

DESIGN REVIEW COMMISSION AGENDA

**OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday December 13th, 2012
12:00 pm**

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Dodge, McKernan, Bowlby, Messina, Mueller, Patano

APPROVAL OF MINUTES:

November 29th 2012

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: WinCo Foods, LLC
Location: A +/- 9.528 acre site near the northwest corner of North Ramsey Road and West Appleway Avenue.
Request: WinCo Foods, LLC is requesting the Design Review Commission's early design consultation for the design of a one-story +/- 71,000 SF retail building in the C-17 (Commercial at 17 units / acre) zoning district. (DR-3-12)

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 Sarah Nord at (208)769-2274 at least 24 hours in advance of the meeting date and time.***

**DESIGN REVIEW COMMISSION
MINUTES
Thursday, November 29th 2012**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman

Mike Patano

Jon Mueller

Rich McKernan

Heather Bowlby

COMMISSIONERS ABSENT

Mike Dodge

STAFF MEMBERS PRESENT

Tami Stroud, Planner

Sarah Nord, Administrative Support

Dave Yadon, Planning Director

APPLICANT

Sandy Young, Verdis

CALL TO ORDER:

Chairman Ives brought the meeting to order at 4:00 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the November 1st meeting.

Motion to approve by Mueller, seconded by Patano to approve.

The motion carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT

Ives asked if there were any public, commission, or staff comments on non-agenda related topics. Planning Director Dave Yadon referenced the next project scheduled to come before the commission on December 13th 2012 for a proposed WinCo building. He stated that it is located in a C-17 zoning district therefore the guidelines will be different. Planner Stroud added that the guidelines for C-17 zoning have been emailed to each commissioner and a hard copy will be provided at the meeting.

NEW BUSINESS

DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC - Approval of the Record of Decision.

Chairman Ives then stated the new business item: to approve the Record of Decision for 201 N. 1st Street. Ives read through each guideline asking if any commissioner had comments / questions to add. Commissioner Bowlby inquired about the curb cuts, asking if the curb cut drop requirement is the same for all corners or just pedestrian walkways. Commissioner Patano stated that it is the same for all street corners. Ives added that it is an ADA requirement. Commissioner Mueller pointed out a clerical error on page 12, the word "if" should be "of" under #21, item #1: "The design "if" buildings and sites shall identify..."

Motion to adopt the Record of Decision as modified by Commissioner Mueller, seconded by Commissioner Patano.

The motion passed 4-0 to approve the Record of Decision.

ADJOURNMENT

Motion by Patano , seconded by Messina to adjourn the meeting; Motion approved unanimously.
The Meeting was adjourned at 4:20 P.M.

Prepared by Sarah Nord, Administrative Support

**DESIGN REVIEW COMMISSION
STAFF REPORT**

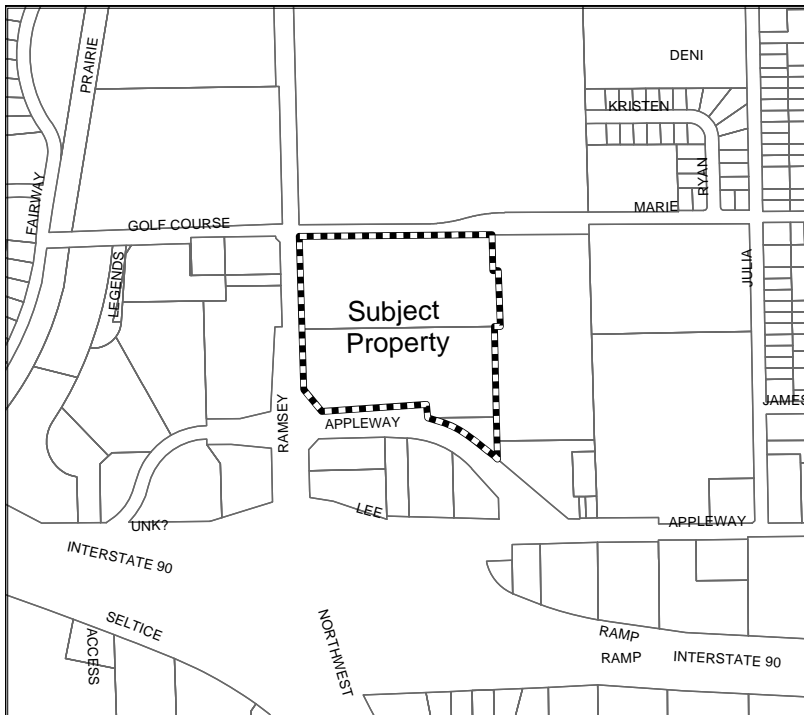
FROM: TAMI STROUD, PLANNER
DATE: DECEMBER 13th, 2012
SUBJECT: DR-3-12: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE
DESIGN REVIEW COMMISSION
LOCATION: +/- 9,528 ACRE SITE LOCATED NEAR THE NORTHEAST CORNER
OF NORTH RAMSEY ROAD AND WEST APPLEWAY AVENUE

