



Planning & Development Services

Boise City Hall, 2nd Floor
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Boise, Idaho 83701-0500

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Website: www.cityofboise.org/pds

MEMORANDUM

TO: Mayor and Boise City Council

FROM: Hal Simmons
Planning Director
Boise City Planning and Development Services

DATE: April 18, 2012

RE: CAR12-00003 / 8600 W. Franklin Road

The following rezone is scheduled for **May 15, 2012**.

Erstad Architects is requesting a rezone of ± 0.31 acres located at 8600 W. Franklin Road from M-1D (Limited Office with Design Review) to C-3D (Service Commercial with Design Review).

PUBLIC NOTIFICATION

Newspaper publication: April 16, 2012

Radius Notices: May 1, 2012

Site Posting: April 20, 2012

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ACTION BY THE BOISE CITY PLANNING AND ZONING COMMISSION

At the April 12, 2012 hearing, the Commission recommended unanimous approval of the rezone.

Summary

The applicant is requesting a rezone from M-1D (Limited Industrial with Design Review) to C-3D (Service Commercial with Design Review). The site is located on the north side of Franklin Road, approximately 250 feet west of Benjamin Lane. Although this application is for a rezone, the intention is to construct a ±4,700 square foot mattress store. A retail store is an allowed use in the C-3 zone and is prohibited in the M-1. The applicant's justification for the rezone is that Franklin Road has become a major retail corridor, supporting a number of commercial uses. A small portion of the parcel at the eastern boundary is zoned C-3D, thus providing a logical transition of zoning. The adjacent parcel (east) is comprised of a commercial propane company. To the west is an auto body shop (M-1D), and to the north are railroad tracks (M-1D). The property on the south side of Franklin Road is zoned C-4D and is comprised of a large commercial strip mall, which includes Cabelas, Best Buy, T.J. Max and several smaller retail stores and restaurants. The C-1 zone is intended for smaller neighborhood serving uses, the C-2 zone is intended for travel related services and the C-3 zone is intended for activities of a service nature which are more intensive in use than those permitted in other commercial zones and which are semi-industrial in character. The C-4 zone is intended for comprehensively planned commercial developments which incorporate the highest standards of architecture and landscaping. Although other commercial zones may also be appropriate, the requested zoning allows the intended retail use and a portion of the parcel site is currently zoned C-3D.

The Commission found the request consistent with the Boise City Comprehensive Plan. The Land Use Map designates the subject property as Mixed-Use. The C-3 zone is permissible within this designation. The Comprehensive Plan identifies Franklin Road as a major travel corridor and the Master Street Map identifies it as a Planned Commercial Arterial. Goal EC4.2 promotes the revitalization of established activity centers and corridors. The city is encouraged to work with landowners and businesses to enhance business recognition and promote business retention. The Ada County Highway District stated Franklin Road is a principal arterial and is operating at an acceptable level of service. The Commission found the rezone will maintain and preserve compatibility of surrounding zoning and development.

MAJOR ISSUES & COMMENTS DISCUSSED BY THE NEIGHBORS

This item was approved on the consent calendar.

N MAPLE GROVE RD

N STEELHEAD V

W WESTPARK ST

W WESTPARK ST

N BENJAMIN LN

M-1D

UNION PACIFIC

C-3D

W FRANKLIN RD

W FRANKLIN RD

L-OD

C-4D

C-2D

CAR12-00003
1" = 300'



