

**DESIGN REVIEW COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. MULLAN**  
**THURSDAY FEBRUARY 22, 2018**  
**12:00 pm**

**12:00 P.M. CALL TO ORDER:**

**ROLL CALL:** Ives, Ingalls, Lemmon, Messina, Pereira, Gore, Green, Ward

**PUBLIC COMMENTS (non-agenda items):**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**NEW BUSINESS:**

1.     Applicant:     Miller Development Group  
       Location:     819 E. Sherman  
       Request:     The Miller Development Group is requesting a second meeting with the Design Review Commission for the design of (five) 2-story townhomes. The subject property is in the Downtown Overlay – Eastside (DO-E) zoning district. (DR-1-18)
  
2.     Applicant:     Copper Basin Construction  
       Location:     7845 N. Ramsey Road  
       Request:     Copper Basin Construction is requesting Design Review Commission's Early Design Consultation for the design of a 78-unit apartment project known as "Bluegrass Lodge" The subject property is in the C-17 (Commercial at 17units/acre) zoning district. (DR-3-18)

**ADJOURNMENT/CONTINUATION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ ,  
to continue meeting to \_\_\_\_\_, at \_\_\_ p.m.; motion carried unanimously.  
Motion by \_\_\_\_\_,seconded by \_\_\_\_\_ , to adjourn meeting; motion carried unanimously.

***\*The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER  
**DATE:** FEBRUARY 22, 2018  
**SUBJECT:** DR-1-18: REQUEST FOR A SECOND AND FINAL MEETING WITH THE DESIGN REVIEW COMMISSION FOR THE DESIGN OF 5 TOWNHOMES

**LOCATION:** 819 E. Sherman Avenue, Lots 7, 8, & 9, Block 3 O'Brien's 1<sup>st</sup> Addition

**APPLICANT/ARCHITECT:**

Miller Development Group  
3119 N. 2nd Street  
Coeur d'Alene, ID 83814

**DECISION POINT:** Miller Development Group is requesting a second and final meeting with the Design Review Commission for the design of 5 townhomes that will be built on three existing city lots. The townhomes will be 2-stories with detached 2-car garages with office/bonus room on the upper level of the garages. The property falls within C-17L zone and within the Infill Downtown Overlay East (DO-E).

**ACTION:** The Design Review Commission will provide feedback to the applicant and ensure that the proposed structure meets the intent of the Infill Downtown Overlay East (DO-E) Design Guidelines and Standards. The commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the design guidelines.

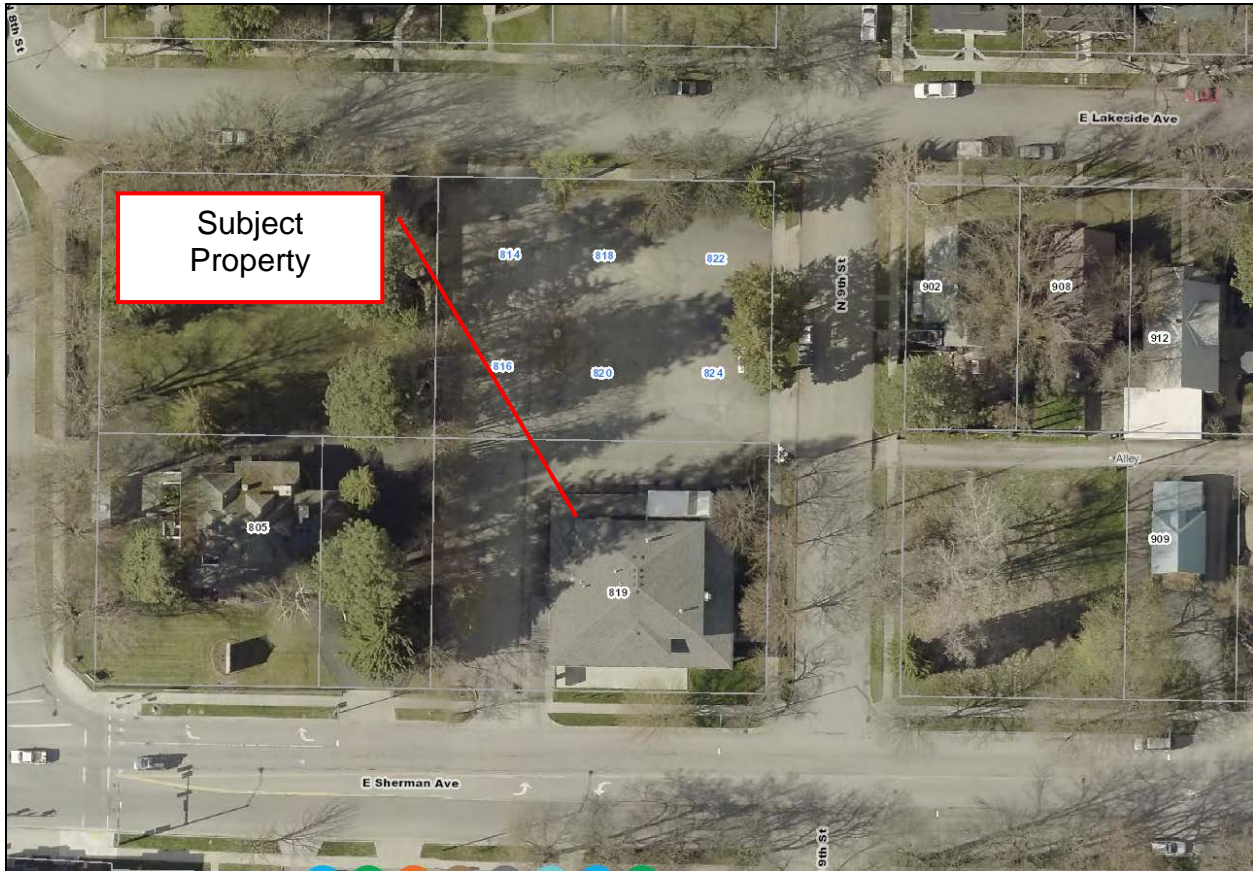
**A. SITE MAP:**



**GENERAL INFORMATION:**

17.09.320: A. 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 that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

**B. AERIAL VIEW :**



**PROJECT OVERVIEW:**

The applicant is requesting a Second and Final meeting with the Design Review Commission for a design of five (5) 2-story townhomes. The applicant is also proposing to have a retaining wall 2-3 ft. in height, at the back side of the sidewalk. The property is currently zoned C-17L and is within the Infill Overlay Downtown East (DO-E). The maximum height allowed within the DO-E (Downtown East Overlay District) is thirty-five feet (35') for residential uses. The subject property was formerly the site of the "Rustlers Roost" restaurant and Java. The commercial structure has been removed.

The alley is in the process of being dedicated to the City. The boundary line adjustment and short plat are also in process, which will create separate legal lots for each townhouse. Staff worked with the applicant team to ensure that parking and maneuvering are in compliance with the Municipal Code.

The proposed benches and pathway lighting provide FAR bonuses for the project and also public amenities along Sherman Avenue and 9th Street.



