

Design Review

City of Coeur d'Alene

17.09.305 Title & Purpose



A **COMPLETE APPLICATION** is required at the time of application submittal, as determined and accepted by the Planning Department. **See Page Nos. 3-5 for Application Requirements & Submittal deadlines.** This application can be found online at www.cdaid.org under Planning Department and Design Review.

PROJECT NAME: _____ **Application Fee: \$ 400.00**
(includes 3 meeting with the DRC)

Mailing fees \$6.00ea
Public Hearing Publication Fee \$300.00

APPLICANT:

Property Owner: _____

Mailing Address: _____

Telephone Number: _____

Cell Phone Number: _____

E-Mail: _____

ENGINEER, ARCHITECT, AND/OR REPRESENTATIVE:

Name: _____

Mailing Address: _____

Telephone Number: _____

E-Mail: _____

PROPERTY ADDRESS(ES) / GENERAL LOCATION:

PROPERTY LEGAL DESCRIPTION:

PROPERTY INFORMATION:

1. Gross area (all land involved): _____ acres, and/or _____ sq. ft.

3. Total number of lots included: _____

4. Existing land use: _____

5. Existing Zoning (circle all that apply): R-12 R-17 C-17 C-17L DC DOE DON MO

FILING CAPACITY:

- _____ 1. Recorded Property Owner as of _____ (date)
- _____ 2. Purchasing (under contract) as of _____ (date)
- _____ 3. The Lessee or Renter as of _____ (date)
- _____ 4. The authorized agent of any of the foregoing, duly authorized in writing.
(Written authorization must be attached to the application).

REQUIRED SUBMITTALS:

A request for DESIGN REVIEW is made by submitting the following information to the Planning Department:

- 1. The completed attached form.
- 2. An owner's list and mailing labels prepared by a title insurance company, using the last known name and address from the latest tax roll of the county. The list shall include the following:
 - A. All property owners within 300 feet of the external property boundaries.
 - B. All property owners within the property boundaries.
- 3. A resident's list and mailing labels prepared by the applicant, listing the addresses of all residential property that is not owner-occupied, lying within 300 feet from the external boundaries of the property described in the application, and which are within the property described in the application, and

****Note: a mailing fee of \$6.00 per label (billed to applicant)***

- 4. Title reports with correct ownership, easements and encumbrances prepared by a title insurance company.

****Note: Please also submit a copy of the tax map showing the 300 foot mailing boundary around the subject property.***

- 5. A **\$400.00** processing fee (*includes 3 meeting with DRC*) payable to the City of Coeur d'Alene.
- 6. Public Hearing notification publication in the paper (*billed to applicant*) **\$300.00**

DEADLINE FOR SUBMITTALS:

The Design Review Commission meets on the second and fourth Thursdays of each month. The completed form and other documents must be submitted 21 days prior to the date available for Commission review of the project.

All supplemental information to be added to the application file must be received by the Planning Department no later than five (5) working days prior to the meeting date for this item. **17.09.305 TITLE & PURPOSE.**

PUBLIC MEETING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Design Review Commission meeting, at which this project will be reviewed. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

APPLICATION DOCUMENTS:

A. Purpose Of Application Submittals:

Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so the outcome can meet both the goals of the City and the Applicant; as well as address the concerns of people who live, and own property and businesses in close proximity to the development.

The Applicant must be willing to consider options relative to basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and how the building presents from a distance. Accordingly; renderings, models, finished elevations, and other illustrations that imply a final design will not be accepted at initial meetings. As the review proceeds and the Applicant receives direction from the Commission, more detail will be requested to include any required modifications.

B. Materials To Be Submitted For Pre-Application Meeting With Planning Staff:

A pre-application meeting with the Planning Staff is required before the first meeting with the Design Review Commission. In order to schedule a pre-application meeting, the Applicant must submit:

1. A site map showing property lines, rights-of-way, easements, and topography.
2. A context map showing building foot prints and parcels within 300 feet.
3. A summary of the development plan including the areas for each use and number of floors, etc.
4. General parking information including the number of stalls, access point(s), and whether the parking will be surface or structured parking.

C. Materials To Be Submitted For Initial Meeting With Design Review Commission:

1. An ownership list prepared by a title insurance company, listing the owners of the property within a 300' radius of the external boundaries of the subject property. The list shall use the last known name and address of such owners, as shown on the latest adopted tax roll of the county.
2. A map showing all residences within the subject property and within a 300' radius of the external boundaries of the subject property.
3. Photographs of nearby buildings that are visible from the site including a key map.
4. Views of the site including a key map.

C. Materials To Be Submitted For Initial Meeting With Design Review Commission (*Continued*):

5. A generalized massing, bulk and orientation study of the proposal.
6. An elevation along the block, showing massing of the proposal.
7. A list of any "design departures" being requested.
8. All revisions to the materials submitted for the pre-application meeting.
9. A summary of the proposed project.

D. Materials To Be Submitted For Second Meeting With Design Review Commission:

1. A site plan with major landscaped areas, parking, access, sidewalks, and amenities.
2. Elevations of the conceptual design for all sides of the proposal.
3. Perspective sketches (but not finished renderings).
4. A conceptual model is strongly suggested (this can be a computer model).

