



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | INTERIM DIRECTOR: Jason Blais

9

Summary for DRH19-00057

Staff's Recommendation

Move to approve DRH19-00057 as recommended in the Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report.

Summary

Patrick McKeegan – PMA, Inc. requests Design Review approval to construct a 6,196 square foot, single-story restaurant building with associated site improvements in a C-2D (General Commercial with Design Review Overlay) zone

The subject property is located on the north side of West Overland Road, between Orchard Street and Roosevelt Street. The Comprehensive Plan designates this property as Commercial and it is in the Central Bench Planning Area. The area is also designated as a Community Activity Center. The surrounding area is comprised of a golf course, commercial, office and residential uses. Overland Road has a Commercial/Mixed-Use Block Frontage designation. The applicant is requesting Alternative Landscape Compliance in accordance with Section 11-07-05.2.A(7) of the Development Code.

Staff has recommended modifications in regard to setbacks, building materials, lighting and landscaping. The Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

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=>



PO Box 5845, Boise, ID 83705-0845
208.573.1415
pat.pma.boise@gmail.com

February 9, 2019

City of Boise
Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83701-0500

Re: Andrade's Restaurant 4620 W. Overland Rd.

On behalf of Union Square LLC and Javier Andrade we are pleased to submit the attached application and supporting documents for a new restaurant building and associated site work located at 4620 W. Overland Rd.

The applicant is proposing to construct a new 6,196 square foot single story building on the 38,363 square foot site. The site is currently vacant except for an existing garage building that will remain. Access for the site will be off of W. Overland Road with secondary access from shopping center to the east. A second access point on W. Overland road will be closed to reduce vehicle conflict, provide additional right of way landscaping, and an outdoor patio for dining and street presence. Parking is being provided for a maximum of 243 seats, including exterior patio seating. 81 parking spaces are provided, 42 are located on the property. Thirty nine spaces are shared with 4696 W. Overland under an existing egress and cross parking agreement. That property has 109 spaces available, 70 are required for the building occupants under Code. The parking is configured with the required landscape buffers and islands.

A departure from the ordinance is being requested for the south end of the west parking that abuts the Right of Way landscape buffer, and to allow the accessible parking spaces to be next to the main entrance. Required bicycle parking is provided in two locations on site at the north and south ends of the building. Fire equipment turning and access distances are provided. The existing garage structure will be painted to match the main building. It will be used for dry storage. The trash enclosure will be integral colored masonry to match the building stucco. Landscaping will be provided in compliance with the Design Guidelines and Code as shown on the landscape plan.

The building design has a variety of materials and vertical and horizontal plane changes that provide interest and character within the Mexican theme. Stucco with recessed

arches are coordinated with compatible plant materials. The stucco field color is an off white, with a slightly darker cream/tan for accents around the arches and accent band. Wooden trellis is used for shade and to create shadow patterns on the walls. A central tower provides an exterior focal point which is carried into the interior over large vintage chandelier and interior fountain at the entry.

The primary South West street corner is glazed on both sides of the corner with doors that open from the bar to the patio seating during good weather. A departure from the street frontage transparency is being requested. The required percentage is 25 percent we have provided 21 percent. As an offset the glazing extends around the corner of the building, a decorative pair of wrought iron glazed doors are used, and a street level patio is provided. High windows on the west façade will provide lighting into the main dining area. All glazing in bronze toned frames. The roofing is a standing seam copper color with a stucco stepped fascia. Designated areas for signage are located on the South and East walls.

We have made every effort to comply with the Design Guidelines and Codes. We would respectfully request our application be approved as submitted. If you have any question or need further information, please contact us.

Sincerely,

PMA, Inc. dba
Patrick McKeegan Architects

A handwritten signature in black ink, appearing to read "Patrick McKeegan", with a stylized flourish at the end.

Patrick McKeegan
Principal Architect

DRH19-00057
1" : 300'



KOOTENAI KIDS
PRESCHOOL LLC

W Kootenai St

W Kootenai Pl

W Kootenai Ter

S Zola St

Farmers Lateral

S Pebble Ln

W Teton St

W Clark Cir

W Clark St

W Clark St

S Nash St

S Newell St

S Harding St

S Stanley St

W Marvin St

W Marvin St

CENTER FOR
COMMUNITY
& JUSTICE

S Wilson St

S Roosevelt St

S Orchard St

W Overland Rd

W Dorian St

W Nez
Perce St

W Roberts Rd

W Hillcrest Dr

W Bel Air St

L-OD

R-1C N-OD

KOOTENAI KIDS
PRESCHOOL LLC

W Kootenai St

W Kootenai Pl

W Kootenai Ter

Farmers Lateral

S Pebble Ln

W Teton St

W Clark Cir

W Clark St

W Clark St

W Marvin St

W Marvin St

CENTER FOR
COMMUNITY
& JUSTICE

W Overland Rd

W Dorian St

W Nez
Perce St

DRH19-00057
1" : 300'



R-2

R-1C

R-2

C-2D

R-2D

A-1

A-1

R-1B

R-3

R-2

S Orchard St

S Stanley St

S Nash St

S Newell St

S Harding St

S Wilson St

S Roosevelt St

W Bel Air St

W Hillcrest Dr

W Roberts Rd

Mixed Use

KOOTENAI KIDS
PRESCHOOL LLC

Com

DRH19-00057
1" : 300'



W Kootenai St

W Teton St

Compact

W Clark St

W Marvin St

S Nash St

W Kootenai Pl

W Kootenai Ter

Farmers Lateral

S Pebble Ln
W Clark Cir

S Stanley St

S Harding St

S Wilson St

Commercial

CENTER FOR
COMMUNITY
& JUSTICE

W Overland Rd

Parks/Open
Space

S Roosevelt St

W Dorian St

W Nez
Perce St

Compact

Suburban

S Orchard St

W Hillcrest Dr

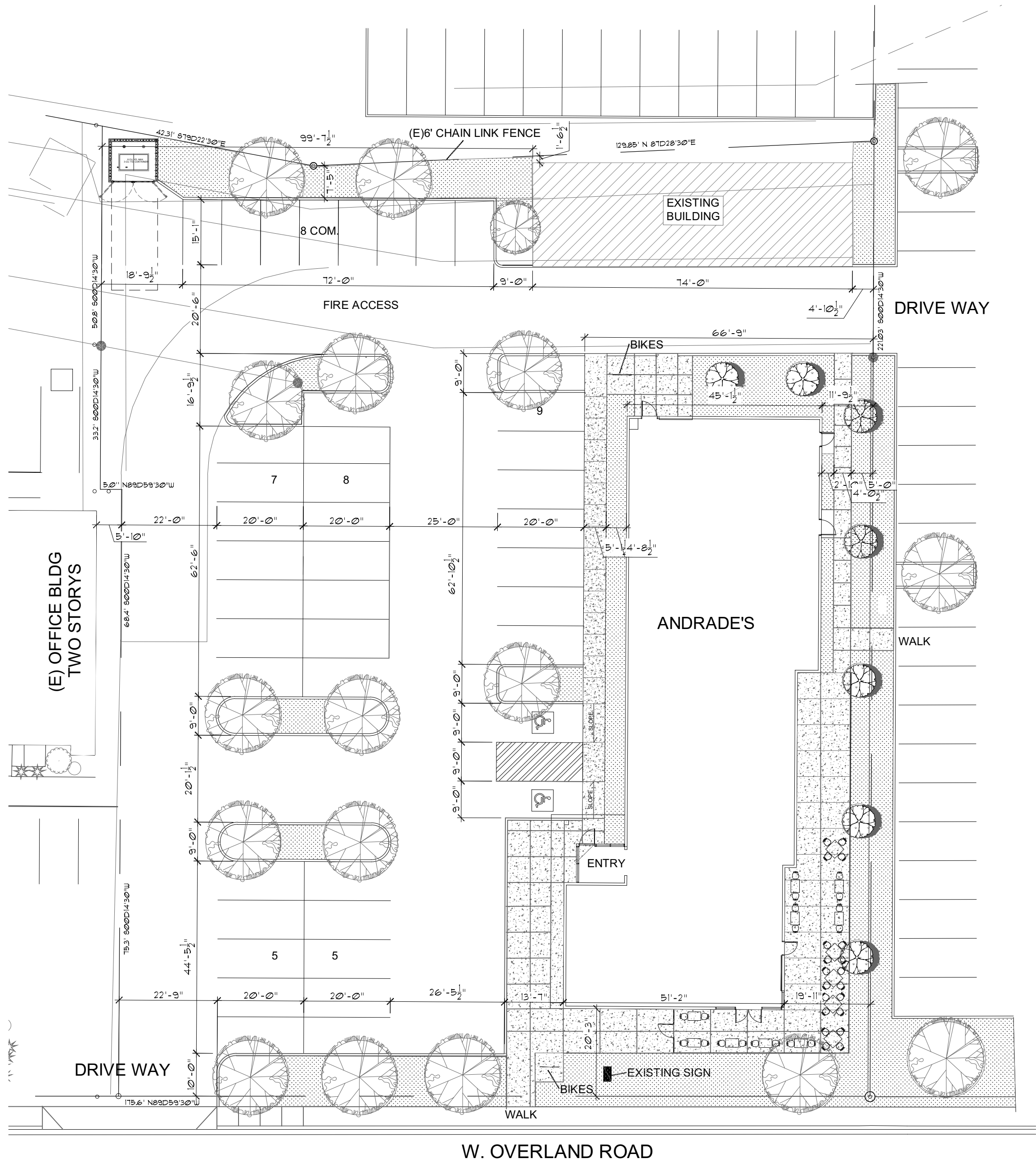
W Roberts Rd

W Bel Air St

ZONING RECAP				
ZONE: C2-D				
LEGAL: S1017438402 PAR *3402 OF SW48E4 SEC11 3N2E				
SITE PROPERTIES:				
SETBACKS:	BUILDING		PARKING	
	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
NORTH:	0'	1'-6" (E) GARAGE	5'	7'-5"
SOUTH:	10'	20' MIN.	10'	10'
EAST:	0'	11'-9" (REST.)	10'	66'-9"
WEST:	0'	99'-1" (E) GARAGE	10'	18'-9"
HEIGHT:	45'-0" MAX.	35'		
MIN. LOT AREA:	0 SF.	38,363 SQ/FT ± (.81 ACRE)		
MIN. LOT WIDTH:	0'-0"	251'-0"		
LANDSCAPE AREA:		6,011 SF. (16%)		
PARKING AREA:		26,156 SF. (68%)		
BUILDING AREA:		6,196 SF. (16%)		
PARKING:	REQUIRED:		PROVIDED:	
RESTAURANT:	243 SEATS/3 = 81		42 SPACES ON SITE 39 SHARED	
4696 OFFICE:	20816/300 = 70		109 SPACES	
			SHARED EGRESS AND PARKING AGREEMENT IS IN PLACE	

GENERAL NOTES

- SITE DRAINAGE WILL BE RETAINED ON SITE, DESIGN TO BE DETERMINED.
- EXISTING GARAGE TO REMAIN.
- EXISTING UNDERGROUND CANAL RUNS UNDER THE GARAGE AND NORTH PARKING.
- SITE LIGHTING WILL BE MINIMUM 2FC AND INSTALLED WITH SHIELDED FROM ADJACENT PROPERTY.

