review)

Location: Tomorrow Subdivision - Lots 1 & 2 Block 7 and Lot 69 Block 1 (SEC 4th St. & Kay Ave.)

Planner: Troy Behunin, Senior Planner

Meeting Date: May 26, 2015

Applicant: **CBH Homes**
Corey Barton
1977 E. Overland Road
Meridian, Idaho 83642

Representative: **The Architects Office**
Mark Sanders
499 Main Street
Boise, Idaho 83702
208.343.2931
mark@taoidaho.com

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Decision by the Commission

A. Course of Proceedings:

1. Applicant proposes a new commercial building with accompanying parking lot, landscaping, signage and a drive-thru (previously approved 12-03-SUP) in an existing C-1 zone. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review Overlay); all new commercial buildings landscaping, parking lot and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

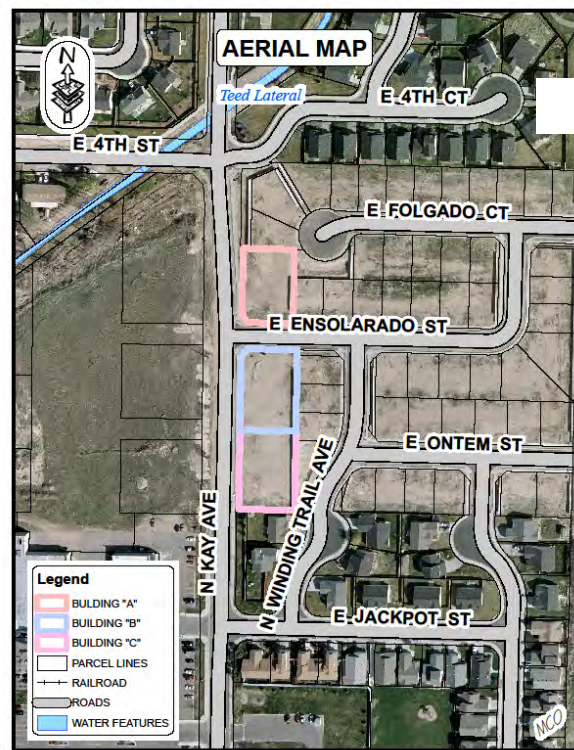
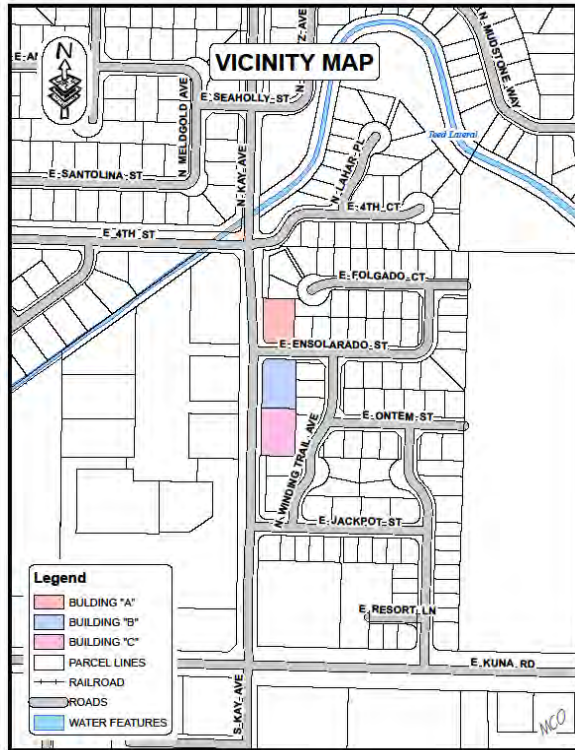
May 26, 2015

2. In accordance with KCC Title 5, Chapter 4, this application seeks DRC approval for a 3,833 square foot restaurant/store, parking lot, landscaping and accompanying signage.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for reinstatement of the design review approval in order to construct three (3) 4-plex apartment buildings located west of Kay Street north of Avalon Street within Tomorrow Subdivision No. 3. Each building will feature four (4), 3-bedroom or 2-bathroom dwelling units. The project will provide 27 parking spaces (3 of which are ADA spaces). Each building is proposed to be clad with stucco and wood siding. This apartment complex will act as a transition between Kay Avenue and the single-family dwellings within Tomorrow Subdivision.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The site is part of the Tomorrow Subdivision (Lot 69, Blk 1 and Lots 1 & 2, Blk 7 Sub No 3) and was approved on July 24th, 2008 to proceed with the project. The market conditions took a turn in 2008 and the project was put on hold. On October 9, 2012, the applicant applied for a reinstatement and was approved. Once again the project was put on hold and now the applicant is seeking a 2nd reinstatement with a commitment to see the project through with this attempt.

E. General Project Facts: Tomorrow subdivision; Lot 69, Blk 1 and Lots 1 & 2, Blk 7 Sub No 3 – Kuna, Idaho.

1. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, indicates the site is within a High Residential Density designation. In accordance with KCC 5-3-2, staff views the request from CBH Homes to be consistent with the FLU map as the applicant has applied for a DRC.

