



KUNA PLANNING AND ZONING COMMISSION

Agenda for June 23, 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 June 9, 2015

3. NEW BUSINESS:

a. 15-03-DR – Enrique's Mexican Restaurant: Applicant requests approval for additions and modifications to the existing Sandstone Building Plaza (west end of Main Street) building and a proposed monument sign on North Avenue E

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, June 09, 2015**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for May 26, 2015

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

2. NEW BUSINESS:

- a. **15-02-DR (Design Review): Kuna Caves Storage;** Applicant requests approval for a proposed monument sign on Deer Flat Road for customers to identify where this business is located.

Troy Behunin: Good evening Chairman Young and fellow Commissioners. For the record, my name is Troy Behunin; Kuna Planning and Zoning staff. The application before you this evening; 15-02-DR is for a monument sign design review approval. The owner of the property is Inake Lete. He is here tonight in case the Commission has any questions for him. The reason for this application is because the sign for his business that he is proposing actually only fits one category which is a monument sign in city code. So the reason this is required is because at the end of the monument sign section, it says that all monument signs are required to go through design review with this committee. One thing that staff would like to point out is there is a height requirement for the signs in this category and while staff does support this sign application as proposed, there is one technicality that does need to be addressed and that is the height of the sign. Staff actually views the top of the reader board sign as within the seven (7) foot limitations. There are some architectural features of the sign that exceed seven feet so it is before this body to discuss and come up with a decision about the height of the sign. If that is something we can live with, and if so, that would be the applicant's request; and other than that, they have followed through with all of their requirements, they have paid their fees and they have been very forthcoming with all of the information. The business is actually up and running and the office portion of the building will probably be open in the next two to three weeks. We're excited to get them going and this has been in the works for many, many years; probably five or seven years. I will stand for any questions you might have.

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C/Wierschem: To start with, I don't have the information in my packet, but just kind of looking at Chairman Young's here, did they indicate the location where this would be placed?

Troy Behunin: The sign is going to be placed on Deer Flat Road near the entrance to the main part of the project.

C/Wierschem: Ok. So the road that goes down to Crimson Point?

Troy Behunin: Yes, Deer Flat.

C/Wierschem: So, like a dirt path that some have used before, that kind of goes into what I'm assuming is the office building currently; is it going to be placed in the corner near there?

Troy Behunin: No, there's actually going to be a, and maybe this is a question for Inaki, but it will be paved or is paved as an all weather surface. It will be near that intersection with his private drive and Deer Flat intersects.

C/Wierschem: Ok. Thank you.

Troy Behunin: And you didn't have this in your packet?

C/Wierschem: I do not have the current packet information at all.

Wendy Howell (Planning Director): Where would you like us to send those from here out?

C/Wierschem: Oh, the email? The email during the summer; I don't get on the email during the summer. I'm sorry.

Troy Behunin: Oh. Ok.

C/Wierschem: But I'll just look at... I'll just glance over at this, thank you.

C/Young: I think what he is saying is this will go... west of Ten Mile and at the entrance to the office building...***Inaudible discussion between C/Wierschem and C/Young***.

Troy Behunin: So this will be a single-sided sign set at an angle where people will be turning in, so that they can see it from multiple directions. But it will be at an angle so it will be seen, but it will not be perpendicular and it will not be parallel to Deer Flat Road, it will be at an angle.

C/Wierschem: Ok. Thank you.

C/Young: And will this sign be illuminated? Either up-lit or any lights in the trellis?

Troy Behunin: There will not be any lights on this sign.

C/Young: Ok.

C/Gay: Did you say that this was one sided?

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Troy Behunin: Yes. It will just be read from one side.

C/Gay: Ok.

C/Young: Any other questions for Troy?

C/Gay: I don't think so. It's looking good out there.

C/Young: Yes it is. Thank you. Ok, that brings up our discussion.

C/Wierschem: Does the applicant want to...?

C/Young: Oh, I'm sorry, did the applicant have anything to add? Could you just state your name and address.

Inaki Lete: All I have to say is this... Oh, my name is Inaki Lete, 117 N. King's Road in Nampa. You know the entrance to the project kind of sits on the inside and so it will kind of be a business project down the road. We want it very nice, so some day we can have some future businesses when breaking ground right there at the corner of Ten Mile. So we are going to landscape it very nice and the sign is just part of what the project is going to be as far as letting people know who we are. But it will be landscaped very nice for future projects that might be commercial.

C/Wierschem: I do have a question. In regards to the height requirement, have you discussed with the staff an alternative since it exceeds?

Inaki Lete: We are not talking about that much of a difference, but we'll make it happen. And I think the height is about seven feet? So I don't think we're talking feet, we're just talking about few inches so I'm sure we can make something happen. The wooden frame has already been built. We did that over the winter months. Basically, all we have to do now is just have the sign company build the sign as it is designed there.

C/Wierschem: Ok, thank you.

C/Young: To me, the trellis portion is an architectural feature and the sign itself is down below that seven (7) foot requirement and by code the sign can be up to sixty (60) square feet on that face -and its well under that; it's only thirty five, a little over thirty five (35) square feet. So, at least to me, I mean I don't know...

C/Wierschem: Yeah, it does.

C/Young: Is there anything else?

C/Wierschem: Nope. Nothing else.

C/Young: Do we have any comments or thoughts?

C/Gay: I don't. Except that I think the height is very little over.

**CITY OF KUNA
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C/Wierschem: But they're just talking about the structure.

C/Young: Yeah, but that's just the structure even. The signage is down below, so... if there are no other comments, I will stand for a motion.

*Commissioner Gay motioned to approve case #15-02-DR with the conditions as stated in the staff report;
Commissioner Wierschem seconds, all aye and motioned carried 3-0.*

3. PUBLIC HEARING

- a. None

4. DEPARTMENT REPORTS:

- a. Planning Director Howell briefed the Commission on the number of new home permits issued to date (96). C/Young predicted that would continue to increase towards the fall with much of the civil work being done.

5. CHAIRMAN / COMMISSIONER DISCUSSION:

- a. None

6. ADJOURNMENT:

Commissioner Gay motions to adjourn at 6:14 pm; Commissioner Wierschem Seconds, all aye and motion carried 3-0.

Lee Young, 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
www.kunacity.id.gov

Design Review Staff Report

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

Case Numbers: 15-03-DR (Design Review)

Location: Enrique's Mexican Restaurant, at Sandstone Plaza – West side of Main Street

Planner: Troy Behunin, Senior Planner

Meeting Date: June 23, 2015

Applicant: **KM Engineering – Kelly Kehrler**
9233 W. State Street
Boise, ID 83704
208.639.6930
Kelly@kmengllp.com

Owner: **Enrique Contreras & Ana Paz**
1922 W. Ardell Road
Kuna, ID 83634
208.922.5169
Info@elgallogirokuna.com

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- F. Staff Analysis
- G. Applicable Standards
- H. General Requirements of Code
- I. Proposed Decision by the Commission

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all exterior and new commercial monument signs 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 June 23, 2015
2. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, this application seeks DRC approval for exterior remodeling and a monument sign for the site.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for proposed changes, additions and modifications to the existing Sandstone Building Plaza building and a proposed monument sign on North Avenue E.
2. The applicant has submitted all necessary documents and materials for review.