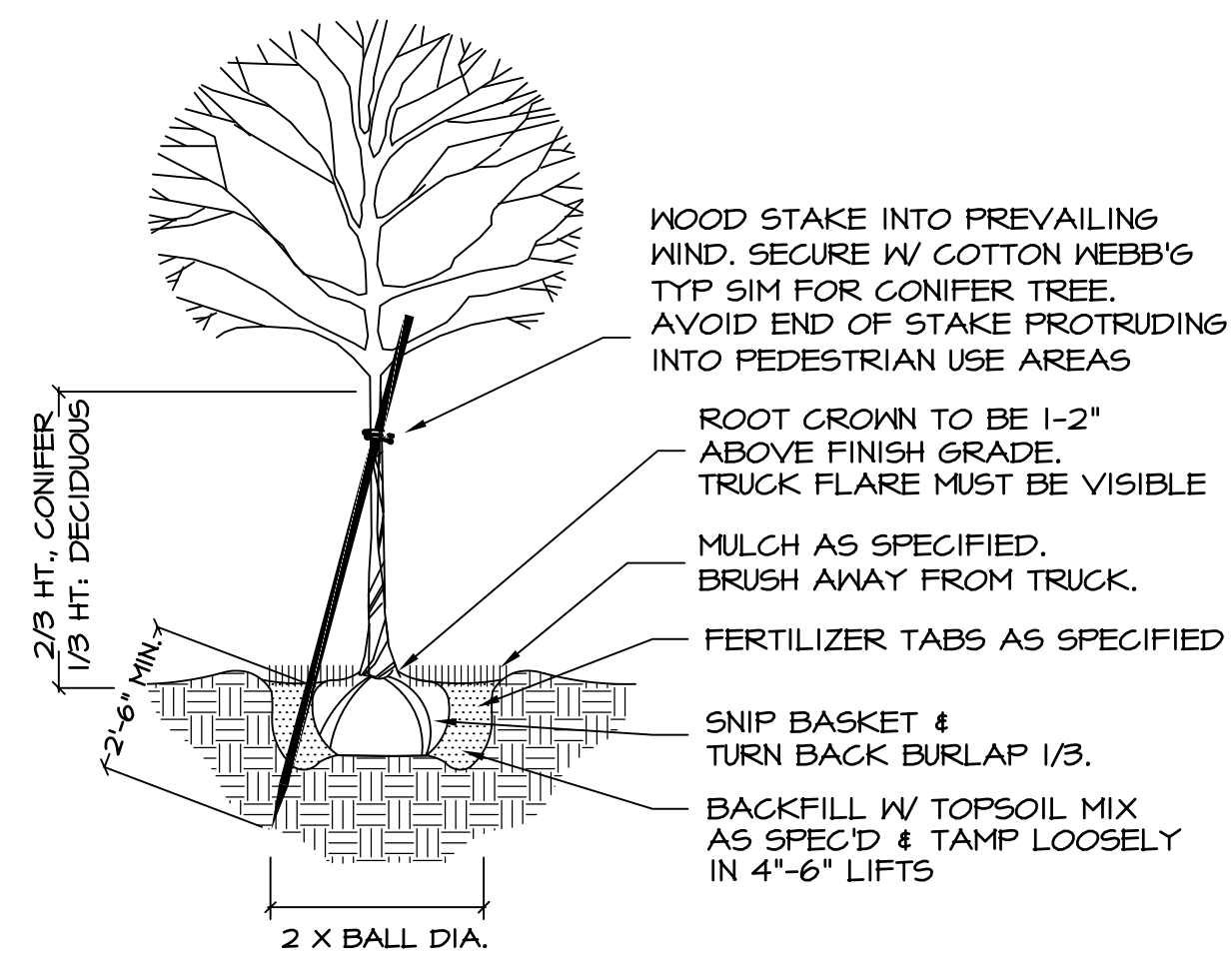
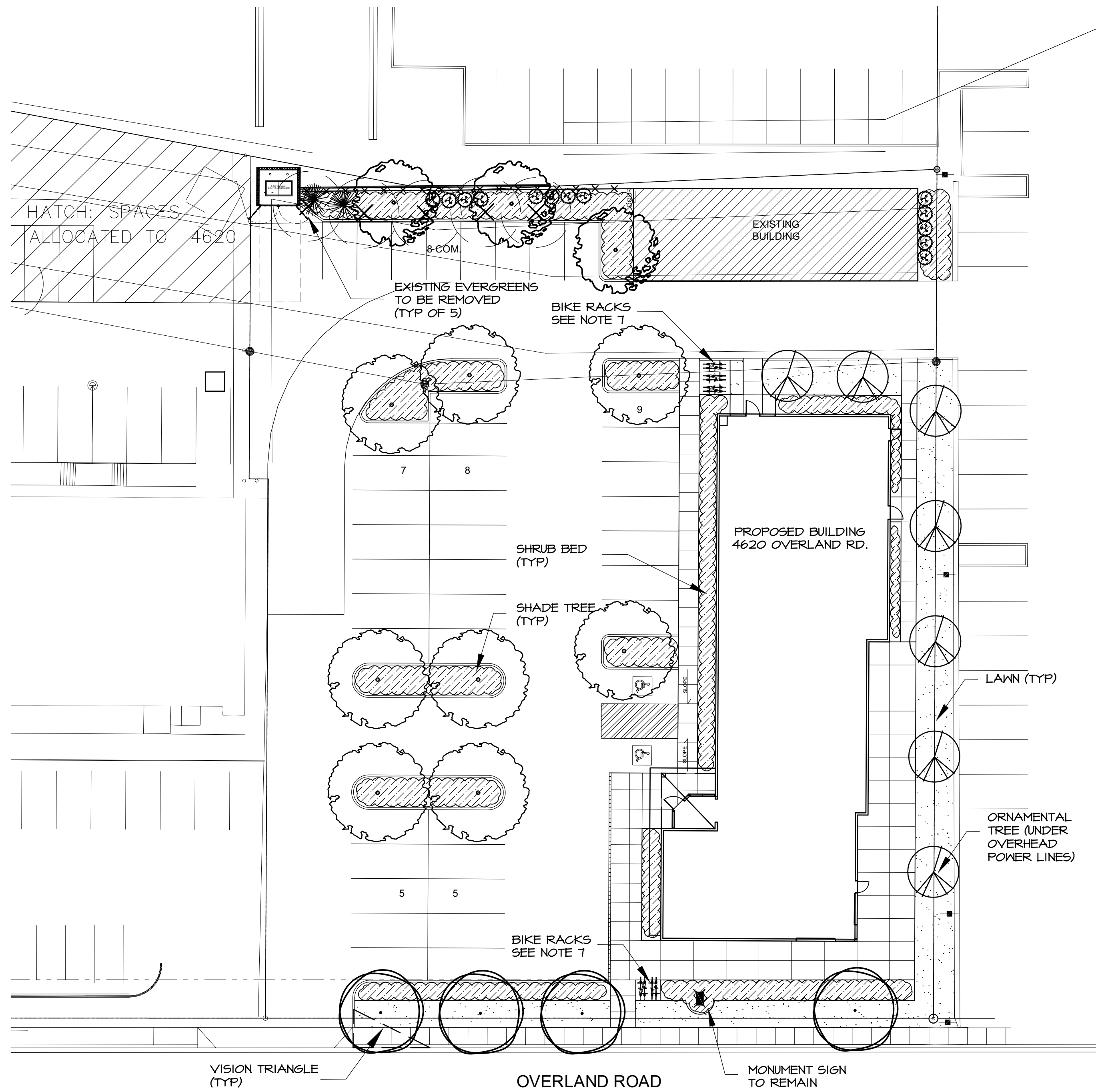


Andrade's Restaurant DR Submittal
4620 W. Overland Rd. Boise Id 83705
PMA, Inc. dba Patrick McKeegan Architects
PO Box 5845 - Boise, Idaho 83705 - (208) 573-1415
www.mckeeganarch.com

DR1
SITE PLAN

Design Review Submittal

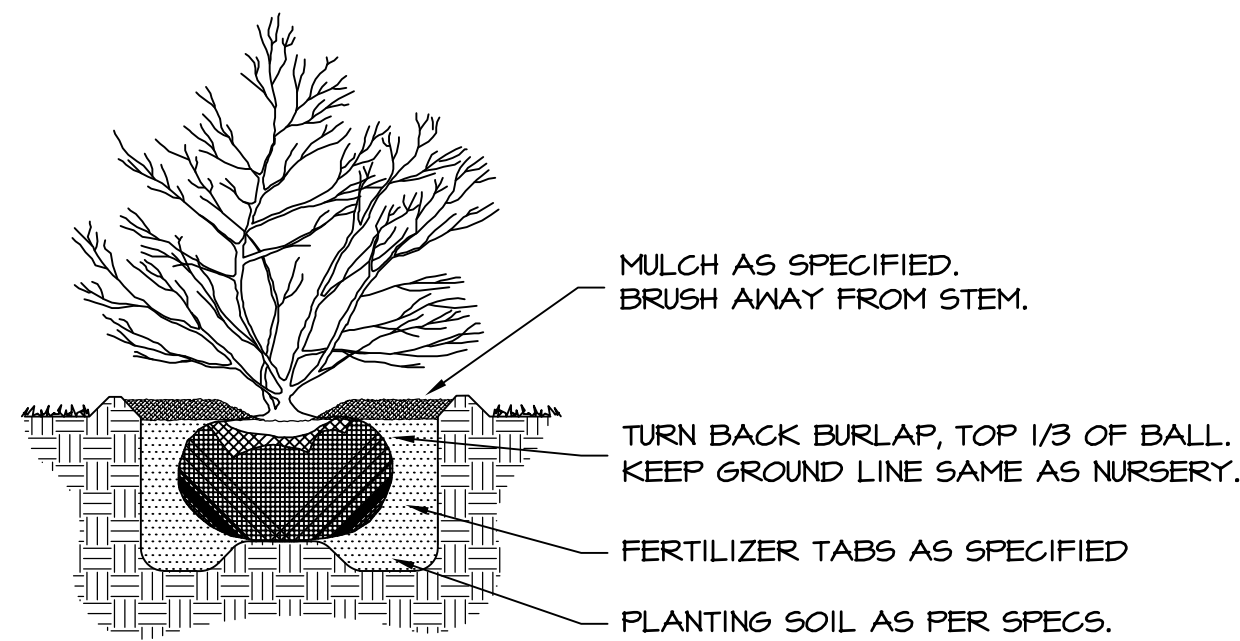

$$1/32'' = 1'-0''$$



- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
 3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

① TREE PLANTING/STAKING

NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	BOSNIAN PINE	PINUS LEUCODERMIS	6-8' HT B4B
	KARL FUCHS HIMALAYAN CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B4B
	BRUNS SERBIAN SPRUCE	PICEA OMORICA 'BRUNS'	6-8' HT B4B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6-8' HT B4B
	KEEPING WHITE SPRUCE	PICEA GLAUGA 'PENDULA'	6-8' HT B4B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
	JACK PEAR	PYRUS CALLERYANA 'JACZAM'	2" CAL B4B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	2" CAL B4B
	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET' NOARE	2 GAL
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MOUNTAIN FLAME ICE PLANT	DELOSPERMA x PINASGODS	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	PURPLE EMPEROR STONECROP	SEDUM x 'PURPLE EMPEROR'	1 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