**Applicant's Narrative:** *This project consists of 5 townhomes which will be located at the address commonly known as 819 E. Sherman Ave. Legal description: Lots 7, 8, & 9 block 3 O'Brien's 1<sup>st</sup> Addn.*

*The site currently consists of 3 lots that are zoned commercial and have been in a commercial use since the early 1970's. We are proposing to have 5 single-family townhomes located on this site. Townhomes will be 2 stories, and will be under the height maximum for this zone. This will require a short plat, or a lot line adjustment, which is an allowed use under the DO-E zoning overlay. The units will also have detached 2-car garages in the rear, which will have office/studio space above them. We will have a retaining wall, approx. 2-3 ft. in height, at the back side of the sidewalk so to protect the privacy of the homeowner from pedestrian/biking traffic.*

*All units will have separate sewer & water, provided by the City of CDA. Final project will be fully landscaped, as to provide some continuity. Each unit will have its own rear yard, located between house and detached garage, as well as front yard landscape/hardscape.*

**C. SITE PHOTOS OF SURROUNDING PROPERTIES AND THE SUBJECT PROPERTY:**

**Sherman Avenue looking west from 9<sup>th</sup> Street toward the subject property**





Sherman Avenue looking west from 9<sup>th</sup> Street toward the subject property with the “White House” in the background



Looking east from the subject property along Sherman Avenue and 9<sup>th</sup> Street





Looking south from the subject property toward and existing residence along Sherman



Looking southwest from the subject property at existing commercial uses along Sherman





Looking west from the subject property (on right) from 9<sup>th</sup> Street toward the “White House”



Looking southeast from the subject property toward an existing residence along Sherman



**On January 25, 2018, the Design Review Commission provided the following feedback for the applicant:**

The commission requested the following for the applicant to provide at the second meeting:

- Colors and samples of the materials going to be used on the buildings
- Large scale drawings of the buildings and finished renderings
- Treatment of the blank walls
- Show on plans where garbage bins to be located
- Identifying elements

The applicant was required to submit the above-noted items per the DRC request. The items identified below are required to be provided for the Second and Final meeting(s). During the January 25, 2018 DRC meeting, the DRC made a motion to move the item to the Second and Final meeting. Below are the items per code required for the Second and Final meeting.

**Second Meeting- Materials for review:**

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

**Final Meeting- Materials for review:**

- Refined site plan and elevations
- Large scale drawings of entry, street level façade, site amenities
- Samples of materials and colors
- Finished perspective rendering(s).

The design guidelines can be discussed and suggested to the applicant to incorporate into the design of the structure and site. The commission shall determine whether the proposal complies with adopted design standards and guidelines applicable to the district within which it is located.

**D. DESIGN DEPARTURES:**

- None



**E. REQUESTED F.A.R. DESIGN BONUSES (Minor Amenities)**

**APPLICANT'S DESCRIPTION OF REQUESTED BONUSES:**

**Streetscape Lighting .2 Bonus:**

MDG will provide louvered lighting built into the proposed landscaping wall running along Sherman and 9th St. The lights will be built into the wall and will provide additional security and safety for pedestrians and people choosing to use the built in benches.

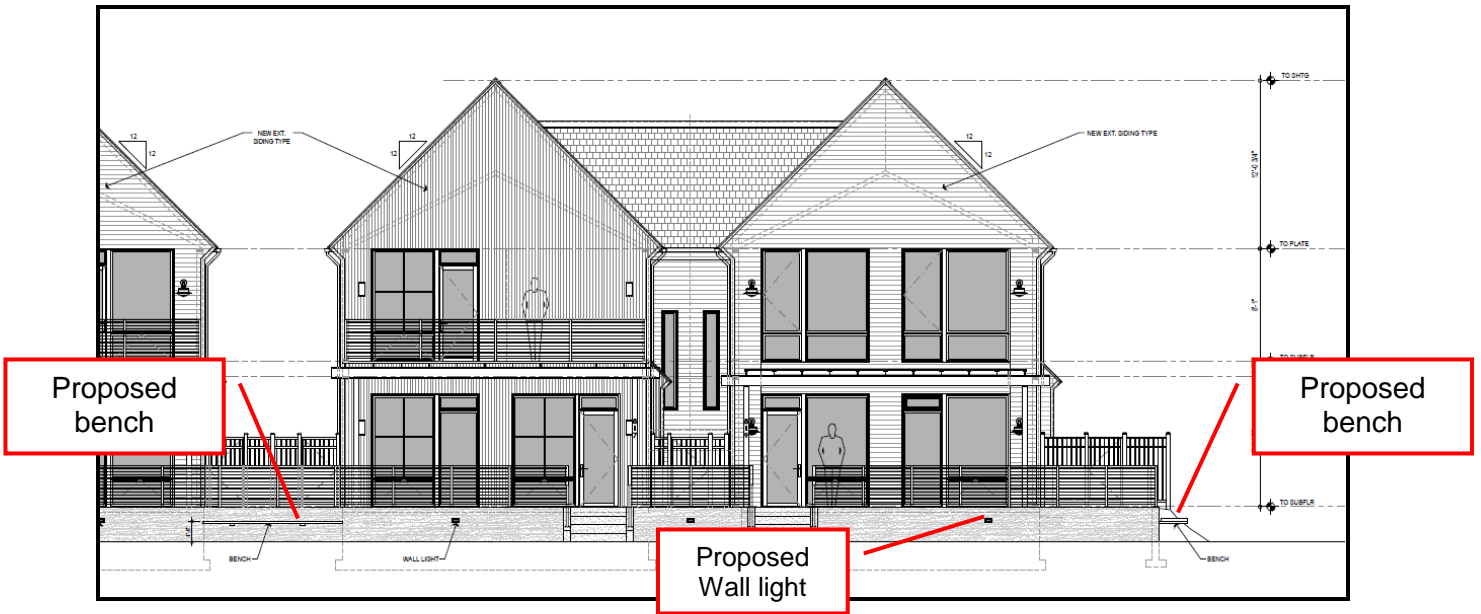
**Public Benches .2 Bonus:**

MDG will provide two public benches built into the landscaping wall running along Sherman and 9th St. One bench will be on Sherman and one bench will be on 9th St. The benches will be made of metal and will be located between the wall and the sidewalk. Combined with the lighting these should provide an added bonus of creating a nice public appeal along Sherman.