R-1C

W CLOVIS DR

S BIRD ST

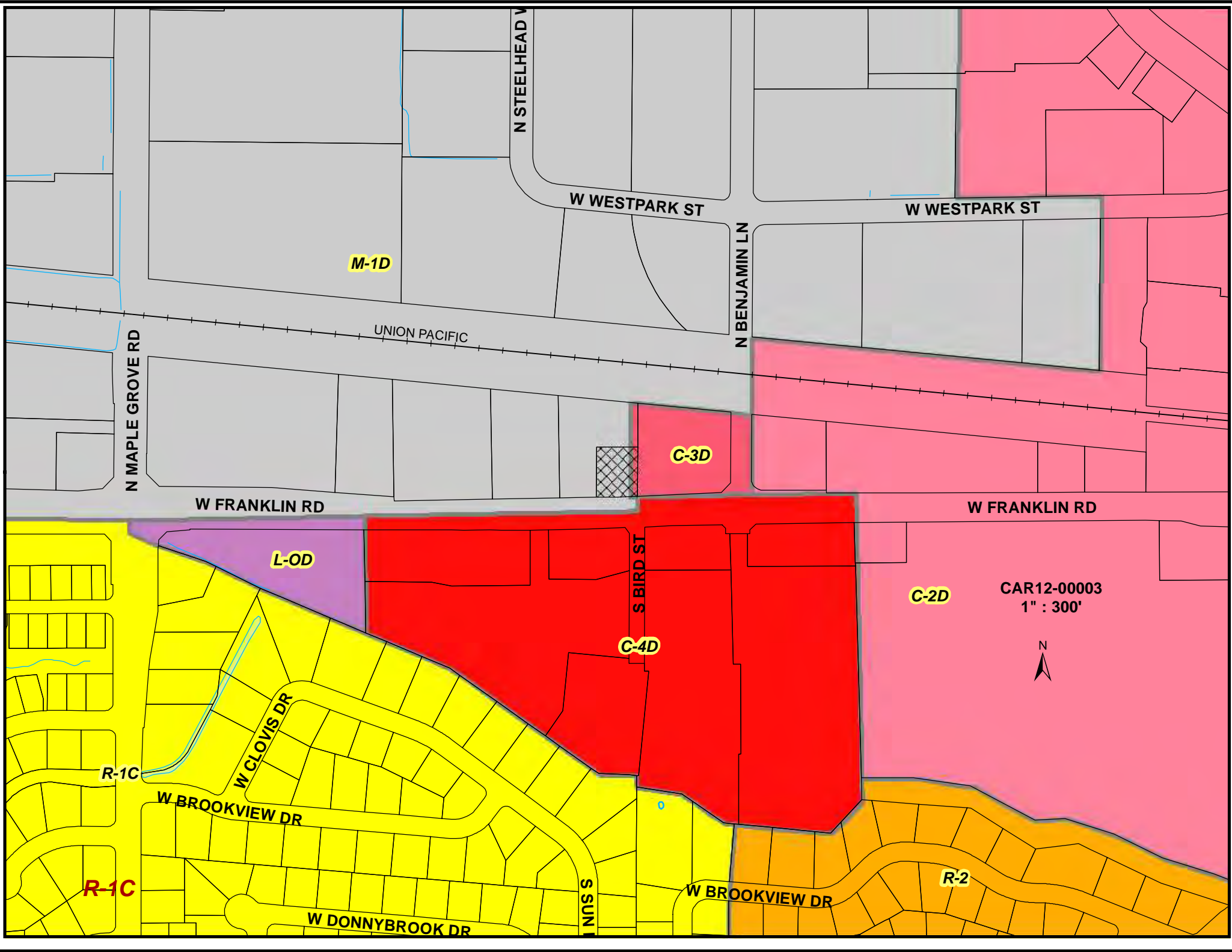
W BROOKVIEW DR

S SUN I

W BROOKVIEW DR

R-2

W DONNYBROOK DR



M-1D

N STEELHEAD V

W WESTPARK ST

W WESTPARK ST

N BENJAMIN LN

UNION PACIFIC

N MAPLE GROVE RD

C-3D

W FRANKLIN RD

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L-OD

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C-2D

CAR12-00003
1" : 300'



S BIRD ST

R-1C

W CLOVIS DR

W BROOKVIEW DR

R-1C

S SUN

W DONNYBROOK DR

W BROOKVIEW DR

R-2



Bruce Chatterton
Director

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Council Pro Tem
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Lauren McLean
TJ Thomson
Ben Quintana

Planning & Development Services

April 3, 2012

Erstad Architects
Andrew Erstad
420 Main Street, Suite 202
Boise, ID 83702

Re: **CAR12-00003 / 8600 W. Franklin Road**

Dear Mr. Erstad:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request of a rezone of 0.31 acres located at 8600 W. Franklin Road from M-1D (Limited Industrial with Design Review) to C-3D (Service Commercial with Design Review).