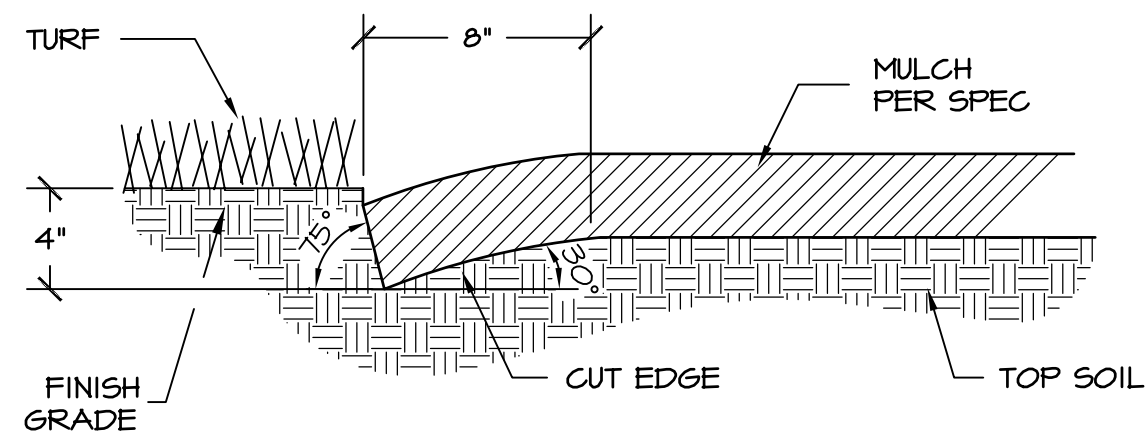
LAWN

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOISE ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
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6. EXISTING EVERGREEN TREES IN THE NORTHWEST CORNER OF SITE TO BE REMOVED.
7. BIKE RACKS: SITE TO HAVE FIVE (5) BIKE RACKS ACCOMMODATING A TOTAL OF TEN (10) BIKES, PROVIDE AND INSTALL FIVE (5) HOOP RACK SURFACE MOUNTING BY BELSON OUTDOORS (WWW.BELSON.COM) OR APPROVED EQUAL. OWNER APPROVED POWDERCOAT COLOR TO MATCH ARCHITECTURE. LOCATION PER PLAN.

LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED TREES	PROVIDED TREES
OVERLAND RD.	150' / 40' =	4	4



③ PLANTER CUT BED EDGE

NOT TO SCALE

Issue Description	Date
ISSUE	2-12-19



Site Planning
Landscape Architecture
1509 S. Tyrell Ln., Ste. 130
Boise, Idaho 83702
Ph. (208) 343-7175
Fax (208) 343-7178
e-mail jba@jensenbelts.com

4620 OVERLAND RESTAURANT

BOISE, ID

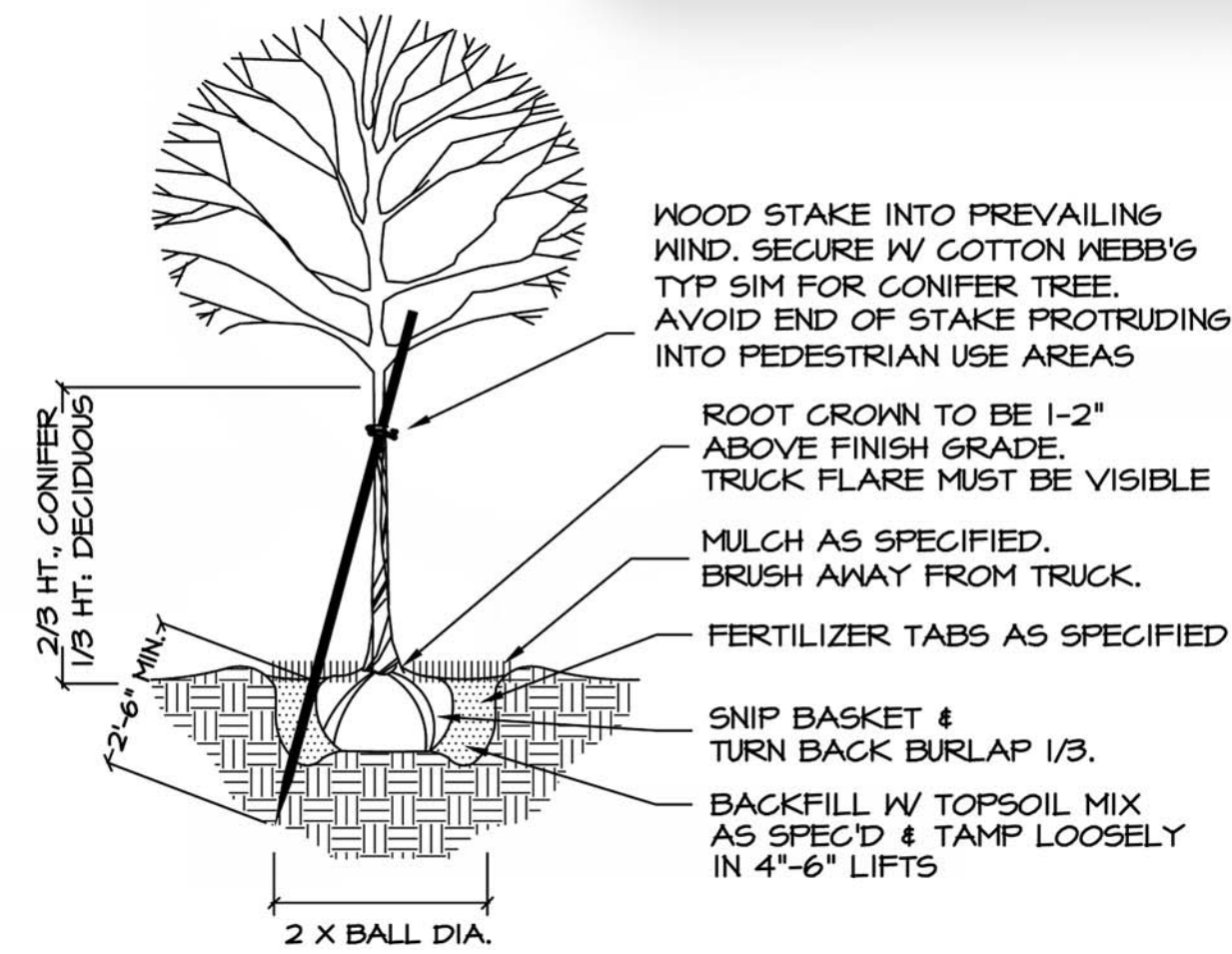
DESIGN REVIEW LANDSCAPE PLAN

Job Number 1911

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Sheet Title

LANDSCAPE PLAN

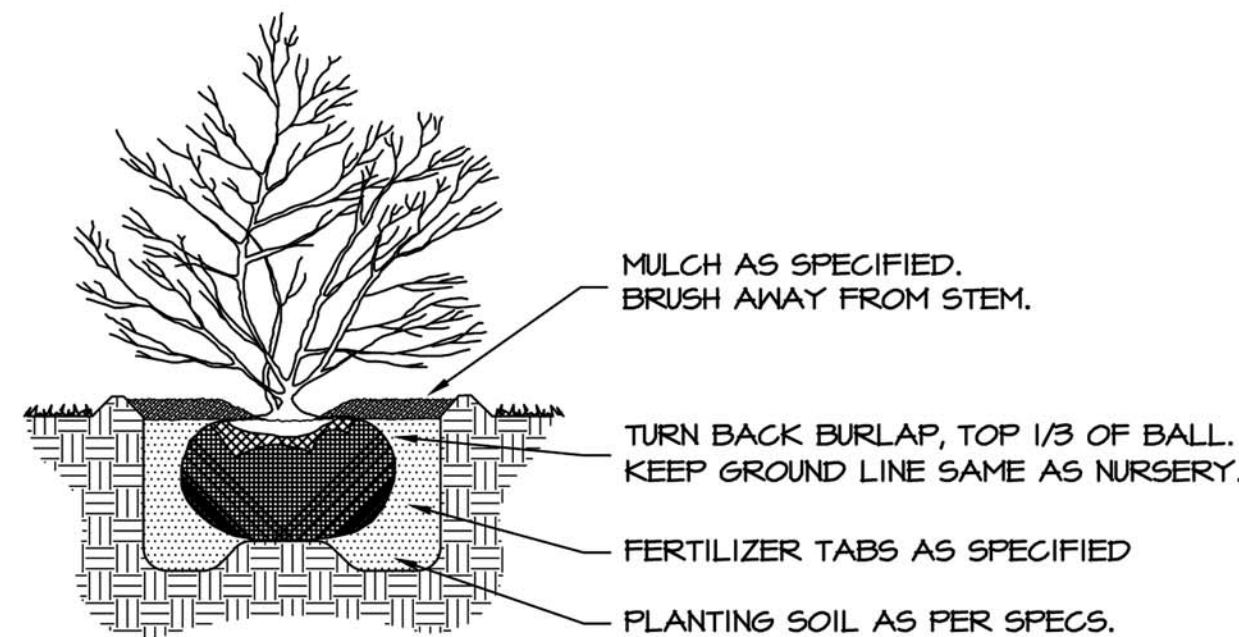
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Of 1 Sheets



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2 SHRUB PLANTING

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
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	KARL FUCHS HIMALAYAN CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
	BRUNG HONEYLOCUST	PICEA OMORICA 'BRUNS'	6-8' HT B&B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6-8' HT B&B
	KEEPING WHITE SPRUCE	PICEA GLAUCA 'FENDULA'	6-8' HT B&B
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	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
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	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
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	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
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	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
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	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MOUNTAIN FLAME ICE PLANT	DELOSPERMA x PINKGO2S	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERFA'	3 GAL
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	TIGER EYE SUMAC	RHUS TYPHINA 'BALTIGER'	5 GAL



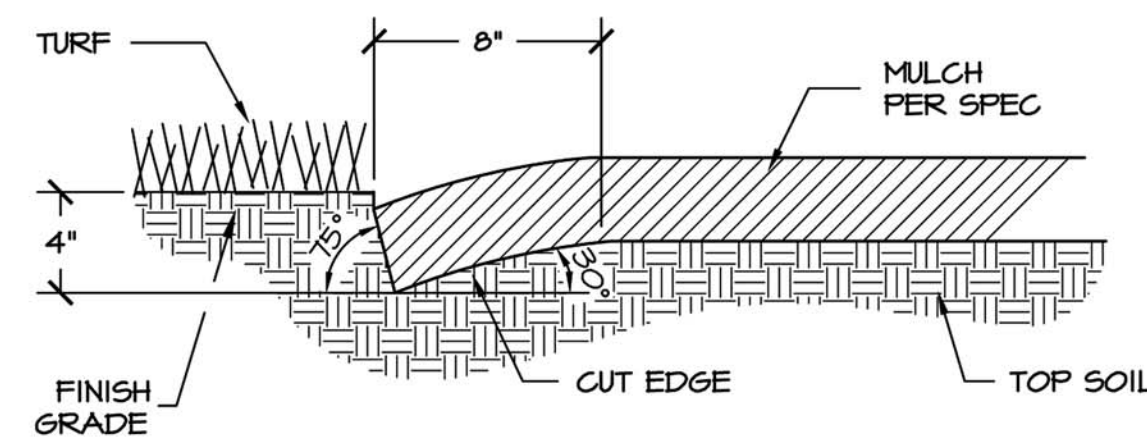
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LANDSCAPE CALCULATIONS