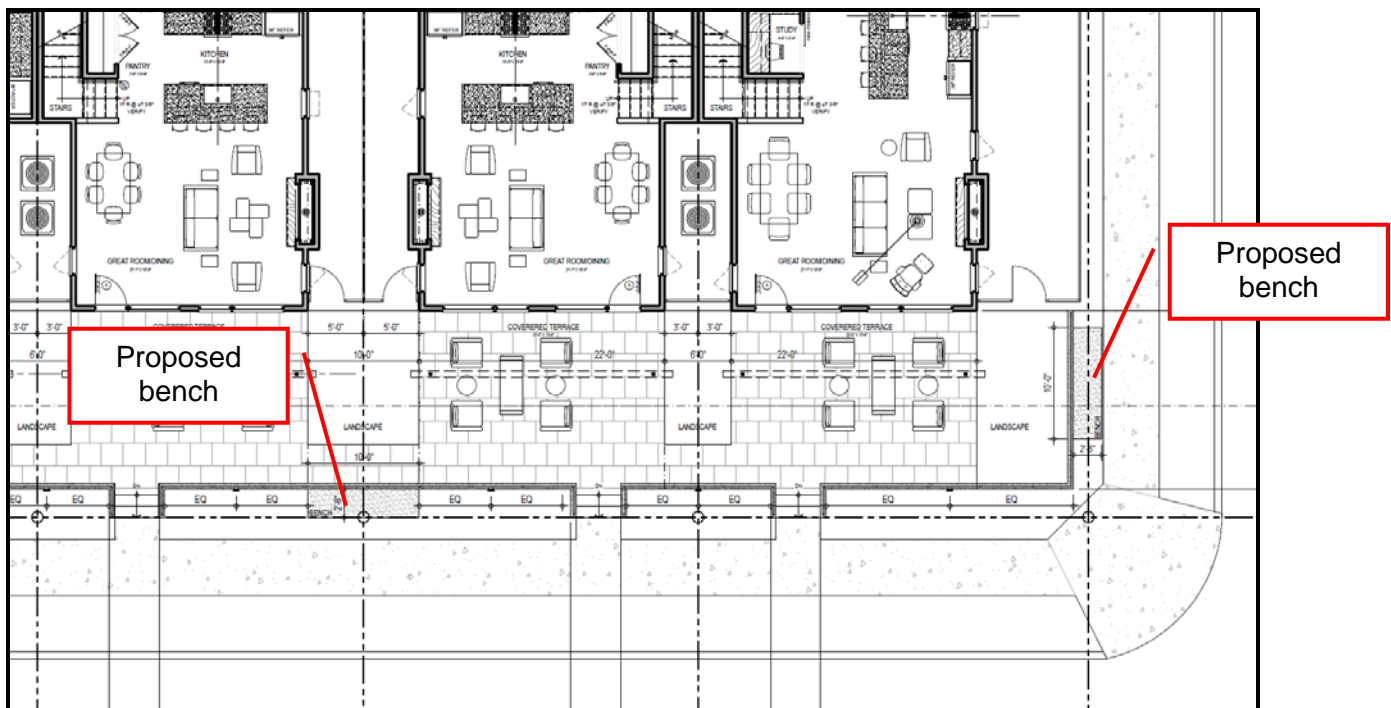
**EXAMPLE OF PROPOSED BENCH AND VERTICAL RETAINING WALL LIGHTING:**



**LOCATION OF PROPOSED BENCHES AND WALL LIGHTING:**



**VERTICAL LOCATION OF PROPOSED BENCHES:**

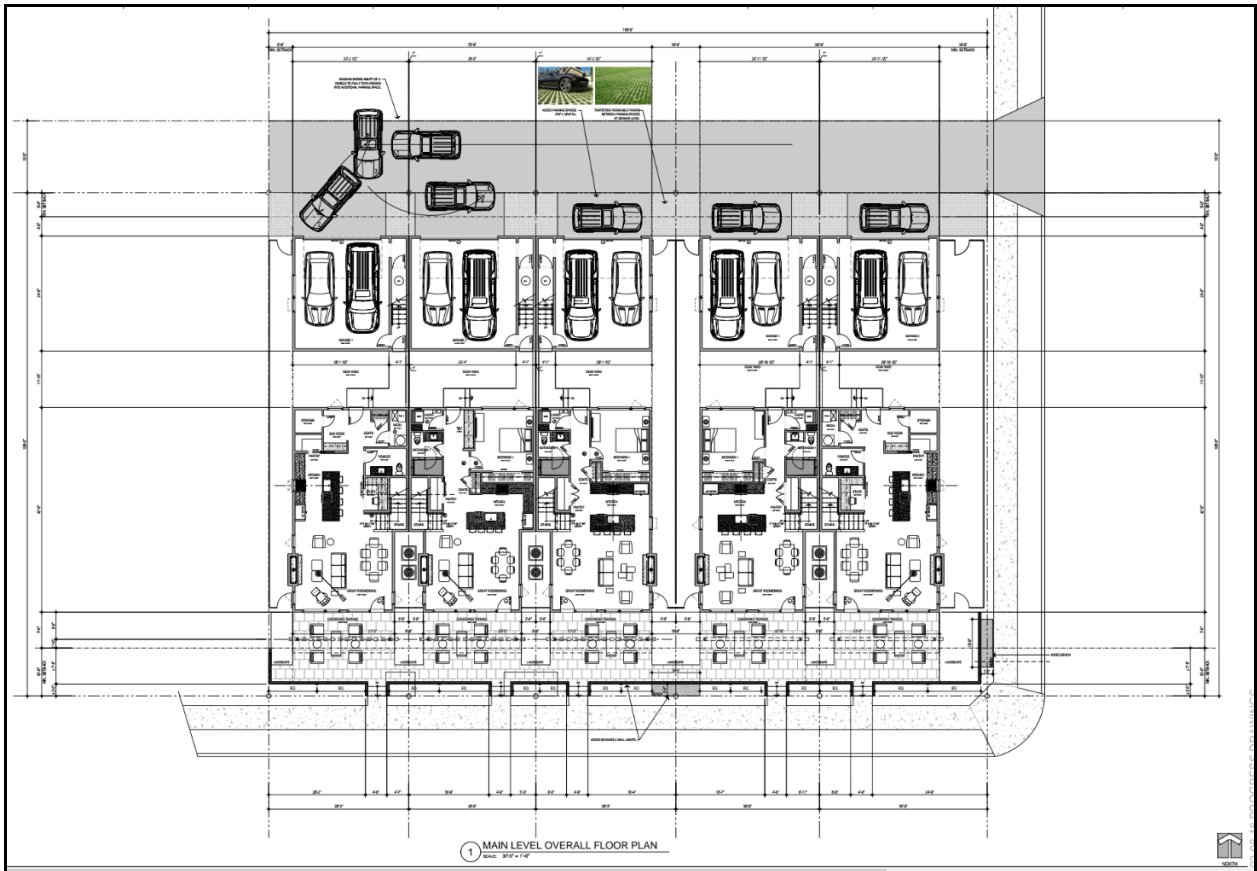




**Evaluation:**

Based upon the conceptual plan submitted depicting the proposed items for the requested bonus(s), the Community Planning Directory made the determination to approve the applicant's request for the Minor Bonuses.