2. **Surrounding Land Use:**

Direction	Current Zoning	
North	R-12	High Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-12	High Density Residential – Kuna City
West	C-2	Area Business District – Kuna City

3. **Parcel Size, Current Zoning, Parcel Number:**

Building A – 0.311 Ac., R-12, R8499690140

Building B - 0.374 Ac., R-12, R8499690460

Building C – 0.365 Ac., R-12, R8499690470

4. **Services:**

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitary Sewer– City of Kuna

Potable Water – City of Kuna

Irrigation District – KMID

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – K&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The lots are currently vacant. However, there is an existing 6-foot solid vinyl fence along the north, east and south property lines which are to remain.

6. **Transportation / Connectivity:** Access to the site is from East Ensolarado Street, within the subdivision.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflict. This site's topography is generally flat and the site is ready for development.

F. **Staff Analysis:**

Staffs review of the application revealed there was is adequate parking assigned for this application. Following the standard table listed in KCC 5-9-3, this project is only required to provide 18 spaces, including 3 handicapped spaces. This application proposes 27 total stalls. The proper landscape buffers appear to be in place for the project.

Staff would recommend that a cross access agreement be placed as a condition of approval which would cover the site as a whole and provide proper cross access and parking for all users, into perpetuity.

Staff would recommend the trash enclosure on Lot 69 be moved to a more suitable location for entry/exit for the weekly waste collection and that the applicant work with J&M Sanitation for that purpose. This includes the materials proposed for its construction to change.

Staff views this proposed use to be consistent with the neighboring uses and the approved FLU map designation. Staff forwards a recommendation of approval for case No. 15-01-DRC to the Design Review Committee.

G. **Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.

H. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

I. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Design Review for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICY – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.2.2: Increase Kuna’s employment opportunities as a means of reducing commuter trips.

Policy 3.4.9: Assure that commercial ventures have a secondary means of roadway access.

Policy 3.4.10: Require shared driveway access where possible.

Policy 3.4.12: Promote ease of access to all portions of the City.

J. Proposed Decision by the Commission:

Note: This proposed motion is for approval or denial of this request. However, if the Design Review Committee wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting the Design Review Committee of Kuna, Idaho, hereby approves/denies Case No. 15-01-DRC, a Design Review request by CBH Homes, with the following conditions of approval:

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code, as well as, obtain a sign permit prior to construction.
2. Lighting within the site shall comply with the Kuna City Code.
3. Parking within the site shall comply with the Kuna City Code. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove, and replace any unhealthy or dead plant material immediately (within 3 days and weather permitting) or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
4. Fencing within the site shall comply with the Kuna City Code (The applicant shall apply for a fence permit prior to fence construction).
5. Work with J&M Sanitation to provide proper needs for waste collection to move the trash collection spot from Lot 69 to a more suitable location determined by J&M Sanitation.
6. The applicant will need to construct a shared driveway access and shared parking area agreement and that document shall be recorded with the County Recorder's Office to follow the land into perpetuity. A copy shall be provided to the City.
7. The applicant shall follow all staff and appropriate agency recommendations.
8. The applicant shall comply with all federal, state and local laws.

DATED: This 26th day of May, 2015.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department



PROJECT LETTER

499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: April 6, 2015

To: Wendy Howell, Director
Planning Department
City of Kuna
763 W. Avalon Street
P.O. Box 13
Kuna, Idaho 83634

Project: Tomorrow Subdivision Apartments (08-02-Dr-Tomorrow Subdivision)

Subject: Reinstatement of Design Review Approval

Dear, Wendy,

We are requesting the reinstatement of 08-02-Dr-Tomorrow Subdivision Apartments Design Review Approval. There will be no changes to the design. We intend to build the project as originally submitted.

Thank-you for your consideration and please call with any questions or concerns, 639-6403.

Sincerely,

Mark Sanders, Architect

The Architects Office, PLLC



PROJECT LETTER

499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: April 6, 2015

To: Wendy Howell, Director
Planning Department
City of Kuna
763 W. Avalon Street
P.O. Box 13
Kuna, Idaho 83634

Project: Tomorrow Subdivision Apartments (08-02-Dr-Tomorrow Subdivision)

Subject: Design Review Application

Please accept the attached letter requesting that the Design Review Approval for the above referenced project 08-02-Dr-Tomorrow Subdivision Apartments be reinstated. My client has had this project approved in 2008 and 2012. Due to the economic conditions of multi-family housing, development of the project has been on hold. With improving economic conditions in the area my client would like to move forward with developing this project. We are not proposing any changes to what was submitted in 2008 or 2012 and are hoping the material submitted in 2008 would be adequate for the reinstatement.

Thank-you for your consideration and please call with any questions or concerns, 639-6403.

Sincerely,

Mark Sanders, Architect

The Architects Office, PLLC



PROJECT LETTER

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

Date: August 14, 2012

To: Maranda Schindel
City of Kuna Planner
City of Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, Idaho 83634

Project: Tomorrow Subdivision Apartments

Job No. 07-311

Subject: Reinstatement of Approved Design Review

From: Mark Sanders

Dear Maranda,

We are requesting the reinstatement of 08-02-DR – Tomorrow Subdivision Apartments Design Review Approval. There will be no changes to the design. We intend to build the project as originally submitted.