APPLICANT/OWNER:
WinCo Foods, LLC – Ronald R. Schrieber II, Boise, Idaho

DECISION POINT:
WinCo Foods, LLC is requesting the Design Review Commission’s early design consultation for the design of a one-story +/- 71,000 SF retail building in the C-17 (Commercial at 17 units / acre) zoning district.

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.

A. SITE MAP:



B. AERIAL VIEW:



C. PROJECT ANALYSIS:

The applicant is requesting the Design Review Commission's early design consultation for the design of a single story retail building in the Commercial (C-17) zoning district.

The subject property is near the northeast corner of West Appleway and North Ramsey Road. The proposed project fronts on three streets; West Appleway, North Ramsey Road and Marie Avenue. Sidewalks currently exist on West Appleway and North Ramsey Road. West Marie Avenue will require the installation of sidewalks per code. The subject property is currently vacant and was previously used as a gravel pit. The applicant is proposing a +/- 70,000 SF retail building. Surface parking will be provided on site. Future plans are to subdivide the site into multiple lots allowing for additional development on those pad sites.

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.

D. DESIGN DEPARTURES:

The applicant has requested a design departure for the guideline addressing Windows Facing Street:

BUILDING DESIGN: Windows Facing Street

Intent: To have commercial activities visible from streets.

1. At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, "vision" glass. On the facade, this required window area shall be located between 2 feet above grade and 10 feet above grade.
2. Interior display shelving shall not be placed against the windows.

Evaluation:

Each design guideline must be met by the proposed development. However, the design guidelines are intended to provide some flexibility in application provided that the basic intent of the guidelines is met.

In order to approve a design departure, it must be found that:

1. The project must be consistent with the comprehensive plan and any applicable plan;
2. The requested departure meets the intent of statements relating to applicable development standards and design guidelines;
3. The departure will not have a detrimental effect on nearby properties or the city as a whole;
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole; and
5. If a deviation from a building design guideline is requested, the project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.

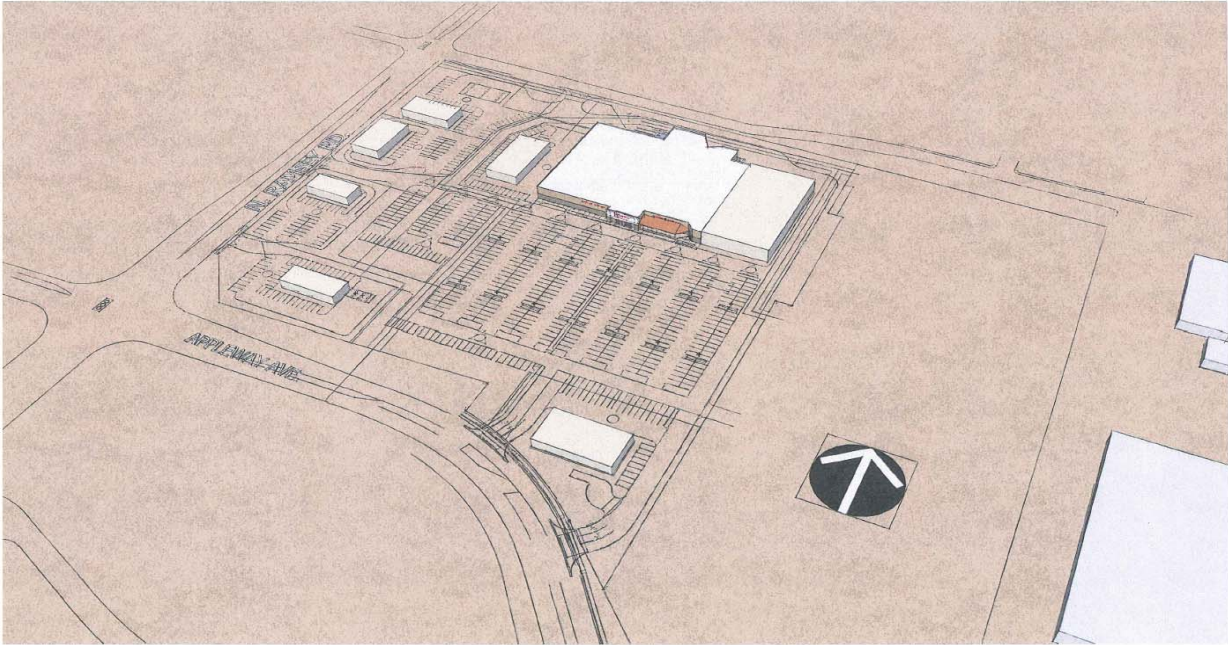
Commercial design guidelines for consideration are as follows:

- *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*
- *Treatment of Blank Walls*

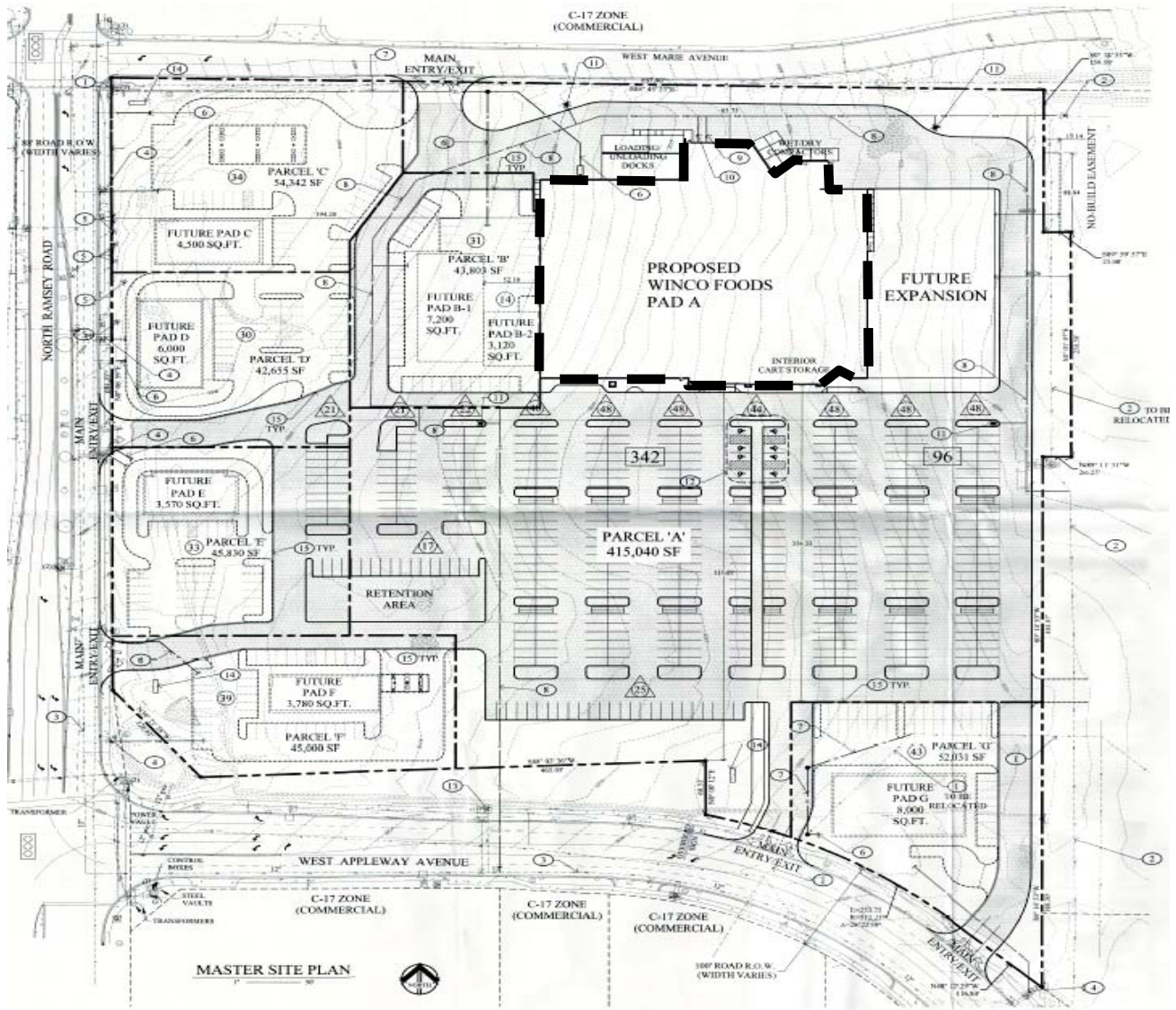
SOUTH ELEVATION:



GENERALIZED MASSING:



CONCEPTUAL SITE PLAN:



NEARBY BUILDINGS:



NEARBY BUILDINGS CONTINUED:



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)

- The Design Review Commission may suggest changes or recommendations to the applicant prior to the second meeting.