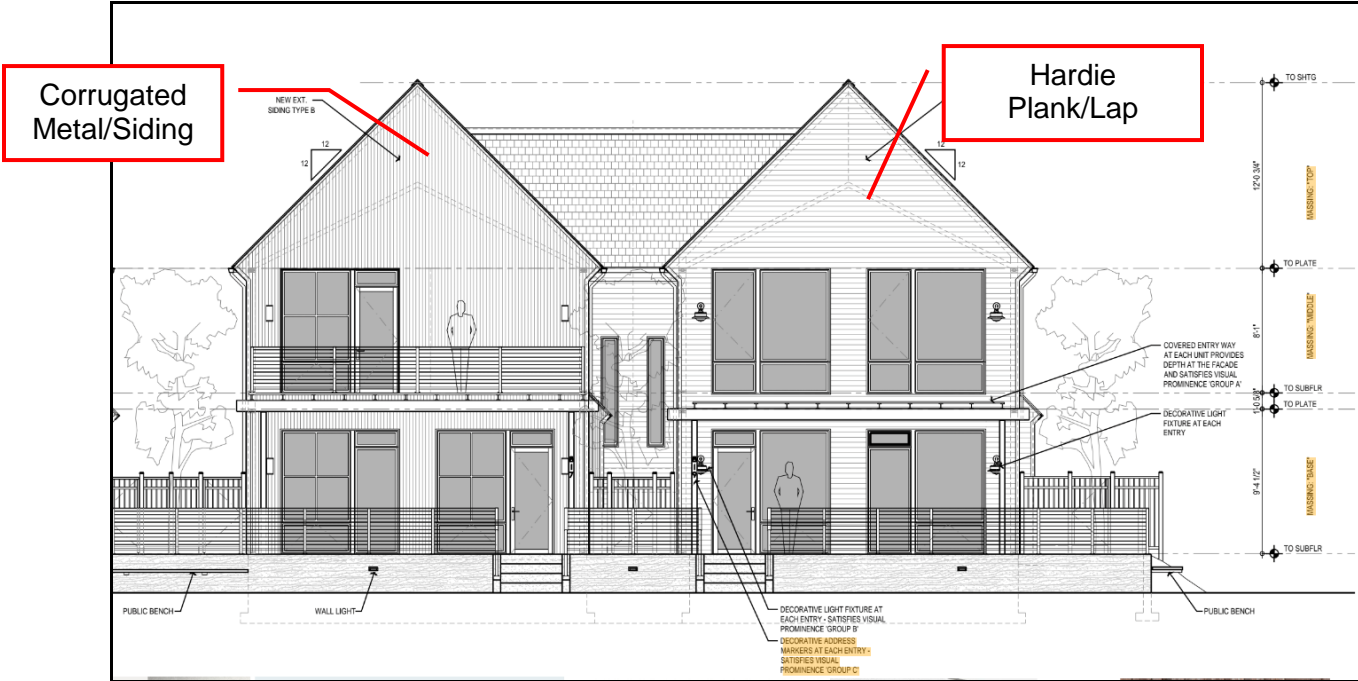
**OVERALL SITE PLAN:**



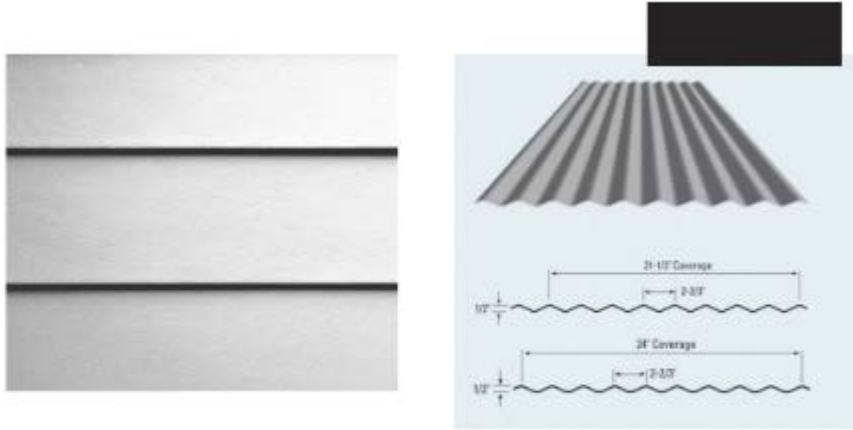
**PROJECT ELEVATIONS: OVERALL SOUTH ELEVATION**



**SOUTH ELEVATION:**



**PROPOSED EXTERIOR SIDING – TYPE A: HARDIEPLANK LAP SIDING AND TYPE B: CORRUGATED METAL**

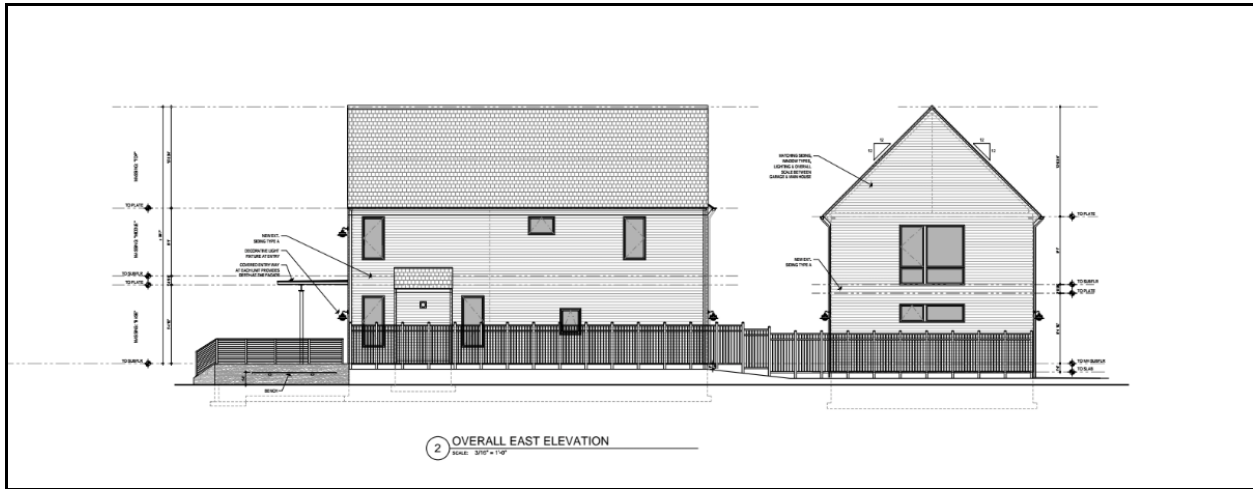


**SIDING - STYLE TYPE A**  
**HardiePlank Lap Siding 5.25"**  
 Smooth  
 Color:

**SIDING - STYLE TYPE B**  
**Metal Sales 2.5 Corrugated**  
 Color: Matte Black 106 Smooth



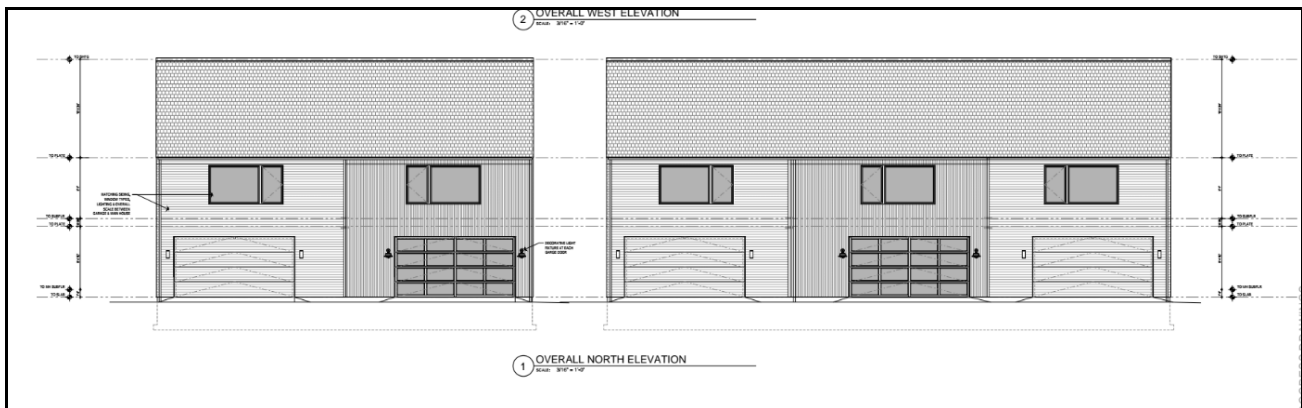
**EAST ELEVATION:**



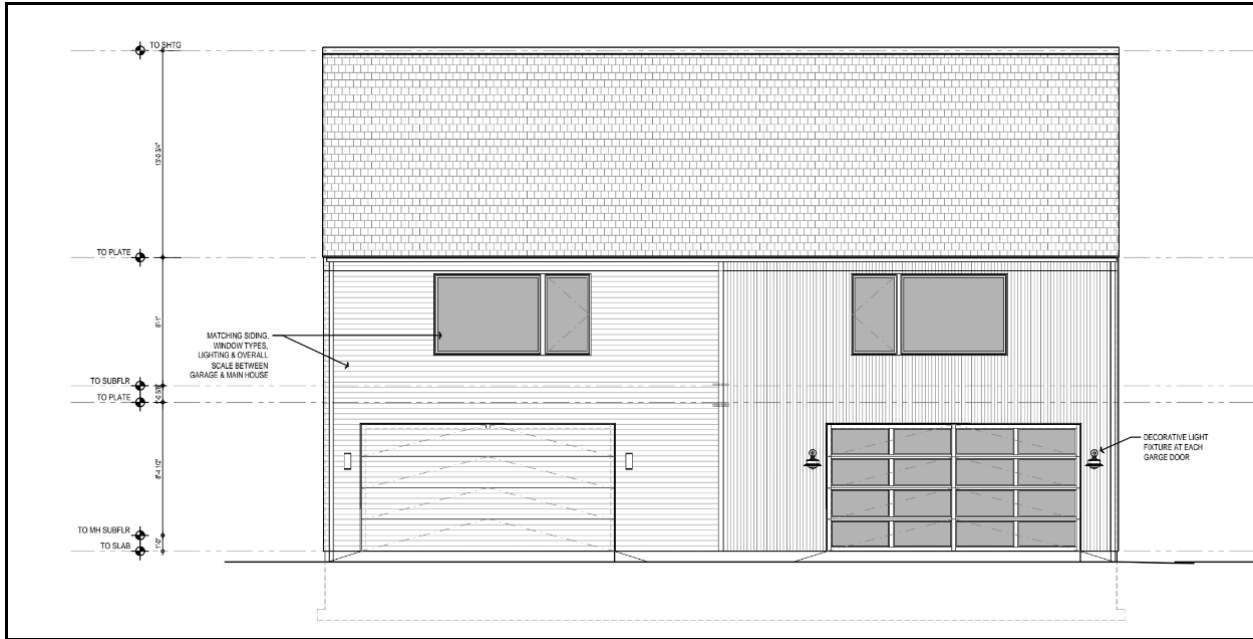
**WEST ELEVATION:**



**NORTH ELEVATION (GARAGE WITH DEN / OFFICE ABOVE)**



# NORTH ELEVATION (GARAGES)



# SHERMAN 5 COLOR BOARD:

## SHERMAN 5

### SHERMAN ROW HOUSES

Corner of Alamo, Idaho 83814  
FEBRUARY 9, 2018

**ROOFING - BOTH UNIT TYPES**  
GAF Timberline Armor Shield II  
Roofing Shingles  
Color: Charcoal

**K-STYLE GUTTERS**

**35  
82**

HOUSE NUMBERS  
BOTH UNITS  
Design: Within Reach  
4" Neutra Modern

**DECK AND COVERED TRELLIS**

**EXTERIOR ILLUSTRATION**  
"Street View"

**SIDING - STYLE TYPE A**  
HandiPlank, Lap Siding 5.25"  
Smooth  
Color:

**SIDING - STYLE TYPE B**  
Metal Sides 2.5 Corrugated  
Color: Matte Black 105 Smooth

**WINDOWS**  
Anderson 100  
Color: Black Exterior,  
White Interior

**WINDOWS**  
Jeld-Wen Premium Vinyl Casement  
No Grid, Color: Black Exterior,  
White Interior

**EXTERIOR WALL SCONCE**  
UNIT TYPE A  
Troy Lighting B9390G South Street  
Finish: Old Galvanized

**EXTERIOR WALL SCONCE**  
UNIT TYPE B  
WAC Lighting  
DS-WD05-F-B-CC-BK  
Color: GH

**FENCE**  
Ascot Flattop Fence  
Color: Black



**“SHERMAN 5” COLORED RENDERING LOOKING NORTH FROM SHERMAN (SHOWING EXISTING TREES):**



**“SHERMAN 5” COLORED RENDERING LOOKING NORTH FROM SHERMAN (NOT SHOWING EXISTING TREES):**



**During the second meeting with Design Review Commission, discussion includes:** The additional detail provided by the applicant on the relationship of the proposed structure to existing sites and structures in the neighborhood in terms of materials and design. The commission had requested that the applicant consider materials that are a mix of the residential and commercial character in the surrounding neighborhood.

