

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:
 File number(s): SUB17P-01
College marketplace Sub
 Project name: _____
 Date filed: 2/20/2017 Date complete: _____
 Related files: _____

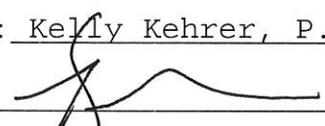
Subject Property Information

Address: 414 N. 21st Ave., Caldwell Parcel Number(s): R3537300000
 Subdivision: N/A Block: _____ Lot: _____ Acreage: 6.97 Zoning: C3
 Prior Use of the Property: Commercial
 Proposed Use of the Property: Commercial

Applicant Information:

Applicant Name: 21st and Chicago, LLC Phone: 208-345-7030
 Address: 3502 N. 9th St. Ste 200 City: Boise State: ID Zip: 83702
 Email: _____ Cell: _____
 Owner Name: same as applicant Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) KM Engineering, LLP
 Address: 9233 W. State Street City: Boise State: ID Zip: 83714
 Email: Kelly@kmengllp.com and dwilson@kmengllp.com Cell: _____

Authorization

Print applicant name: Kelly Kehrer, P.E., P.L.S., Principal
 Applicant Signature:  Date: 02/20/2017

A-1

Project Name: College Marketplace Subdivision	File #: <u>SUB-17P-01</u>
Applicant/Agent: 21st and Chicago, LLC/ KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Preliminary Plat Details Form	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Preliminary Plat – 3 Full size copies and 1 reduced copy (8 ½" x 11")	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property (8 ½" x 11")	
N/A	Traffic Study (if applicable)	
x	Landscape Plan (if applicable)	
Forthcoming	Neighborhood Meeting sign-in sheet	
x	Fee \$1,233.16	

STAFF USE ONLY:

Date Application Received: 2-20-2017

Received by: JW

Proposed Hearing Date: HE 3-14-2017

Hearing Body: HE

Project Name: College Marketplace Subdivision	File #: SUB 17P-01
Applicant/Agent: 21st and Chicago, LLC/ KM Engineering, LLP	

Preliminary Plat Information

Total # Lots

Residential: _____ Commercial: 6 Industrial: _____ Common: _____

Phased Project: Yes No If "yes", # of phases: _____ Total Acreage: 6.97

Min. Lot Size (excluding common lots): 40,589 sq. ft. Max. Lot Size (excluding common lots): 72,011 sq. ft.

Avg. Lot Size (excluding common lots): 50,568 sq ft % Useable Open Space: 0%

List all types of useable open space: N/A

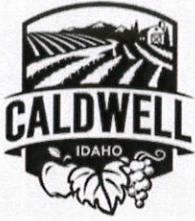
Preliminary Plat Required Details

- Subdivision name (duplicates not allowed); location of subdivision by section, township, and range
- Reference by dimension and bearing to a combination of two section corners, quarter section corners, or recorded monuments
- Name, address and phone number of property owner(s), subdivider, engineer, planner, surveyor who prepared the plat, and any other professional persons involved in the subdivision
- Scale, typically 1" = 100'. Whenever practical, scales shall be adjusted to produce an overall drawing measuring 18"x24" but not exceeding 42"x 60"
- North arrow and date of preparation (including dates of any subsequent revisions)
- Vicinity map drawn to a maximum scale of 1" = 500' clearly showing and identifying lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.
- Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout.
- Contour lines shown at 5' intervals where land slope is greater than 10% and 2' intervals where land slope is 10% or less, referenced to an established bench mark including location & elevation
- Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory flood plain and floodway boundaries (if any); and location and extent of known areas subject to inundation.
- Location, width, and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Locations of railroads, utility rights-of-way, easements of public record, public areas, and structures to remain.
- ~~N/A~~ Name, book, page number and lot line layout of recorded adjacent subdivision having a common boundary
- By note: existing zoning, total acreage, total # of buildable lots and common lots, total gross acreage, average buildable lot size, and dwelling units per gross acre
- Subdivision boundary with dimensions and bearings based on recorded field survey performed within 6 months, and including the professional land surveyor stamp. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such
- Show all proposed public dedications of rights-of-way or easements
- Areas not intended for development should be identified as open space within a common lot, or noted if protected as environmentally sensitive such as wetlands, natural habitats set aside or flood plain area.
- Names, addresses and tax parcel numbers of all property owners within 300 feet of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations

- Existing and proposed storm drains and water supply mains within and immediately adjacent the subdivision
- Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer-related facilities within and adjacent to the subdivision
- Proposed street layout with location, width and proposed street names, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties
- Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage
- N/A Designation of all land to be dedicated or reserved for public use with purpose indicated
- If plat includes land for which multi-family, commercial or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any
- Appropriate information that sufficiently details the proposed subdivision within any special development area, such as hillside, planned unit development or a subdivision within a designated floodplain
- Proposed on/off site improvements including water supply systems, sanitary systems & storm water drainage
- Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right-in/right-out approach) of approach indicated
- Sewage Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat
- Water Supply: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat
- Storm Water Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design and operation of ht storm water disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All storm water design shall comply with the City's most-recent Storm Water Management Manual as adopted by Council as of the date of preliminary plat application submittal
- Irrigation System: A statement describing the proposed irrigation system, consistent with Section 10-07-12 of Chapter 10 of City Code, shall appear on the preliminary plat
- Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of City Code; or, if said plat doesn't meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application

N/A Subdivision Within a Floodplain:

- Location of all planned improvements
- Location of floodways and flood plain in accordance with adopted FEMA maps
- Location of present water channel
- Any planned rerouting of waterways
- All major drainageways
- Areas of frequent flooding
- Means of floodproofing buildings
- Provide elevation bench marks used for establishing the data shown on the preliminary plat least one foot above the 100-year flood line
- No subdivision or part thereof shall be approved if levees, fills, or other features within the subdivision will individually or collectively significantly increase the risk of damages to upstream properties