The Boise City Planning and Zoning Commission, at their meeting on April 2, 2012, **recommended** to the Mayor and Boise City Council **approval** of the request based on the attached Reasons for the Decision.

This application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

If you have any questions, please contact this department at (208) 384-3736.

Sincerely,

Susan Riggs
Planning Analyst II
Boise city Planning and Development Services Department

SR/bjc

Attachment

cc: MGFAN / Ron Martin / 8844 Brookview Dr. / Boise, ID 83709

Reasons for the Decision

The rezone is consistent with the Boise City Comprehensive Plan. The Land Use Map designates the subject property as Mixed-Use. The C-3 (Service Commercial) zone is permissible within this land use designation. The Comprehensive Plan identifies Franklin Road as a major travel corridor and the Master Street Map identifies it as a Planned Commercial Arterial. Goal PDP1.1 recognizes major travel corridors as priorities for infill and redevelopment. A rezone to C-3D would permit a new retail business adjacent to an established commercial corridor. In a staff report dated March 14, 2012, the Ada County Highway District stated Franklin Road is a principal arterial and is operating at an acceptable level of service. The rezone will maintain and preserve compatibility of surrounding zoning and development. A small portion of the parcel at the eastern boundary is zoned C-3D, thus providing a logical transition of zoning. The adjacent parcel to the east is also zoned C-3D and is comprised of a commercial propane company. To the west is an auto body shop (M-1D), and to the north are railroad tracks (M-1D). The property on the south side of Franklin Road is zoned C-4D and is comprised of a large commercial strip mall, which includes Cabelas, Best Buy, T.J. Max and several smaller retail stores and restaurants.

CAR12-00003 / ERSTAD ARCHITECTS

Location: 8600 W. Franklin Road

REZONE OF 0.31 ACRES FROM M-1D TO C-3D.

The applicant is not present so we will assume they are in agreement with the terms and conditions of the staff report and there is no opposition to this item.

COMMISSIONER BARKER MOVED TO APPROVE THE REZONE BASED ON THE STANDARDS FOR A REZONE APPROVAL WHICH INCLUDE THE REZONE DOES COMPLY WITH AND CONFORMS TO THE COMPREHENSIVE GENERAL PLAN. THAT THERE ARE SUFFICIENT PUBLIC SERVICES TO SUPPORT THE NEW ZONE AND THAT IT DOES MAINTAIN AND PRESERVE THE COMPATIBILITY OF THE SURROUNDING ZONING AND DEVELOPMENT.

COMMISSIONER BRADBURY SECONDED THE MOTION.

ROLL CALL VOTE

COMMISSIONER BARKER	AYE
COMMISSIONER BRADBURY	AYE
COMMISSIONER DEMAREST	AYE
COMMISSIONER MORRISON	AYE
COMMISSIONER STORY	AYE
COMMISSIONER MEYER	AYE
COMMISSIONER STEVENS	AYE

ALL IN FAVOR NONE OPPOSED, MOTION CARRIES.



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CAR12-00003 – Erstad Architects

Summary

Erstad Architects is requesting a rezone of ±0.31 acres located at 8600 W. Franklin Road from M-1D (Limited Office with Design Review) to C-3D (Service Commercial with Design Review).

Prepared By

Susan Riggs, Planning Analyst

Recommendation

Staff recommends **approval** of CAR12-00003.

Reason for the Decision

The rezone is consistent with the Boise City Comprehensive Plan. The Land Use Map designates the subject property as Mixed-Use. The C-3 (Service Commercial) zone is permissible within this land use designation. The Comprehensive Plan identifies Franklin Road as a major travel corridor and the Master Street Map identifies it as a Planned Commercial Arterial. Goal PDP1.1 recognizes major travel corridors as priorities for infill and redevelopment. A rezone to C-3D would permit a new retail business adjacent to an established commercial corridor. In a staff report dated March 14, 2012, the Ada County Highway District stated Franklin Road is a principal arterial and is operating at an acceptable level of service. The rezone will maintain and preserve compatibility of surrounding zoning and development. A small portion of the parcel at the eastern boundary is zoned C-3D, thus providing a logical transition of zoning. The adjacent parcel to the east is also zoned C-3D and is comprised of a commercial propane company. To the west is an auto body shop (M-1D), and to the north are railroad tracks (M-1D). The property on the south side of Franklin Road is zoned C-4D and is comprised of a large commercial strip mall, which includes Cabelas, Best Buy, T.J. Max and several smaller retail stores and restaurants.