LOCATION	LENGTH	REQUIRED TREES	PROVIDED TREES
OVERLAND RD.	150' / 40' =	4	4



3 PLANTER CUT BED EDGE

NOT TO SCALE

Issue Description	Date
ISSUE	2-12-19



Site Planning
Landscape Architecture

1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83702
Ph. (208) 343-7175
Fax (208) 343-7178
e-mail jba@jensenbelts.com

4620 OVERLAND RESTAURANT

DESIGN REVIEW LANDSCAPE PLAN

BOISE, ID

Job Number 1911

Drawn JUN
Checked KCS
Scale AS SHOWN

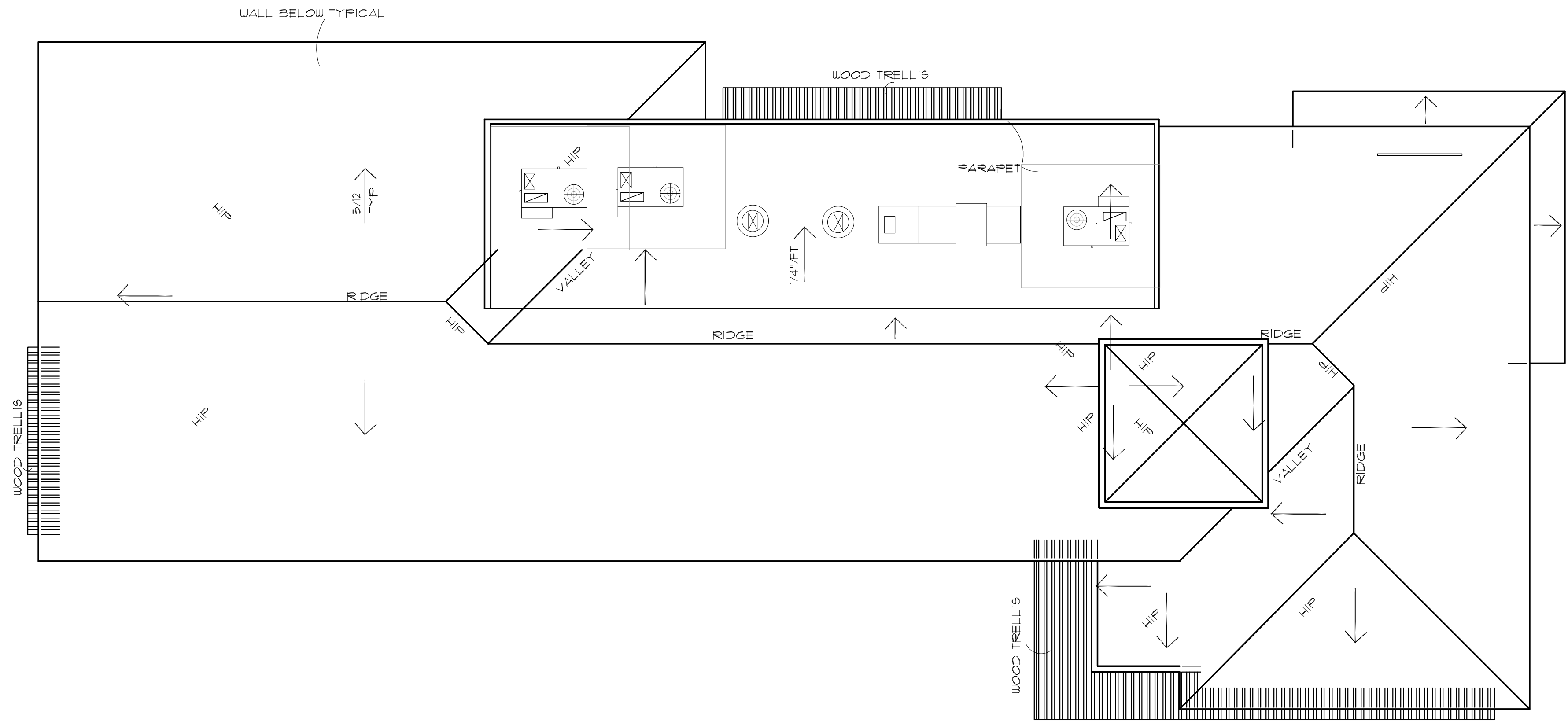
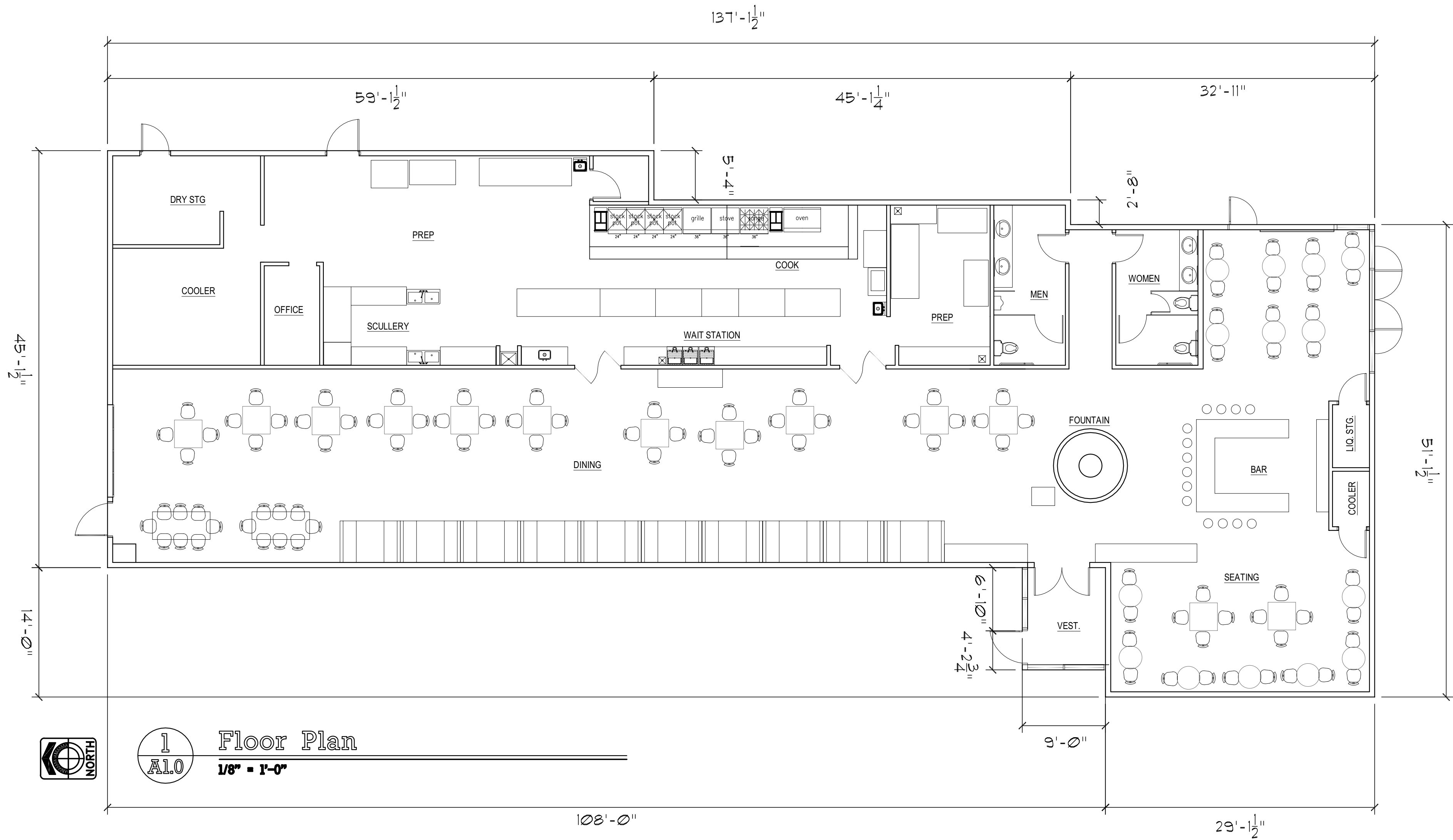
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LANDSCAPE PLAN

Sheet Number

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Of 1 Sheets



Andrade's Restaurant DR Submittal
4620 W. Overland Rd. Boise Id 83705
PMA, Inc. dba Patrick McKeegan Architects
PO Box 5845 - Boise, Idaho 83705 - (208) 573-1415
www.mckeeganarch.com

Design Review Submittal

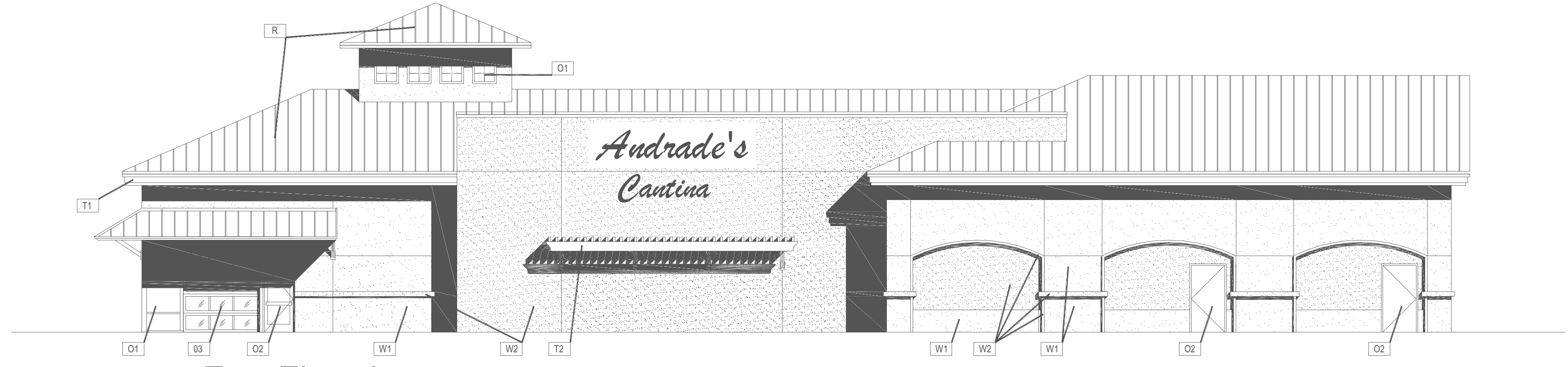


PROJECT: 218028 DATE: 02-12-2019 DRAWN: MC/MO
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A1.0
FLOOR ROOF PLAN

EXTERIOR FINISH KEY

- R - ROOF: METAL STANDING SEAM - COPPER TONE
- W1 - WALL FIELD: STUCCO - OFF WHITE
- W2 - WALL ACCENT: STUCCO - CREAM/TAN
- O1 - WINDOWS: ALUMINUM SYSTEM - DARK BRONZE
- O2 - DOORS AND FRAMES: HM PAINT TO MATCH ACCENT
- O3 - GLAZED OVERHEAD DOOR: DARK BRONZE
- T1 - FASCIA: STUCCO MATCH ACCENT
- T2 - WOOD TRELLIS: MEDIUM BROWN STAIN.