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: College Marketplace Subdivision	File #:
Project Address: 414 N. 21st Ave., Caldwell Idaho	

Applicant (v)	Description	Staff (v)
x	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
Landscape Plan must include a table with the following information:		
x	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
x	# of trees provided in each street landscape buffer	
x	# of shrubs provided in each street landscape buffer	
x	Width of each street landscape buffer	
x	Total # of parking spaces provided (regular, ADA, and bicycle)	
x	Types of vegetation and/or rock ground cover	
x	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

<u>STAFF USE ONLY:</u>	
Date Application Received:	<u>2-20-2017</u>
Received by:	<u>JW</u>
Date Approved:	_____
Approved by:	_____

A-C



February 20, 2017
Project No.: 16-151

Jarom Wagoner, Senior Planner
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

RE: Detailed Application Letter for property located at 414 N. 21st Ave.; Preliminary Plat Application.

Dear Jarom:

We are pleased to present to you for our 21st and Chicago, LLC the attached and completed Preliminary Plat application; along with the checklists for the above referenced application. Our goal is to be placed on an agenda for the Planning and Zoning staff, as soon as possible.

As you know, this project is presently undeveloped ground located on the corner of N. 21st Ave. and Chicago Street in Caldwell. The subject property is presently zoned C3, no zoning change is proposed with this application. The Commercial use is compatible with the Comprehensive Plan, as well as surrounding uses in the area which include commercial to the north, commercial to the south, undeveloped commercial ground to the east, and commercial to the west.

The proposed preliminary plat consists of 6.97 acres, six buildable lots, no common lots and a landscaping buffer on N. 21st and Chicago. Design Standards are proposed to permit a high-quality Commercial Community for an orderly development of the parcel to assist in a friendly growth in the City and its surrounding area.

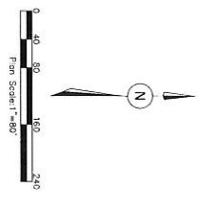
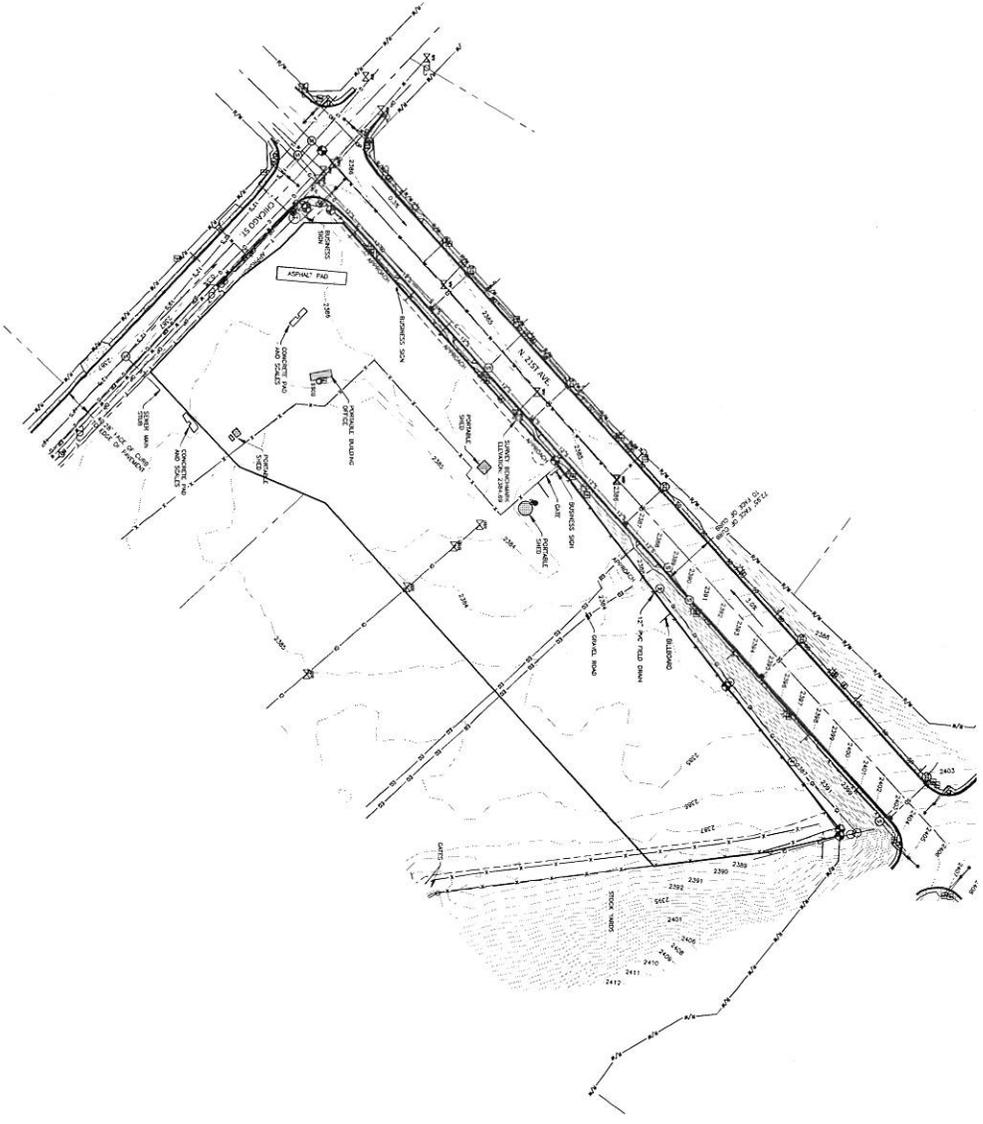
Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Kelly Kehr P.E., P.L.S.
Principal

