



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

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Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

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CUP16-00098 & CVA16-00074 – Hatch Design Architecture

Summary

The applicant requests approval of a conditional use permit for an approximately 1,300 square foot coffee shop with drive-up window on a 0.81-acre parcel located at 12067 W. Ustick Road in a C-1D (Neighborhood Commercial with Design Review) zone. A variance to locate the drive-up window and lane within 200' of residential property is also included.

Prepared By

Leon Letson, Associate Planner

Recommendation

Planning Team recommends approval of CUP16-00098 & CVA16-00074.

Reason for the Decision

Conditional Use Permit

The proposed use is compatible with surrounding uses. The subject property is located within a mixed-use corridor along Ustick Road. To the north and south are residential uses; to the west is a retail store with gasoline service; and to the east is a dental office. The drive-up window and lane for this project are located to the rear and side of the building, which complies with the *Citywide Design Standards and Guidelines*. Comments from ACHD indicate the surrounding traffic system has the capacity to support the additional vehicle trips generated from this project. It is also in compliance with and supports the goals, objectives, and principles of the Comprehensive Plan. The “Mixed Use” land use designation promotes the mixing of a variety of uses, including retail, commercial, professional offices, restaurants, and financial institutions. *Principle GDP-MU.1(c)* calls for clustering active uses at key intersections, near existing or planned transit stops, or near major public spaces to increase visibility and promote pedestrian activity. Furthermore, the Ustick commercial corridor is anticipated to undergo significant new development and/or redevelopment in the near future.

Variance

There are exceptional circumstances justifying approval of the variance to locate the drive-up window and lane for this project 130' and 40', respectively, from the residential properties to the south. The site is encumbered by a City of Boise sewer line easement that runs parallel with Ustick Road and restricts development within the front 60' of the property. Furthermore, compliance with the *Citywide Design Standards and Guidelines* requires the drive-up window and lane for this project be located to the rear and side of the building, which face the residential properties to the south. Finally, the variance does not run counter to any principles within the Comprehensive Plan and it will not negatively impact the public health, safety, or welfare of the surrounding neighborhood.

This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link:

<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>

CUP16-00098 & CVA16-00074

1" : 300'



W Ramblin
Rose Dr

R-1A

R-1B

W Cloverwood Ct

W Ramrod Dr

W Flintlock Dr

W Gunsmoke Dr

North
Slough

R-2D

W Ustick Rd

C-1D

LOGAN
CHRISTIAN
ACADEMY

R-1C

W Arch St

USTICK
ELEMENTARY
SCHOOL

A-1

R-1A

R-2D

N Gretchen Way

W Race St

N Nystrom Pl

N Tattenham Ave

W Race Ct

W Briarwood Dr

Milk Lateral

W Montana Ct

W Viola Dr

W Viola Ct

N Cloverdale Rd

N Creswell Way

N Lakegrove Ln

N Tylerson Ave

N Lena Pl

N Lena Pl

N Columbine Ave

N Columbine Ave

N Aldridge Ln

CUP16-00098 & CVA16-00074

1" : 300'



W-Ramblin
Rose-Dr

R-1A

R-1B

W Cloverwood Ct

N Creswell Way

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1

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A-1

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W Briarwood Dr

Milk Lateral

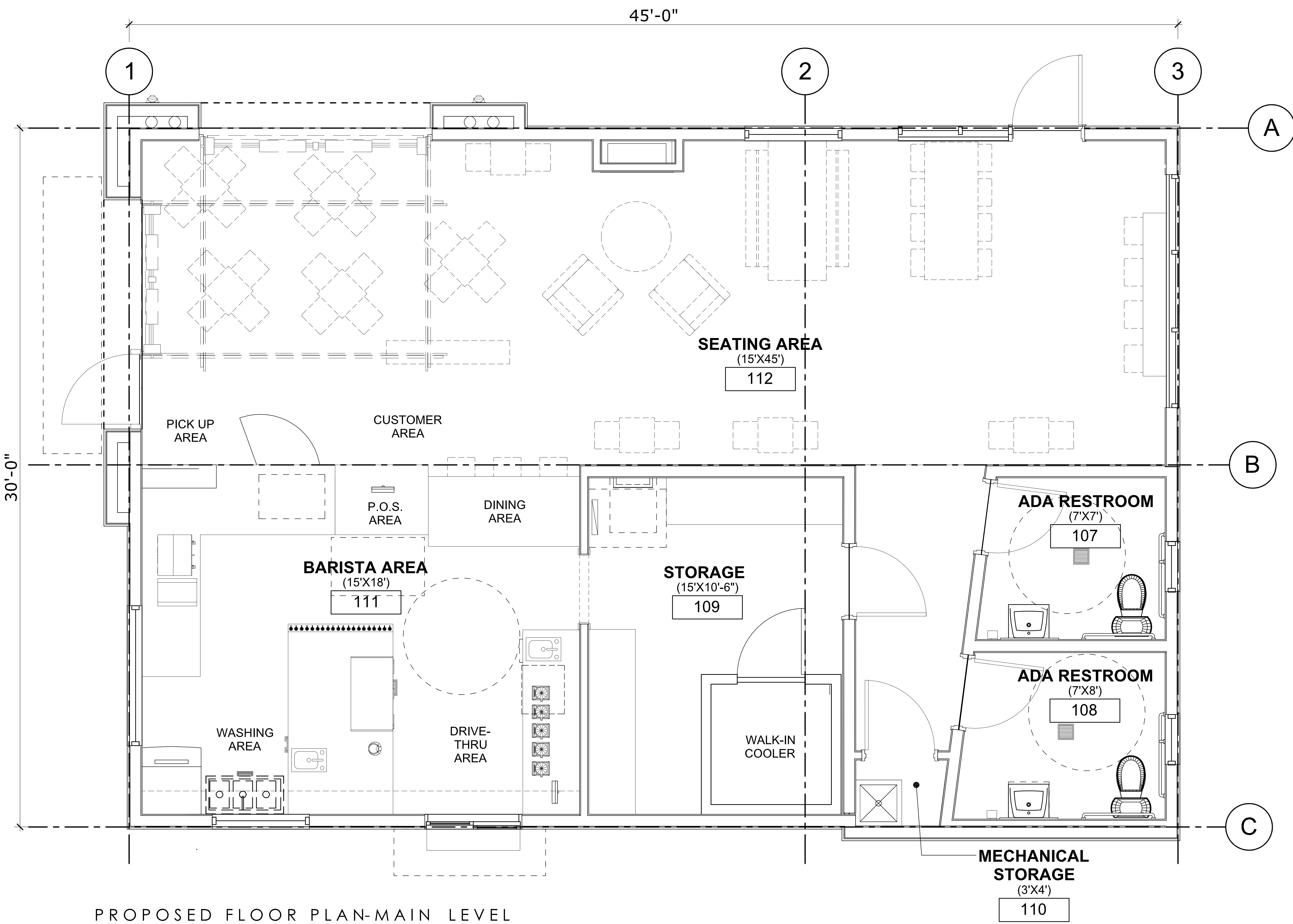
N Cribbens Ave

W Viola Dr

W Montana Ct

W Viola Ct

BUILDING AREA		
MAIN LEVEL	1352	SF
TOTAL OVERALL	1352	SF



PROPOSED FLOOR PLAN-MAIN LEVEL

SCALE: 1/2"=1'-0"