C. Vicinity Maps:



D. History:

The property is in the City limits and is currently zoned CBD (Central Business District). This parcel historically has had retail shops and businesses for evening entertainment.

E. General Project Facts: Lots 7 thru 18, Block 15 with vacated Rights-of-Way, Kuna Townsite Plat – Kuna, Idaho.

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Commercial Business District. Staff views this request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	CBD	Central Business District - Kuna City
East	CBD	Central Business District - Kuna City
West	CBD	Central Business District - Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 1.48 acres (restaurant and bar).
- CBD, Central Business District
- Parcel R5070001485

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitation Services – K&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The existing building has been in place for more than 12 years and has had many types of retail businesses inside it. The property is generally flat, and has a two part parking lot, one is paved and one is graveled which will be paved with this project. There is some existing minimal landscaping on site.

6. **Transportation / Connectivity:** The applicant has approved driveway access to/from North Avenue E and 4th Street.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.

F. Staff Analysis:

Staff has reviewed the application and finds the proposed changes to the exterior of the building and the proposed monument sign satisfy the intent of Kuna's Codes and fits into the overall vision of the CBD and 'Kuna Architecture' Guidelines.

Staff finds the application for the exterior modifications is in substantial conformance with the Design Review Ordinance (KCC Title 5, Chapter 4). The proposed monument sign is in conformance with and KCC 5-10-4-G 1, with the exception of the height – the proposed height is at ten feet. The limit for a monument sign in the CBD is seven (7) feet. Staff notes the actual 'sign' portion (words/advertising) of the monument is located at or near 9 feet high, and the ten foot height is the pillars/supports.

Staff was unable to locate a trash enclosure for the property. Staff recommends applicant work with J&M Sanitation for location and materials to be used.

Staff views these proposed changes to be consistent with the neighboring uses and the approved FLU map designation. Staff forwards a recommendation of approval for case No. 15-03-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. GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS KCC 5-10-4-G:



Monument signs (freestanding on-premises signs):

1. For single-tenant buildings which are not within the central business district (CBD district) or within a "shopping center", monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
2. For multi-tenant buildings which are not within the CBD district or within a "shopping center", monument signs shall not exceed fifteen (15) feet at the highest point and the sign area shall not exceed one hundred forty (140) square feet per side.

3. For single-tenant buildings which are within the CBD district monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.

4. For multi-tenant buildings which are within the CBD district, monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in the that building.

5. A "shopping center" is a group of commercial establishments, planned, developed, owned and/or managed as a unit related in location, size and type of shops to the trade area the unit serves. Shopping centers shall provide services for a neighborhood or for the community..... (see KCC for full code)

In addition to any shopping center monument signs, any single-tenant building within a shopping center, and adjacent to a roadway, shall be permitted one (1) monument sign....(see KCC for full code)

6. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.

7. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.

8. Monument signs are permitted to be double-faced.

9. Businesses not open twenty-four (24) hours shall turn lights on signs off thirty (30) minutes after closing; with exception to the master signs and signs indicating open or closed.

10. All monument signage is subject to design review approval.

I. 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. 15-03-DRC, a Design Review request by KM Engineering (on behalf of Enrique Contreras), 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. The applicant shall follow all staff and agency recommendations.
4. Work with J&M Sanitation for location, size and materials for trash enclosure.
5. The applicant shall comply with all federal, state and local laws.

DATED: This 23rd day of June, 2015.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

APR 29 2015

CITY OF KUNA

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☐ Annexation
☐ Appeal
☐ Comprehensive Plan Amendment
☒ Design Review
☐ Development Agreement
☐ Final Planned Unit Development
☐ Final Plat
☐ Lot Line Adjustment
☐ Lot Split
☐ Planned Unit Development
☐ Preliminary Plat
☐ Rezone
☐ Special Use
☐ Temporary Business
☐ Vacation
☐ Variance



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

For Office Use Only	
File Number (s)	15-03-DR
Project name	ENRIQUES
Date Received	4.29.15
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: CONTRERAS ENRIQUE F & ANA M PAZ REVOCABLE LIVING TRUST Address: 1922 W. Ardell Rd. City, State, Zip: Kuna, Idaho 83634	Phone Number: 922-5169 E-Mail: info@elgallogiokuna.com Fax #:
Applicant (Developer): Same Address: City, State, Zip:	Phone Number: E-Mail: Fax #:
Engineer/Representative: KM Engineering - Kelly Kehrer Address: 9233 W. State St. City, State, Zip: Boise, Idaho 83704	Phone Number: 639-6939 E-Mail: kelly@kmengllp.com Fax #: 639-6930

Subject Property Information

Site Address:	291 & 345 N. Ave. E
Site Location (Cross Streets):	Ave. E & 4th
Parcel Number (s):	R5070001485, R5070001605
Section, Township, Range:	Section 23 T2N R1W
Property size :	
Current land use:	Commercial
Proposed land use:	Commercial
Current zoning district:	CBD
Proposed zoning district:	CBD

Project Description

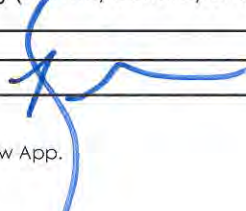
Project / subdivision name: <u>Sandstone Plaza</u>
General description of proposed project / request: <u>Site Improvements to Sandstone Plaza</u>
Type of use proposed (check all that apply): ☐ Residential _____ ☒ Commercial _____ ☐ Office _____ ☐ Industrial _____ ☐ Other _____
Amenities provided with this development (if applicable): <u>Outdoor Walking Plaza</u>

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No
Please describe the existing buildings: <u>Existing Commercial Buildings</u>
Any existing buildings to remain? ☒ Yes ☐ No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed: ☐ Single-Family _____ ☐ Townhouses _____ ☐ Duplexes _____ ☐ Multi-Family _____ ☐ Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____	Other lots: _____
Gross floor area square footage: _____	Existing (if applicable): _____
Hours of operation (days & hours): _____	Building height: _____
Total number of employees: _____	Max. number of employees at one time: _____
Number and ages of students/children: _____	Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____	
Proposed Parking:	a. Handicapped spaces: <u>6</u> Dimensions: <u>*</u>
	b. Total Parking spaces: <u>127</u> Dimensions: <u>*</u>
	c. Width of driveway aisle: <u>*</u>
Proposed Lighting: _____	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>Yes</u>	<u>*</u>

Applicant's Signature:  Date: 4/28/15



City of Kuna Design Review Application

RECEIVED

APR 29 2015

CITY OF KUNA

P.O. Box 13

Kuna, Idaho 83634

(208) 922.5274

Fax: (208) 922.5989

Website: www.cityofkuna.com

FILE NO.: 15-03-DR

CROSS REF. _____

FILES: _____

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 : 10/03/2014

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

n/a



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

Staff
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



n/a



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



n/a



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



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.	☐

Design Review Application

Applicant: Kelly Kehrer - KM Engineering Phone: 208-639-6939

☐ Owner

☒ Representative

Fax/Email: kelly@kmengllp.com

Applicant's Address: 9233 W. State St., Boise, Idaho

Zip: 83714

Owner: CONTRERAS ENRIQUE F & ANA M PAZ REVOCABLE LIVING TRUST Phone: 922-5169

Owner's Address: 1922 W. Ardell Rd., Kuna, Idaho Email: info@elgallogiro.com

Zip: 83634

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: _____

Distance from Major _____ Zip: _____
Cross Street: _____ Street
Name(s): _____

Please check the box that reflects the intent of the application

☐ BUILDING DESIGN REVIEW
☐ SUBDIVISION / COMMON AREA LANDSCAPE

☐ DESIGN REVIEW MODIFICATION
☐ STAFF LEVEL APPLICATION

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

Parking and landscape improvement to Sandstone Plaza (see attached letter).