Please find the attached check for \$520 to cover the reinstatement fee.

Thank-you for your consideration and please call with any questions or concerns, 343-2931 ext.3.

Sincerely,

Mark Sanders, Architect
The Architects Office, PLLC



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.:	15-01-DRC
CROSS REF.:	
FILES:	TOMORROW SUBD. APARTMENTS

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant
Use

Staff
Use



Date of pre- application meeting : 3-26-15

Note: Pre-Applications are valid for a period of three (3) months.

☐

A complete Design Review Application form

Note: It is the applicant's responsibility to use a current application.

☐

Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.

☐

One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.

☐

One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').

☐

Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.

☐



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES

(1) 11" X 17" REDUCTIONS

(1) 8 1/2" X 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.



Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant
Use

☒

North Arrow

☒

To scale drawings

☒

Property lines

☒

Name of "Plan Preparer" with contact information

☒

Name of project and date

☒

Existing structures, identify those which are to be relocated or removed

☒

On-site and adjoining streets, alleys, private drives and rights-of-way

☒

Drainage location and method of on-site retention / detention

☐

Location of public restrooms

☐

Existing / proposed utility service and any above-ground utility structures and their location

☒

Location and width of easements, canals and drainage ditches

☒

Location and dimension of off-street parking

☐

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

☒

Trash storage areas and exterior mechanical equipment, with proposed method of screening

☐

Sign locations *(a separate sign application must be submitted with this application)*

☒

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

☐

Locations and uses of ALL open spaces

☐

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

☒

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

☒

Locations of subdivision lines *(if applicable)*

☒

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

☒

Location of walls and fences and indication of their height and material of construction

☒

Roofline and foundation plan of building, location on the site

☒

Location and designations of all sidewalks

☒

Location and designation of all rights-of-way and property lines

Staff
Use

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☒	North Arrow	☐
☒	To scale drawings	☐
☒	Boundaries, property lines and dimensions	☐
☒	Name of "Plan Preparer" with contact information	☐
☒	Name of project and date	☐
☒	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☒	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	☐
☒	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	☐
☐	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	☐
☒	Locations and uses for open spaces	☐
☒	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location and designations of all sidewalks	☐
☒	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant
Use

☒

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

☒

Identify the elevations as to north, south, east, and west orientation

☒

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

☒

Screening/treatment of mechanical equipment

☐

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

☒

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff
Use

☐☐☐☐☐☐

Lighting Plan

Applicant
Use

☐

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

☐

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

☐

Placement of all light fixtures shown on elevations and landscaping plans

Staff
Use

☐☐☐

Roof Plans

Applicant
Use

☐

Size and location of all roof top mechanical units

Staff
Use

☐

Design Review Application

Applicant:	CBH Homes	Phone:	288-5560
☒ Owner	☐ Representative	Fax/Email:	cbarton@cbhhomes.com
Applicant's Address:	1977 E. Overland Road		
	Meridian, Idaho	Zip:	83642
Owner:	Same	Phone:	
Owner's Address:		Email:	
	Mark Sanders	Zip:	
Represented By: (if different from above)	The Architects Office , PLLC	Phone:	639-6403
	499 Main Street		
Address:	Boise, Idaho	Email:	mark@taoidaho.cm
		Zip:	83702
	Lot 69, Block 1		
Address of Property:	Lots 1&2, Block 7 Tomorrow Subdivision #3		
		Zip:	
Distance from Major Cross Street:	900' +/-	Street Name(s):	E. Avalon Street

Please check the box that reflects the intent of the application

- | | |
|--|---|
| ☒ BUILDING DESIGN REVIEW | ☐ DESIGN REVIEW MODIFICATION |
| ☐ SUBDIVISION / COMMON AREA LANDSCAPE | ☐ STAFF LEVEL APPLICATION |

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Construct three 4-plex apartment buildings.

1. Dimension of Property: Lot 69: 97.01'x140.26', Lots 1 & 2: 106'x304.65'
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?

North:	<u>Residential</u>
South:	<u>Residential</u>
East:	<u>Residential</u>
West:	<u>Residential</u>
4. Is the project intended to be phased, if so what is the phasing time period? No
Please explain: _____
5. The number and use(s) of all structures: Three four-plex multi-family buildings.
6. Building heights: 26'-6" Number of stories: 2
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.
Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	Lot 69: 19%
				Lot 1: 16%
				Lot 2: 15%
7. What is the percentage of building space on the lot when compared to the total lot area?
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: Asphalt Composition Shingles / Black

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application:	<u>40%</u>	/	<u>See materials board</u>
% EIFS:		/	
(Exterior Insulation Finish System)			
% Masonry:		/	
% Face Block:		/	
% Stucco:	<u>55%</u>	/	<u>See materials board</u>
& other material(s):		/	
List all other materials:			
Windows/Doors:	<u>16%</u>	/	<u>White vinyl</u>
(Type of window frames & styles / doors & styles, material)			
Soffits and fascia material:	<u>Hardboard</u>	/	<u>See materials board</u>
Trim, etc.:	<u>Hardboard/stucco</u>	/	<u>See materials board</u>