HATCH ARCHITECTURE
 6128 W. STATE ST. STE. 101
 BOISE, IDAHO 83703
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 FAX: (208) 475-3205
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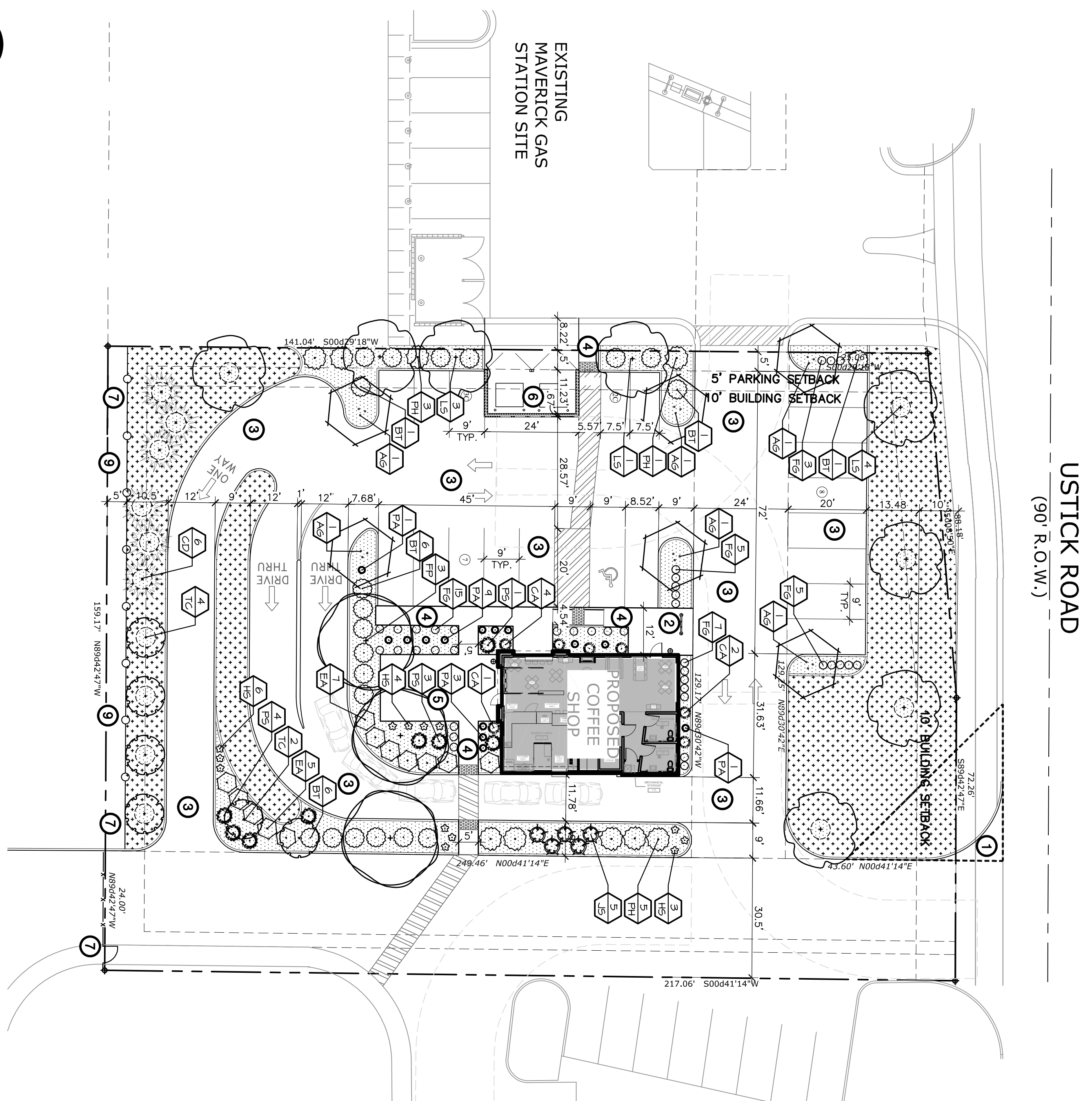
NEW CONSTRUCTION FOR:
BLACK ROCK COFFEE
 12067 W. USTICK ROAD, BOISE, ID

DATE	DESCRIPTION/COMMENTS

DATE: NOV. 2016
 DRAWN BY: L.S.
 CHECKED BY: J.H.
 JOB NUMBER: 16138

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A-3.0
 SHEET 3 - 3



SITE AND LANDSCAPE PLAN

- LANDSCAPE NOTES:**
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
 - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF COMPARABLE QUALITY AND COST WITH PROPERLY DOCUMENTED PROPERTIES CAN NOT BE OBTAINED.
 - COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TREE AND SIZE SHOWN. PLANTS WILL BE REJECTED IN THE EVENT OF A PLANT COUNT DISCREPANCY. PLANT SYMBOLS SHALL OVERLAP SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
 - ALL PLANTING BEDS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE FOR APPROVAL.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE FOR APPROVAL. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE FOR APPROVAL.
 - FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
 - ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
 - FERTILIZE ALL TREES AND SHRUBS WITH AGRI-FERT PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. LAMN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. GRAZEAD, BELOW ADJACENT SURFACES OF TREE SOIL AREAS AND 1" BELOW ADJACENT SURFACES OF TREE SEED AREAS.
 - REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL. TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENTS AS NEEDED TO MEET THE CONTRACTOR'S REQUIREMENTS. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL. TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENTS AS NEEDED TO MEET THE CONTRACTOR'S REQUIREMENTS.
 - MINIMUM STANDARDS. CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENGAGE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMP, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. CLAYAGGREGATES TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURAL OR WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES. COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE CONTRACTOR IMMEDIATELY BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A REOPEN OR HIDDEN CONDITION.
 - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - SEEDS OF BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONSTRUCTION DRIVING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
 - IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

- LANDSCAPE REQUIREMENTS**
- TOTAL NUMBER OF TREES: 21
 TOTAL NUMBER OF TREE SPECIES: 4
- PERIMETER BUFFER REQUIREMENTS:**
- WEST LANDSCAPE BUFFER MAVERICK GAS STATION:**
- 20' LIN. FT. - 24' SHARDED DRIVE - 108 LIN. FT. REQUIRED TREES - 4
 - 5' FT. WIDTH PARKING BUFFER PROVIDED (0 FT. SETBACK REQUIRED) REQUIRED TREES - 4
 - NORTH BOUNDARY LANDSCAPE BUFFER (USTICK RD) 160 LIN. FT. - 30' SHARDED DRIVE - 180 LIN. FT. REQUIRED TREES - 3
 - 15' 40' FT. WIDTH PROVIDED (10 FT. SETBACK REQUIRED) REQUIRED TREES - 3
- EAST BOUNDARY LANDSCAPE BUFFER (ROADWAY) - (8505) ACCESS (RESIDENTIAL):**
- 21' LIN. FT. - 24' SHARDED DRIVE - 180 LIN. FT. REQUIRED TREES - 4
 - 8' 10' FT. SETBACK (REQUIRED)
- SOUTH BOUNDARY LANDSCAPE BUFFER (RESIDENTIAL):**
- 160 LIN. FT. - 24' SHARDED DRIVE - 180 LIN. FT. 10' FT. WIDTH PROVIDED (10 FT. SETBACK REQUIRED) PROVIDED TREES - 4
- WIDTH OF PARKING LOT PERIMETER LANDSCAPE STRIP: 5 FT. MIN. PROVIDED PARKING LOT TREES - 6**

PLANT SCHEDULE

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	NOTES/CLASS
1	DECIDUOUS SHADE TREES			
3	TP	Fraxinus pennsylvanica 'Tomemora'	25" CAL.	B1B
3	LC	Liquidambar styraciflua 'Morpheus'	25" CAL.	B1B
6	TC	Tilia cordata 'Cortoni'	25" CAL.	B1B
5	OR	Asier girardinii 'Tina'	25" CAL.	B1B
6	CONIFEROUS TREES			
6	CD	Colodactis dekurrae	6"-1"	B1B
6	SHRUBS			
15	BT	Berberis 'Toto'	5/8"	B1B
15	ET	Euonymus alatus 'Compactus'	5/8"	B1B
5	J5	Juniperus scopulorum 'Nichta Blue'	4"x6"	B1B
9	PH	Photinia x fraseri	4"x6"	B1B
7	FS	Fraxus viridis 'Blue Star'	2"x4"	B1B
7	PERENNIALS/ORNAMENTAL GRASSES/GROUNDCOVERS			
7	CA	Calamagrostis x acutiflora 'Karl Foerster's'	5/8"	B1B
36	FG	Festuca glauca 'Elijah Blue'	1"x1"	B1B
12	PA	Panicum stipitatum 'Blue Bird'	2"x2"	B1B

DELTA	DATE	DESCRIPTION-COMMENTS
	DEC. 21, 2016	
DATE:	DEC. 21, 2016	
DRAWN BY:	JR, AJ	
CHECKED BY:	JR, AJ	
DWG NUMBER:	16188_16188	