1. Dimension of Property: 90,176 SF
2. Current Land Use(s): Commercial
3. What are the land uses of the adjoining properties?
- North: Residential (Across 4th)
- South: Railroad Right-of-way (Proposed City Park)
- East: Old Elementary School
- West: Commercial
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: Two Existing Structures on the subject properties. One planned for restaurant and tavern and the other.
6. Building heights: n/a existing buildings. Number of stories: _____
- 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' | |
7. What is the percentage of building space on the lot when compared to the total lot area? n/a
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: n/a / n/a

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: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

- Other: _____ / _____
9. Please identify Mechanical Units: n/a existing building
 Type/Height: _____
 Proposed Screening Method: _____
10. Please identify trash enclosure: *(size, location, screening & construction materials)* Existing Trash Enclosure screen with fencing.
11. Are there any irrigation ditches/canals on or adjacent to the property? Yes.
 If yes, what is the name of the irrigation or drainage provider? n/a Private User Ditch along Ave. E
12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
None
 Type: _____
 Size: _____
 Location: _____
(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:
Existing Swale and new seepage bed.
14. Percentage of Site Devoted to Building Coverage: _____
- | | | | |
|--|------------|-----------------|---------------|
| % of Site Devoted to Landscaping:
<i>(Including landscaped rights-of-way)</i> | <u>24%</u> | Square Footage: | <u>22,095</u> |
| % of Site that is Hard Surface:
<i>(Paving, driveways, walkways, etc.)</i> | <u>76%</u> | Square Footage: | <u>68,081</u> |
| % of Site Devoted to other uses: | _____ | | |
| Describe: | _____ | | |
| % of landscaping within the parking lot (landscaped islands, etc.): | _____ | | |
15. For details, please provide dimensions of landscaped areas within public rights-of-way:

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):*
Yes - see landscape plan.
17. Dock Loading Facilities:
 Number of docking facilities and their location: None.
 Method of screening: _____
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Landscape Plaza.
19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____
Total Number of Parking Spaces: 127 Width and Length of Spaces: 9'X20'
Total Number of Compact Spaces 8'x17': _____
21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant  _____ Date 4/28/15

City staff comments: _____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



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

April 28, 2015
Project No.: 14-092

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APR 29 2015

CITY OF KUNA

City of Kuna
329 W. 3rd
Kuna, ID 83634

**RE: Sandstone Plaza - Kuna, Idaho
Design Review Application**

To Whom it May Concern:

Attached please find the design review application for improvements to Sandstone Plaza for the new location of El Gallo Giro.

Currently the site is comprised of two properties and two existing buildings, both of which are proposed to remain. 345 N. Ave. E is the existing location of Cowgirls, which is proposed to remain, and the interior of the remainder of that building is planned to be remodeled for El Gallo Giro. 291 N. Ave. E is the current location of a salon, which is proposed to remain in place as well.

A portion of 345 N. Ave. E is presently improved with parking, and patrons also utilize a gravel area on the north side of the building for parking. Further, the remainder of the Sandstone Plaza complex has available parking through the use of cross access and parking agreements, which are presently in place.

The improvements proposed for these properties include the creation of additional parking and an inviting plaza area within the site for the benefit of the public. As a part of these improvements, accommodations have been made to preserve the existing flag pole on the site. No changes to the building exteriors are proposed as a part of this application.

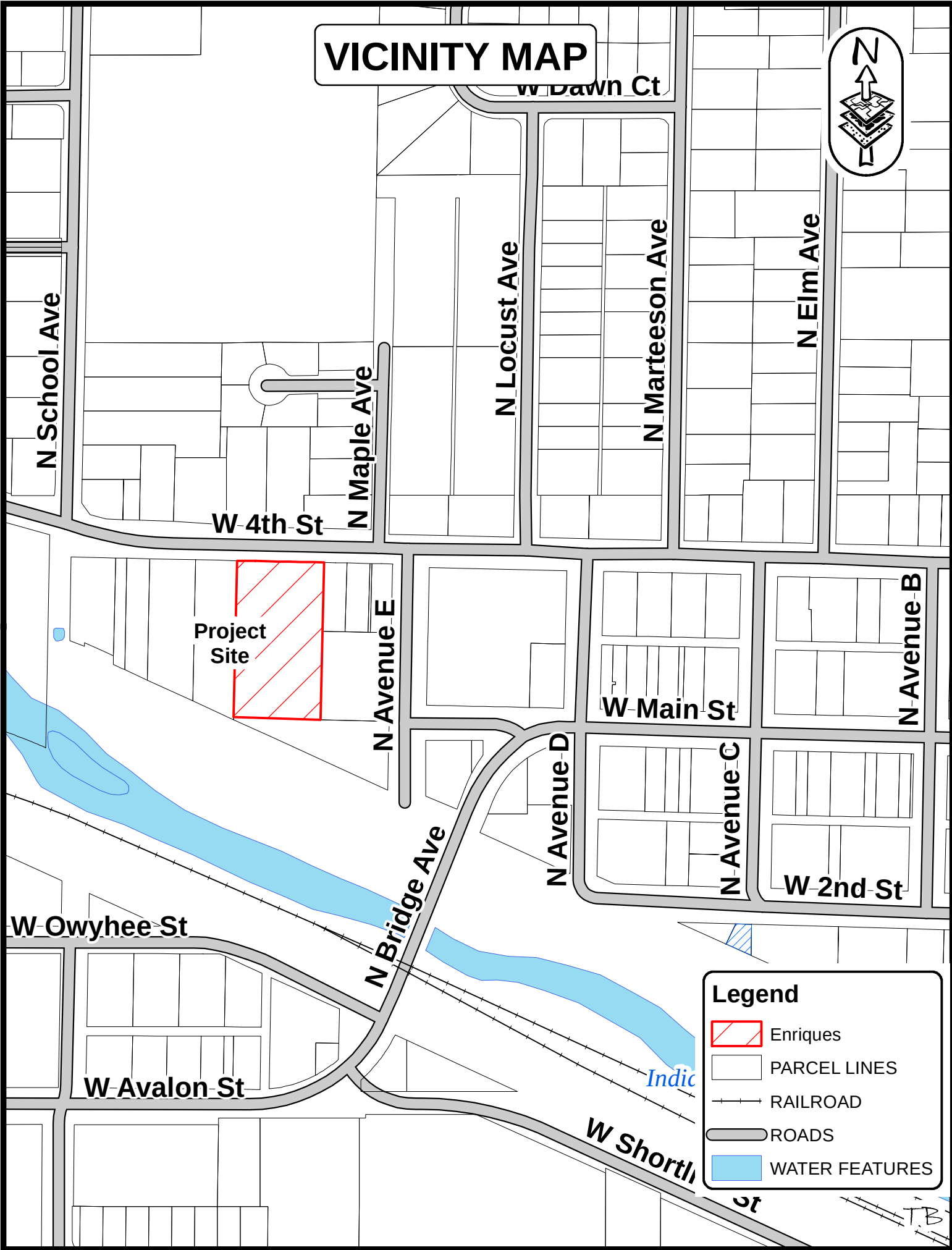
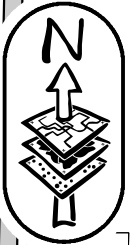
Please feel free to contact me with any questions.