East Elevation



West Elevation



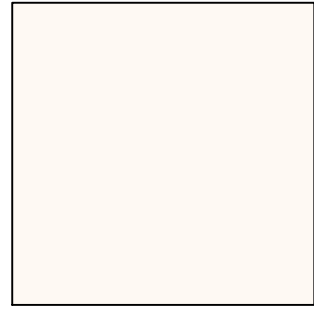
South (Overland Rd) Elevation



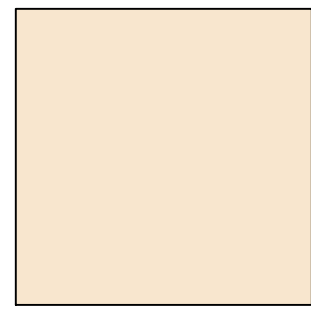
North Elevation

Andrade's Restaurant Design Review Color Board

STUCCO FIELD COLOR



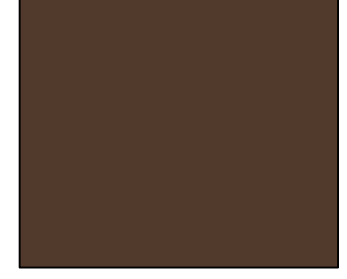
STUCCO/DOORS ACCENT COLOR



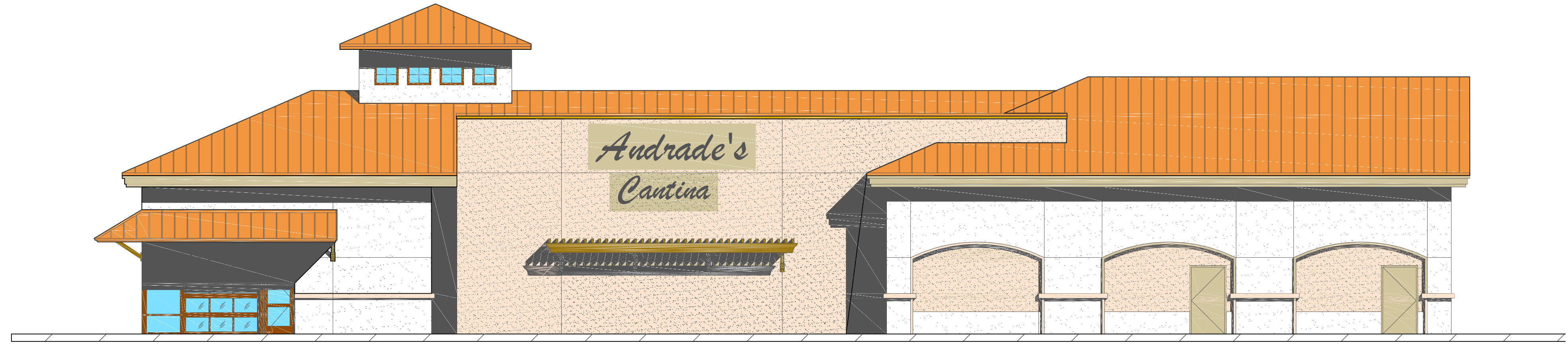
ROOF AND PARAPET CAP



STORE FRONT SYSTEM

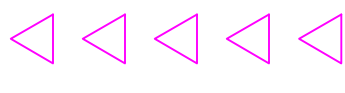


WOOD TRIM



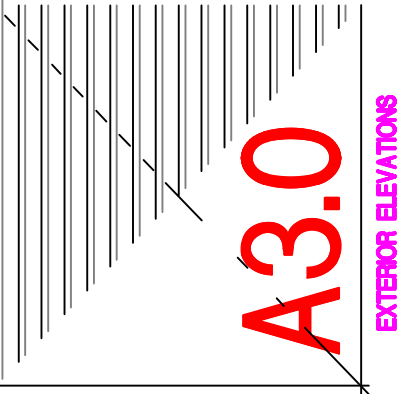
Color Elevation

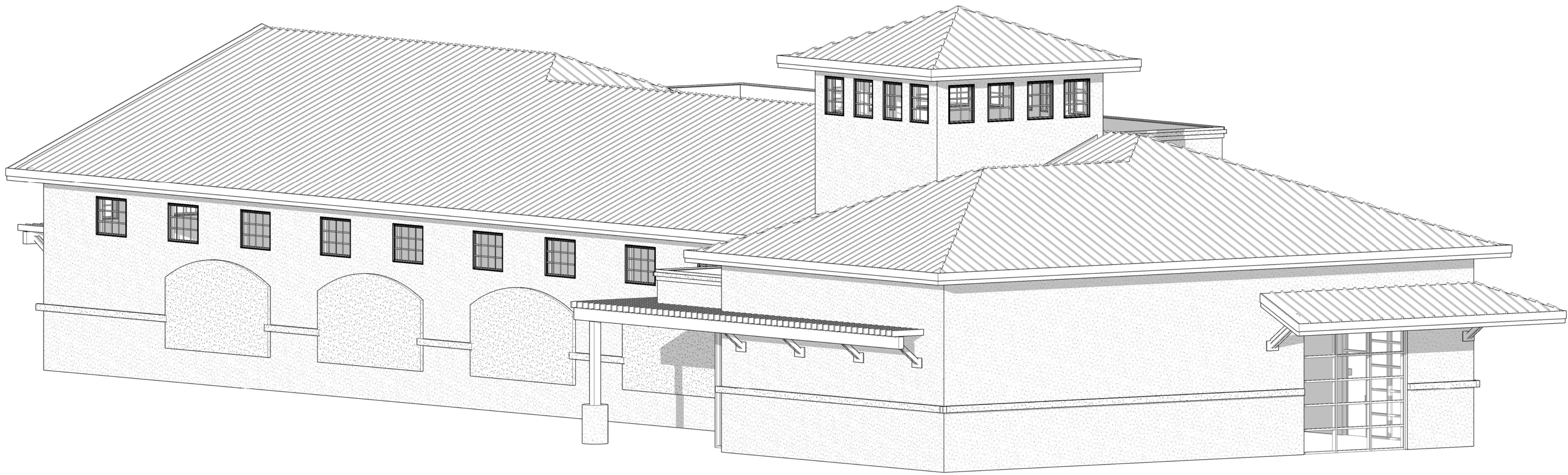
Design Review Submittal



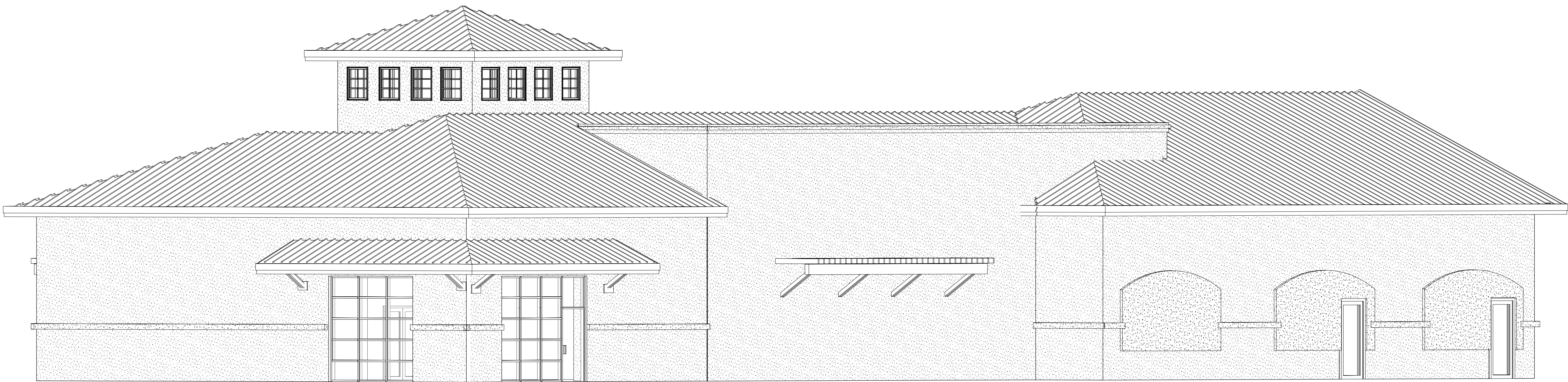
PROJECT: 218028 DATE: 02-12-2019 DRAWN: MC/MO
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Andrade's Restaurant DR Submittal
4620 W. Overland Rd. Boise Id 83705
PMA, Inc. dba Patrick McKeegan Architects
PO Box 5845 - Boise, Idaho 83705 - (208) 573-1415
www.mckeeganarch.com