**During the final meeting with Design Review Commission, discussion includes:** Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

**During the final meeting** (which could be the second meeting or continued to a third meeting), the Design Review Commission may suggest changes or recommendations to the applicant prior to rendering a decision to approve or deny the design.

**Design guidelines for consideration are as follows:**

**DO-E**

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls Next to Sidewalks
- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs

**17.09.330: COMPLIANCE WITH STANDARDS AND GUIDELINES:**

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review.

**ACTION:**

The Design Review Commission will provide feedback to the applicant and ensure that the proposed structure meets the intent of the Infill Downtown Overlay East (DO-E) Design Guidelines and Standards. The commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the design guidelines. The DRC also has the authority to continue the discussion to a third meeting.

Miller Development Group  
3119 N 2nd St  
Coeur d Alene, Idaho 83815

February 2nd, 2018

Tami Stroud  
Planner  
City of Coeur d'Alene-City Hall  
Coeur d'Alene, ID 83814

Tami,

Miller Development Group is requesting consideration of the following minor amenities so that we might meet our F.A.R. requirements for our Sherman 5 project.

Streetscape Lighting-.2 bonus

MDG will provide louvered lighting built into the proposed landscaping wall running along Sherman and 9th St. The lights will be built into the wall and will provide additional security and safety for pedestrians and people choosing to use the built in benches.

Public Benches-.2 bonus


MDG will provide two public benches built into the landscaping wall running along Sherman and 9th St. One bench will be on Sherman and one bench will be on 9th St. The benches will be made of metal and will be located between the wall and the sidewalk. Combined with the lighting these should provide an added bonus of creating a nice public appeal along Sherman

The project is currently at .5 with the F.A.R. calculations. These additional two minor amenities would put the project at the required .9 F.A.R. requirement. We are happy to provide any additional information you require regarding these items. We look forward to hearing from you at your earliest convenience.