Sincerely,
KM Engineering, LLP

Kelly Kehrer, P.E.
Principal Engineer

A handwritten signature in blue ink, appearing to read 'Kelly Kehrer', written over the printed name and title.

VICINITY MAP

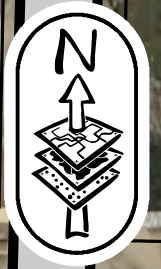


Project Site

Legend

-  Enriques
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

AERIAL MAP



W 4th St

Project
Site

Legend

-  Enriques
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES



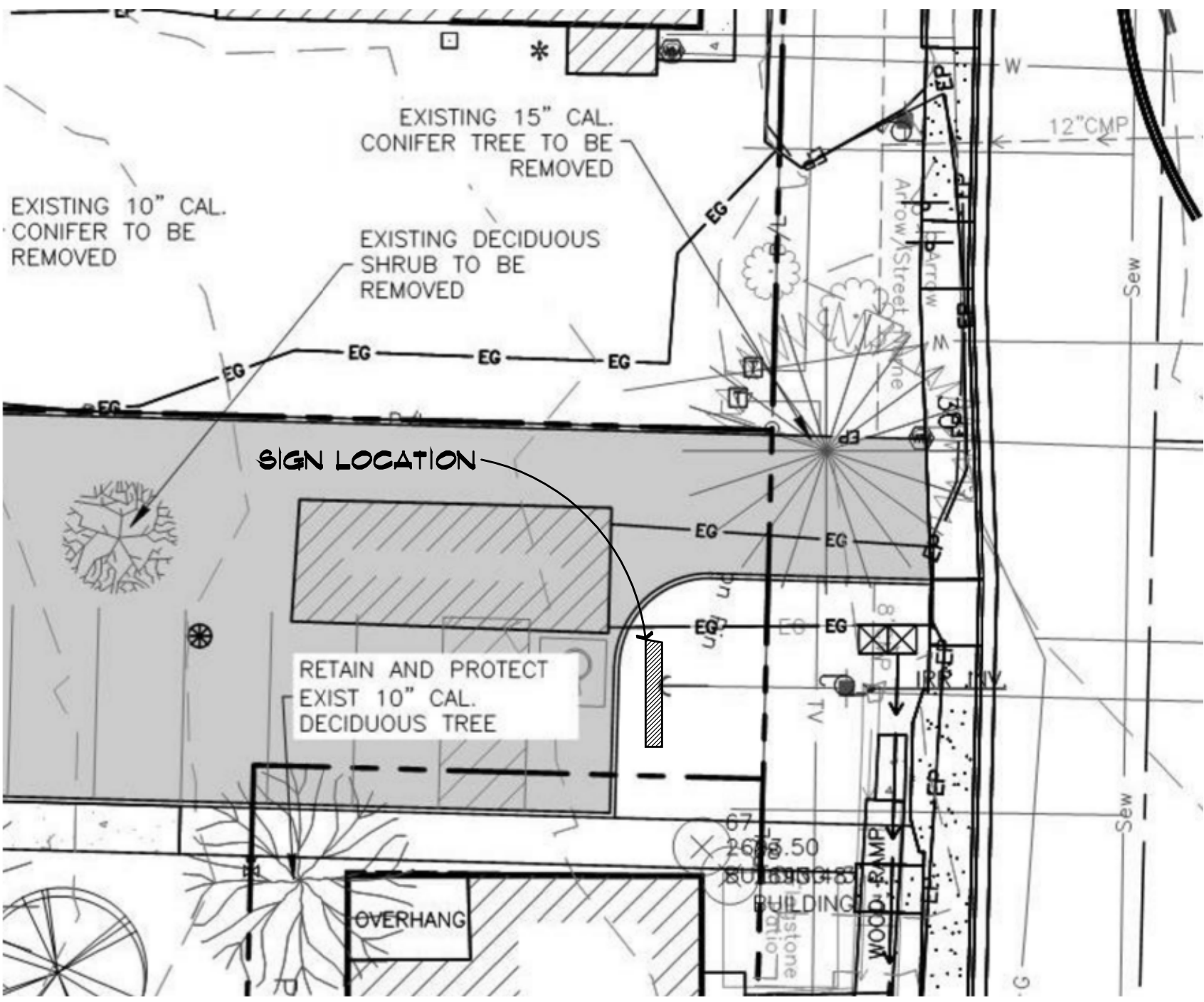
Enrique's

North Avenue E

W Main St



ENRIQUES



SIGN LOCATION



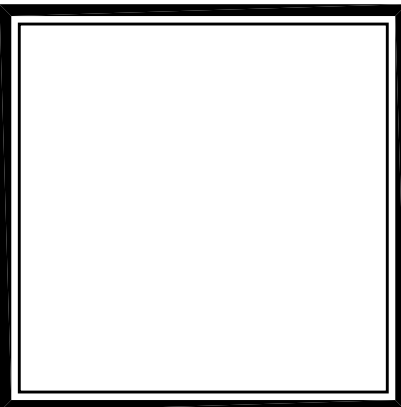
ENRIQUES SOUTH ELEVATION



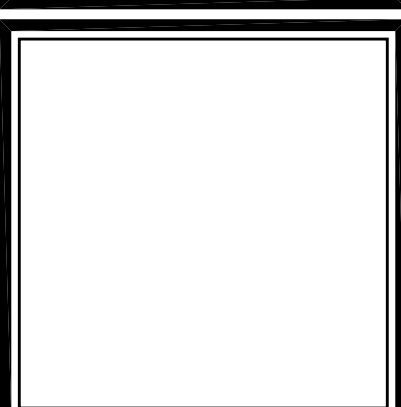
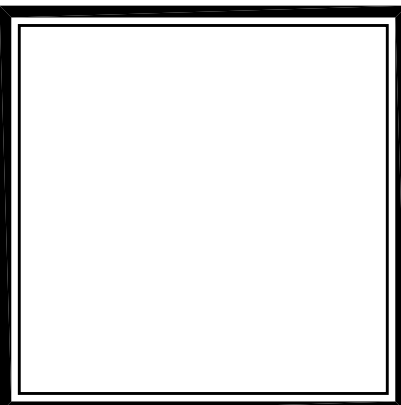
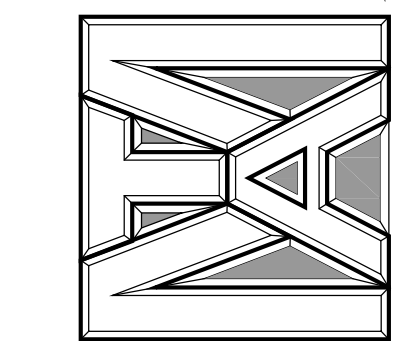
ENRIQUES EAST ELEVATION