cc: Matt Witt, 21st and Chicago, LLC

A. L.



A3

LEGEND

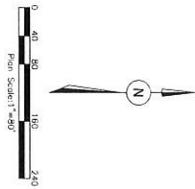
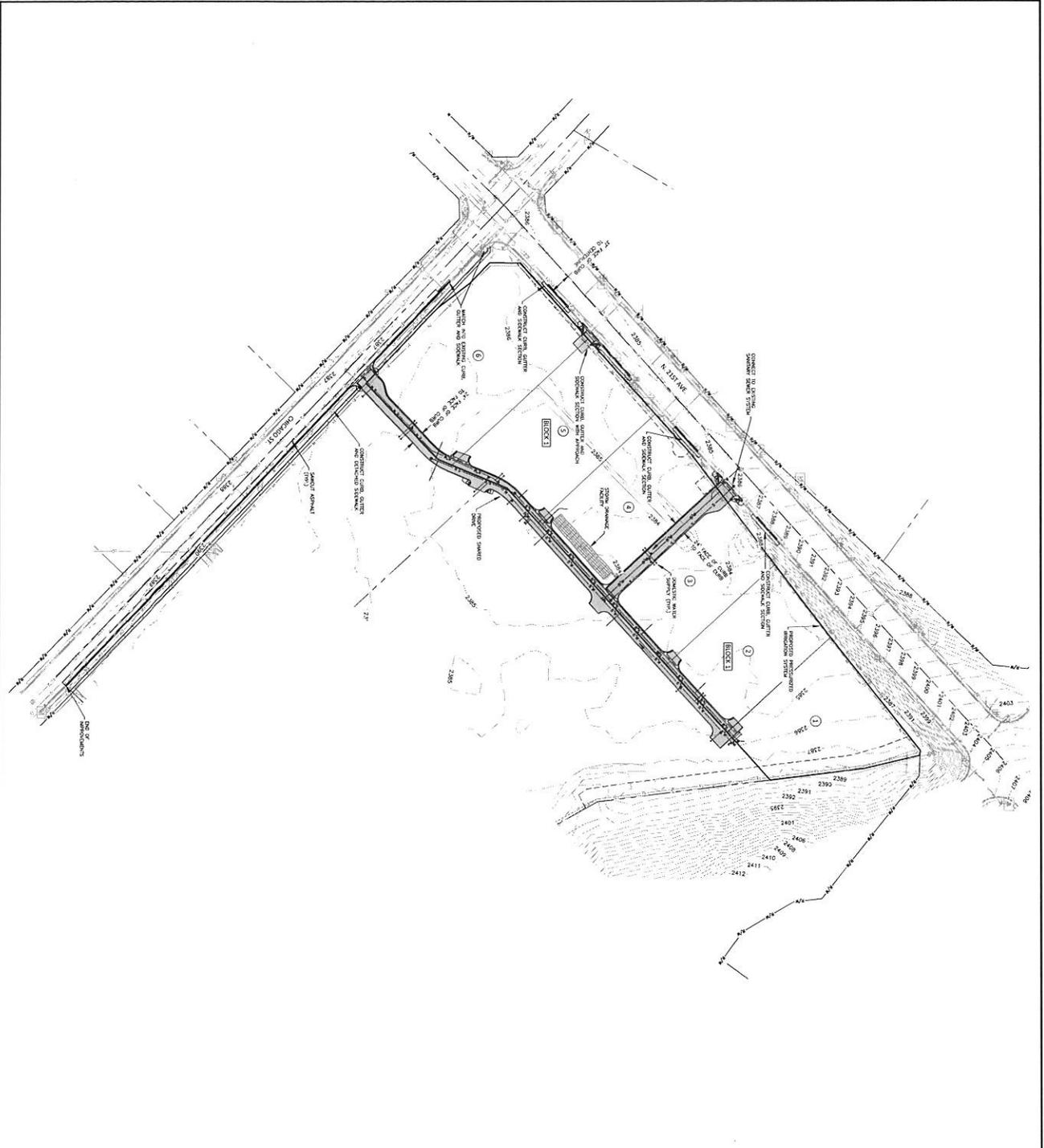
- BOUNDARY LINE
- SECTION LINE
- CENTER RIGHT-OF-WAY
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- ROAD CENTERLINE
- ROAD BRASS CURB MONUMENT
- ROAD ALUMINUM CURB MONUMENT
- ROAD 2 1/2" X 3/8" REBAR
- ROAD 1/2" X 3/8" REBAR
- ROAD IRON NAIL
- STREET MANHOLE
- STREET CLEAN OUT
- STREET SHIM W/ALUMINUM
- STREET SHIM C/CONCRETE
- REPLICATION STRUCTURE
- REPLICATION MANHOLE
- REPLICATION CONTROL VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SPOUT VALVE
- SPOUT HOSE
- TELEPHONE BOX
- LIGHT POLE
- STREET SIGN
- TELEPHONE MANHOLE
- TELEPHONE RECEPTACLE
- SEWER LINE
- SEWER SHIM LINE
- REPLICATION LINE
- WATER LINE
- OVERLAY TO POWER LINE
- UNDERGROUND POWER LINE
- TELEPHONE LINE
- GAS LINE
- PRE-DESIGNED PRE-INSTALLED REPLICATION LINE
- EDGE OF GRADE
- CURB AND GUTTER SECTION
- TOPGRAPHIC MARK
- ASPHALT PAVED
- EXISTING PAVEMENT
- CONTROL LINE (VAPO 88)