Other: _____ / _____

9. Please identify Mechanical Units: Residential style condensing units
Type/Height: Located on the ground behind the buildings, approximately 30" high
Proposed Screening Method: Landscaping

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____
10'x20', see site plan, vinyl fence

11. Are there any irrigation ditches/canals on or adjacent to the property? No
If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
Existing 6' vinyl fence north, east and south property lines
Type: Vinyl
Size: 6' high
Location: North, east and south property lines

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
Landscape swales

14. Percentage of Site Devoted to Building Coverage: Lot 69: 19%, Lot 1: 16%, Lot 2: 15%
% of Site Devoted to Landscaping: Lot 69: 42%, Lot 1: 35%, Lot 2: 52% Square Footage: 5,746, 5,447, 857
(Including landscaped rights-of-way)
% of Site that is Hard Surface: Lot 69: 38%, Lot 1: 49%, Lot 2: 32% Square Footage: 5,143, 7,723, 5,261
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): _____
Lot 69: 3%, Lot 1: 4%, Lot 2: 2%

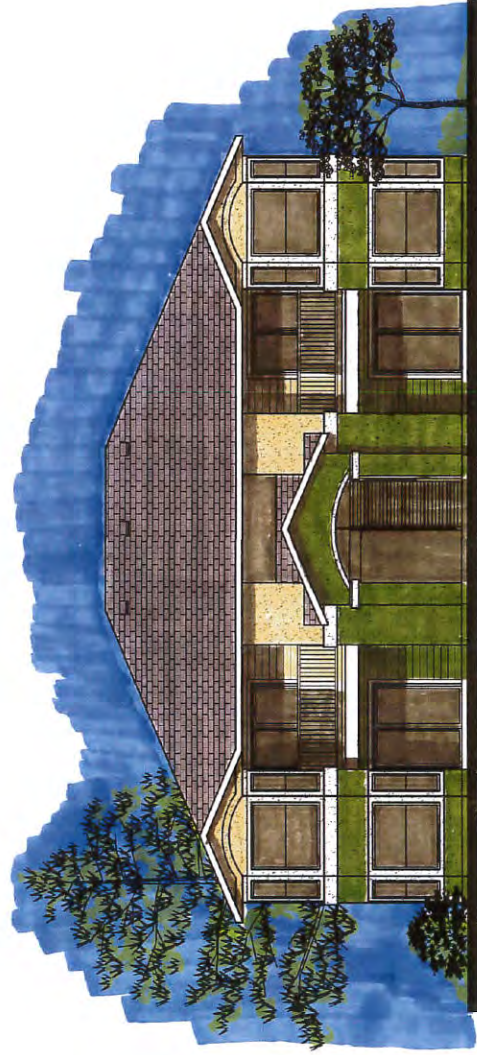
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
5' between curb and sidewalk

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
No

17. Dock Loading Facilities: N/A
Number of docking facilities and their location: _____
Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* (3) bike racks

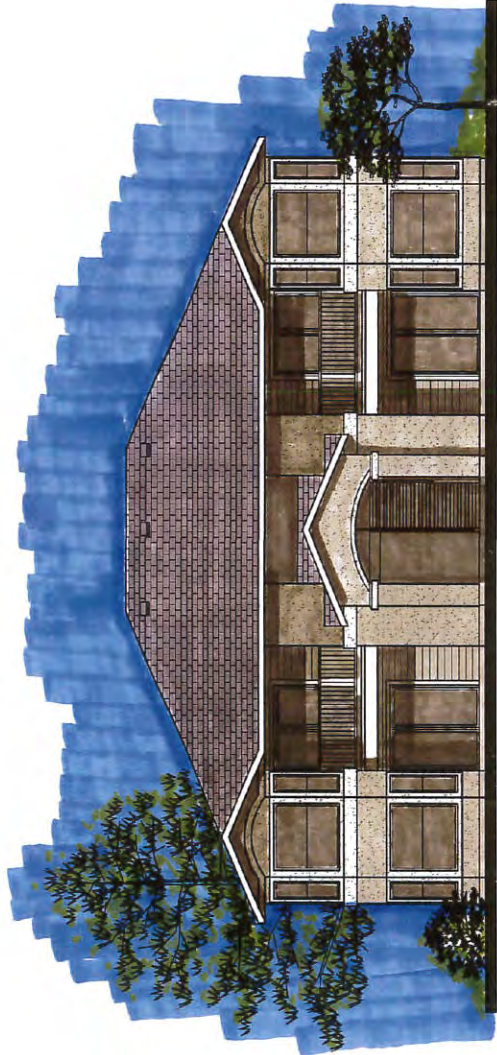
19. Setbacks of the proposed building from property lines: _____



FRONT ELEVATION - COLOR SCHEME 1



SCALE: 1/8" = 1'-0"