ENRIQUES SIGN



Maxe Tookey Architects, L.L.P.
1412 W. IDAHO ST, SUITE 200
Boise, Idaho 83702
PHONE: (208) 344-9600
FAX: (208) 344-8833
http://www.maxe-tookey.com
mailto:mto@maxe-tookey.com



REMODEL SANDSTONE BUILDING
FOR
EL GALLO GIRO
KUNA, IDAHO

Date: March 1, 2015
Job No. 1425

Sheet No.
1



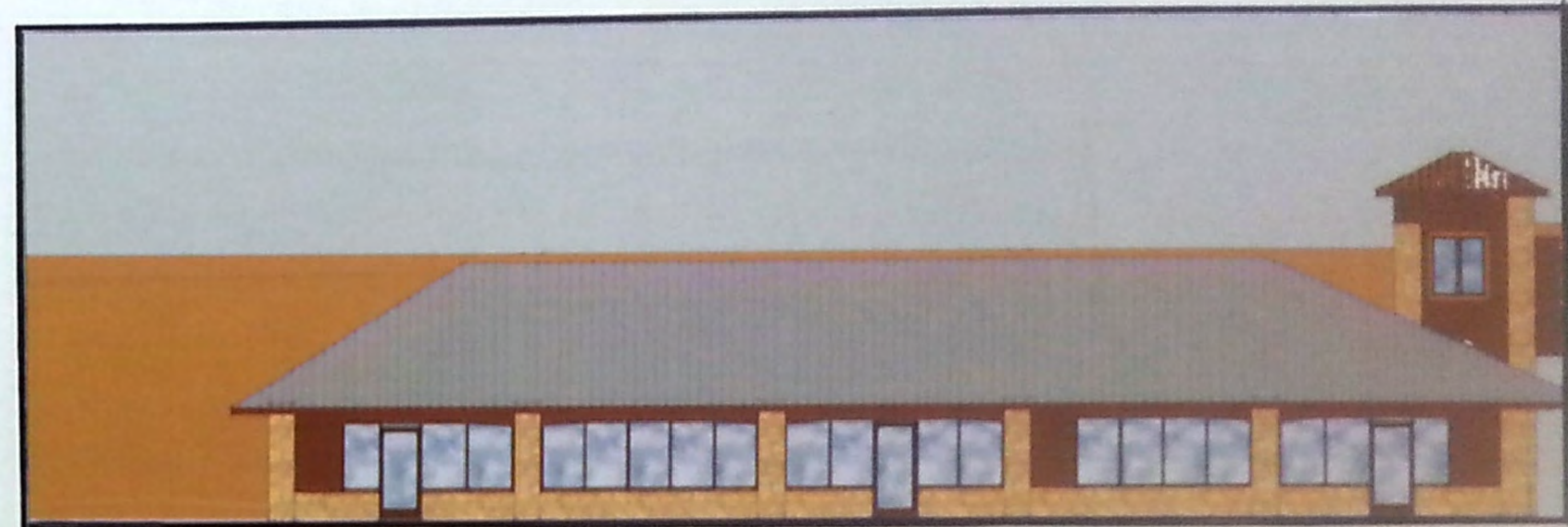
ENRIQUES



GINGERSNAPS 1063



ENRIQUES EAST ELEVATION



ENRIQUES SOUTH ELEVATION



HIDDEN VALLEY 1134



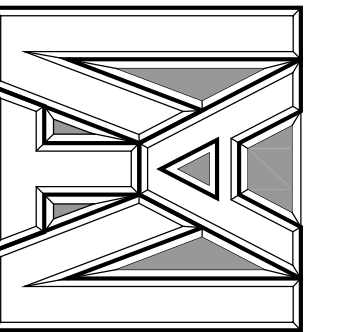
SANDSTONE SAMPLE



ENRIQUES SIGN

Maxey Tookey Architects, L.L.P.
1412 W. IDAHO ST, SUITE 200
Boise, Idaho 83702
PHONE: (208) 344-9600
http://www.mta-maxey-tookey.com

FAX: (208) 344-8833
mta@maxey-tookey.com



REMODEL SANDSTONE BUILDING

FOR

EL GALLO GIRO

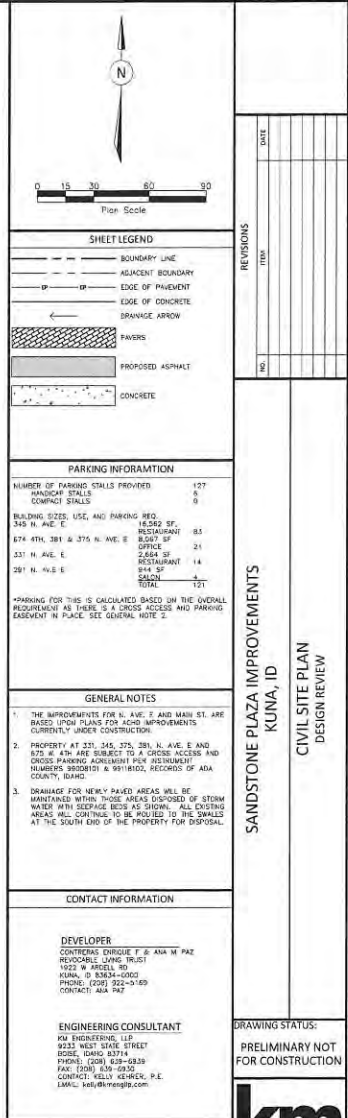
KUNA, IDAHO

Date: March 1, 2015
Job No. 1425

Sheet No.

A = 2

April 2015



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CITY OF KUNA

DRAWING STATUS:
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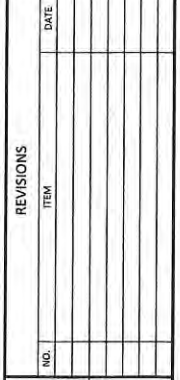
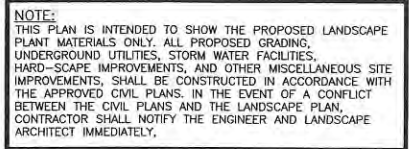
km
ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
9238 WEST STATE STREET
BOISE, IDAHO 83734
PHONE (208) 639-6935
FAX (208) 639-6930

DESIGN BY:	SKK
DRAWN BY:	ATN
CHECKED BY:	SKK
DATE:	4-24-2015
PROJECT:	14-092
SHEET NO.	