COLLEGE MARKETPLACE SUBDIVISION
 CITY OF CALDWELL, CANYON COUNTY, IDAHO

NO.	REV.	DATE

ENGINEERING
 1000 SOUTH MAIN STREET
 BOISE, IDAHO 83725
 PHONE: 208.333.9999

SHEET NO. 2 OF 3



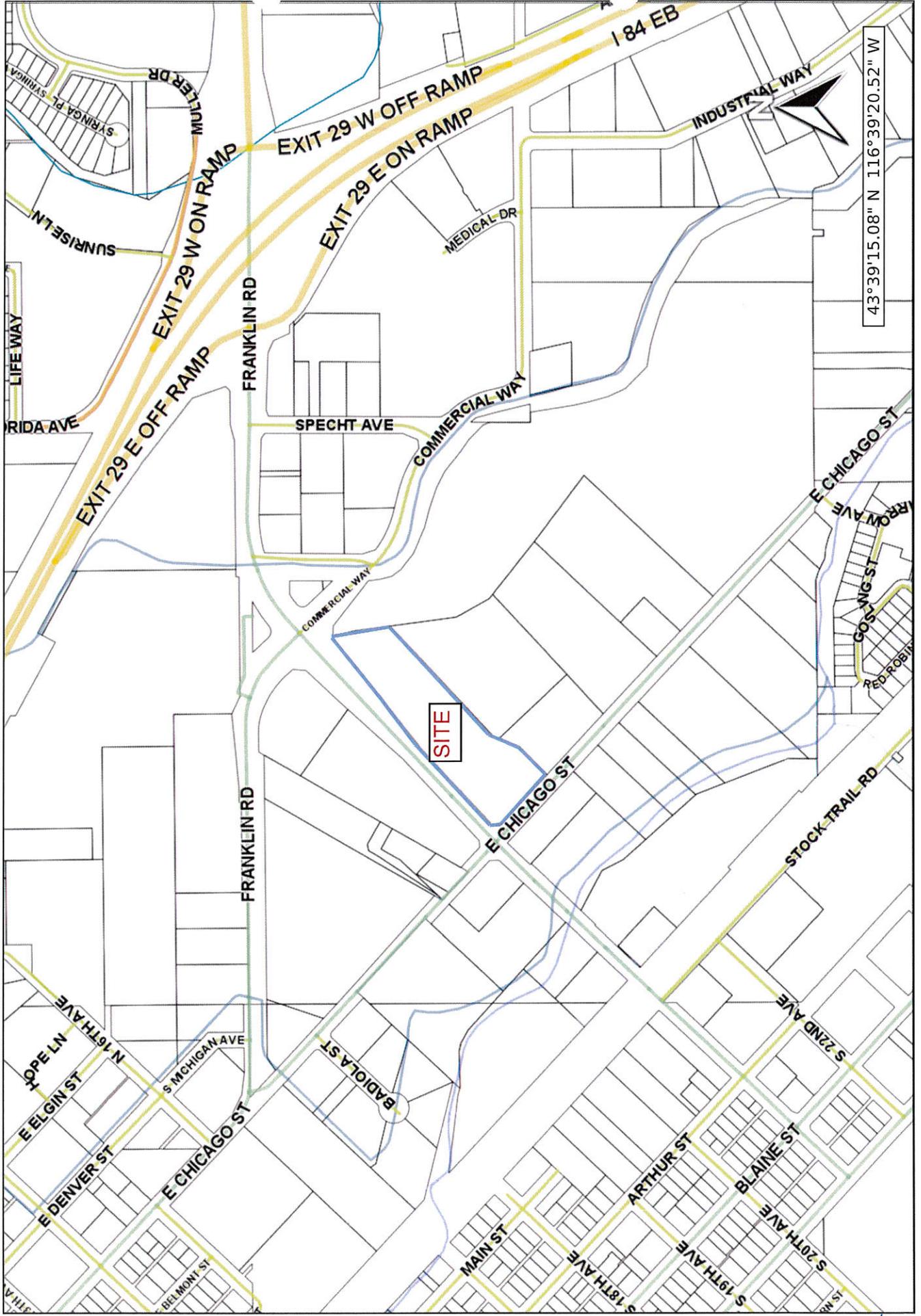
LEGEND
 NOTE: EXISTING FEATURES HAVE BEEN DRAWN BACK SEE SHEET 2 FOR LEGEND.

COLLEGE MARKETPLACE SUBDIVISION PRELIMINARY ENGINEERING PLAN CITY OF CALDWELL, CANYON COUNTY, IDAHO	
NO. DATE REVISIONS 1 7/20 2 8/15 3 9/10 4 10/15 5 11/10 6 12/15 7 1/10 8 2/15 9 3/10 10 4/15	 Kmm ENGINEERING 100 WEST MAIN STREET BOISE, IDAHO 83725 PHONE: 208.333.8888 FAX: 208.333.8889
DATE: 11/10/2010 DRAWN BY: JMM CHECKED BY: JMM SHEET NO: 3 OF 3	DATE: 11/10/2010 DRAWN BY: JMM CHECKED BY: JMM SHEET NO: 3 OF 3

A3

Vicinity Map

414 N. 21st Ave, Caldwell ID



AK

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 p.m.

End Time of Neighborhood Meeting: 7:00 p.m.

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Hokki de la Concepcion 16821 Purple Sage Rd.
Caldwell, Idaho 83607

3. Carl Woodburn 1347 S. Island Glenn Way

4. Ernie 83616

5. DeAnn Basula 19465 Majestic View Pl Caldwell, ID

7. Chaney Stotts 19300 Goodson Rd Caldwell

8. Dana-Gary Vance 124 N. 21st CALDWELL ID

- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

128

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: College Station Subdivision- Preliminary Plat/Final Plat

Date of Round Table meeting: _____

Notice sent to neighbors on: February 16th, 2017

Date & time of the neighborhood meeting: February 28th, 2017 at 6:00 p.m.