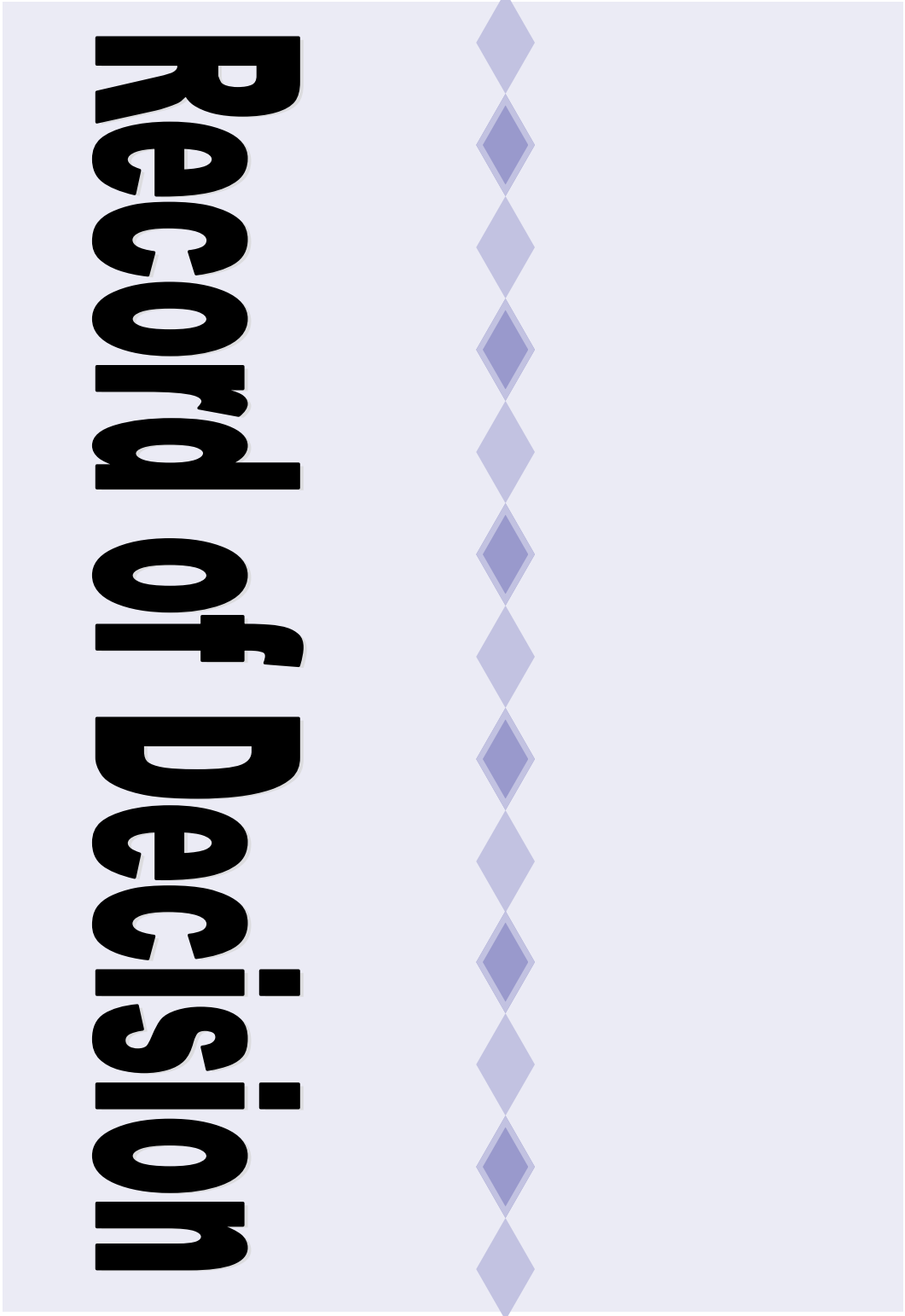
Sincerely,

Chad Oakland and Dan Stubbs  
Miller Development Group  
208-704-2000  
208-691-2273





# Record of Decision



**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-1-17  
RECORD OF DECISION**

**A. INTRODUCTION:**

The Miller Development Group is requesting a second meeting with the Design Review Commission for the design of (five) 2-story townhomes. The subject property is in the Downtown Overlay – Eastside (DO-E) zoning district.

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on January 25, 2018.
  - a. Comments were received from:

**Chad Oakland Applicant and the Design Review Commission:**

Motion Ingalls, seconded by Green, to approve Item DR-1-18 to a second meeting.  
Motion approved.

2. The second and final meeting with the applicant was held on February 22, 2018.
  - a. Comments were received from:

MOTION by, seconded by, to not require a third meeting, and approve the design as submitted.

**C. GUIDELINES THAT HAVE BEEN MET:** (*Write N/A for Not Applicable – add comments if necessary*)

**DESIGN GUIDELINES:**

**In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.**

**DO-E**

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls Next to Sidewalks
- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs

**D. DESIGN DEPARTURES:**

**None.**

**PROPOSED CONDITIONS**

**None.**

Motion by, seconded by, to approve. Motion carried.

**ROLL CALL:**

Commissioner Ingalls	Voted
Commissioner Gore	Voted
Commissioner Messina	Voted
Commissioner Green	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	Voted

---

CHAIRMAN GEORGE IVES



STATE OF IDAHO)

) ss.

County of Kootenai)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_

Notary Public for \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

## **RIGHT OF APPEAL**

**FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.**

## **COMPLIANCE WITH APPROVED PLAN**

**ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.**

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER

**DATE:** FEBRUARY 22, 2018

**SUBJECT:** DR-3-18: REQUEST FOR AN EARLY DESIGN FOR A 78-UNIT APARTMENT PROJECT KNOWN AS "BLUEGRASS LODGE" THE SUBJECT PROPERTY IS IN THE C-17 (COMMERCIAL AT 17 UNITS/ACRE) ZONING DISTRICT.

**LOCATION:** 7845 N. RAMSEY ROAD

**APPLICANT/ARCHITECT:**

Lake City Engineering  
126 E. Poplar Avenue  
Coeur d'Alene, ID 83814

**OWNER:**

Copper Basin Construction, Inc.  
PO Box 949  
Hayden, ID 83835

**DECISION POINT:**

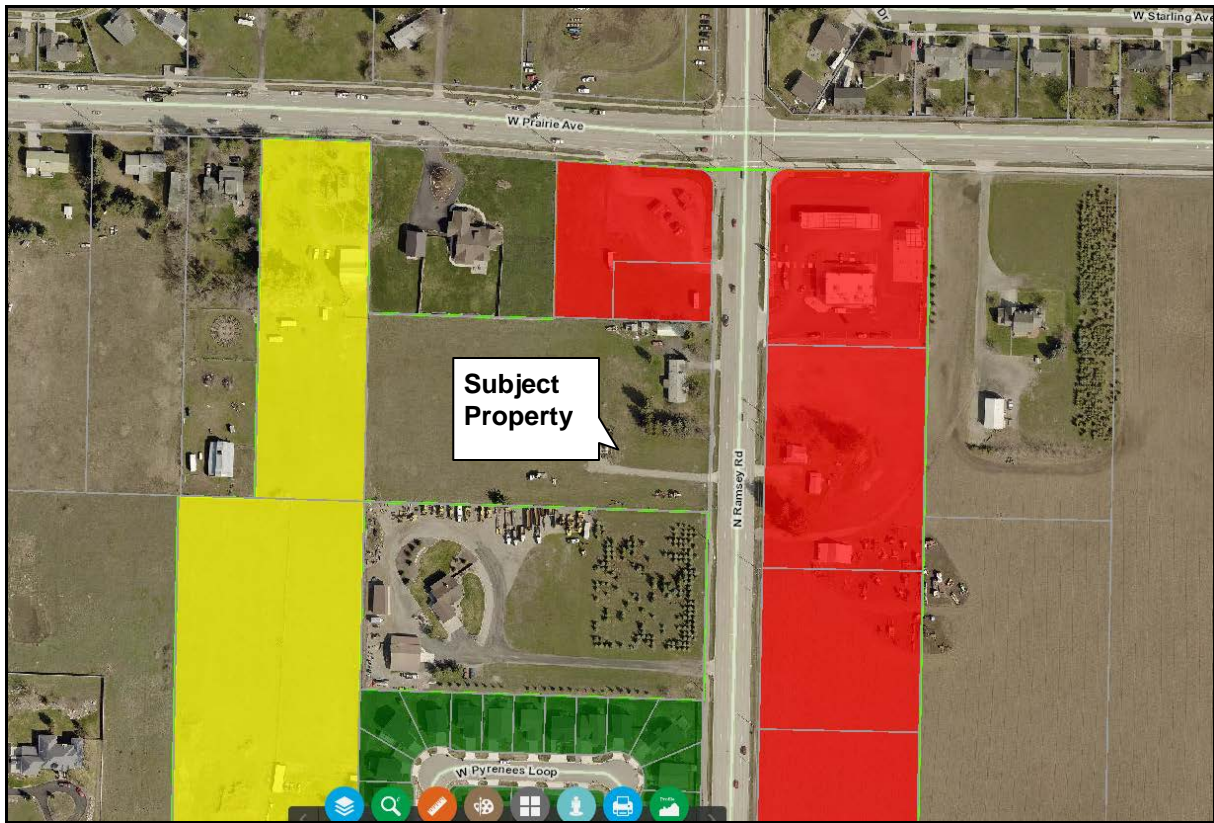
Copper Basin Construction, Inc., is requesting the Design Review Commission's Early Design Consultation for the 78-unit apartment project known as "Bluegrass Lodge". The subject property is a 4.6 acre parcel located near the southwest corner of the intersection of Prairie Avenue and Ramsey Road. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

**SITE MAP:**





**VICINITY MAP:**



**Site Photos:** Existing vacant home on the site showing trail and paved access:





*Ramsey Road looking west at the subject property:*



*Ramsey Road looking north toward Prairie Avenue showing asphalt trail:*



**GENERAL INFORMATION:**

17.09.320: A. 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 that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

**PROJECT ANALYSIS:**

The applicant is requesting the Design Review Commission’s early design consultation for the 78-unit apartment project known as “Bluegrass Lodge”. The subject property is located near the southwest corner of the intersection of Prairie Avenue and Ramsey Road. The subject property currently contains a single-family residence and the cell tower. The house is proposed to be demolished as part of the multi-family construction. The Ramsey Road frontage improvements are complete and include curb and gutter, swales and walking paths.