FRONT ELEVATION - COLOR SCHEME 2



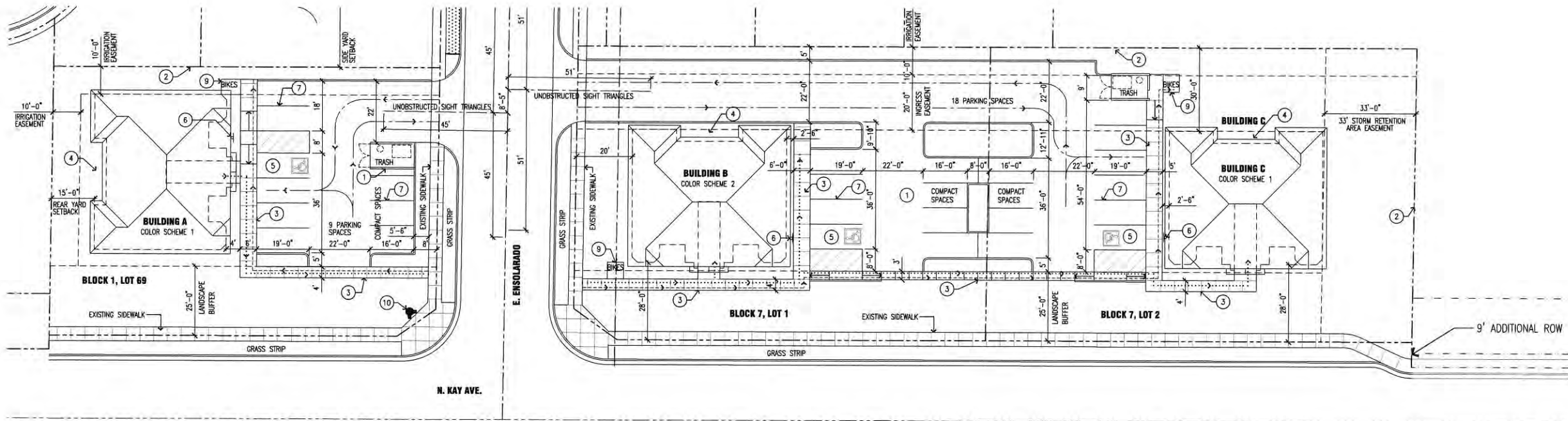
SCALE: 1/8" = 1'-0"

TOMORROW SUBDIVISION
N. KAY AVENUE
Kuna, Idaho



THE ARCHITECTS OFFICE

Price
Sanders
Cooper
Rhees



1 SITE PLAN

SCALE: 1" = 20'-0"

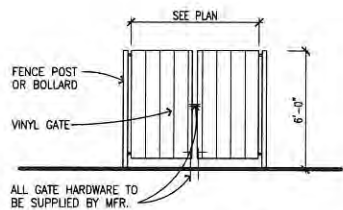


KEYNOTES

1. TRASH ENCLOSURE. SCREEN WITH A 6" WOODEN FENCE.
2. EXISTING FENCE.
3. NEW CONCRETE SIDEWALK. TYPICAL SIDEWALK CROSS SLOPE OF 2% MAX. MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IS 1:20 (5% MAX.). CONTRACTOR TO VERIFY THAT EXISTING SIDEWALK SLOPES ARE IN COMPLIANCE.
4. A/C CONDENSING UNITS. SCREEN WITH LANDSCAPING.
5. PROVIDE ACCESSIBLE PARKING STALL AND VAN ACCESSIBLE LOADING STALL.
6. PROVIDE ACCESSIBLE PARKING SIGN AT EACH ACCESSIBLE PARKING STALL.
7. 4" WIDE PAINTED PARKING STRIPE (2 COATS) TYPICAL.
8. PROVIDE MAILBOX UNIT.
9. BIKE RACK.
10. EXISTING FIRE HYDRANT.