1 OF 1

SYMBOL	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/CO ND	SIZE @ MATURITY HEIGHT X SPREAD	NOTES
	7	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	2" B&B	25' x 20'	Small Tree
	10	Thornless Cockspur Hawthorn	Crataegus crus-gali var. inermis	2" B&B	25' x 20'	Small Tree
	5	Imperial Honeylocust	Gleditsia triacanthos var. inermis 'Impcole'	2" B&B	35' x 40'	Class II - shade tree
	8	Medora Juniper	Juniperus scopulorum 'Medora'	#5	12' x 5'	narrow upright evergreen
	18	Blue Arrow Juniper	Juniperus virginiana 'Blue Arrow'	#5	15' x 3'	very narrow upright evergreen
	14	Climbing Rose	Zepherine drouhin Antique	Flats	10' x 6'	Climber
	80	Ivy Geraneum	Pelargonium peltatum	Flats	to 3'	Trailing basket flowers
	40	Green Mountain Boxwood	Buxus sempervirens 'Green Mountain'	#2	4' x 3'	mounded evergreen shrub
	4	Shiny Xylosma	Xylosma congestum	#5	8' x 8'	hedge or screen
	60	Stella d Oro' Daylily	Hemerocallis 'Stellad'Oro'	#1	1' x 1'	perennial flowering border plant
	19	Dwarf-Winged Burning Bush	Euonymus alatus 'Compactus'	#5	6' x 5'	dramatic red foliage shrub
	3	Dwarf Red Leaf Sand Cherry	Prunus x cistena	#5	8' x 6'	large flowering shrub
	80	Stonecrop	Sedum Black Beauty	Bulbs	18" x 12"	perennial flowering border plant
	27	Purple Coneflower	Echinacea purpurea	Bulbs	3' x 2'	border perennial
	31	Little Kitten Maiden Grass	Miscanthus sinensis 'Little Kitten'	#1	2' x 2'	mounded Ornamental Grass
	33	Foerster's Feather Reed Grass	Calamagrostis acutifolia 'Karl Foerster'	#1	5'x 2'	tall ornamental grass

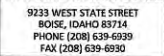
	14	Decorative Landscape Boulders (3' x 4' Average Size)
	140 LF	30" High sitting wall. Keystone (or approved equal) sandstone color
	28 CY	crushed aggregate perma bark (redish, sandstone color)
	5,000 SF	New Turf Sod (Quant. Is approximate. New turf to cover graded areas where indicated on plan and for patch back at interface where new work meets existing turf areas)



**EL GALLO GIRO RESTAURANT
KUNA, IDAHO**

**PRELIMINARY LANDSCAPE
SOUTHERN PORTION OF SITE**

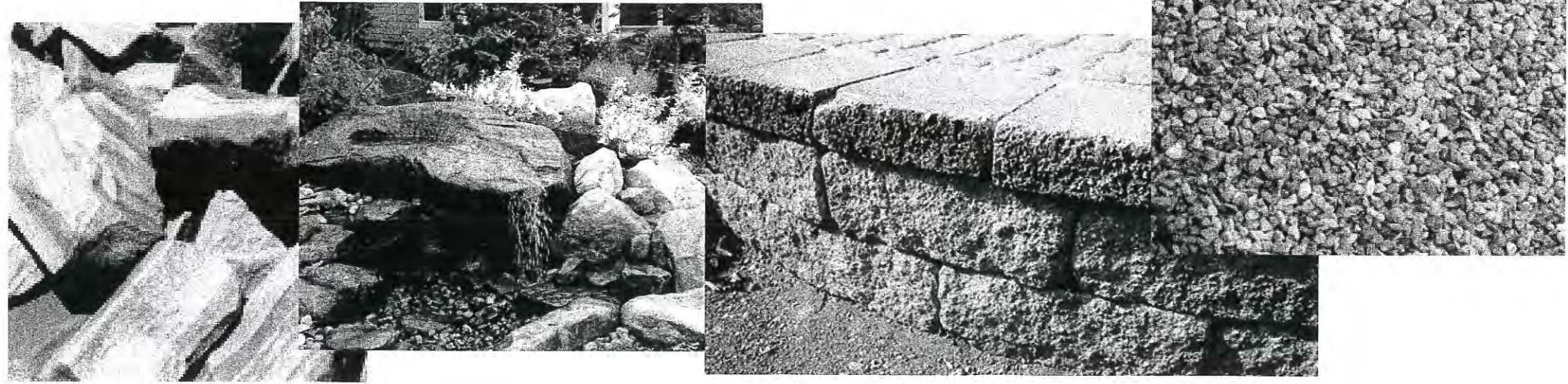
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FOR CONSTRUCTION**



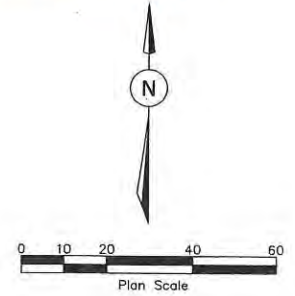
DESIGN BY:	TPM
DRAWN BY:	TPM
CHECKED BY:	TPM
DATE:	APRIL, 2015
PROJECT:	14-092
SHEET NO.	

1.0

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CITY OF KUNA, ADA COUNTY, IDAHO

W. 4TH STREET



A horizontal scale bar labeled "Plan Scale" with markings at 0, 15, 30, 60, and 90. The bar is divided into segments: 0-15 (black), 15-30 (white), 30-60 (black), and 60-90 (white).

Figure 1 shows standard symbols for pavement materials and features. The symbols are as follows:

- BOUNDARY LINE: A dashed line.
- ADJACENT BOUNDARY: A solid line.
- EDGE OF PAVEMENT: A line with a square symbol.
- EDGE OF CONCRETE: A line with a circle symbol.
- DRAINAGE ARROW: A line with an arrow symbol.
- PAVERS: A hatched pattern.
- PROPOSED ASPHALT: A solid grey rectangle.
- CONCRETE: A stippled pattern.

NUMBER OF PARKING STALLS PROVIDED	127
HANDICAP STALLS	6
COMPACT STALLS	0
BUILDING SIZES, USE, AND PARKING REQ.	
345 N. AVE. E	15,562 SF. RESTAURANT
674 4TH, 381 & 375 N. AVE. E	8,067 SF OFFICE
331 N. AVE. E	2,664 SF RESTAURANT
291 N. AVE. E	944 SF SALON
	<u>TOTAL</u>
	121

GENERAL NOTES

1. THE IMPROVEMENTS FOR N. AVE. E AND MAIN ST. ARE BASED UPON PLANS FOR ACHD IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION.
2. PROPERTY AT 331, 345, 375, 381, N. AVE. E AND 675 W. 4TH ARE SUBJECT TO A CROSS ACCESS AND CROSS PARKING AGREEMENT PER INSTRUMENT NUMBERS 9908101 & 99118102, RECORDS OF ADA COUNTY, IDAHO.
3. DRAINAGE FOR NEWLY PAVED AREAS WILL BE MAINTAINED WITHIN THOSE AREAS DISPOSED OF STORM WATER WITH SEWAGE BODIES AS SHOWN. ALL EXISTING AREAS WILL CONTINUE TO BE ROUTED TO THE SWALES AT THE SOUTH END OF THE PROPERTY FOR DISPOSAL.