Location of the neighborhood meeting: Property Site- 414 N. 21st Ave. Caldwell, Idaho

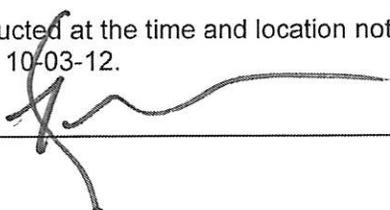
**Representative/
Developer/Applicant:**

Name: KM Engineering, LLP- Kelly Kehrer, P.E., P.L.S., Principal

Address, City, State, Zip: 9233 W. State Street, Boise Idaho 83714

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE _____



DATE

3/1/17

4

2016-025323	
RECORDED	
06/29/2016 10:03 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 MBROWN	\$19.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

After Recording, return to:

21st & Chicago LLC
350 N 9th Street, STE 200
Boise, ID 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

QUITCLAIM DEED

Quitclaim deed made this 23rd day of June 2016, between **21st & Chicago LLC**, an Idaho limited liability company ("Grantor"), and **21st & Chicago LLC**, an Idaho limited liability company ("Grantee"), with an address of 350 S 9th Street, STE 200, Boise, ID, 83702, witnesseth:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is acknowledged, does by these presents remise, release and forever quitclaim unto Grantee and to Grantee's heirs and assigns, all right, title and interest now owned or hereafter acquired in that certain parcel of land situate, lying, and being in the County of Ada, State of Idaho, bounded and particularly described as follows:

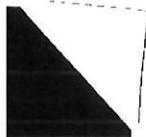
See **Exhibit A** attached to and made a part hereof

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder or remainders, rents, issues, and profits thereof. To have and to hold all and singular and to theirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

of **21st & Chicago LLC**, an Idaho limited liability company

By: Michael N. Fery, Manager

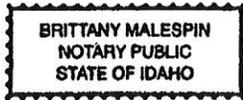


A-10

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 23 day of June 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael N. Fery**, known or identified to me to be the **Manager of 21st & Chicago LLC**, an Idaho limited liability company, who subscribed said name to the foregoing instrument, and acknowledged to me that he executed the same in said company's name.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.




Notary Public for Idaho
Residing at Boise, ID
Commission expires: 01.27.2022

A10



Thomas J. Wellard, PLS

June 13, 2016

Legal Description for
21st and Chicago, LLC
Job No. FE1916

Parcel A

This parcel is a portion of the NW ¼ of Section 26 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the NW ¼ of Section 26 (NW Section Corner, Section 26), a found brass cap monument;

thence South 00° 43' 24" West along the West boundary of the NW ¼ a distance of 447.20 feet to a point on the centerline of Chicago Street, a found aluminum cap monument;

thence South 46° 13' 24" East along said centerline a distance of 1009.86 feet to the intersection of Chicago Street and 21st Avenue, a found brass cap monument;

thence South 46° 14' 04" East continuing along the centerline of Chicago Street a distance of 73.48 feet;

thence North 43° 45' 56" East perpendicular to the centerline of Chicago Street a distance of 40.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the north right of way of Chicago Street, a found right of way brass cap;

thence North 04° 33' 06" East a distance of 34.54 feet to a point on the Southeasterly right of way of 21st Avenue, a found 5/8 inch diameter rebar;

thence North 47° 40' 08" East along said Southeasterly right of way a distance of 474.98 feet to a found right of way brass cap;

thence North 52° 29' 24" East continuing along said Southeasterly right of way a distance of 400.75 feet to a found right of way brass cap;

thence North 51° 18' 02" East continuing along said Southeasterly right of way a distance of 258.38 feet to a found right of way brass cap;

thence South 87° 28' 26" East a distance of 9.03 feet to a found right of way brass cap;

thence South 12° 46' 43" East a distance of 101.28 feet to a found ½ inch diameter rebar;



Thomas J. Wellard, PLS

21st and Chicago, LLC Legal Description
Parcel A, Page 2 of 2

thence South 07° 01' 03" East a distance of 167.10 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