CIRCULATION LEGEND

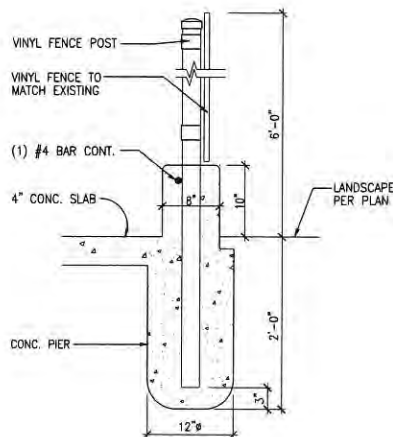
	AUTOMOBILE CIRCULATION
	PEDESTRIAN CIRCULATION
	BICYCLE CIRCULATION



FRONT ELEVATION

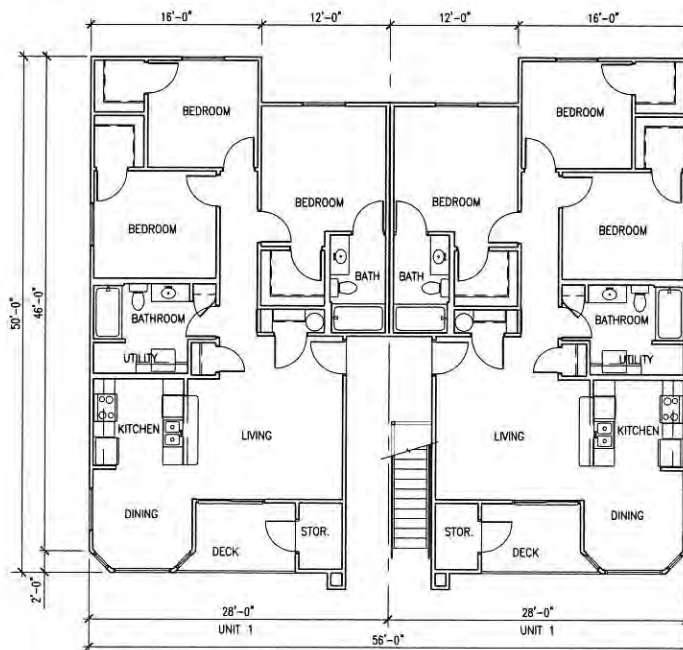
2 GATE ELEVATION

SCALE: 1/4" = 1'-0"



3 GATE SECTION

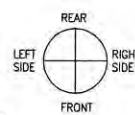
SCALE: 1/4" = 1'-0"



4 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN SIMILAR



PROJECT

TOMORROW SUBDIVISION APARTMENTS

N. KAY AVE.
KUNA, IDAHO

SEAL



This document is the property of THE ARCHITECTS OFFICE, PLLC and is not to be duplicated without written authorization.
© THE ARCHITECTS OFFICE, PLLC

FILE

DATE
MARCH 19, 2008

FILE NO.
07-311 DR1.0

DRAWN
LMS

REVISIONS

SHEET

DR1.0

SITE, FLOOR PLAN

PROJECT

**TOMORROW
SUBDIVISION
APARTMENTS**
N. KAY AVE.
KUNA, IDAHO

SEAL



This document is the property of THE ARCHITECTS
OFFICE, PLLC and is not to be duplicated without
written authorization.
© THE ARCHITECTS OFFICE, PLLC