SHEET THE LANDSCAPE PLAN

PROJECT INFORMATION

TOTAL PROPERTY SIZE: 35,004 S.F. - .806 ACRE
 ZONING: U-1 (URBAN USE)
 HARDSCAPE COVER: 24100 S.F. (68.67%)
 BUILDING SQUARE FOOTAGE: 1,292 S.F. (3.69%)
 LANDSCAPE COVER: 9647 (27.48%)

NUMBER OF PARKING STALLS REQUIRED (45 SEAT/3): 15
 PROVIDED: 14 STANDARD STALLS
 5 COMPACT STALLS
 20 STALLS
 TOTAL: 15

NUMBER OF BICYCLE PARKING STALLS REQUIRED: 20 STALLS (10) - 2 SPACES PROVIDED, ONE RACK = 5 STALLS

CALLOUT LEGEND

- 1 VISION TRIANGLE
- 2 PROPOSED BIKE RACK LOCATION
- 3 PROPOSED ASPHALT PARKING AND DRIVE AISLES
- 4 PROPOSED SIDEWALK
- 5 PROPOSED PATIO
- 6 PROPOSED TRASH ENCLOSURE
- 7 EXISTING FENCE TO REMAIN
- 8 EXISTING SIDEWALK
- 9 EXISTING LANDSCAPE TO REMAIN

LANDSCAPE LEGEND

- TREES / PLANTS TO BE INSTALLED
- CONCRETE EDGING AS DETAILLED
- CURT EDGE AS DETAILLED
- EXISTING SECURITY FENCE
- EXISTING VINYL FENCE
- EXISTING CROSS ACCESS
- EXISTING AND SETBACKS
- PROPERTY LINE (VERIFY)
- TRASH RECEPTACLE LOCATION
- BIKE RACK AS SPECIFIED
- HISTORIC LIGHT POLE AS SPECIFIED
- BENCH SEATING
- VERTICAL CURBING LOCATION
- CURB AND GUTTER LOCATION
- SCORE JOINT (TYPICAL)
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH DETECTABLE MARKING SURFACE
- NEW CONCRETE FLOWWORK
- PLANT IDENTIFICATION KEY
- QUANTITY
- TYPE SOIL OVER APPROVED TOPSOIL AS SPECIFIED.
- BLACK BARK MULCH PLANTER BEDS
- PROPOSED BUILDING

811
 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE IS 15 DAYS BEFORE UNDERGROUND MEMBER UTILITIES

BRECKON LANDSCAPE
 8661 North Glenwood Street
 Garden City, Idaho 83714
 Phone: 208-376-5153
 Fax: 208-376-6525
 www.breckonlandscape.com

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- Landscape Architecture
- Erosion & Sediment Control
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- Irrigation Design
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PRELIMINARY NOT FOR CONSTRUCTION

6126 W. STATE ST., STE. 101
 BOISE, IDAHO 83703
 OFFICE: (208) 475-3204
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NEW CONSTRUCTION FOR:
BLACK ROCK COFFEE
 12067 W. USTICK ROAD, BOISE, ID

THE USE OF THE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

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EAST ELEVATION

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



SOUTH ELEVATION- FRONT

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



WEST ELEVATION

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



NORTH ELEVATION- REAR

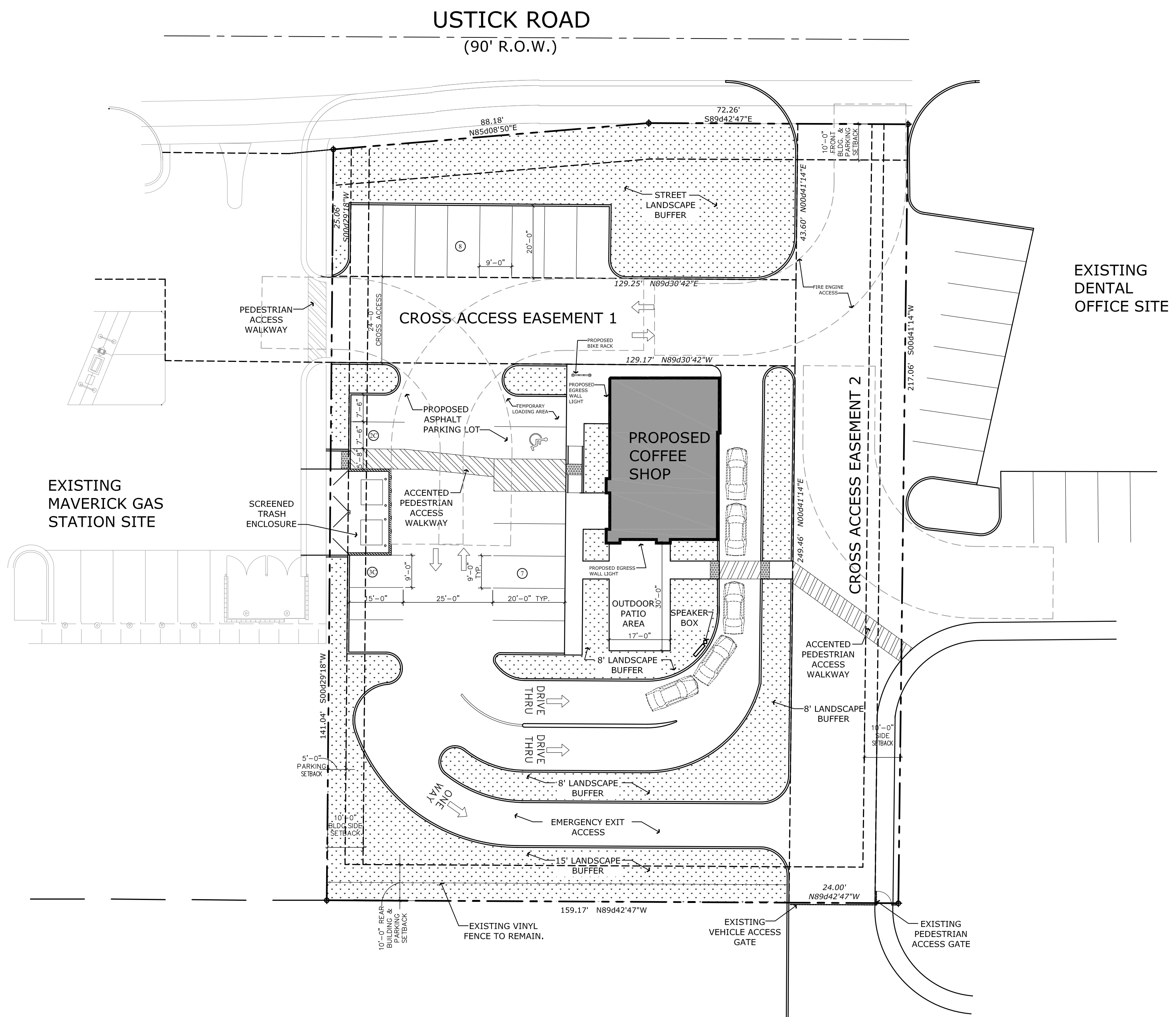
SCALE: 1/8"=1'-0"

BLACK ROCK COFFEE

12067 W. USTICK ROAD, BOISE, ID

CONCEPT EXTERIOR ELEVATIONS





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

SITE RECAP	
TOTAL PROPERTY AREA:	0.806 ACRES
PARCEL NUMBER:	R5253270020
ZONE:	C-1D
SITE AREA CALCULATIONS:	
OVERALL SITE AREA	35,109 S.F. (0.806 ACRES)
BUILDING AREA	1,352 S.F. (3.85% OF AREA)
LANDSCAPE AREA	9,647 S.F. (27.48% OF AREA)
HARDSCAPE AREA	24,110 S.F. (68.67% OF AREA)
PARKING RECAP:	
REQUIRED: RETAIL PARKING-	45 SEATS/ 3 = 15 SPACES
TOTAL REQUIRED-	14 SPACES & (1 ADA SPACE)
PROPOSED:	
COMPACT PARKING-	5 COMPACT SPACES/ 20 = 25%
STANDARD PARKING-	14 STANDARD SPACES & (1 ADA SPACE)
TOTAL PROPOSED PARKING-	19 SPACES & (1 ADA SPACE)
BIKE PARKING RECAP:	
REQUIRED:	20 PARKING SPACES / 10 = 2 BIKE SPACES
PROPOSED:	5 BIKE SPACES