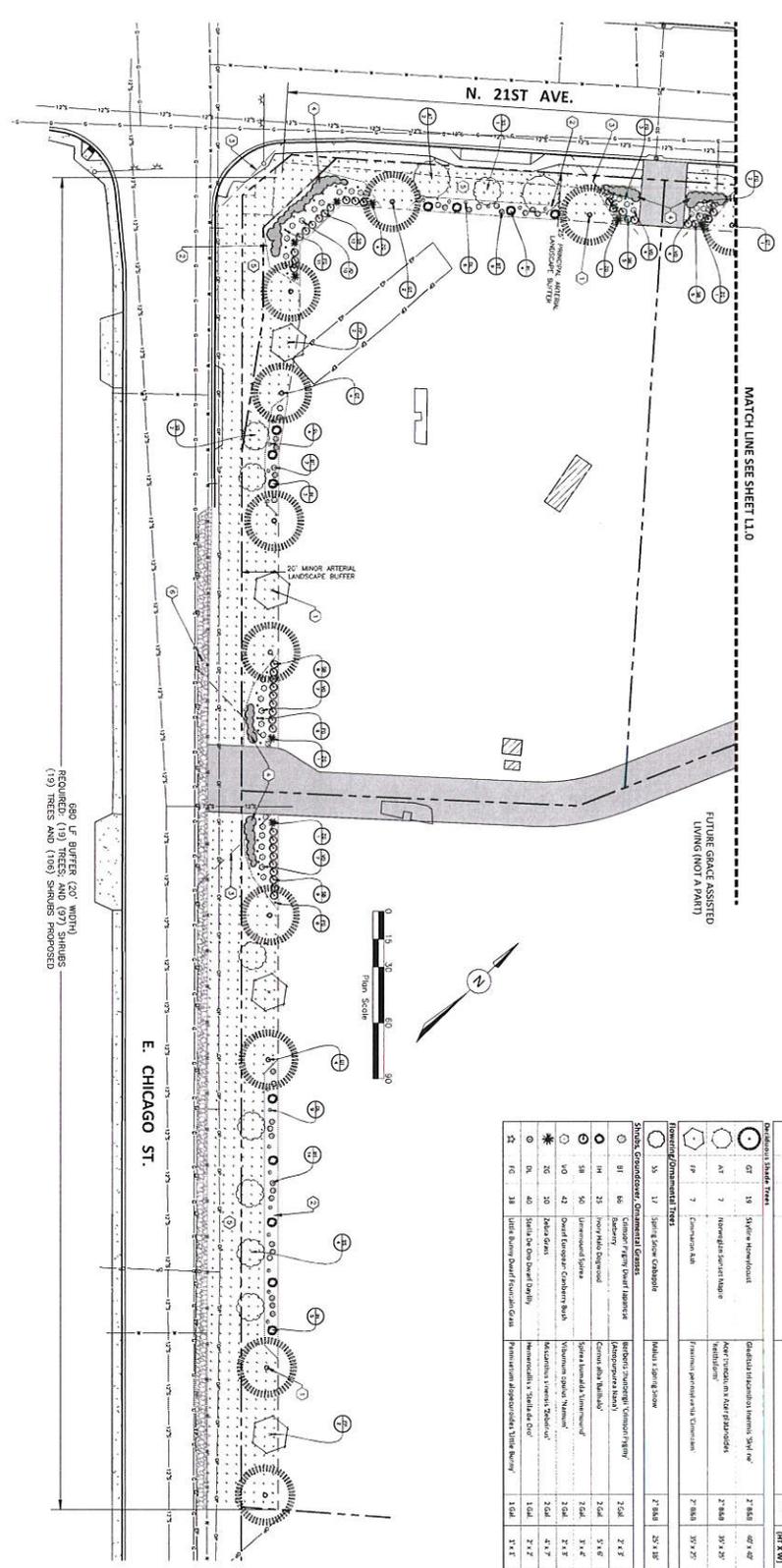
thence South 47° 37' 29" West a distance of 692.63 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 22° 31' 19" West a distance of 132.21 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 46° 23' 55" West a distance of 183.27 feet to a point on the North right of way of Chicago Street, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 46° 14' 04" West parallel with the centerline of Chicago Street, a distance of 318.78 feet to the **TRUE POINT OF BEGINNING**, containing 7.010 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.





MATCH LINE SEE SHEET L1.0

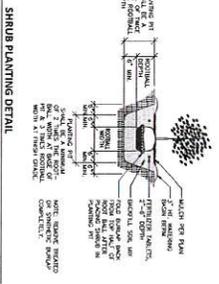
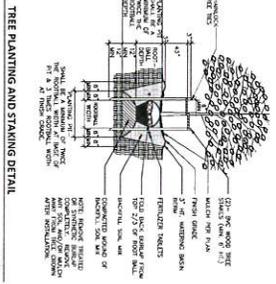
FUTURE GRAD ASSISTED LIVING (NOT A PART)

N. 21ST AVE.

E. CHICAGO ST.

680 LF BUFFER (20' WIDE)
REQUIRED: (19) TREES AND (97) SHRUBS
(19) TREES AND (108) SHRUBS PROPOSED

SYMBOL	KEY QUANT.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MAX. SIZE	NOTES
○	18	5 1/2" x 6" Hemlock	Podocarpus nelsonii	2' x 6"	40' x 40'	Chal II
○	7	Redwinged Blackbird	Agelaius phoeniceus	2' x 6"	30' x 20'	Chal II
○	7	Common Ash	Fraxinus pennsylvanica	2' x 6"	30' x 20'	Chal II
○	35	Spring Snow Crabapple	Malus 1.50m x 1.50m	2' x 6"	20' x 20'	Chal I
○	81	Common Norway Spruce	Picea canadensis	2' x 6"	20' x 20'	Chal I
○	14	Red Pine	Pinus resinosa	2' x 6"	20' x 20'	Chal I
○	58	Japanese Maple	Acer japonicum	2' x 6"	20' x 20'	Chal I
○	40	David's Dogwood	Cornus alternifolia	2' x 6"	20' x 20'	Chal I
○	20	Shrub Dogwood	Cornus alternifolia	2' x 6"	20' x 20'	Chal I
○	16	3B	Red Pine	2' x 6"	20' x 20'	Chal I



PRESSURIZED IRRIGATION NOTES

1. SOURCE OF IRRIGATION WATER IS UNKNOWN. AT THE TIME OF THE PREPARATION OF THIS PLAN, THE MAIN IRRIGATION SYSTEM, INCLUDING ASSOCIATED CANALS, IS PROHIBITED FROM PLANTING WITHIN THE PLANT MATERIALS.
2. IRRIGATION WATER SOURCE IS UNKNOWN. SOURCE OF WATER IS NOT KNOWN. WATER SOURCE IS NOT KNOWN. SOURCE OF WATER IS NOT KNOWN.
3. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM.
4. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM.
5. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM.
6. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM. THE CITY OF CALDWELL IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE IRRIGATION SYSTEM.