2 3D SOUTH-WEST



1 3D SOUTH-EAST

ANDRADES RESTAURANTE MEXICANO

4260 OVERLAND RD. BOISE

Patrick McKeegan Architects

280 N Latah St - Suite 100 Boise, Idaho 83706 - (208) 424-8606 - (208) 424-8609

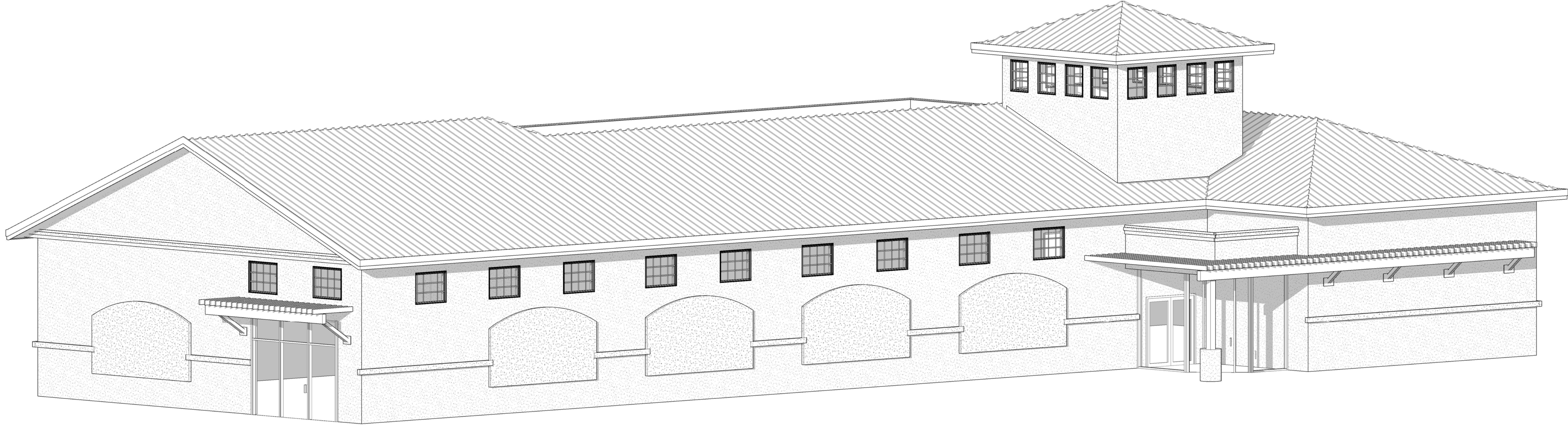
www.mckeeganarch.com

PROJECT #: 190201 DATE: 2/10/2019 DRAWN BY: DXD

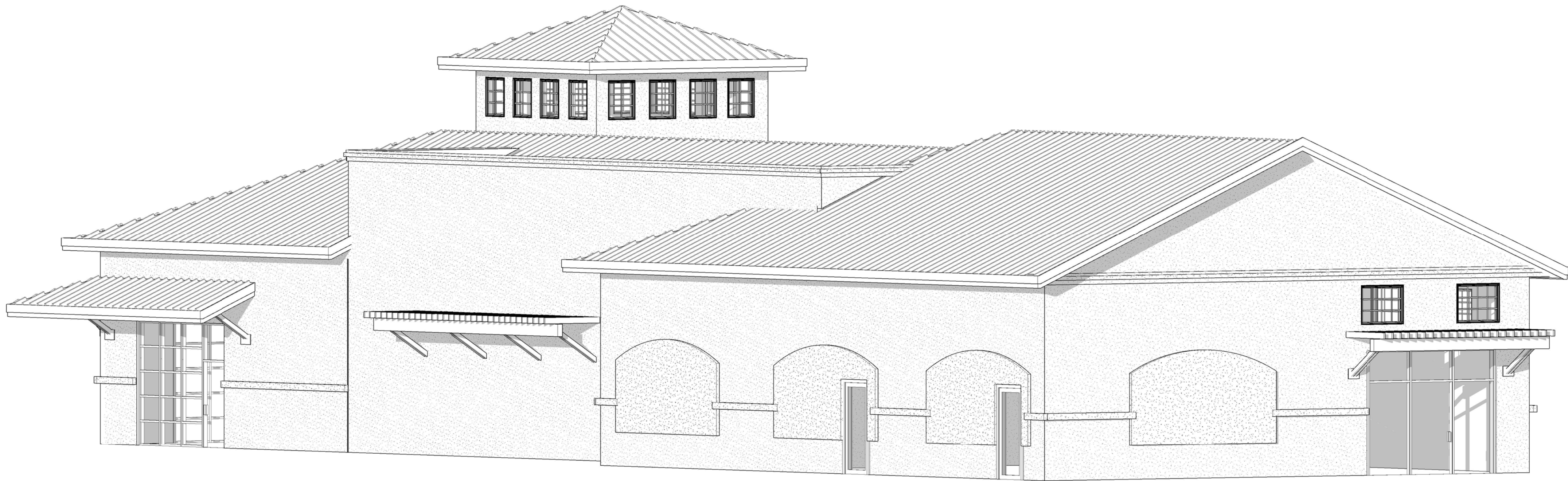
REVISION: Project Status

A4.2
3D EXTERIOR
ELEVATIONS

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2 3D NORTH-WEST



1 3D NORTH-EAST

Andrade's Restaurant Design Review Photos



Andrade's Restaurant Design Review Photos





SUEZ

8248 West Victory Rd.
Boise, ID 83709
Phone: 208. 362. 7354
Fax: 208. 362. 3858
suezidcustserv@suez.com

EMAIL

TO: Patrick McKeegan
PMA, Inc.

Email: pat.pma.boise@gmail.com

PAGES: 1

DATE: February 13, 2019

SUBJECT: **4620 W. Overland Rd.**

COMMENTS:

Our records indicate the following water pressure and volume at: **4620 W. Overland Rd.:**

**Flow of 2,500 gpm
At water main in W. Overland in front of property**

This information represents the water system under maximum-day conditions. The pressures and flows are subject to change, however, depending on system demand and changes in system operations. This document shall be attached to the architectural plan sets, both for "Fire Department reviewed" and "Construction Approved" sets. It is provided for uniformity in fire sprinkler design criteria.

If you have further questions or need information on the volume of water for a conditional use application or design review, please feel free to call.

Sincerely,

SUEZ



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | INTERIM DIRECTOR: Jason Blais

Planning Division Project Report

9

File Number	DRH19-00057
Applicant	Patrick McKeegan / PMA, Inc.
Property Address	4620 W Overland Road
Public Hearing Date	March 13, 2019
Heard by	Design Review Committee
Design Review Planner	Katelyn B. Menuge
Design Review Supervisor	Josh G. Wilson

Public Notification

Newspaper notification published on:	February 26, 2019
Radius notices mailed to properties within 300 feet on:	February 26, 2019
Staff posted notice on site on:	February 26, 2019

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Exhibits

Agency Comments

1. Project Data and Facts

Applicant	Patrick McKeegan - PMA, Inc.
Architect	Patrick McKeegan - PMA, Inc.
Location of Property	4618-4620 W Overland Rd
Present Zoning and Land Use	C-2D (General Commercial with Design Review Overlay) zone / Paved Lot with Garage Structure in Rear
Description of Applicant's Request	Construct a new 6,196 square foot, single-story restaurant building with associated site improvements.

2. Land Use

Description and Character of Surrounding Area
The subject property is located on the north side of West Overland Road, between Orchard Street and Roosevelt Street. The Comprehensive Plan designates this property as Commercial and it is in the Central Bench Planning Area. The area is also designated as a Community Activity Center. The surrounding area is comprised of a golf course, commercial, office and residential uses.

Adjacent Land Uses and Zoning

North:	Vacant Lot and Single-Family Homes / R-1C
South:	Golf Course / A-1
East:	Commercial Shopping Center / C-2D
West:	Multi-Tenant Office Complex / C-2D

Site Characteristics
A building was removed from the site, and it is currently an empty, paved lot with the exception of existing landscape to be replaced and a garage structure at the rear, to remain. The applicant has indicated an existing underground irrigation ditch on the north side of the site.
Special Considerations
Overland Road has a Commercial/Mixed-Use Block Frontage designation. The applicant is requesting Alternative Landscape Compliance in accordance with Section 11-07-05.2.A(7) of the Development Code.
History of Previous Actions
BLD16-02402 Demolition of commercial building

3. Project Proposal

Site Design

Land Use	Percentage
Percentage of the site devoted to building coverage:	16%
Percentage of the site devoted to paving:	68%
Percentage of the site devoted to landscaping:	16%
TOTAL	100%

Parking

Proposed		Required	
Accessible spaces proposed:	2	Accessible spaces required:	2
Total parking spaces proposed:	42 on-site 39-shared, off-site	Total parking spaces required:	81
Number of compact spaces proposed:	8	Number of compact spaces	40%
Bicycle parking spaces proposed:	5	Bicycle parking spaces required:	9
Parking Reduction requested?	No	Off-site Parking requested?	Yes, shared parking

Setbacks

Yard	Required	Proposed
Front (South)	Building- 10 feet Parking- 10 feet	Building- 20 feet Parking- 10 feet
Interior Side (East)	Building- 0 feet Parking- 5 feet	Building- 4 feet** Parking- 0 feet*
Interior Side (West)	Building- 0 feet Parking- 5 feet	Building- 99 feet Parking- 0 feet*
Rear (North)	Building- 15 feet Parking- 10 feet	Building- 3 inches** Parking- 7'5" feet***

*Will provide existing or establish new cross-access

**Existing rear garage structure to remain

***Will need to update to provide full 10-foot setback or obtain a variance



Transportation

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count PM	Peak Hour Level of Service
Overland Road	175'	Minor Arterial	978	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 Overland Rd east of Orchard Street was 23,678 on 7-20-16.

Fencing

There is existing 6-foot-tall, chain-link fence along the north property boundary. The applicant should provide a solid, 6-foot fence along the north property line to provide the required buffer adjacent to the residential zone.

Outdoor Lighting

The applicant has not indicated exterior lighting fixtures. The applicant should comply with Public Works Street lights comments dated 2-19-19. Exterior lighting fixtures shall be full-cutoff and directed downward. Light poles shall be located outside of required landscape planters. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit. Impacts on residential areas shall not be permitted. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.

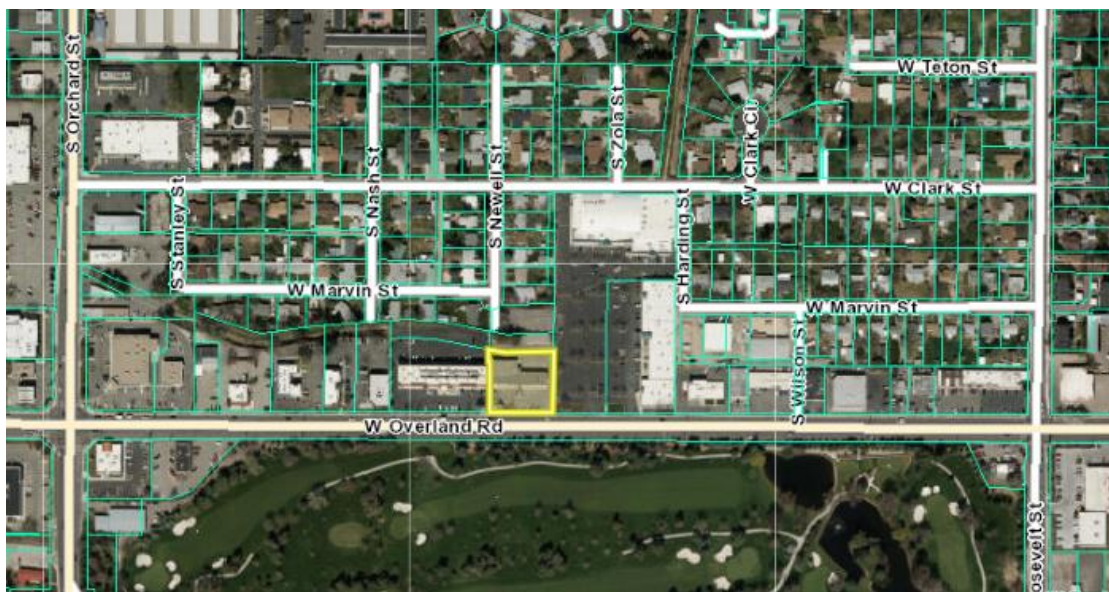
Structure Design	
Number and Proposed Use of Buildings	One restaurant building and existing garage structure to remain
Proposed Building Height	35'
Maximum Building Height	45'
Number of Stories	Single-story
Square Footage	6,196 square foot new restaurant building 1,728 square foot existing garage structure

4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
11-03-04.12 C (7)(d) (i)	Site Design – A - E
11-03-04.12 C (7)(d) (ii)	Structure Design – A - E
11-03-04.12 C (7)(d) (iii)	Adopted Plans and Design Guidelines
11-07-03	Off-Street Parking and Loading Guidelines
Comprehensive Plan Sections	
3-29	Commercial/Employment Land Use Category
3-33	Design Principles for Commercial/Employment Areas
3-13	Design Principles for Mixed-Use Areas
CB-1	Central Bench Planning Area

5. Analysis/Findings

The subject property is located on the north side of West Overland Road, between Orchard Street and Roosevelt Street. The Comprehensive Plan designates this property as Commercial and it is in the Central Bench Planning Area. The area is also designated as a Community Activity Center. The surrounding area is comprised of a golf course, commercial, office and residential uses.