DIMENSIONAL STANDARDS	
BUILDING SETBACKS:	
FRONT SETBACK-	10 FEET
SIDE SETBACKS-	10 FEET
REAR SETBACK-	10 FEET
PARKING SETBACKS:	
FRONT SETBACK-	10 FEET
SIDE SETBACKS-	5 FEET
REAR SETBACK-	10 FEET

APPLICANT CONTACT INFORMATION

OWNER: Mike Keller, Ustick Commercial
 ADDRESS: 2049 White Pine Lane, Boise, ID 83706
 PHONE: 208-378-4600
 E-MAIL: mtk@tokcommercial.com

- GENERAL NOTES**
1. ALL PROPOSED DRAINAGE IS TO REMAIN ON-SITE WITH RETENTION BEDS.
 2. POWER IS OVERHEAD TO THE NORTH ALONG USTICK RD.
 3. SEWER UTILITY ACCESS IS FROM USTICK RD.
 4. WATER SERVICES IS FROM USTICK RD.
 5. MECHANICAL UNITS WILL BE SCREENED BY THE PARAPET OF THE BUILDING.
 6. FOR MORE INFORMATION ON EXTERIOR LIGHTING, SEE CUT SHEET PROVIDED.

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NEW CONSTRUCTION FOR:
BLACK ROCK COFFEE
 12067 W. USTICK ROAD, BOISE, ID

DATE	DESCRIPTION/COMMENTS

DATE: NOV. 2016
 DRAWN BY: L.S.
 CHECKED BY: J.H.
 JOB NUMBER: 16138

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0
 SHEET 1 - 3



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

1

November 28, 2016

Statement of Explanation

Planning and Development Services
City of Boise
2nd floor Boise City Hall
150 North Capitol Blvd.
Boise, Idaho 83701

Re: **Conditional Use Application for Black Rock Coffee
12067 W. Ustick Road, Boise, Idaho 83713**

Dear Planning Staff,

The owner and tenant for the property located at 12067 w. Ustick Road are requesting a Conditional Use request for the new construction of an approximately 1,352 s.f. coffee shop. The proposed use of the building would include indoor seating for patrons, outdoor seating as well as drive-thru access and public restroom facilities. The proposed project will provide an aesthetic that helps promote a pedestrian friendly environment and tie into the existing color pallet established by the Maverick and Dental office adjacent to the property.

The proposed project will help complete the development on this portion of Ustick. We have worked with the HOA board of the Orchards to the South to ensure that the exterior materials and accents have a finish that compliments the development. Extensive site improvements are proposed to increase the amount of on-site parking and landscaping while promoting a more inviting site for pedestrians.

The philosophy of Black Rock Coffee is making great coffee for great neighborhoods. We have been proactive in meeting with the adjacent neighbors to ensure a coffee shop that meets the needs of the neighborhood. We hope that this proposed project is an enjoyable enhancement to this vibrant neighborhood of Boise.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture



PROPOSED CONCEPT RENDERING LOOKING NORTHEAST



AERIAL MAP DEPICTING THE PROPOSED SITE HIGHLIGHTED IN YELLOW



PHOTO OF PROPOSED SITE LOOKING SOUTHWEST



PHOTO OF EXISTING PROPERTY TO THE NORTH LOOKING NORTH



PHOTO OF EXISTING ADJACENT PROPERTY TO THE WEST LOOKING SOUTHWEST



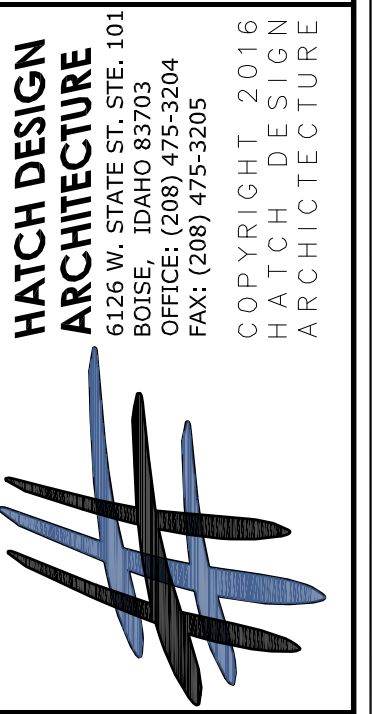
PHOTO OF PROPOSED SITE LOOKING SOUTHEAST



PHOTO OF EXISTING INTERSECTION TO THE WEST LOOKING SOUTHEAST



PHOTO OF EXISTING ADJACENT PROPERTY TO THE EAST LOOKING NORTHEAST



**HATCH DESIGN
ARCHITECTURE**
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NEW CONSTRUCTION FOR:
BLACK ROCK COFFEE
12067 W. USTICK ROAD, BOISE, ID

DATE	DESCRIPTION	COMMENTS

DATE: NOV. 2016
DRAWN BY: L.S.
CHECKED BY: J.H.
JOB NUMBER: 16138

SHEET TITLE
**COLOR
PHOTOS**

SHEET NUMBER
A-1.1

#109: Conditional Use Application

Case #: CUP16-00098

1

Property Information

Address

Street Number: 12067	Prefix: W	Street Name: USTICK RD	Unit #: 			
Subdivision name: LIFESTYLE SUB	Block: 	Lot: 	Section: E3	Township: 3	Range: 1	Zoning: C-1D
Parcel Number: R5253270020	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

 Agent/Representative
 Applicant
 Owner

Applicant Information

First Name: Jeff	Last Name: Hatch		
Company: Hatch Design Architecture			
Address: 6126 W. State St.	City: Boise	State: ID	Zip: 83703
E-mail: Jeff@HatchDA.com	Phone Number: (208) 475-3204	Cell: 	Fax: (208) 475-3205

Agent/Representative Information

 Role Type:
 Architect
 Land Developer
 Engineer
 Contractor
 Other

First Name: Jeff	Last Name: Hatch		
Company: Hatch Design Architecture			
Address: 6126 W. State St.	City: Boise	State: ID	Zip: 83703
E-mail: Jeff@HatchDA.com	Phone Number: (208) 475-3204	Cell: 	Fax: (208) 475-3205

Owner Information

 Same as Applicant?
 No
 Yes
 (If yes, leave this section blank)

First Name: Mike	Last Name: Keller		
Company: Ustick Commercial, LLC			
Address: 2049 White Pine Lane	City: Boise	State: ID	Zip: 83706
E-mail: mtk@tokcommercial.com	Phone Number: (208) 378-4600	Cell: 	Fax:

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Association:

West Valley

2. Comprehensive Planning Area:

West Bench

3. This application is a request to construct, add or change the use of the property as follows:

To Construct a new single story coffee shop with indoor seating

4. Size of Property:

Acres Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

gpm

6. Existing uses and structures on the property are as follows:

Vacant land

7. Is the project intended to be phased? Please explain:

no

8. Adjacent property information:

Building types and/or uses	Zone
North: <input type="text" value="Apartments"/>	North: <input type="text" value="(R-2D) Combined Residential w/Desig"/>
South: <input type="text" value="Condos"/>	South: <input type="text" value="(R-2D) Combined Residential w/Desig"/>
East: <input type="text" value="Dental Office"/>	East: <input type="text" value="(C-1D) Neighborhood Commercial w/"/>
West: <input type="text" value="Gas Station"/>	West: <input type="text" value="(C-1D) Neighborhood Commercial w/"/>

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="1352"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Single Ply"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Stucco & Cedar Siding"/>	<input type="text" value="Limestone and Cedar"/>
Windows/Doors:	<input type="text" value="Aluminum and vinyl"/>	<input type="text" value="Anodized Aluminum, White and Black"/>
Fascia, Trim, etc:	<input type="text" value="Metal"/>	<input type="text" value="Limestone and Grey"/>
Other:	<input type="text"/>	<input type="text"/>

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="10'"/>	<input type="text" value="70'-10"/>	<input type="text" value="10'"/>	<input type="text" value="15'"/>
Rear:	<input type="text" value="10'"/>	<input type="text" value="100'"/>	<input type="text" value="10'"/>	<input type="text" value="70'"/>
Side 1:	<input type="text" value="10'"/>	<input type="text" value="76'-10"/>	<input type="text" value="5'"/>	<input type="text" value="5'"/>
Side 2:	<input type="text" value="10'"/>	<input type="text" value="51'-8"/>	<input type="text" value="5'"/>	<input type="text" value="93'-10"/>

13. Site Design

	Site Percentage Devoted to	Square Feet
Building Coverage:	4 %	1352
Landscaping:	28 %	9928
Paving:	68 %	23829
Other Uses:		
Describe Other Uses:		

14. Parking:

	Required	Proposed
Accessible Spaces:	1	1
Parking Spaces:	15	20
Bicycle Spaces:	2	5
Proposed compact spaces:		5

Are you proposing off-site parking? Yes No
 If yes, how many spaces?