DEVELOPER
CONTRERAS ENRIQUE F & ANA M PAZ
REVOCABLE LIVING TRUST
1922 W ARDELL RD
KUNA, ID 83634-0000
PHONE: (208) 922-5169
CONTACT: ANA PAZ

KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KELLY KEHRER, P.E.
EMAIL: kelly@kmenclp.com

SANDSTONE PLAZA IMPROVEMENTS
KUNA, ID

CIVIL SITE PLAN
DESIGN REVIEW

DRAWING STATUS:

PRELIMINARY NOT
FOR CONSTRUCTION



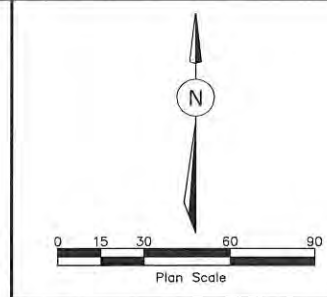
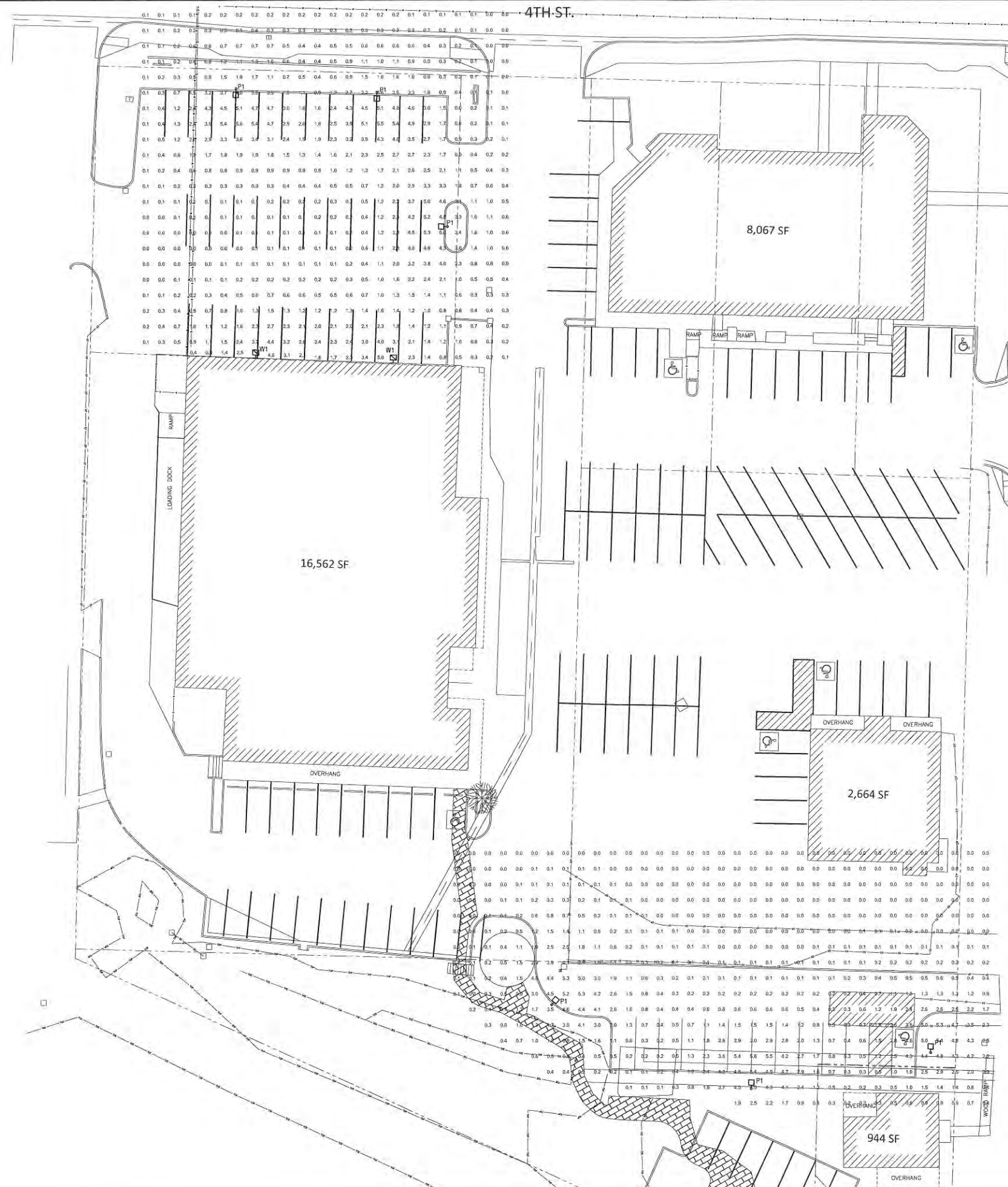
ENGINEERING
ENGINEERS, SURVEYORS, PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	KSK
DRAWN BY:	AFN
CHECKED BY:	KSK
DATE:	4-24-2015
PROJECT:	14-092
SHEET NO.	

1 OF 1

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MUSGROVE
ENGINEERING, P.A.
2314 S. Whitewater Way
Boise, Idaho 83709
208.344.1585
www.musgrovepa.com
OVER 30 YEARS OF EXCELLENCE
project number: 14-338

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SITE PHOTOMETRICS PLAN
SCALE: 1" = 20'-0"

REVISIONS		DATE	BY	CHKD	APPD
NO.	DESCRIPTION				

SANDSTONE PLAZA
KUNA IDAHO
SITE PHOTOMETRIC PLAN

DRAWING STATUS:
NOT FOR
CONSTRUCTION

km
ENGINEERING
ENGINEERS, SURVEYORS, PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

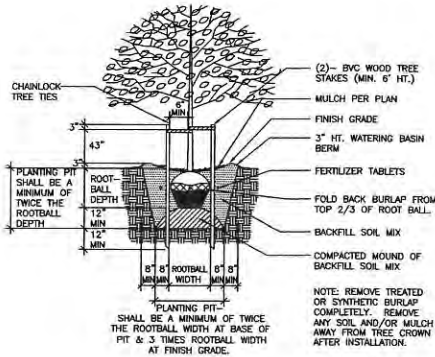
DESIGN BY: GWB
DRAWN BY: GWB
CHECKED BY: KL
DATE: 4/28/15
PROJECT: 14-092
SHEET NO.
E1.0