East Elevation.jpg



Looking East down Franklin.j...



Looking Northeast.jpg



Looking Northwest at Buildin...



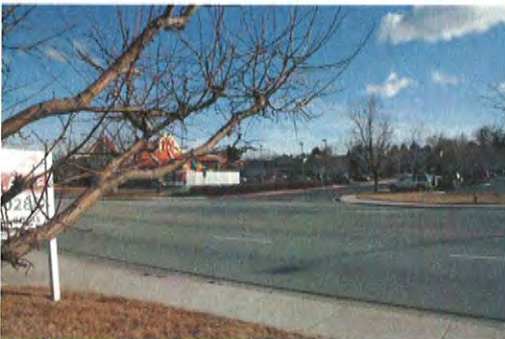
Looking South Parking Lot.jpg



Looking South.jpg



Looking Southeast 1.jpg



Looking Southeast 2.jpg



Looking Southwest.jpg



North Kennel Area 1.jpg



North Kennel Area 2.jpg



North side of property.jpg



South Elevation.jpg



West Side of Property.jpg



420 main street, suite 202, boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email: mail@erstadarchitects.com

Letter of Explanation for Proposed Rezone

February 28, 2012

Boise City Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83702

To Whom It May Concern:

Our client, Dr. D. Michael Barton Jr, is proposing to rezone a small parcel he owns located at 8600 West Franklin Road. The existing property is currently zoned as partial M-1D and C-3D. The requested rezone would make the entire parcel C-3D. The neighboring property to the east is zoned as C-3D; the adjacent properties to the north and west are zoned as M-1D. The neighboring properties to the south across W. Franklin Road are C-4D and contain retail buildings similar in use to what is being proposed on the site.

With W. Franklin Rd. being a commercial corridor servicing the greater Treasure Valley, the property our client owns is no longer ideal for the current mix of M-1D and C-3D zoning, and we feel that it would be better used as a Service Commercial (C-3D) zoned property.

In due course, we picture the property having a new structure that will provide for a mattress retail store or a bulky retail space.

Regards,

Tony Paul
Erstad Architects



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Planning Division Staff Report

File Number CAR12-00003
Applicant Erstad Architects
Property Address 8600 W. Franklin Road

Public Hearing Date April 2, 2012
Heard by Planning and Zoning Commission

Analyst Susan Riggs
Checked By Cody Riddle

Public Notification

Neighborhood meeting conducted: February 21, 2012
Newspaper notification published on: March 16, 2012
Radius notices mailed to properties within 300 feet on: March 17, 2012
Staff posted notice on site on: March 9, 2012

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Exhibits

Boise City Fire Comments
Ada County Highway District Comment
Public Works Comments

1. Project Data and Facts

Project Data	
Applicant	Erstad Architects
Architect/Representative	Erstad Architects / Andy Erstad
Location of Property	8600 W. Franklin Road
Size of Property	±0.31 acres
Zoning	M-1D (Limited Industrial with Design Review) to C-3D (Service Commercial with Design Review).
Comprehensive Plan Designation	Mixed-Use
Planning Area	West Bench
Neighborhood Association/Contact	None
Procedure	The Planning and Zoning Commission will make a recommendation to City Council.

Current Land Use
The ± 0.31 acre site is comprised of one building and outdoor kennels used in conjunction with a veterinarian practice.

Description of Applicant's Request
The applicant is requesting a rezone from M-1D (Limited Industrial with Design Review) to C-3D (Service Commercial with Design Review). A small portion of the site along the east property boundary is already zoned C-3D. The applicant intends to construct a new retail mattress store, an allowed use in the proposed zone.

2. Land Use

Description and Character of Surrounding Area
The site is located on the north side of Franklin Road, approximately 250 feet west of Benjamin Lane. The area is a mixture of commercial and industrial uses.