Are you requesting shared parking or a parking reduction? Yes No
 If yes, how many spaces?

Restricted parking? Yes No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? Yes No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

2

C. Proposed screening method:

CMU wall

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes No

B. Location:

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type: Vinyl

Height: 5

Location: South

20. Loading Facilities (if proposed, for commercial uses only):

Number: 1

Location: Northwest side of building

Size: 9'x20'

Screening: landscaping

21. Drainage:

Proposed method of on-site retention: retention basin

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

1

Planning Division Staff Report

File Number	CUP16-00098 & CVA16-00074
Applicant	Hatch Design Architecture
Property Address	12067 W. Ustick Road
Public Hearing Date	January 9, 2017
Heard by	Planning and Zoning Commission
Analyst	Leon Letson
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted November 23, 2016
Newspaper notification published on December 17, 2016
Radius notices mailed to properties within 300 feet on December 17, 2016
Staff posted notice on site on December 21, 2016

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Exhibits

Agency Comments
Public Comments

1. Project Data and Facts

Project Data	
Applicant / Status	Hatch Design Architecture / Architect
Location of Property	12067 W. Ustick Road
Size of Property	±0.81 acres
Zoning	C-1D (Neighborhood Commercial with Design Review)
Comprehensive Plan Designation	Mixed Use
Planning Area	West Bench
Neighborhood Association / Contact	West Valley / Dick Menz
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use
The property is vacant.

Description of Applicant's Request
Conditional use permit for an approximately 1,300 square foot coffee shop with drive-up window and a variance to locate the drive-up window and lane within 200' of residential property.

2. Land Use

Description and Character of Surrounding Area
The subject property is located within a mixed-use corridor along Ustick Road. To the north and south are residential uses; to the west is a retail store with gasoline service; and to the east is a dental office.

Adjacent Land Uses and Zoning	
North:	Multi-Family Residential / R-2D (Medium Density Residential with Design Review)
South:	Multi-Family Residential / R-2D (Medium Density Residential with Design Review)
East:	Dental Office / C-1D (Neighborhood Commercial with Design Review)
West:	Retail Store with Gasoline Service / C-1D (Neighborhood Commercial with Design Review)

Site Characteristics
The site has frontage on Ustick Road and provides cross-access to a retail store with gasoline service to the west, a dental office to the east, and a multi-family residential development to the south.

Special Considerations
None

History of Previous Actions	
CAR05-00020	Rezone to C-1D (Neighborhood Commercial with Design Review) Approved
CUP05-00032	Mixed-Use PUD Approved

3. Project Proposal

Parking

Proposed		Required	
Total parking spaces proposed:	20	Total parking spaces required:	15
Accessible spaces proposed:	1	Accessible spaces required:	1
Number of compact spaces proposed:	5	Number of compact spaces allowed:	6
Bicycle parking spaces proposed:	2	Bicycle parking spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Required	Proposed for Building	Proposed for Parking
Front (Ustick Road)	10' (bldg.)/10' (prkg.)	65'	15'
Side (east)	10' (bldg.)/5' (prkg.)	52'	40'
Side (west)	10' (bldg.)/5' (prkg.)	75'	5'
Rear (south)	10' (bldg.)/10' (prkg.)	100'	15'

An additional setback of 200' from residential property is required for drive-up windows and lanes in the C-1D zone. The applicant has requested a variance to locate these 130' and 40', respectively, from the residential properties to the south.

Structure(s) Design

Number and Proposed Use of Buildings
One 1,300 square foot coffee shop with drive-up window.
Building Height
22'
Number of Stories
One

4. Zoning Ordinance

Section	Description
11-03-04.6	Specific Procedures: Conditional Use Permit
11-03-04.14	Specific Procedures: Variance
11-04-05.01	General Purpose of Commercial Districts
11-06-05.03	Commercial Use Standards: Retail Uses
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

Chapter	Goals, Objectives & Policies
Chapter 3: Community Structure and Design	Principle GDP-MU.1(c)

- General Design Principles for Mixed Use (GPD-MU)

6. Transportation Data

Roadway	Frontage	Functional Classification	Traffic Count (VTPD)	PM Peak Hour Traffic Count	Level of Service*	Speed Limit
Ustick Road	160'	Minor Arterial	16,548 east of Cloverdale Road in December 2014	1,014	“E”	35 MPH

* Acceptable level of service for a five-lane minor arterial is “E” (1,540 PM Peak Hour Vehicle Trips).

This development is estimated to generate 1,107 additional vehicle trips per day, with 58 in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

7. Analysis/Findings

The applicant requests approval of a conditional use permit for an approximately 1,300 square foot coffee shop with drive-up window located on a 0.81-acre parcel located at 12067 W. Ustick Road in a C-1D (Neighborhood Commercial with Design Review) zone (**Figure 1**). A variance to locate the drive-up window and lane within 200’ of residential property is also included. The subject property is encumbered by a City of Boise sewer line easement that runs parallel with Ustick Road. This easement and