E. Materials To Be Submitted For Final Meeting With Design Review Commission:

1. Refined site plan and elevations.
2. Large scale drawings of entry, street level façade, and site amenities.
3. Samples of materials and colors.
4. Finished perspective renderings.

***NOTE: Submit one hard copy and one electronic copy (.tif or .pdf) plan details.**

REQUIRED CERTIFICATIONS:

OWNERSHIP LIST:

Attached is a listing of the addresses of all property owners within 300 feet of this request as described under "Submittals".

The list was compiled by _____ on _____.
(title company) (date)

RESIDENTS LIST:

Attached is a listing of the addresses of all residences that are not owner-occupied within 300 feet of this request as described under "Submittals".

The list was compiled by _____ on _____.
(name) (date)

CERTIFICATION OF APPLICANT *:

I, _____, being duly sworn, attests that he/she is the applicant of this request and knows the contents thereof to be true to his/her knowledge.
(insert name of applicant)

Signed: _____
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD *:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: _____ Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(applicant)

*For multiple applicants or owners of record, please submit multiple copies of this page.

For City use only: Received: City Cashier: _____ Date: _____

Accepted: Planning: _____ Date: _____



CITY OF COEUR D'ALENE

PLANNING DEPARTMENT

**Infill Overlay Districts Review Sheet
(17.07.900)**

REVIEWED BY:
Tami Stroud

DATE:
3/17/2016

INFILL DESIGNATION	<input type="checkbox"/> MO	<input type="checkbox"/> DO-N	<input type="checkbox"/> DO-E
DESIGN REVIEW REQUIRED	<input type="checkbox"/> YES		<input type="checkbox"/> NO
ACTIVITY PERMITTED (All 3) (DO-E&N)	<input type="checkbox"/> YES		<input type="checkbox"/> NO

F.A.R. MULTIPLIER = (bonus items must be provided) (F.A.R.+ bonus X SF of lot) Grand Total of SF Allowed:	Overlay	Residential		Non-Residential		Combined Maximum
		<i>Basic</i>	<i>With Bonus</i>	<i>Basic</i>	<i>With Bonus</i>	
	MO	1.0	2.0	0.5	1.0	3.0
	DO-N	1.0	2.0	0.3	0.9	2.9
	DO-E	0.5	1.0	0.3	0.6	1.6

MINOR BONUS = (each)	F.A.R.	<input type="checkbox"/>	Streetscape Features	<i>Seating, pedestrian lights, trees, or special paving</i>
		<input type="checkbox"/>	Common Court Yard	<i>4% of floor area – paved & 30% landscaped</i>
		<input type="checkbox"/>	Canopy Over Public Sidewalk	<i>5' width for 75% of frontage – 8' to 10' height</i>
		<input type="checkbox"/>	Alley Enhancement	<i>Pedestrian scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.</i>
		<input type="checkbox"/>	Upgraded Building Materials	<i>Use of brick and stone on the building facades that face streets</i>
		<input type="checkbox"/>	Preservation of Grand Scale Trees	<i>Deciduous & evergreen 20" diameter, measured at 4.5' above ground, and/or 45' height. Health and compatibility with the proposed development shall be reviewed by city urban forester. The number of trees preserved in order to satisfy this criterion is left to the discretionary review process.</i>

MAJOR BONUS = (0.5 each)	F.A.R.	<input type="checkbox"/>	Exterior Public Space	<i>Public use from 7:00 A.M. to dusk. Must be 2% of the total interior floor space of the development and no dimension shall be less than 8'. Landscaping, textured paving, pedestrian scaled lighting, and seating must be included.</i>
		<input type="checkbox"/>	Public Art or Water Feature	<i>Appraised value (1%) of the value of building construction costs. Documentation of building costs and appraised value of the art or water feature shall be provided.</i>
		<input type="checkbox"/>	Through Block Pedestrian Connection	<i>Walkway must be at least six feet (6') wide and allow the public to walk between a street and an alley or another street. The walkway must be flanked with plantings and pedestrian scaled lighting.</i>
		<input type="checkbox"/>	Below Structure Parking	<i>All required parking must be contained within a structure that is below grade.</i>

HEIGHT = Is subject to change to 35' upon Council approval	<input type="checkbox"/> MO (45')	<input type="checkbox"/> DO-N (45')	<input type="checkbox"/> DO-E (38')
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Principal Structures Near District Boundaries: The height of principal structures located within fifty feet (50') of districts having a lower height limit shall not exceed the height limit for the adjacent district.
Accessory Structures: The height of accessory structures, including detached garages, shall not exceed fourteen feet (14') measured to the high point of a flat or the ridge of a low slope roof or eighteen feet (18') measured to the ridge of a medium to high slope roof.

PARKING (see main sheet for breakdown of space requirements) Grand Total: 7	<input checked="" type="checkbox"/> Residential Units (see drop down for requirements)						<input type="checkbox"/> Commercial 1 space per 330 SF	<input type="checkbox"/> Shared Per Plan Dir
	MO & DO-E 1.75 p/u (2 bedrooms)			DO-N			*Restaurant over 1000SF (1 space per 200 SF)	*Different uses (20% reduction)
	<i>Elderly</i>	<i>Studio</i>	<i>1 B/R</i>	<i>2 B/M</i>	<i>3 B/R</i>	<i>4+ B/R</i>		

MEETS DESIGN STANDARDS NOTE: If 3 level need "massing" (Base, middle, top)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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