Adjacent Land Uses and Zoning

North:	Rail Road Tracks / M-1D
South:	Retail / C-4D
East:	Propane Tank and Refill Company / C-3D
West:	Auto Body Company / M-1D

Special Considerations	
N/A	

History of Previous Actions	
A-12-87	Annexation
DR-36-92	Design Review approval for 1,710 square foot addition to an existing building for the construction of a veterinary clinic.

3. Zoning Ordinance

Section	Description
11-04-06.04	Purpose of Service Commercial or C-3 District
11-04-8.01	Purpose of Industrial District M-2
11-06-01	AMENDMENT: RECLASSIFICATION



4. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
Chapter 2: Citywide Policies	PDP1: Infill Priority Area EC4.2: Commercial Corridor and Activity center Revitalization
Chapter 3: Community Structure and Design	Mixed-Use Land Use Categories (see below)

6. Transportation Data

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Level of Service
Franklin Road	100'	Principal Arterial	1,341	Better than "D"	Better than "D"

*The acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

MIXED-USE LAND USE CATEGORIES	
General Mixed-Use	
LAND USE MAP SYMBOL	
CHARACTERISTICS	The General Mixed-Use land use category provides a foundation for Regional, Community, and Neighborhood Activity Center development. General Mixed-Use allows for a vertical or horizontal mix of uses, including residential.
DESIRED PATTERN	
DENSITY RANGE	Typical FARs of between 0.5 and 2.0; although may be significantly higher in larger Community Activity Centers where transitions to adjacent neighborhoods can be incorporated.
MIX OF USES	Specific mix of uses will vary based on adjacent uses, location, and access. Generally includes a variety of retail, commercial, professional offices, restaurants, financial institutions, and high-density residential, including live-work units.
LOCATION	Located along corridors and within activity centers where it may be readily served by existing or future transit.
DESIGN PRINCIPLES	Design principles for Mixed-Use Activity Centers apply. Corridor and Gateway design principles may also apply in some locations.
TRANSPORTATION	Street design typical of town center street typologies. Facilities include transit centers, wider sidewalks, and bike lane network.
ZONE DISTRICTS	A-1, R-1A, R-1B, R-1C, R-1M, L-O, N-O, R-2, R-3, R-O, C-1, C-2, C-3, C-4, C-5, PC, H-S, M-1, M-2, M-4, T-1

5. Analysis/Findings

The applicant is requesting a rezone from M-1D (Limited Industrial with Design Review) to C-3D (Service Commercial with Design Review). A small portion of the site along the east property boundary is already zoned C-3D. The site is located on the north side of Franklin Road, approximately 250 feet west of Benjamin Lane. Although a development application is not included, the applicant intends to construct a ±4,600 square foot retail mattress store. The applicant's justification for the rezone is that Franklin Road has become a major retail corridor, supporting a number of commercial uses.

FINDINGS

A. Comply with and conform to the Comprehensive General Plan.

Staff finds the rezone is consistent with the Boise City Comprehensive Plan. The Land Use Map designates the subject property as Mixed-Use. The C-3 zone is permissible within this designation. With the exception of A-2 (Open Land) all zones are potentially allowed in the Mixed-Use designation. The M-1 zone is intended to accommodate light industrial uses that are unobtrusive and compatible with surrounding commercial and residential development. The intent of the C-3 classification is to provide for activities of a service nature which are more intensive in use than those permitted in other commercial zones and which are semi-industrial in character. Although this application is for a rezone, the intention is to construct a $\pm 4,700$ square foot mattress store. A retail store is an allowed use in the C-3 zone and is prohibited in the M-1. The Ada County Highway District Master Street Map identifies Franklin Road as a Planned Commercial Arterial and the Comprehensive Plan identifies it as a major travel corridor. Goal EC4.2 promotes the revitalization of established activity centers and corridors. The city is encouraged to work with landowners and businesses to enhance business recognition and promote business retention. Goal PDP1.1 recognizes major travel corridors as priorities for infill and redevelopment. A rezone to C-3 would permit a new retail business adjacent to an established commercial corridor.