KEY NOTES

1. INSTALL 30' (MIN) TREE HOLES WITH 2' OF SOIL AND 2' OF MULCH.
2. CONDUCT AN ANNUAL INSPECTION OF THE IRRIGATION SYSTEM.
3. 40' CROWN SPREAD.
4. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL.
5. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL.
6. IRRIGATION WATER IS TO BE SUPPLIED BY THE CITY OF CALDWELL.

DATE: 10/15/2018
DRAWN BY: J. K. M.
CHECKED BY: J. K. M.
SCALE: 1/4" = 1'-0"

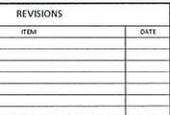
km
KIMBERLY CONYERS LANDSCAPE ENGINEERING
1000 S. 1000 E. SUITE 100
COLDWELL, IDAHO 83402
PHONE: 208.333.4444
FAX: 208.333.4444

DRAWING STATUS:
PRELIMINARY NOT FOR CONSTRUCTION

COLLEGE STATION LANDSCAPE BUFFER
CALDWELL, IDAHO
LANDSCAPE PLAN
E. CHICAGO STREET FRONTAGE BUFFER

REVISIONS

NO.	DATE	DESCRIPTION



DATE: 10/15/2018
DRAWN BY: J. K. M.
CHECKED BY: J. K. M.
SCALE: 1/4" = 1'-0"

AKB

Property Owner Acknowledgement

I, 21st and Chicago, LLC, 350 N. 9th Street Ste. 200
(Name) (Address)

Boise, Idaho
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

414 N. 21st Ave., Caldwell ID
(Address)

and I grant my permission to:

KM Engineering, LLP, 9233 W. State Street
(Name) (Address)

Boise, Idaho
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 16TH day of FEBRUARY, 2017


(Signature)

**ORDER OF DECISION
BY THE MAYOR AND CITY COUNCIL
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD APRIL 17, 2017
SIGNED MAY 15, 2017**

Subject: Case No. SUB-17P-01 (College Marketplace Subdivision)

The following Land Use Action is the primary feature of this application:

- Preliminary Plat approval of College Marketplace Subdivision consisting of six (6) commercial lots on approximately 6.97 acres.

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I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application SUB-17P-01 to be held on March 14, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, February 28, 2017, notice was published in the Idaho Press Tribune, and on, or before, February 26, 2017 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, March 1, 2017 notice was posted on the site.
- 1.2 On March 14, 2017 the Caldwell Hearing Examiner **recommended approval** of the preliminary plat request.
- 1.3 The Caldwell Planning and Zoning Department issued a notice of public hearing on application SUB-16P-02 & ANN-16-05 to be held before the Caldwell City Council on April 17, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, April 2, 2017, notice was published in the Idaho Press Tribune, and on, or before, March 31, 2017 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, April 6, 2017 notice was posted on the site.
- 1.4 On April 17, 2017 the Caldwell City Council **approved** the preliminary plat.
- 1.5 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell and at applicable public hearings.

II GENERAL FACTS

- 2.1 APPLICANT: 21st & Chicago, LLC, 3502 N. 9th Street, Suite 200, Boise, Idaho, 83702.
- 2.2 ENGINEER: Kelly Kehrer, KM Engineering LLP, 9233 W. State Street, Boise, Idaho, 83714.
- 2.3 REQUEST: The applicant is requesting preliminary plat approval of College Marketplace Subdivision, a commercial subdivision consisting of 6 lots on 6.97 acres.
- 2.4 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Commercial.
Commercial – Suitable for a wide range of retail and service uses including more intense commercial uses such as those that require large amounts of land for sales, storage or parking, light production or repair of consumer goods, and which may be less compatible with residential uses due to traffic, noise and other impacts.
- 2.5 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is zoned C-3 (Service Commercial) and is surrounded by:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	C-3	Commercial	Vacant Land
North	C-3	Commercial	Business/Vacant Land
South	M-1	Commercial	Vacant Land
East	C-3	Commercial	Vacant Land
West	M-1	Commercial	Tire Shop

- 2.6 Transportation/Connectivity: The subject property has frontage on 21st Avenue, a principal arterial roadway, and Chicago Street, a minor arterial roadway.
- 2.7 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Pioneer Irrigation District, Canyon Highway District #4, Idaho Department of Transportation, Idaho Power, and Intermountain Gas were all sent a request for comment on February 21, 2017.
- 2.8 Landscaping: As per Section 10-07-02(2) of City Code and in accordance of Case File # ZON-16-06, landscaping should be required for this project. City Code requires a 25-foot wide landscape buffer along 21st Avenue, abutting the site. The site has approximately 1,150 feet of frontage along 21st Avenue, which would require a minimum of 33 Class II trees, 164 shrubs, along with vegetative ground cover within the buffer area. Staff is recommending a modification of policy to allow segments of the landscape buffer to be located within the existing right-of-way for 21st Avenue. In particular near the intersection of Commercial Way where the right-of-way extends more than 50 feet beyond the existing sidewalk.

City Code requires a 20-foot wide landscape buffer along Chicago Street, abutting the site. The site has approximately 350 feet of frontage along Chicago Street, which would require a minimum of 10 Class II trees, 50 shrubs, along with vegetative ground cover within the buffer area.

III PUBLIC TESTIMONY

- 3.1 BEFORE THE HEARING EXAMINER, March 14, 2017

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting preliminary plat approval of College Marketplace Subdivision, a commercial subdivision consisting of 6 lots on 6.97 acres.

Mr. Mapp has no questions.

Mr. Kelly Kehrer, 9233 W. State Street, Boise, ID testified he appreciates the hard work the City of Caldwell has put in reviewing their application and working with them. They agree with all the Conditions of Approval and are excited to get this project started.

Ms. Lacie Payment, 1523 S. Kimball Ave. #1, Caldwell, ID has decided not to testify.