Bluegrass Lodge is proposed to consist of eight (8) multi-family residential apartment buildings and one (1) clubhouse. Five (5) buildings will contain twelve (12) units, and the remaining three (3) buildings will each have six (6) units; all residential buildings will be two-story. The proposed buildings are identical to several other apartment projects that Copper Basin Construction, Inc. has built recently in the Coeur d’Alene area.

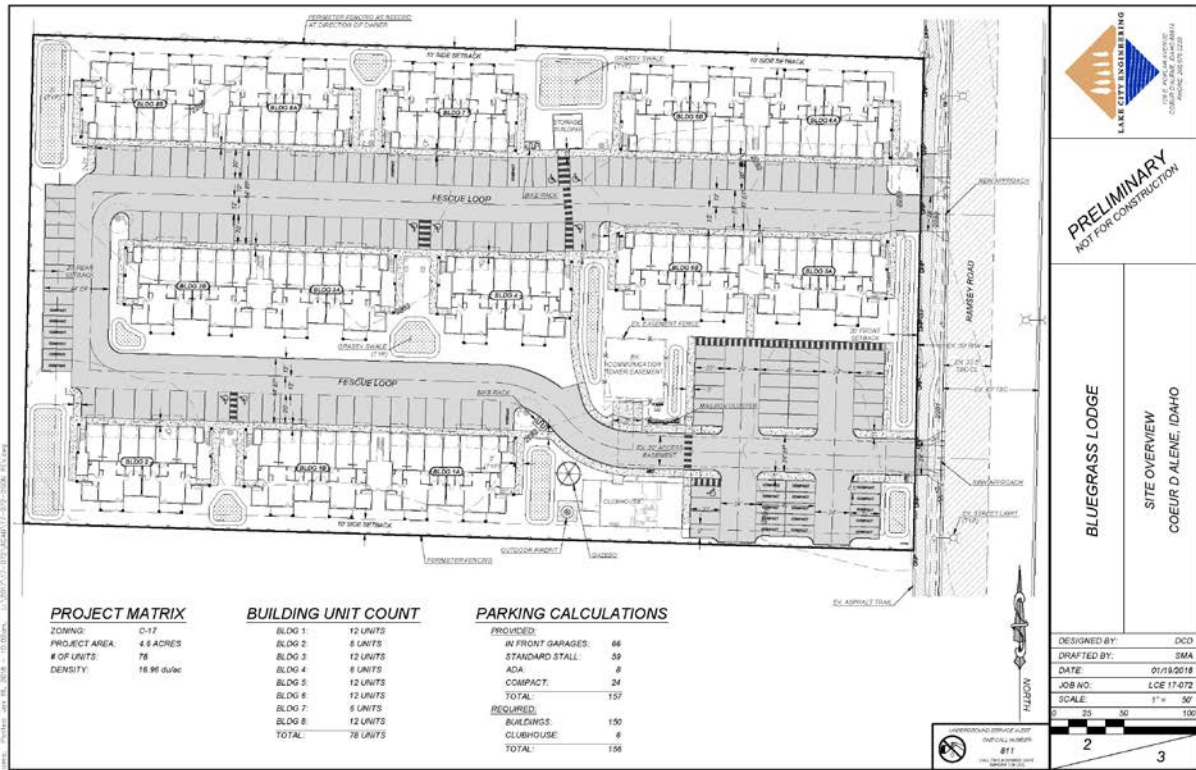
The project is within the C-17 (Commercial at 17 units/acre) zoning district. The project is subject to the C-17/C-17L Commercial Design Guidelines.

**NEIGHBORHOOD CONTEXT MAP:**





**OVERALL SITE PLAN:**



**Evaluation:**

The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

- Orientation; and
- Massing; and
- Relationships to existing sites and structures; and
- Surrounding streets and sidewalks; and
- How the building is seen from a distance; and
- Requested design departures

**DESIGN DEPARTURES:**

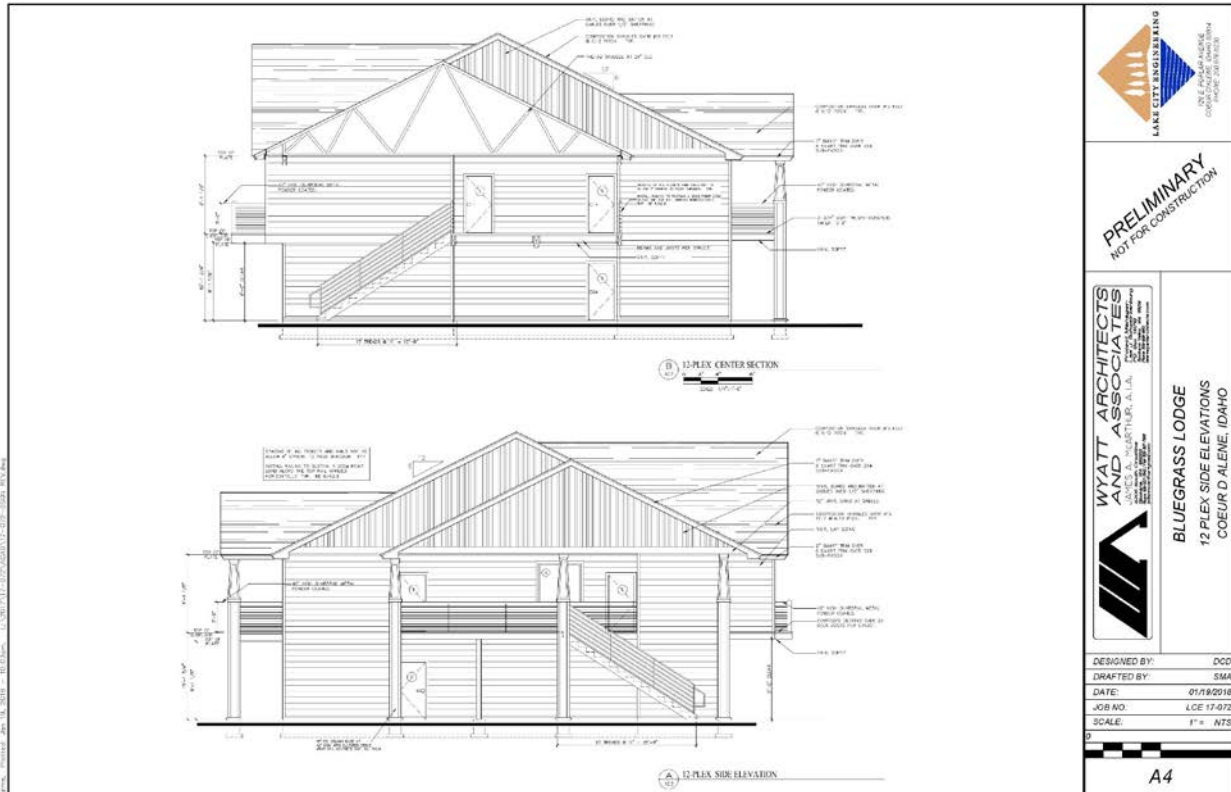
No design departures requested.