Although other commercial zones may also be appropriate, the C-3 zone was requested as it allows the intended retail use and a portion of the parcel is currently zoned C-3. The C-1 zone is intended for smaller neighborhood serving uses and C-2 is intended for travel related services. The north side of Franklin Road in this vicinity is zoned C-2, C-3 and M-1. The south side of the street is zoned C-4. It is logical to continue the C-3 zoning which is immediately east of the subject parcel.

B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.

The rezone will not have a negative impact on the transportation system or other infrastructure in the vicinity. In the March 14, 2012 staff report, the Ada County Highway District stated development of the site is not estimated to generate additional PM peak hour trips per hour and indicated there are currently 22 existing PM peak hour trips based on the Transportation Trip Generation Manual. Franklin Road is a principal arterial and is operating at an acceptable level of service Better than "D". The intersection of Franklin and Maple Grove Road is scheduled in the Five Year Work Plan to be widened to seven lanes. Franklin Road is also listed in the Capitol Improvements Plan to be widened to seven lanes from Maple Grove Road to Milwaukee Street between 2019 and 2027. Upon redevelopment of the site, ACHD will require dedication of 58 feet of right-of-way from the centerline of Franklin Road abutting the site.

To date, no public agency has voiced opposition to the project. All agency comments included standard conditions and requirements.

C. Maintain and preserve compatibility of surrounding zoning and development.

The rezone will maintain and preserve compatibility of surrounding zoning and development. The site is located on the north side of Franklin Road, approximately 250 feet west of Benjamin Lane. A small portion of the parcel at the eastern boundary is already zoned C-3D, thus providing a logical extension of zoning. The parcel to the east is also zoned C-3D and is comprised of a commercial propane company, to the west is an auto body shop (M-1D), and to the north are railroad tracks (M-1D) with industrial businesses beyond. The property on the south side of Franklin Road is zoned C-4D and is comprised of a large commercial strip mall, which includes Cabelas, Best Buy, T.J. Maxx and several other smaller retail stores and restaurants. The site was most recently occupied by a veterinary clinic with outdoor kennels; however, the building is now vacant. The numerous commercial and service uses allowed in the C-3 zone will be compatible with the surrounding zoning and development.

Annexation & Rezone Application Form

PDS	Department Application
	# 105

New! Type data directly into our forms.

Case #: _____

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 8600 Prefix: West Street Name: Franklin Road
Subdivision: 3N 1E 12 Block: _____ Lot: _____ Section: 12 Township: 3N Range: 1E
***Primary Parcel Number:**

s	1	1	1	2	3	3	6	4	2	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

***First Name:** Andrew ***Last Name:** Erstad
Company: Erstad Architects ***Phone:** (208) 331-9031
***Address:** 420 Main Street Suite 202 ***City:** Boise ***State:** ID ***Zip:** 83702
E-mail: acerstad@erstadarchitects.com **Cell:** _____ **Fax:** (208) 331-9035

Agent/Representative Information

First Name: Andrew **Last Name:** Erstad
Company: Erstad Architects **Phone:** (208) 331-9031
Address: 420 Main Street, Suite 202 **City:** Boise **State:** ID **Zip:** 83702
E-mail: acerstad@erstadarchitects.com **Cell:** _____ **Fax:** (208) 331-9035
Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)
First Name: David Michael **Last Name:** Barton JR
Company: _____ **Phone:** _____
Address: 6810 W Diamond St **City:** Boise **State:** ID **Zip:** 83709
E-mail: flyfishforlife@cableone.net **Cell:** _____ **Fax:** _____

Date Received: _____
Revised 10/2008



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1. Neighborhood Meeting Held (Date): February 21, 2012

2. Neighborhood Association: N/A

3. Comprehensive Planning Area: West Bench

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

We are requesting to rezone parcel S1112336420 from M-1D to C-3D as a portion of the said parcel is already zoned as C-3D. The proposed use of the site is a mattress retail store/bulky retail store.

5. Type of Request: Rezone Annexation & Rezone

6. Current Zone: M-1D and C-3D

7. Requested Zone: C-3D

8. Size of property: 13,645 Acres Square Feet

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

The existing use of the site is a veterinary clinic.

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:
Yes, directly to the south of the property has similar uses and types of building proposed.