FILE

DATE
MARCH 19, 2008

FILE NO.
07-311 A5.0

DRAWN
LMS

REVISIONS

SHEET

DR2.0
ELEVATIONS

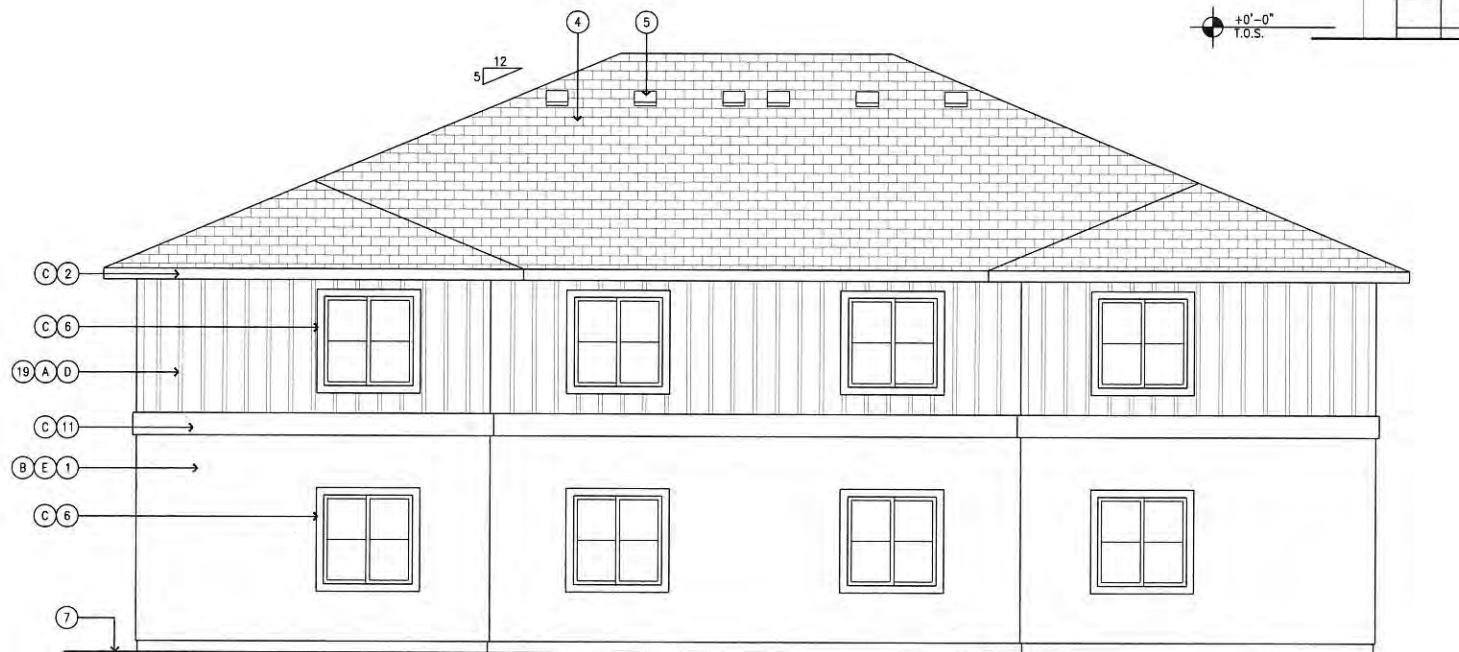


1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

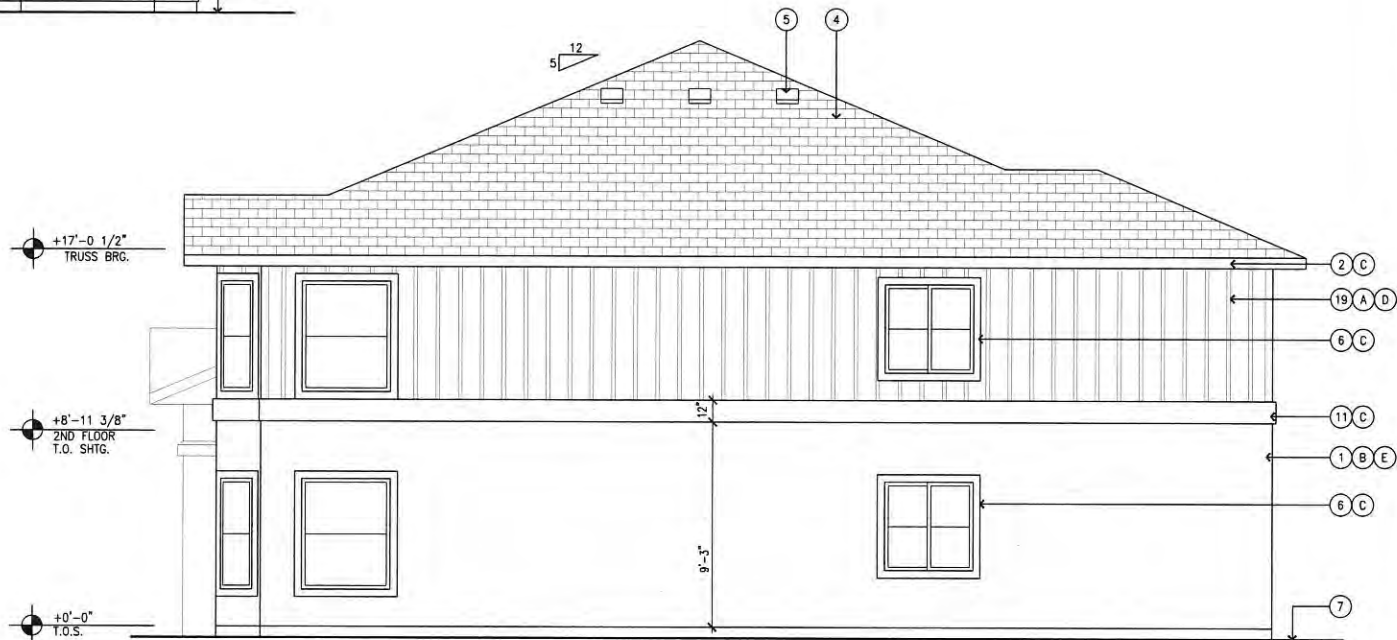
ELEVATION KEYNOTES

1. STUCCO PER MFGRS. SPECIFICATIONS
2. HARBORD FASCIA
3. STEEL GUARDRAIL (PAINTED)
4. 20 YR. CLASS "A" ASPHALT SHINGLES ON 15# FELT (USE 50# FELT AT ALL EAVES)
5. ROOF VENT
6. STUCCO OVER 1"x4" FOAM TRIM AT DOORS & WINDOWS
SLOPE TOP OF FOAM TO DRAIN AS REQUIRED
7. FINISH GRADE, SEE GRADING PLAN BY OTHERS. SLOPE GRADE AWAY FROM BUILDING
8. STAIR, SEE: SHEET AB.0 & AB.1
9. SQ. STL. BAR BALUSTERS AT 4" o.c.(PAINTED)
10. PREFINISHED METAL RAINGUTTER, DOWNSPOUT & CONCRETE SPLASHBLOCK
11. STUCCO OVER 2"x12" FOAM, SLOPE TOP OF FOAM TO DRAIN AS REQUIRED
12. STUCCO OVER 2"x8" FOAM, SLOPE TOP OF FOAM TO DRAIN AS REQUIRED
13. STUCCO WRAPPED COLUMN
14. NOT USED
15. STUCCO OVER 3" THICK FOAM, SLOPE TOP OF FOAM AS SHOWN
16. STUCCO OVER 2"x4" FOAM, SLOPE TOP OF FOAM TO DRAIN AS REQUIRED
17. STUCCO OVER 2"x8" FOAM, SLOPE TOP OF FOAM TO DRAIN AS REQUIRED
18. HORIZONTAL LAP HARBORD SIDING
19. VERTICAL BOARD & BATTEN HARBORD SIDING



3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEFT SIDE IDENTICAL, OPP. HAND