PLANT SCHEDULE

SYMBOL	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/CO ND	SIZE @ MATURITY HEIGHT X SPREAD	NOTES
	7	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	2" B&B	25' x 20'	Small Tree
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Misc. Landscape Materials

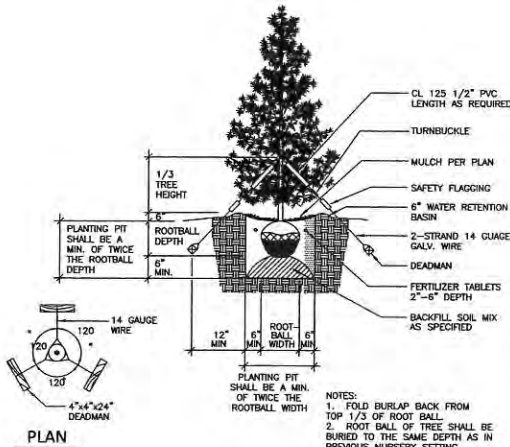
	14	Decorative Landscape Boulders (3' x 4' Average Size)
	140 LF	30" High sitting wall. Keystone (or approved equal) sandstone color
	28 CY	crushed aggregate perma bark (redish, sandstone color)
	5,000 SF	New Turf Sod (Quant. is approximate. New turf to cover graded areas where indicated on plan and for patch back at interface where new work meets existing turf areas)



TREE PLANTING AND STAKING DETAIL

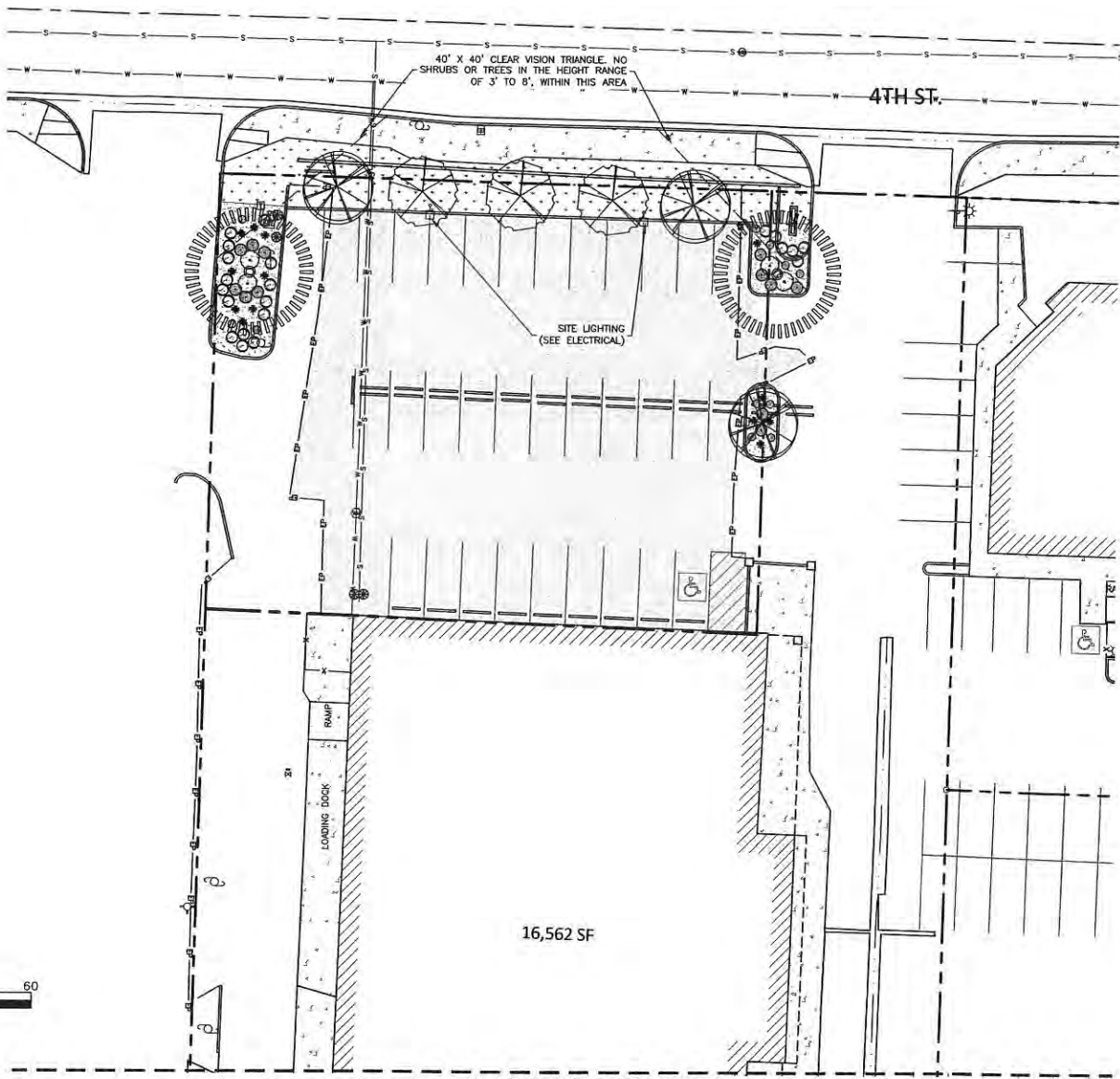
NTS

(FOR DECIDUOUS TREES OVER 12' AND CONIFEROUS TREES OVER 8')

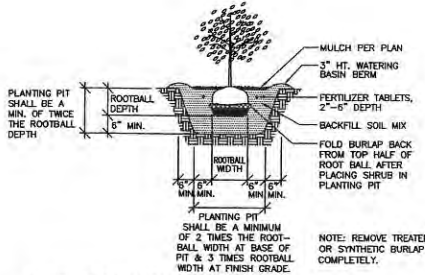


CONIFEROUS TREE PLANTING AND GUYING DETAIL

NTS



NOTE:
THIS PLAN IS INTENDED TO SHOW THE PROPOSED LANDSCAPE PLANT MATERIALS ONLY. ALL PROPOSED GRADING, UNDERGROUND UTILITIES, STORM WATER FACILITIES, HARD-SCAPE IMPROVEMENTS, AND OTHER MISCELLANEOUS SITE IMPROVEMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL PLANS. IN THE EVENT OF A CONFLICT BETWEEN THE CIVIL PLANS AND THE LANDSCAPE PLAN, CONTRACTOR SHALL NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.



SHRUB PLANTING DETAIL

NTS



REVISIONS	DATE
NO.	ITEM

EL GALLO GIRO RESTAURANT
KUNA, IDAHO
PRELIMINARY LANDSCAPE
NORTHERN PORTION OF SITE

DRAWING STATUS:
PRELIMINARY NOT
FOR CONSTRUCTION

km
ENGINEERING
ENGINEERS, SURVEYORS, PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83724
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY: TPM
DRAWN BY: TPM
CHECKED BY: TPM
DATE: APRIL 2015
PROJECT: 14-082
SHEET NO.

L1.1

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