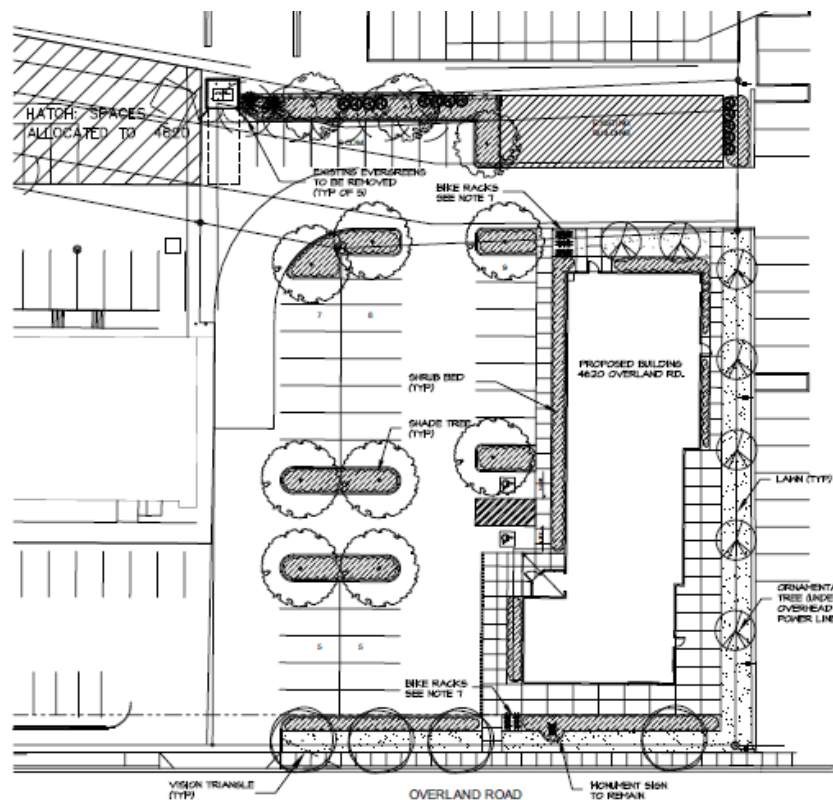


Vehicular Circulation and Connections

Boise City Code Section 11-03-04.12.C.7.d states:

- A. *Traffic Impact: That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.*

The applicant is proposing to construct a new 6,196 square foot restaurant building, updating the site access and circulation. There are two existing driveways on Overland Road. The applicant is proposing to close the existing driveway on the east side of the site, and maintain the shared Overland Road access on the west side of the site. The applicant is also proposing to establish cross-access with the properties to the east and the west. The cross-access shall be recorded and submitted to planning staff prior to building permit submittal.



The applicant has placed the parking area to the west side of the site, and the new building along the east side of the site. The building is proposed to have 243 seats, requiring a minimum of 81 seats. The applicant is proposing to provide 42 parking spaces on the site, and request 39 spaces be shared with the adjoining properties. The applicant has indicated there is an existing shared parking agreement that

allows the applicant to utilize the 39 spaces. The applicant shall provide a copy of that document or obtain and record new shared parking and cross-access agreements. A joint parking application may be required prior to building permit submittal. Alternatively, the applicant can provide all the required parking on the site or obtain approval for a parking reduction.

With this new development, the 10-foot rear setback will need to be met, or a variance obtained. The existing garage structure can remain in the setback. If a variance is not obtained, the applicant will need to relocate the proposed row of compact parking spaces and the trash enclosure to be outside of the setback.

Non-Motorized Circulation and Connections

The applicant is proposing a pedestrian path from the existing public sidewalk to the main public entrance. A patio space along Overland will also increase pedestrian interest along the street. Bicycle parking is being provided at the front and north of the building. The applicant should provide a minimum of 9 bicycle parking spaces on the site, one per every 10 required parking spaces. Bicycle parking shall meet all dimensional requirements of the Zoning Ordinance.

Traffic Impact Summary

This development, with pedestrian connections into the site and bicycle parking will provide a safe pedestrian and cycling network. Based on the preceding analysis and the attached conditions of approval, the project will comply with Boise City Code Section 11-03-04.12.C.7.d to minimize the traffic impact.

Service Area Location and Design

Boise City Code Section 11-03-04.12.C.7.d states:

- A. *Landscaping, Stabilization, and Screening: That landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.*

There is an existing trash enclosure at the northwest corner of the site, that the applicant is proposing to replace. The trash enclosure is required to meet building setbacks and all Boise Solid Waste requirements. The building setback is 10 feet from the rear property line. The applicant has indicated four rooftop mechanical units that will be screened by the building parapets. All mechanical equipment is required to be screened from public view.

Landscape Design

The applicant is proposing to provide new perimeter landscaping and new interior parking lot landscaping. The applicant has indicated lawn and four street trees within the front landscape buffer. Shrubs will provide an additional screening between the parking and the sidewalk and a buffer for the front patio. The east

landscape buffer will consist of lawn with Class I trees adjacent to the overhead powerlines. Shrub beds are also proposed around the perimeter of the building. Purple Ash trees are not recommended by Boise Community Forestry, and the applicant should choose another approved tree species.

The existing evergreen trees at the rear of the property are proposed to be removed and updated with low growing vegetation and Class II deciduous trees. If this area is within 10 lateral feet of overhead powerlines, the applicant should instead utilize Class I trees. This rear landscape area should also be enlarged to provide the full 10-foot setback, or a variance be obtained.

The applicant is requesting Alternative Landscape Compliance to not install two of the required landscape islands at the south ends of the parking rows, adjacent to the street, a terminal landscape planter at the west of the rear parking row, and a terminal landscape planter at the south end of the east parking row. The required drive aisles to provide cross-access utilize a large area, creating space limitations. As the applicant is in need of additional parking and is providing new landscaping along the street with additional shrubs for screening, numerous interior landscape planters and is updating the rear landscape buffer, staff feels the applicant has met the intent of the code to break up large expanses of paved surface and provide an attractive streetscape, and screen parking from the street and residential properties.

Landscaping, Stabilization and Screening Summary

Based on the preceding analysis and the suggested conditions of approval, the landscape plan will provide a mixture of species that will provide year round color, and will soften the overall appearance of the site.

Grading and Drainage

Boise City Code Section 11-03-04.12.C.7.d states:

- A. *That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.*

The grading and drainage will be reviewed by Boise City Public Works at the time of building permit to ensure drainage is contained on site and meets all department requirements.

Signage

Boise City Code Section 11-03-04.12.C.7.d states:

- A. *Signage: That signs provide for business identification minimizes clutter and comply with the sign regulations.*



Signs require submittal of a separate sign application. The project must comply with all ordinance regulations in effect at the time the sign application is submitted.

Structure Design

Building Design and Materials

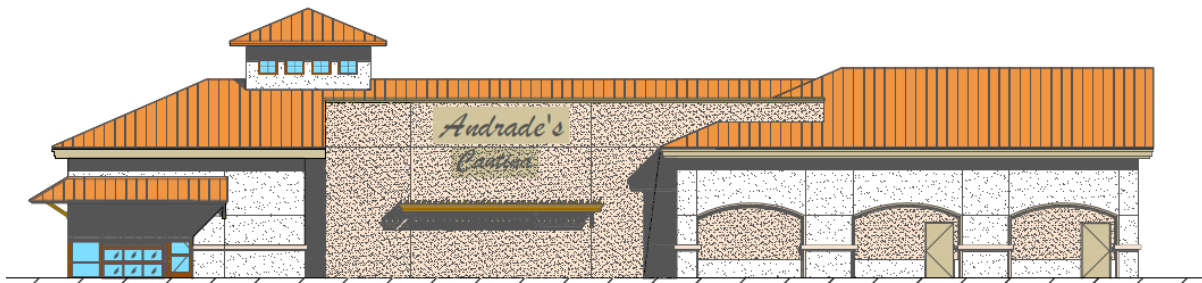
Material Location	Type/Color
Roof:	Standing Seam Metal / Copper
Exterior Walls:	Stucco / Off-White, Light Tan
Window and Doors:	Aluminum Storefront / Dark Bronze Hollow Metal / Tan
Soffit and Fascia:	Metal and Stucco / Light Tan, Copper, Dark Brown
Trellis:	Wood / Dark Brown



South (Overland Rd) Elevation



North Elevation



Color Elevation

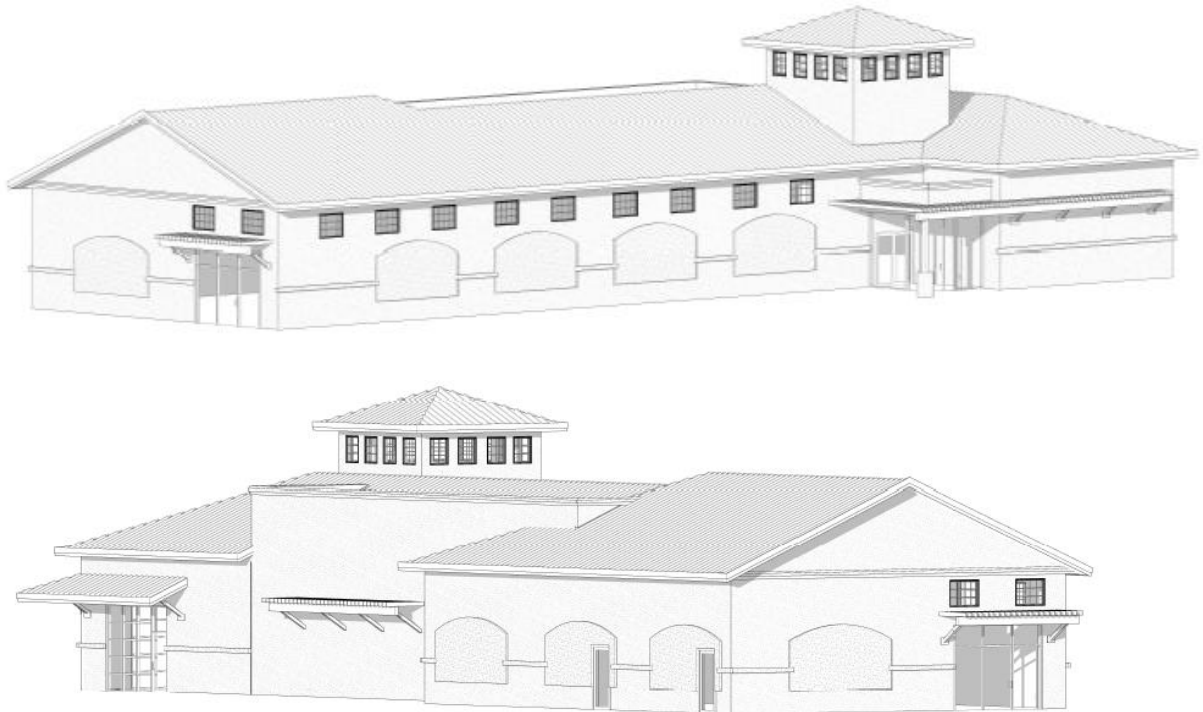
Building Materials

Boise City Code 11-03-04.12 C (7)(d) states:

Exterior materials that complement surrounding development in terms of color and relief should be utilized.

The applicant is proposing a stucco building in shades of tan and off-white. The applicant has proposed a copper-colored, standing seam metal roof. The storefront system is proposed to be a dark bronze and doors will be light tan. The applicant is also proposing a wood trellis element that will be dark brown.

The Citywide Design Review Standards and Guidelines do not permit stucco within two feet of grade adjacent to areas of vehicle or pedestrian use, and limits the amount of stucco on the street-facing facades to 50%. The applicant should utilize a sturdy material along the base of the building in these areas, such as concrete, masonry or another durable material. Overall, the colors and materials will complement the surrounding area and are appropriate for the restaurant building.



Building Massing and Articulation

Boise City Code 11-03-04.12 C (7)(d) states:

The height to width relationship should be compatible and consistent with the architecture in the area.

The building's massing is appropriate for a commercial restaurant building and is in scale with the adjacent commercial buildings. The proposed maximum height of 35

feet is below the maximum height of 45 feet allowed in the C-2D zone. The massing is broken up with abundant façade modulation, various roof forms, material changes and horizontal and vertical elements.

Shadow Relief and Architectural Details

Boise City Code 11-03-04.12 C (7)(d) states:

Openings in the facade shall be consistent with the architecture in the area. (For example, balconies, bays, and porches are encouraged with a minimum of monotonous flat planes to provide shadow relief).