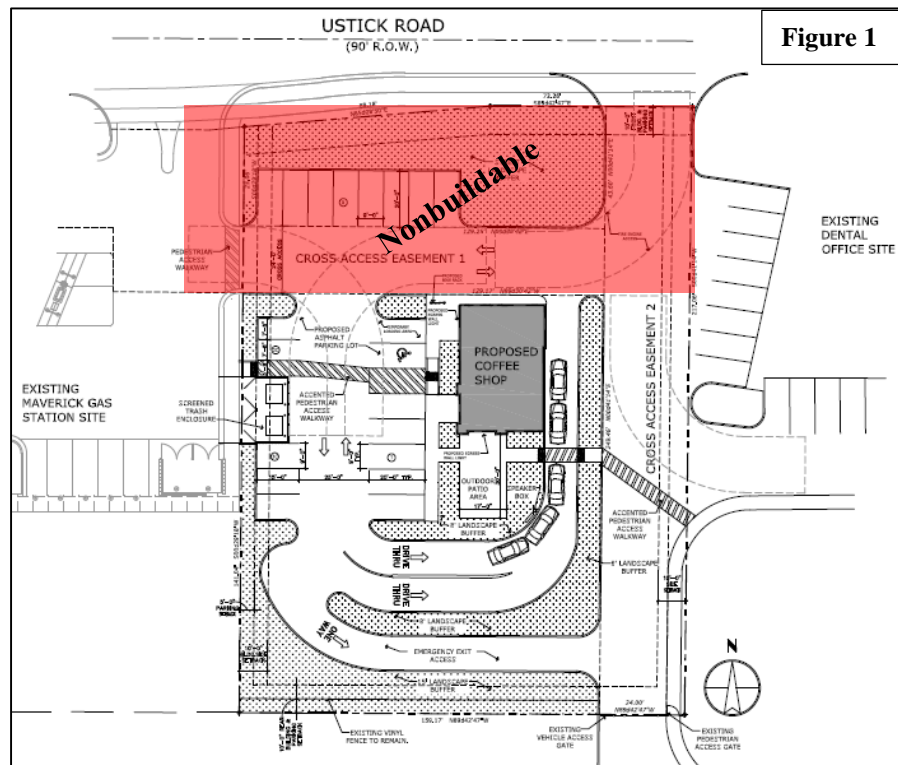
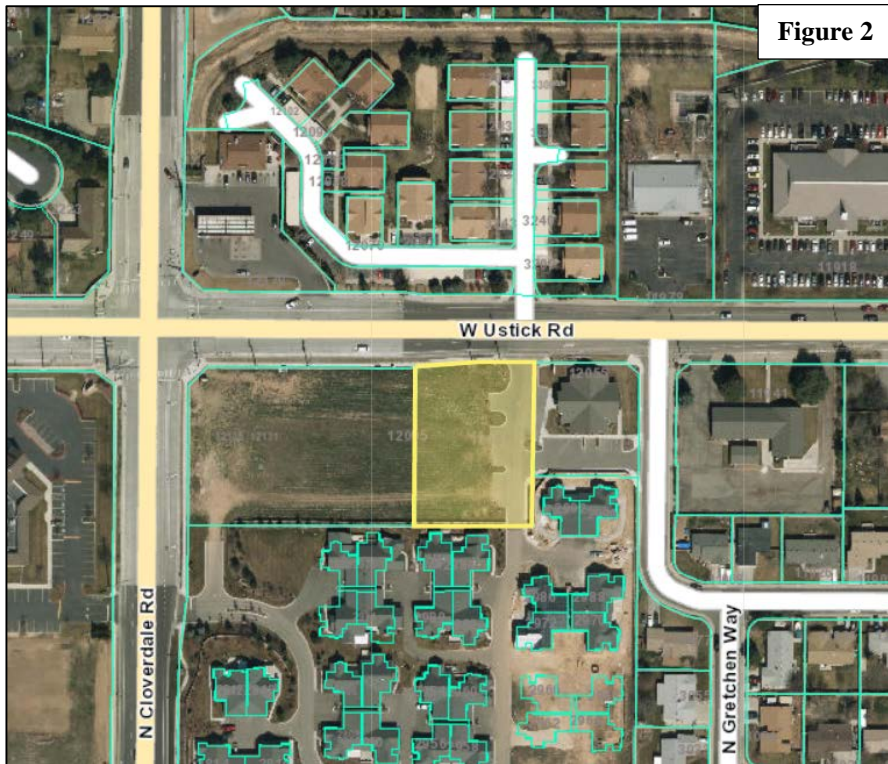


Figure 1



the required setbacks of the C-1D zone severely restrict the development potential of the front 60' of the property. The area associated with the sewer easement is also utilized to provide cross-access to a retail store with gasoline service to the west, a dental office to the east, and a multi-family residential development to the south. Located within a mixed use corridor along Ustick Road, other adjacent uses include a multi-family residential development to the north (Figure 2).

Given the location and unique characteristics of the subject property, the Planning Team is in support of the project, including the variance, but has recommended a number of conditions to mitigate impacts on the adjacent residential neighborhood and assure the landscaping, site design, and architecture are compatible with other development in the area.

FINDINGS

Section 11-03-04.06 (C7) Conditional Use

The Hearing Examiner or the PZC shall review pursuant to Section 11-03-03.4 and according to the following criteria:

- i. The location is compatible to other uses in the general neighborhood.*

The proposed use is compatible with surrounding uses. The subject property is located within a mixed-use corridor along Ustick Road. To the north and south are residential uses; to the west is a retail store with gasoline service; and to the east is a dental office. To mitigate impacts on residential uses in the area, the applicant has agreed to restrict the hours of operation from 5 a.m. to 9 p.m. They have also agreed to install a mix of Class II coniferous and deciduous trees that provide a minimum 60% screen at maturity in the 15' landscape buffer along the southern portion of the site and between the drive-up lane and one-way emergency exit access.

-
- ii. ***The proposed use will not place an undue burden on transportation and other public facilities in the vicinity.***

Correspondence received from commenting agencies indicates the proposed use will not place an undue burden on transportation or other public services in the vicinity. In correspondence dated December 19, 2016, the Ada County Highway District (ACHD) stated the surrounding traffic system has the capacity to support the estimated 1,107 additional vehicle trips per day and 58 additional PM peak hour vehicle trips generated from this project. Other agencies, including the Boise Fire Department and Boise City Public Works, have responded to this application with standard conditions of approval.

- iii. ***The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code.***

With the requested variance, the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping and other such features as required. A number of modifications to the design of the project shall be required, including providing a more clearly defined pathway for pedestrians traveling through the site from east to west, and vice versa. Additional landscaping shall also be required in the form of more Class II trees in the landscape buffer along the southern portion of the site and between the drive-up lane and one-way emergency exit access.

- iv. ***The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.***

With the recommended conditions of approval, the proposed use will not adversely affect other property of the vicinity. In addition to restrictions to hours of operation and enhanced landscape screening, access will be focused toward Ustick Road which will prevent traffic from being forced into the residential neighborhood to the south.

- v. ***The proposed use is in compliance with the Comprehensive Plan.***

The proposed use is in compliance with and supports the goals, objectives, and principles of the Comprehensive Plan. The “Mixed Use” land use designation promotes the mixing of a variety of uses, including retail, commercial, professional offices, restaurants, and financial institutions. *Principle GDP-MU.1(c)* calls for clustering active uses at key intersections, near existing or planned transit stops, or near major public spaces to increase visibility and promote pedestrian activity. Furthermore, the Ustick commercial corridor is anticipated to undergo significant new development and/or redevelopment in the near future.

Section 11-03-04.14 (C7b) Approval Criteria, All Variance Applications

A variance may be granted when it is found that:

- i. There is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district;*

There are exceptional circumstances justifying approval of the variance to locate the drive-up window and lane for this project 130' and 40', respectively, from the residential properties to the south. The site is encumbered by a City of Boise sewer line easement that runs parallel with Ustick Road and restricts development within the front 60' of the property. Furthermore, compliance with the *Citywide Design Standards and Guidelines* requires the drive-up window and lane for this project be located to the rear and side of the building, which face the residential properties to the south.

- ii. Granting of the variance will not be in conflict with the Comprehensive Plan and will not affect a change in zoning; and,*

The variance does not run counter to any principles within the Comprehensive Plan and will not affect a change in zoning.

- iii. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment thereof.*

The granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment thereof. Restrictions to hours of operation, enhanced landscape screening, and focusing traffic to Ustick Road will mitigate impacts on adjacent properties.

Section 11-06-05.03(A2a) Drive-Up Establishment

No drive-up window establishment shall be permitted unless the Planning and Zoning Commission finds that the design and operation of the establishment is substantially in compliance with the following requirements and conditions, which shall be in addition to those required in Section 11-03-04.06 (C7).

- i. The location shall not cause an increase of commercial traffic in nearby residential neighborhoods, or cause significant adverse impacts in the vicinity.*

This project should not cause an increase of commercial traffic in the nearby residential neighborhood or cause significant adverse impacts in the vicinity. It is located on Ustick Road at the edge of an existing residential neighborhood with gated access.