11. On what street(s) does the property have frontage? West Franklin Road

12. Adjacent Property Information

	Uses:	Zone:
North:	Railroad tracks	M-1D
South:	Retail	C-4D
East:	Propane Tank and Refill Company	C-3D
West:	Auto Body Company	M-1D

13. Why are you requesting annexation into the City of Boise?

N/A

14. What use, building or structure is intended for the property?

The intent of the property is to construct an approximate 4,600 square foot mattress retail store/bulky retail store.

15. What changes have occurred in the area that justify the requested rezone?

The street frontage road, West Franklin Road has become a major retail corridor with similar proposed uses and type buildings.

16. What Comprehensive Plan policies support your request?

The site is located within the mixed use land use zone which allows compact retail space.


Applicant/Representative Signature

FEB 28 2012
Date



Fire Department

Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

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Mayor
David H. Bieter

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President
Maryanne Jordan

Council Pro Tem
Alan W. Shealy

Elaine Clegg
David Eberle
Lauren McLean
TJ Thomson

March 11, 2012

Susan Riggs
PDS – Current Planning

Re: Rezoning Application; CAR12-00003
8600 W. Franklin Rd

Dear Susan,

This is a request to rezone parcel from M-1D and C-3D to all C-3D.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. A building permit is required for the proposed change of tenant.

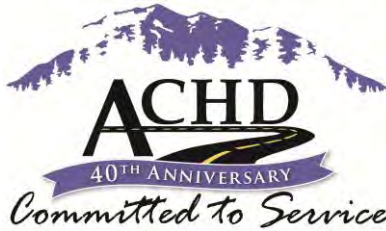
General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department



Rebecca W. Arnold, President
Sara M. Baker, Vice President
John S. Franden, Commissioner
Carol A. McKee, Commissioner
David L. Case, Commissioner

Date: March 14, 2012

To: Dr. D. Michael Barton Jr. (sent via email)
6810 W. Diamond Street
Boise, ID 83709

Subject: CAR12-00003
8600 W. Franklin Road

On March 14, 2012 the Ada County Highway District Staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

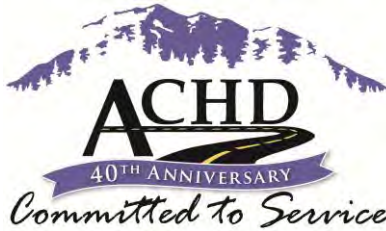
If you have any questions, please feel free to contact me at (208) 387-6174.

Sincerely,

A handwritten signature in blue ink that reads 'JP Wagoner'.

Jarom Wagoner
Planner II
Development Services
Ada County Highway District

CC: Project file
City of Boise
Andrew Erstad, Erstad Architects (sent via email)



Project/File: CAR12-00003

This is a rezone application to rezone approximately 0.27 acres from M-1D (Limited Industrial) to C-3D (Service Commercial). The site is located at 8600 W. Franklin Road in Boise Idaho.

Lead Agency: City of Boise

Site address: 8600 W. Franklin Road

Staff Approval: March 14, 2012

Applicant: Dr. D. Michael Barton Jr.
6810 W. Diamond Street
Boise, ID 83709

Representative: Andrew Erstad
Erstad Architects
420 Main Street, Suite 202
Boise, ID 83702

Staff Contact: Jarom Wagoner
Phone: 387-6174
E-mail: jwagoner@achdidaho.org



Tech Review: March 14, 2012

A. Findings of Fact

1. **Description of Application:** The applicant is proposing to rezone the parcel from M-1D (Industrial) to C-3D (Commercial). The application states that the intentions are to replace the existing building with a 4,600 square foot mattress retail store or other similar bulky retail store.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Limited Industrial	M-1D
South	Planned Commercial	C-4D
East	Service Commercial	C-3D
West	Limited Industrial	M-1D

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

5. Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program.

- The intersection of Franklin Road and Maple Grove Road is scheduled in the Five Year Work Plan to be widened to 7-lanes on the north leg, 7-lanes on the south leg, 9-lanes on the east leg, and 8-lanes on the west leg, and reconstructed in 2012.
- Franklin Road is listed in the Capital Improvements Plan to be widened to 7 lanes from Maple Grove Road to Milwaukee Street between 2019 and 2027.