The applicant is proposing to place the main entry door on the west side of the building, with a pedestrian path and large trellis highlighting the entrance location. Another door on the front façade accesses the front outdoor patio seating area. The applicant has provided roof overhangs and the large trellis elements that will create additional interest and shadow lines. Recessed arches are utilized along the east and west elevations, that add interest and remove the appearance of any blank walls. The required material change along the base of the building will also add additional façade interest. This portion of Overland has a Commercial/Mixed-Use Block Frontage designation, which requires 25-40% of the ground level façade between 4-8 feet above the sidewalk to utilize windows/transparency. Staff has calculated that the applicant's front storefront system comprises approximately 30% of this area, complying with the standard.

Building Design Summary

With the recommended conditions, the building will contain appropriate colors, materials, fenestration and architectural details for the building type and location. Each of these elements will break up the massing of the structure, provide an additional depth of character through shading and relief and provide architectural design interest to the building. Based on the preceding analysis and the suggested conditions of approval, the proposal will integrate well with the other developments that are present within this area and will comply with Boise City Code Section 11-03-04.12.C.7.d.

6. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions.

Site Specific Conditions

1. Compliance with the plans and specifications submitted to and on file in the Planning and Development Services Department dated received February 13, 2019, except as expressly modified by the following conditions:
 - a. Submit the existing cross-access and shared parking agreements, providing all required parking for each building, or record and submit new agreements prior to building permit submittal. A joint parking application may be required prior to building permit submittal. Alternatively, the applicant can provide all the required parking on the site or obtain approval for a parking reduction.
 - b. Relocate the rear parking and solid waste enclosure to be outside of the 10-foot rear setback or obtain a variance approval.
 - c. Provide a minimum of 9 bicycle parking spaces on the site, one per every 10 required parking spaces. Bicycle parking shall meet all dimensional requirements of the Zoning Ordinance.
 - d. Replace stucco with concrete, masonry, or other durable material for wall surfaces within two feet of grade when adjacent to a public sidewalk, internal pathways, or drive aisles, to provide a durable surface where damage is most likely. A maximum of 50% of the front, Overland-facing façade area shall utilize stucco.
 - e. The Alternative Landscape Compliance request to not construct the four identified parking lot landscape islands is granted.
 - f. The landscape buffer along the north property line shall incorporate a solid 6-foot fence. Within 10 lateral feet of overhead powerlines Class I trees shall be utilized.
 - g. Replace the proposed Autumn Purple Ash trees with another approved Class II tree species, such as Littleleaf or American Lindens.
 - h. Exterior lighting fixtures shall be full-cutoff and directed downward. Light poles shall be located outside of required landscape planters. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior



to issuance of a Building Permit. Impacts on residential areas shall not be permitted. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.

- i. Comply with all Ada County Highway District requirements.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

Responsible Agencies and Other Boise City Departments

2. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at (208)608-7089 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department:
 - . Sewer (2-19-19)
 - . Street Lights (2-19-19)
 - . Solid Waste (2-20-19)
 - . Pretreatment (12-15-19)
 - . Drainage (2-19-19)
 - . Hillside/Floodplain

Please contact BCPW at (208)608-7150. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.

4. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
5. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at (208)608-7700 with questions regarding this condition.
6. Compliance with the requirements of the Ada County Highway District.



7. The applicant shall comply with the Boise City Fire Code.
8. Compliance with the Irrigation District.
9. Compliance with Boise Airport requirements.

Standard Conditions of Approval

10. The applicant is encouraged to participate in a Transportation Demand Management Program which may include the following measures:
11. Designation of an Alternative Transportation Coordinator to promote alternatives to automobile transportation to employees. This should be coordinated with ACHD's Commuteride Program and ValleyRide.
12. Secure bicycle parking and storage areas.
13. Establish employee alternative transportation incentive programs which may include discounted or free transit passes for employees, carpool/vanpool matching services through coordination with ACHD Commuteride, and flexible work hours.
14. All loading activities and site maintenance (with the exception of snow removal) are limited to Mondays through Fridays between the hours of 7:00 a.m. and 10:00 p.m. and Saturdays and Sundays between the hours of 8:00 a.m. and 8:00 p.m.
15. Construction activity on site is restricted to the hours of 6:30 a.m. to 6:00 p.m. Mondays through Fridays and 8:30 a.m. to 6:00 p.m. on Saturdays and Sundays.
16. 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 an approved mulch such as bark or soil aid.
17. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at (208)608-7700 for information regarding tree care operations.
18. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.



19. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
20. Vision Triangles as defined under Section 11-012-03 of the Boise City Code shall remain clear of sight obstructions.
21. In compliance with Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208)608-7700. Species shall be selected from the Boise City Tree Selection Guide.
22. Existing healthy trees shall be saved where not in conflict with building locations or required driveways as determined by the Boise City Forester and approved by the Design Review staff. Existing grading shall be altered as little as possible, with a minimum compaction of topsoil within the tree dripline area. Soil sterilants shall not be applied near the dripline of these trees. Pervious paving shall be provided within the dripline area, unless otherwise approved by the Boise City Forester and the Design Review staff, to allow surface air and water penetration to the feeder root zone of trees near paved areas.
23. Deciduous trees shall be not less than 2" to 2½" caliper size at the time of planting, evergreen trees 6' in height, and shrubs 1 to 5 gallons, as approved by the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
24. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter grading shall be designed to match the existing grade of the adjoining properties.
25. All parking areas and driveways shall be paved and striped. All accessible spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03.3.B of the Boise City Code, shall be provided.
26. All Americans with Disabilities Act (ADA) requirements shall be met. Accessible space(s) shall be provided, which are to be located on the shortest accessible route of travel to the accessible building entry.
27. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit. Impacts on residential areas shall not be permitted.



28. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
29. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.
30. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
31. All signs will require approval from the Planning and Development Services Department prior to installation.
32. 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.
33. Utility services shall be installed underground.
34. Rain gutters shall be provided on eaves projecting over pedestrian entries and walkways to protect the occupants from undesirable storm runoff. Through-wall mechanical units shall be architecturally integrated into the building design, as approved by the Design Review staff. Roof vents shall be screened or painted to match the roof color.
35. No trees within street right-of-ways shall be removed or pruned without approval from Boise City Community Forestry in compliance with Boise City Code. No trees within the property, as shown on the plans and approved by the Design Review Committee or the Design Review staff, shall be removed without the approval of the Design Review Committee or the Design Review staff and in compliance with Boise City Code.
36. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4"



caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the Design Review staff of disease or death of the tree which was not caused by neglect.

37. 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.
38. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his 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.
39. 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.





Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

March 1, 2019

To: Patrick McKeegan
PMA Inc
P.O. Box 5845
Boise, ID 83705

Subject: BOI19-0057/ DRH19-00057
4620 W. Overland Road
Andrade's Restaurant

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

A. Findings of Fact

1. Overland Road

- a. **Existing:** Overland Road is improved with 5-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 76-feet of right-of-way for Overland Road (37-feet from centerline).
There is an existing shared driveway on the west side of the site approximately 1,152-feet east of Orchard Road. There is an existing driveway on the west side of the site approximately 1,314-feet east of Orchard Road.

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide

gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

- c. **Applicant's Proposal:** The applicant is proposing to close the existing eastern driveway and take shared access from the existing western driveway onto Overland Road.
- d. **Staff Comments/Recommendations:** Overland Road is built to its ultimate configuration. Additional right-of-way is not required.

Consistent with District Minor Improvements policy, the applicant should be required to close the eastern existing driveway onto Overland Road from the site with vertical curb, gutter, and 7-foot wide concrete sidewalk; and repair or replace any deteriorated curb, gutter, or sidewalk along Overland Road abutting the site.

The applicant's proposal to utilize the existing cross access driveway to the west meets District policy and should be approved as proposed.

2. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

B. Site Specific Conditions of Approval

1. Close the eastern existing driveway onto Overland Road located 159-feet east of the western property line of the site with vertical curb, gutter, and 7-foot wide concrete sidewalk
2. Repair or replace any deteriorated curb, gutter, or sidewalk along Overland Road abutting the site.
3. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
4. Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
5. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 549 additional vehicle trips per day (147 existing); and 44 additional vehicle trips per hour in the PM peak hour (17 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th 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
Overland Road	174-feet	Minor Arterial	978	Better than "E"

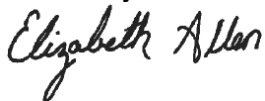
* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Overland Road east of Orchard Street was 23678 on 07/20/16.

If you have any questions, please feel free to contact me at (208) 387-6132.

Sincerely,



Elizabeth Allen
Planning Review Intern
Development Services

cc: City of Boise
Union Square LLC

Vicinity Map



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[illegible]

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 2/19/2019

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: **DRH19-00057**; 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: 2/15/2019

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator
Public Works

Subject: **DRH19-00057**; 4620 W OVERLAND RD 83705; 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

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: February 19, 2019

To: Planning and Development Services

From: Mike Sheppard P.E., Civil Engineer II
Public Works Department

Subject: DRH19-00057; 4620 W. Overland Road; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in W. Overland Road. Contact Sewer Rating at 208-608-7443 for fees.

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.



PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

MEMO

TO: Planning and Development Services

FROM: Randi Walters
Environmental Analyst
Public Works Department

DATE: 2/20/2019

RE: Solid Waste Comments – DRH19-00057

City of Boise Solid Waste staff has reviewed the application for this project and has the following comment(s):

For one 8-yard trash dumpster, the solid waste enclosure must have at least 12 feet of unobstructed clearance between gate posts and a depth of at least 12 feet, as measured from the innermost points (not the exterior dimensions).

For one 8-yard trash dumpster and a grease container, the solid waste enclosure must have at least 16 feet of unobstructed clearance between gate posts and a depth of at least 12 feet, as measured from the innermost points (not the exterior dimensions).

The link below provides information regarding trash enclosure design and location requirements:

<http://curbit.cityofboise.org/media/1314/commercialenclosurerequirements.pdf>

Please contact me with any questions at 208-608-7555 or rwalters@cityofboise.org.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: 19 February 2019

To: Planning and Development Services

From: Tom Marshall, Street Lighting Technician
Public Works

Subject: DRH19-00057; 4620 W Overland Rd; Street Light Comments

Street lights are required. Contact Public Works for required facilities and location prior to submission of a building permit. (Final approved plans must accompany submitted building plans at time of permitting.)

Street lights are required at the following locations:

1. On Overland Rd a roadway pole and class "B" light

Per Idaho Power requirements the lights along the following street frontages must be installed on a metered service. Meter service cabinet location to be in the right-of-way or in a developer designated City Streetlight Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Street Light approved fixtures and materials on the City of Boise web page.

1. Overland Rd

New Street Light installations shall conform to the current version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures. See Street Light approved fixtures and materials on the City of Boise web page.

Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

If you have any further questions, please contact Tom Marshall at 608-7526.

CITY of BOISE

NOTICE OF PUBLIC HEARING

HEARING INFORMATION

HEARING LOCATION: Boise City Hall • 150 N. Capitol Blvd. • 3rd Floor

The City of Boise's **DESIGN REVIEW COMMITTEE**
will hear the following item at 6:00 PM on
March 13, 2019.

PROJECT INFORMATION

CASE NUMBER: DRH19-00057

APPLICANT: Patrick McKeegan, PMA Inc.

ADDRESS: 4620 W. Overland Road

REQUEST: Construct a new single-story
restaurant building and associated site work
on property located in a C-2D (General
Commercial with Design Review) zone.
Katelyn Menuge



pds.cityofboise.org/permits

Enter the case number listed above to review project documents.
Planning & Development Services • 208/608-7100 • TDD-TTY 800/377-3529