- ii. Drive-up aisles should be located behind the building and circulation should provide for pedestrian access to and from the establishment's entrance.*

The drive-through lane is located along the south and east sides of the building. Pedestrian entrances will be located on the west and south sides of the building and are connected to a clearly defined pathway that runs into and through the site from east to west, and vice versa.

iii. *Waiting lane(s) are of sufficient length to accommodate average monthly peak volumes.*

The waiting lanes are long enough to accommodate more than ten vehicles, which should insure traffic does not back up into the surrounding parking lot, or cause congestion issues at the entrance to the site.

iv. *Lights are designed and located to prevent glare on adjoining properties. Screening of lights may be required as a secondary measure of mitigation.*

Illumination from the outdoor lights will be focused within the parking lot areas and will not impact adjoining properties. A condition of approval shall prohibit glare or direct light from falling on adjoining properties or streets.

v. *Landscaping should screen drive-up aisles from the public right-of-way and minimize the visual impact of vehicular lights, readerboard signs and directional signs.*

The drive-through lane will be screened from the public right-of-way by a 40' landscape buffer and 24' service drive between the edge of the drive-through lane and Ustick Road.

vi. *Drive-up lanes shall be setback at least ten feet from residentially zoned or used property. Landscape and sound abatement walls may be required when appropriate.*

The drive-through lane is setback 40' from the residential uses to the south, which will be buffered by existing fencing and a 15' landscape buffer that includes a mix of Class II coniferous and deciduous trees that provide a minimum 60% screen at maturity.

vii. *Communication systems shall not exceed 55 decibels at any property line adjoining or across the alley from residential zones or uses.*

The ordering menu will be located approximately 50' away from the nearest residential use and the communication system will not exceed 55 decibels at these residential properties.

viii. *In accordance with Section 11-06-05.03 (A2b) (Hours of Operation), the Planning and Zoning Commission may limit the hours of operation of a drive-up establishment.*

The hours of operation for the drive-up window shall be restricted to 5 a.m. to 9 p.m.

ix. *In accordance with Section 11-06-05.03 (A2c) (Additional Requirements in the C-1 District), in C-1 districts a 200' setback from residential use or zone is required for the drive-through window or lane where the primary use of the window is food service. The 200' setback shall be measured from any part of the window or drive-through lane to the nearest lot or parcel used or zoned residentially;*

A variance has been requested to locate the drive-up window and lane within 200' of the residential neighborhood to the south. Given the location and unique characteristics of the subject property, encroachment into this setback is appropriate. Several conditions of approval, including restricting hours of operation and enhancing proposed landscape buffers with additional plantings, shall be placed on the project to mitigate any negative impacts.

-
- x. *In accordance with Section 11-06-05.03 (A2d) (Additional Requirements in the C-5 District) Drive-up windows in the C-5 district shall be subject to the following standards and provisions.*

The drive-through is not located within the C-5 zoning district.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **November 29, 2016**, except as expressly modified by Design Review or the following conditions:
2. **Planning**
 - a. The hours of operation for the drive-through shall be restricted to 5 a.m. to 9 p.m.
 - b. A mix of Class II coniferous and deciduous trees providing a minimum 60% screen at maturity shall be planted in the 15' landscape buffer along the southern portion of the site and between the drive-up lane and one-way emergency exit access, south of the proposed pedestrian crossing.
 - c. The drive-up window and lane are allowed to be no closer than 130' and 40', respectively, to the residential properties to the south.
 - d. The communication system will not exceed 55 decibels at the adjacent residential properties.
 - e. Illumination from outdoor lights will be focused within the parking lot areas; no glare or direct light will be permitted to fall on adjoining properties or streets.
3. Compliance with the requirements of the BCPW for Drainage, Sewer, and Streetlights per the memos dated **November 30, 2016**, and Pretreatment dated **December 1, 2016**.
4. Compliance with the requirements of the Ada County Highway District (ACHD) per the email dated **December 19, 2016**.
5. Compliance with requirements of Boise Forestry per the memo dated **December 2, 2016**.
6. Compliance with the requirements of the Boise Fire Department.

Standard Conditions of Approval

7. Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact Planning and Development Services at 384-3830 regarding questions pertaining to this condition.
8. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch such as bark or soil aid.

-
9. Vision Triangles as defined under Section 11-012-03 of the Boise City Code shall remain clear of sight obstructions.
 10. All signs will require approval from the Planning and Development Services Department prior to installation.
 11. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
 12. Utility services shall be installed underground.
 13. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
 14. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or an authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
 15. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
 16. Failure to abide by any condition of this Conditional Use Permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
 17. This Conditional Use Permit shall be valid for a period not to exceed twenty-four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations.
 18. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.
 19. All development authorized by this Conditional Use approval must be completed within 5 years (60 months) from the date of the Commission's approval or the applicant will be required to submit a new conditional use and/or variance application.
 20. To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout

and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.

Leon Letson

From: Austin Miller <Amiller@achdidaho.org>
Sent: Monday, December 19, 2016 10:00 AM
To: Leon Letson
Subject: RE: Black Rock Coffee (CUP16-00098 & CVA16-00074)
Attachments: BCIF16-0086 IF Memo.pdf

Here you go Leon. Attached is the plan acceptance letter. Hopefully this helps.

Traffic Information

This development is estimated to generate 1,107 additional vehicle trips per day; and 58 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ustick Rd.	160-feet	Minor Arterial	1,014	Better than "E"
Cloverdale Rd.	None	Minor Arterial	768	Better than "E"

* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Ustick Road east of Cloverdale Road was 16,548 on December 18, 2014.

The average daily traffic count for Cloverdale Road south of Ustick Road was 17,184 on June 24, 2015.

From: Leon Letson [mailto:LLetson@cityofboise.org]
Sent: Monday, December 19, 2016 8:48 AM
To: Austin Miller
Subject: RE: Black Rock Coffee (CUP16-00098 & CVA16-00074)

Hi Austin,

The traffic numbers would be really helpful. Also, do you issue an approval letter even if it just covers impact fees? If so, can you forward that to me? I just want to reference the ACHD approval letter date.

Thanks,



Leon Letson
 Associate Planner, Current Planning and Subdivisions
 Planning & Development Services
CITY OF BOISE
 Phone # - 208/384-3816; Fax # - 208/384-3753
 E-Mail - lletson@cityofboise.org

From: Austin Miller [<mailto:Amiller@achdidaho.org>]
Sent: Monday, December 19, 2016 8:45 AM
To: Leon Letson <LLetson@cityofboise.org>
Subject: RE: Black Rock Coffee (CUP16-00098 & CVA16-00074)

Hey Leon,
Christy is right, there won't be any site specific conditions, just impact fees. When this is the case, we usually don't provide traffic comments. If you are looking for the numbers, just let me know and I can provide them.

Thanks,
Austin

From: Christy Little
Sent: Monday, December 19, 2016 8:32 AM
To: 'Leon Letson'
Cc: Austin Miller
Subject: RE: Black Rock Coffee (CUP16-00098 & CVA16-00074)

Hi Leon – Austin has this for impact fee review. All improvements and driveways are in, I believe, so we won't have any conditions.
Christy

From: Leon Letson [<mailto:LLetson@cityofboise.org>]
Sent: Monday, December 19, 2016 8:30 AM
To: Christy Little
Subject: Black Rock Coffee (CUP16-00098 & CVA16-00074)

Hi Christy,

Can you put me in touch with the planner for this project?

Thank you,



Leon Letson
*Associate Planner, Current Planning and Subdivisions
Planning & Development Services*
CITY OF BOISE
Phone # - 208/384-3816; Fax # - 208/384-3753
E-Mail - lletson@cityofboise.org

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: November 30, 2016

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: CUP16-00098; 12067 W. Ustick Road; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in west side of property. No permanent structures allowed within Boise City Sewer Easements.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions, please contact Mike Sheppard at 608-7504.

CITY OF BOISE

**INTER-DEPARTMENT
CORRESPONDENCE**

Date: 30 November 2016

To: Planning and Development Services

From: Tom Marshall, Street Light Technician
Public Works

Subject: CUP16-00098; 12067 W Ustick Rd; Street Light Comments

No comments.

If you have any further questions contact Tom Marshall at 388-4719 or tmarshall@cityofboise.org.