B. Traffic Findings for Consideration

1. Trip Generation: This development is estimated to generate no additional vehicle trips per hour in the PM peak hour (22 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 8th edition.

2. 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	Existing Plus Project
Franklin Road	100 feet	Principal Arterial	1,341	Better than "D"	Better than "D"

*Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Franklin Road east of Maple Grove Road was 28,080 on March 31, 2011.

C. Findings for Consideration

This application is for a rezone application only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Franklin Road

a. Existing Conditions: Franklin Road is improved with 5-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 80 feet of right-of-way for Franklin Road (40 feet from centerline).

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.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width: District Policies 7205.2.1 & 7205.5.1 state that the standard 7-lane street section shall be 96-feet (back-of-curb to back-of-curb) within 120-feet of

right-of-way. This width typically accommodates three travel lanes in each direction, a continuous raised or landscaped median with intermittent turn lanes, and safety shoulders.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalks 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.

Appropriate easements shall be provided if public sidewalks are placed out of the 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.).

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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Franklin Road is designated in the MSM as a Planned Commercial Arterial with 7 lanes and on-street bike lanes, an 89-foot street section within 115 feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements on Franklin Road.
- d. **Staff Comments/Recommendations:** Franklin Road is improved with vertical curb, gutter, and sidewalk. Therefore no additional street improvements should be required as part of this application.

In accordance with the MSM the applicant should be required to dedicate 58 feet of right-of-way from the centerline of Franklin Road, abutting the site.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Franklin Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

2. Driveways

2.1 Franklin Road

- a. **Existing Conditions:** There is a 24-foot wide driveway onto Franklin Road from the site. The driveway is offset approximately 35 feet west of the centerline of Bird Street, which is located on the south side of Franklin Road (measured centerline-to-centerline).
- b. **Policy**
 - 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.

Access Policy: District Policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District Policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

Driveway Location & Successive Driveways Policy: District Policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

Driveway Width Policy: District Policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Temporary Access Policy: District Policy 7202.4.2 identifies a temporary access as that which “is permitted for use until appropriate alternative access becomes available”. Temporary access may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

- c. **Applicant’s Proposal:** The applicant is not proposing any changes to the existing driveway.
- d. **Staff Comments/Recommendations:** The applicant's proposal to use the existing full access driveway onto Franklin Road does not meet District Successive Driveway or Driveway Location Polices and should not be approved as proposed. Due to the fact that the site has sole frontage on Franklin Road, staff is recommending that the driveway remain as located, but be restricted to right-in/right-out only. This is consistent with District Policy 7205.7.4, which states that when allowed driveways on a principal arterial roadway should be restricted to right-in/right-out. To restrict the driveway the applicant should be required to construct a 6-inch raised concrete median along Franklin Road. The median should extend a minimum of 75 feet beyond the western edge and the eastern edge of the driveway in both directions.

3. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District’s Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

4. 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.

5. Other Access

Franklin Road is classified as a principal arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway.

D. Site-Specific Conditions of Approval

This application is for a rezone only. Listed below are site-specific conditions of approval that the District may require when it reviews a future development application for this site. The District may add additional site-specific requirements when it reviews a specific re-development application.

1. Dedicate 58 feet of right-of-way from the centerline of Franklin Road, abutting the site.
2. Construct a 6-inch raised concrete median on Franklin Road, abutting the site. The median shall extend a minimum of 75 feet beyond the western edge and the eastern edge of the driveway in both directions.
3. Correct any deficiencies and/or replace deteriorated facilities abutting the site, including sidewalk construction or replacement; curb and gutter construction or replacement; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items on Franklin Road, abutting the site
4. Payments of impact fees are due prior to issuance of a building permit.
5. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private 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.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Utility Coordinating Council
3. Development Process Checklist
4. Request for Reconsideration Guidelines

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: March 2, 2012

To: Boise City Planning & Zoning

Re: CAR 12-00003; 8600 W. Franklin Rd.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No comment.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

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

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS –

RECEIVED
MAR 06 2012
DEVELOPMENT
SERVICES


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE

cc: Applicant