**During the second meeting with Design Review Commission, discussion includes:**

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).



**SAMPLE ELEVATION:**



**Commercial Design Guidelines for consideration are as follows:**

**C-17/C-17L Commercial Design Guidelines**

- Curb Cuts: Width and Spacing
- Sidewalks Along Street Frontages
- Street Trees
- Grand Scale Trees
- Walkways
- Residential/Parking Lot Screening
- Parking Lot Landscaping
- Lighting
- Screening of Service and Trash Areas
- Screening of Rooftop Equipment
- Entrance Visible from Street
- ~~Windows Facing Street~~ (**NOTE: Glazing is not possible due to the proposed residential use**)
- Treatment of Blank Walls

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Commercial Guidelines and Standards required in the Commercial (C-17) zoning district. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the Design Guidelines. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.



**APPLICANT'S  
NARRATIVE**

# **BLUEGRASS LODGE**

*DESIGN REVIEW*

*PROJECT NARRATIVE*

*Coeur d'Alene, Idaho*



*126 E. Poplar Avenue  
Coeur d'Alene, Idaho 83814  
208-676-0230*



*580 W. Capstone Court  
Hayden, Idaho 83835  
208-765-5059*

## INTRODUCTION

The project proponent, Copper Basin Construction, Inc. (CBC) is hereby requesting the Design Review Commission review and approve a 78-unit apartment project to be known as Bluegrass Lodge. The subject property is located at the southwest corner of the intersection of Prairie Avenue and Ramsey Road. Currently, there is an existing single-family residential house on a portion of the property, as well as a cell phone tower; however, the majority of the land is vacant.

## SUBJECT PARCEL

The property being under consideration is as follows:

Parcel #:	0-3560-27-315-AC
Address:	7845 N. Ramsey Road Coeur d'Alene, ID 83815
Area:	4.6 acres
Current Zoning:	C-17 Commercial
Total # of Units:	78 apartment units
Density:	16.9 du/ac
Legal Description:	The South half of Tract 315, together with the South 3' of the East half of the North half of Tract 315 of Hayden Lake Irrigated Tracts.



Figure 1: Vicinity Map



## ZONING CLASSIFICATION

The property is currently zoned C-17 Commercial and is located at the northern boundary of the City of Coeur d'Alene City Limits. The surrounding properties consist of commercially zoned parcels to the North (C-17), South (County Commercial) and East (C-17) and residential (R-3) to the West.

## PRE-DEVELOPMENT CONDITIONS

The subject property currently contains a single-family residence, an outbuilding, and a cell phone tower. Access to both the single-family residence and the cell tower are off of Ramsey Road. There are no other structures located on the property. The house is proposed to be demolished as a part of the multi-family construction.

The Ramsey Road frontage improvements are complete and include curb and gutter, swales and walking paths. No additional improvements to Ramsey Road would be required during development of the subject property; however, an additional 5' of public right-of-way will be dedicated to the City of Coeur d'Alene.

Figure 3 below shows the current site conditions.



Figure 3: Existing Site Conditions

## PROPOSED DEVELOPMENT

Bluegrass Lodge is proposed to consist of 8 multi-family residential apartment buildings and 1 clubhouse. 5 buildings will contain 12 units, and the remaining 3 buildings will each have 6 units; all residential buildings will be two-story. The proposed buildings are identical to several other

apartment projects that Copper Basin Construction, Inc. has built recently in the Coeur d'Alene area. Attached as a part of this submittal are architectural elevations and renderings of the proposed buildings, as well as pictures of said previously constructed projects. The clubhouse is planned to be a single level and contain approximately 1800 sf.

A project Summary is contained in the Design Review submittal drawings, and is referenced below:

**BUILDING UNIT COUNT**

<i>BLDG 1:</i>	<i>12 UNITS</i>
<i>BLDG 2:</i>	<i>6 UNITS</i>
<i>BLDG 3:</i>	<i>12 UNITS</i>
<i>BLDG 4:</i>	<i>6 UNITS</i>
<i>BLDG 5:</i>	<i>12 UNITS</i>
<i>BLDG 6:</i>	<i>12 UNITS</i>
<i>BLDG 7:</i>	<i>6 UNITS</i>
<i>BLDG 8:</i>	<i>12 UNITS</i>
<i>TOTAL:</i>	<i>78 UNITS</i>

**PARKING CALCULATIONS**

<u>PROVIDED:</u>	
<i>IN FRONT GARAGES:</i>	<i>66</i>
<i>STANDARD STALL:</i>	<i>59</i>
<i>ADA:</i>	<i>8</i>
<i>COMPACT:</i>	<i>24</i>
<i>TOTAL:</i>	<i>157</i>
<u>REQUIRED:</u>	
<i>BUILDINGS:</i>	<i>150</i>
<i>CLUBHOUSE:</i>	<i>6</i>
<i>TOTAL:</i>	<i>156</i>

**COMMERCIAL DESIGN GUIDELINES – SITE DESIGN**

There are no requested deviations or departures proposed with this project. Site Design standards are in accordance with the Section I. Site Design of the CDA Commercial Design Guidelines and include the following in accordance with approved City of CDA standards:

**A. Approaches: Width and Spacing**

- 2 concrete approaches spaced 165 feet apart

**B. Sidewalks along Street Frontages**

- A public multi-use trail, street trees and grassy swales along the frontage of Ramsey Road per Profile #1

**C. Street Trees**

- Street trees shall be planted along Ramsey Road at 35' spacing, with the exception of within the sight triangles

**D. Grand Scale Trees**

- There are no grand scale trees on the site that can be incorporated into the project

**E. Walkways**

- 5' wide ADA accessible walkways will be constructed throughout the project, providing access from each building to the clubhouse and the public right-of-way
- Pedestrian ramps and appropriate striping will be provided as required

**F. Residential/Parking Lot Screening**

- A parking lot landscape buffer/screen will be provided between the proposed parking lot and Ramsey Road
- A 10' residential landscape buffer is proposed on the West property line adjacent to the residentially zoned property

**G. Parking Lot Landscaping**

- Parking lot landscaping is proposed in accordance with the design standards
- Shade trees are proposed to be installed at a rate of 1 tree / 6 spaces where the parking is adjacent to the street, and 1 tree / 12 spaces on the internal parking

**H. Lighting**

- All lighting is proposed to be in accordance with the design standards, and will consist primarily of wall-pack units on the buildings

**I. Screening of Service and Trash Areas**

- Individual trash receptacles are to be provided to each unit. No community trash enclosures or dumpsters are proposed

**COMMERCIAL DESIGN GUIDELINES – BUILDING DESIGN**

There are no requested deviations or departures proposed with this project. Building Design standards are in accordance with the Section II. Building Design of the CDA Commercial Design Guidelines and include the following:

**A. Screening Rooftop Equipment**

- No rooftop mechanical equipment is proposed

**B. Entrance Visible from Street**

- As these are residential buildings, street side entrances are not applicable
- Entrances to individual units will be under roof and visually prominent

**C. Windows Facing Street**

- The 20% window requirement is not applicable to residential buildings

**D. Treatment of Blank Walls**

- The following features are proposed for blank walls exposed to street frontage:
  - i. Recess of 4' or greater
  - ii. Overhanging roof over the entrances
  - iii. Evergreen hedge