I:\PWA\Subjects\Review Comments\CUs\CU street light comment template.doc

W USTICK RD

W USTICK RD

N LAKEGRON

1

LC 23630

19-A
2990

19-B
2992

19-A
2802

19-B
2978

26-A
2978

26-B
2984

29-A
2986

29-B
2988

19-D
2804

19-C
2996

26-D
2980

26-C
2982

29-D
2972

29-C
2970

CBO

A

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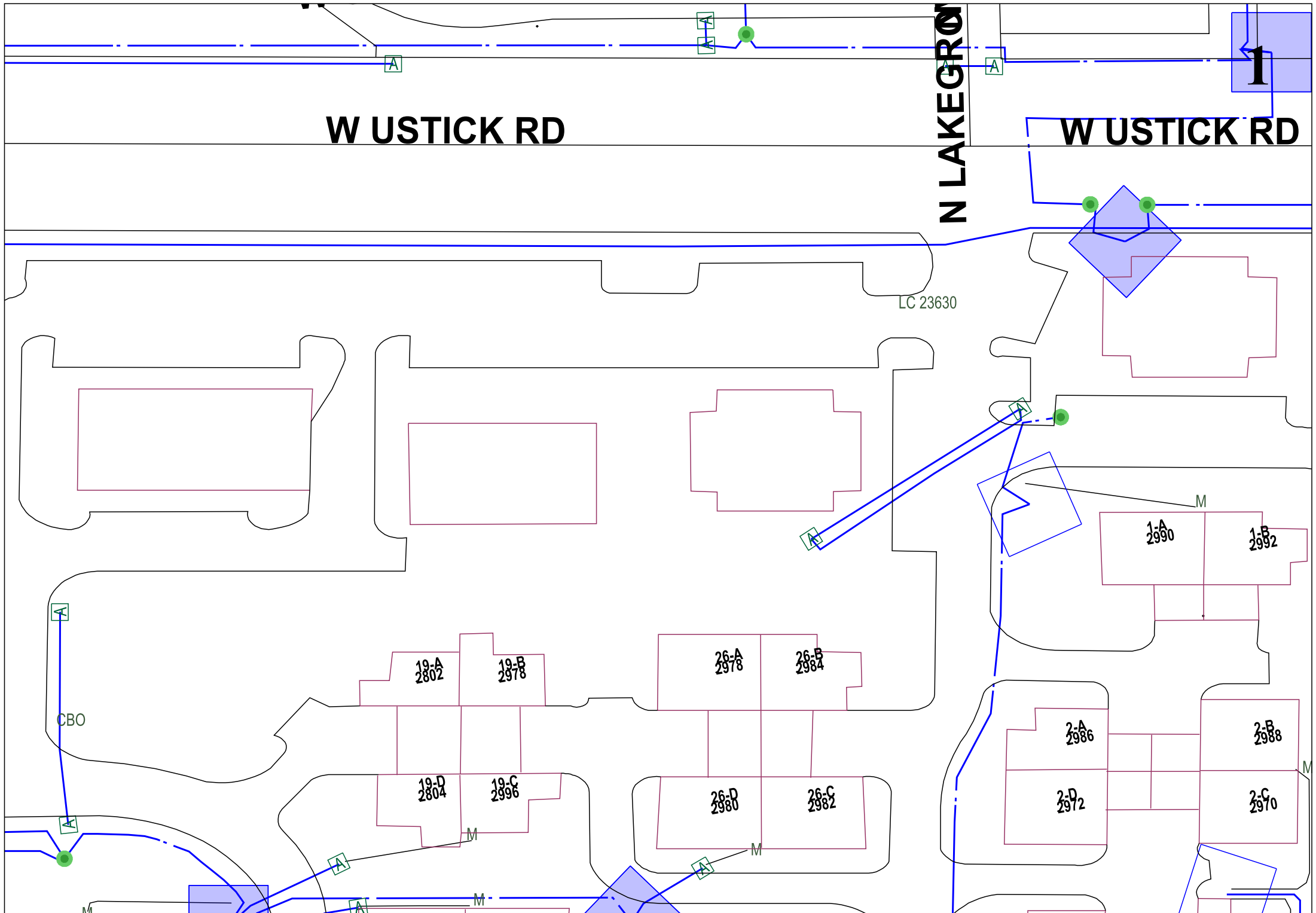
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CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date11/30/2016:

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: **CUP16-00098**; Drainage/Stormwater Comments

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

If you have any further questions contact Brian Murphy, 384-3752.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 12/1/2016

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator
Public Works

Subject: CUP16-00098; 12067 W USTICK RD; Pretreatment Comments

All food service operations require “suitable and adequate” grease abatement equipment and must follow established Fat/Oil & Grease Best Management Practices.
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For more information, or if you have any questions please contact Terry Alber, 208-608-7523 or email at talber@cityofboise.org.

Conditional Use Design Review Application
SAR095 (Boise)
6.4

Interoffice

MEMORANDUM

DATE: December 2, 2016

TO: Boise Planning & Development

FROM: Matthew Perkins, Forestry Specialist
Boise Parks & Recreation Department

SUBJ: CUP16-00098

The following recommendations are provided to assist the property owner with selection, placement, maintenance and protection of trees private property.

Recommended Actions may be included as a condition of approval, modified or excluded at the request of the Boise Development Services staff.

Recommended Actions:

- Ash trees, White or Green (*Fraxinus pennsylvanica* or *F. americana*) are under the threat of being destroyed. A highly destructive insect pest known as the “Emerald Ash Borer” causes devastating losses to all species of Ash trees. The pest has not reared its head in Idaho yet, but the Department of agriculture is closely monitoring this pest and their migration, it has been found as far west as Colorado so far, and it is only a matter of time before they arrive in Idaho. Therefore, the city has been moving away from and/or limiting the use of Ash species in new plantings, especially in our parks and right of ways. We recommend finding a replacement species such as *Ginkgo biloba* or *Ostrya virginiana*, *Liquidambar styraciflua*, or *Catalpa speciosa* etc.... etc.

Leon Letson

From: mspoe@att.net
Sent: Friday, December 16, 2016 3:31 PM
To: Jeffery Hatch; Leon Letson
Subject: Re: Fwd: CUP16-00098

Hello Jeff and Leon!

Please see our comments below in **RED**.

Marshall Poe
Board of Directors
Orchards at Cloverdale Condo Assn, Inc.

From: Jeffery Hatch <Jeff@hatchda.com>
To: Marshall Poe <mspoe@att.net>
Sent: Friday, December 16, 2016 2:40 PM
Subject: Fwd: CUP16-00098

Good afternoon Marshall,
Here are some comments from the City of Boise in regards to the Blackrock Coffee Shop on Ustick. Please review and let me know your thoughts in each of the items to ensure we are meeting the intent of the HOA.

Best regards and happy holidays,
Jeff

Jeff Hatch, AIA LEED AP
Hatch Design Architecture
6126 W. State St., Ste. 101
Boise, ID 83703
O: [208-475-3204](tel:208-475-3204) F: [208-475-3205](tel:208-475-3205)
C: [208-412-9250](tel:208-412-9250)
E: Jeff@HatchDA.com

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----- Forwarded message -----
From: **Leon Letson** <LLetson@cityofboise.org>
Date: Tue, Dec 13, 2016 at 10:45 AM
Subject: CUP16-00098
To: Jeffery Hatch <Jeff@hatchda.com>

Hi Jeff,

Following up on our conversation earlier this month, I've met with our Design Review group to identify some changes we would like to see for this project (see below). If you can get me revisions by the

beginning of next week, I can incorporate them by reference into the recommended conditions of approval. Let me know if you have any questions.

1

1. Remove the landscape buffer between the most southern drive-thru lane and the one-way exit lane; shift the one-way exit lane to the north to increase the landscape buffer along the southern portion of the site. **We prefer the current plan as discussed with Jeff at our face-to-face meeting. We believe the architect has planned for sufficient buffer space.**
2. Install a mix of Class II coniferous and deciduous trees in the landscape buffer along the southern portion of the site that will provide a minimum 60% screen at maturity. **Agree (see item 4 below).**
3. Provide a 5' sidewalk along the western side of the drive aisle shared with the housing development to the south, from the north side of the proposed crosswalk to Ustick Road. This will allow you to maintain a 4' landscape buffer between this sidewalk and the drive-thru lane. **We do not agree with this plan change. We believe we need the 8' buffer to facilitate the installation of an adequate hedge row to screen this area from the dentist office. We want to keep the current design plan.**
4. Install Class II trees in the landscape buffer between the drive-thru lane and the drive aisle shared with the housing development to the south, south of the proposed crosswalk. **We agree that there should be a sufficient number of columnar type evergreen trees in the southern landscape buffer to reduce the amount of light spillage on the condo nearest the buffer.**

Thanks,



Leon Letson

*Associate Planner, Current Planning and Subdivisions
Planning & Development Services*

CITY OF BOISE

Phone # - [208/384-3816](tel:2083843816); Fax # - [208/384-3753](tel:2083843753)

E-Mail - lletson@cityofboise.org