FINISH SCHEDULE

KEYED LOCATION	ITEM	COLOR
COLOR SCHEME 1:		
A	BODY (LIGHT COLOR)	8211W 'SANDY LANE'
B	BODY (DARK COLOR)	8665D 'CRISTMILL'
C	STUCCO ACCENT (BELLY BAND, TRIM, FASCIA)	CW051W 'SOLD WHITE'
COLOR SCHEME 2:		
D	BODY (LIGHT COLOR)	8821W 'MOGUL MAUVE'
E	BODY (DARK COLOR)	8824W 'STONE FREIZE'
C	STUCCO ACCENT (BELLY BAND, TRIM, FASCIA)	CW051W 'SOLD WHITE'
	VINYL WINDOWS	WHITE
	METAL DOORS	MATCH ACCENT COLOR
	ASPHALT SHINGLE	CHARCOAL

COLORS TO MATCH COLUMBIA PAINT COATINGS



PROJECT

TOMORROW SUBDIVISION

N. KAY AVE.
KUNA, IDAHO

SEAL

PRELIMINARY

This document is the property of THE ARCHITECTS OFFICE, PLLC and is not to be duplicated without written authorization.
© THE ARCHITECTS OFFICE, PLLC

FILE

DATE
MARCH 18, 2008

REV. NO.
0814

DRAWN
JD

REVISIONS

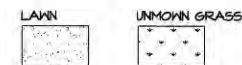
APRIL 2, 2008

SHEET

L-1

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QTY
EVERGREEN TREES				
NS	NORWAY SPRUCE	PICEA ABIES	6'-8' HT B&B	4
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PINE'	6'-8' HT B&B	4
SHADE TREES				
HL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2-1/2" CALIP B&B	5
RA	RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2-1/2" CALIP B&B	12
SA	SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2-1/2" CALIP B&B	16
COLUMNAR ORNAMENTAL TREES				
AP	APOLLO MAPLE	ACER SACCHARUM 'BARRETT COLE'	2" CALIP B&B	6
CS	CRIMSON SPIRE OAK	QUERCUS ALBA X Q. ROBUR 'CRIMSCHMIDT'	2" CALIP B&B	3
CT	COLUMNAR TULIP TREE	LIRIODENDRON TULIPIFERA 'FASTIGIATUM'	2" CALIP B&B	4
SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES				
CR	CHAMPLAIN ROSE	ROSA CHAMPLAIN	2 GAL	4
DL	DAYLILY	HEMEROCALLIS	2 GAL	73
FB	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	2 GAL	19
FG	FLOWER CARPET ROSE	ROSA X FLOWER CARPET	2 GAL	24
FG	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL	23
HC	HINOKI CYPRRESS	CHAMAECYPARIS OBTUSA	7 GAL	4
HO	HOSTA	HOSTA SP.	2 GAL	4
ID	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL	19
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	22
KF	KARL FORESTER REEDGRASS	CALAMAGROSTIS X ACUTIFOLIA 'KF'	2 GAL	54
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIUS'	2 GAL	22
OG	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	54
PB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	2 GAL	46
SN	SUMMERWINE NINEBARK	PHYTOCARPUS OPILIFOLIUS 'SEWARD'	5 GAL	30
NR	WOOD'S ROSE	ROSA WOODSII	3 GAL	15



NOTES

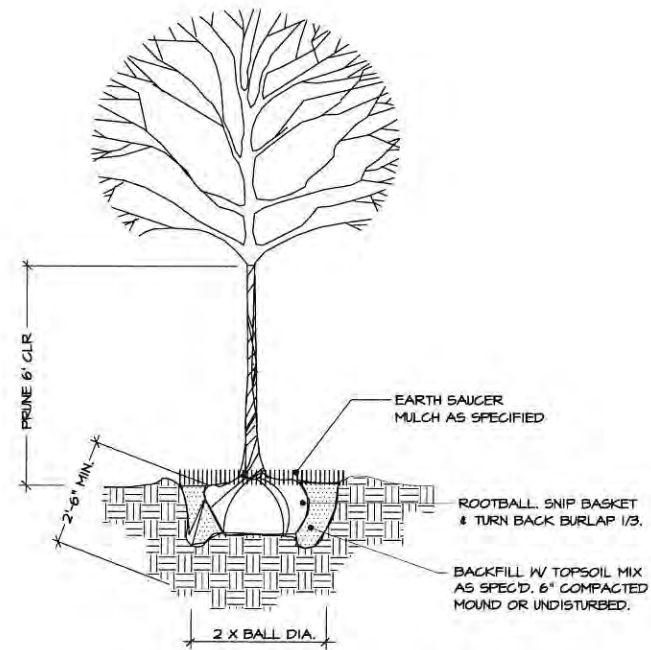
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- NO EXISTING TREES ON SITE
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- REPAIR AND REPLACE DAMAGES TO EXISTING LAWN AND IRRIGATION SYSTEM.
- PROVIDE AND INSTALL 6" MINUS WASHED RIVER COBBLE, 4" MIN. DEPTH.

BUFFER CALCS

N. KAY AVE (25' X 412')

PLANT TYPE	REQUIRED	PROVIDED
SHADE TREES	7	7
CONIFERS	12	12
ORNAMENTAL TREES	2	3
SHRUBS	44	44

NOTE:
TWO ORNAMENTAL TREES SUBSTITUTE FOR ONE REQUIRED SHADE TREE.



TREE PLANTING/STAKING

NOT TO SCALE