Mr. Matthew Witt, 340 N. 9th Street, Suite 200, Boise ID testified that staff has been exemplary to work with and very accessible and they have provided a lot of assistance, everything has gone very smoothly. We look forward to continuing this development at 21st and Chicago and they have no issues with the Conditions of Approval.

Mr. Mapp closed the public testimony.

3.2 BEFORE THE CITY COUNCIL, April 17, 2017

Jarom Wagoner, 621 Cleveland Blvd, acknowledged being sworn in and outlined the contents of the staff report. He noted that the preliminary plat approval request consists of six commercial lots on 6.97 acres. The parcel is located on the corner of Chicago and 21st Avenue. This parcel was recently rezoned from M-1 (Light Industrial) to C-3 (Service Commercial Zone). The Comprehensive Plan Map indicates the area as commercial. The plan for the abutting property is for an assisted living facility which is under building permit review at this time. There is a development agreement in place as part of the rezone request which requires frontage improvements along 21st Avenue and Chicago as well as landscaping along those corridor entry ways.

Kelly Keher, KM Engineering at 9233 W State Street, Boise, acknowledged being sworn in and spoke in favor of the request. He reported that the applicant concurs with the staff report.

In response to questions from Mayor Nancolas, Mr. Keher reported that construction is ready to commence upon City Council's approval of the preliminary plat and final review through the Engineering Department.

Brian Watt, Representative of 21st 7 Chicago, LLC at 350 N 9th Street, Boise, acknowledged being sworn in and spoke in favor of the request. He reported that all bids have been received for construction and landscaping at the project site.

MOVED by Stadick, SECONDED by Hopper to close the public testimony portion of the hearing.

IV APPLICABLE LEGAL STANDARDS

- 4.1 City of Caldwell Zoning Ordinance No. 1451, as amended
- 4.2 City of Caldwell Comprehensive Plan, as amended
- 4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

V COMPREHENSIVE PLAN ANALYSIS

The Caldwell City Council accepts the Comprehensive Plan Components as listed below.

5.1 The proposed project is consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Property Rights

Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.

Policy 1-1: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

Policy 1-2: Identify potential takings of private property prior to a regulatory or administrative action on specific property.

GOALS AND POLICIES – Population

Goal 1: Maintain a high quality of life and livability in the community.

Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities.

GOALS AND POLICIES – Economic Development

Goal 1: Promote economic development initiatives relating to housing, business, jobs, schools, recreational opportunities, infrastructure systems, public utilities and facilities, and public services.

Policy 1-2: Promote job market expansion that encourages opportunities for mid- and upper-range wage scales and benefits.

Policy 1-3: Encourage development that generates new job opportunity.

Goal 3: Create neighborhoods where citizens can live, work and play.

Policy 3-2: Generate employment opportunities that support local economies and reduce vehicle miles traveled between home and work.

Policy 3-3: Promote economic development growth that is sustainable, environmentally manageable, that will assist in maintaining the City's fiscal stability, and that will reduce the need for residents to commute out of the City.

Goal 6: Recognize and promote the importance of retaining and attracting basic industries to Caldwell.

Policy 6-2: Ensure that an adequate inventory of commercial and industrial property is available for new industries.

GOALS AND POLICIES – Land Use

Goal 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-2: Encourage commercial and industrial uses in areas that are readily accessible to regional and principal arterials and/or public transit.

Goal 2: To create a strong sense of community and place.

Policy 2-2: Encourage the restoration and redevelopment of underutilized and neglected properties through infill development.

Goal 4: Create communities that generate cost effective public services and infrastructure.

Policy 4-3: Require developers to meet design principles, development standards, and street and utility improvement requirements as set forth in the City's subdivision ordinance and infrastructure policy.

GOALS AND POLICIES – Public Services, Utilities, & Facilities

Goal 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

Goal 3: Protect the public, health, and general welfare of the citizens of Caldwell.

Policy 3-1: Require all new non-agricultural development in the Caldwell Area of Impact be connected to potable water and city sewer service.

Policy 3-3: Require new development to meet the City's public infrastructure design standards, and any other applicable public entity's adopted policies.

GOALS AND POLICIES – Community Design

Goal 1: Foster growth and redevelopment in a manner that will enhance and improve the City's visual image.

Policy 1-2: Continue to work toward the elimination of blight and areas of deterioration.

5.2 The request was not found to be inconsistent with any of the Comprehensive Plan Components.

All adopted city ordinances, standards and codes were used in evaluating the application.

VI FINDINGS OF FACT

6.1 The Caldwell City Council accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

VII CONCLUSIONS OF LAW

- 7.1 The Caldwell City Council has the authority to hear this case and order that it be approved or denied. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

VIII RECOMMENDATION

- 8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number SUB-17P-01 a request by 21st & Chicago, LLC for preliminary plat approval of College Marketplace Subdivision, consisting of 6.97 acres, more or less, to be subdivided into 6 commercial lots in a C-3 (Service Commercial) zone for the property located at 414 N. 21st Avenue in Caldwell, Idaho is **approved** with the following conditions of approval:
- 8.2 Comply with the all applicable city codes, ordinances, policies, and standards.
- 8.3 The development, design, and construction of the College Marketplace Subdivision shall take place as per City Code Chapter 11 as it was adopted at the date of this application, except as may be otherwise specifically stated in a condition of approval.
- 8.4 One full-access driveway approach shall be allowed onto 21st Avenue from the site. The driveway approach shall be no greater than 40 feet in width and located as near the center of the property as feasible. All other driveway approaches onto 21st Avenue shall be removed and replaced with vertical curb, gutter, and sidewalk.
- 8.5 One right-in/right-out driveway approach shall be allowed onto 21st Avenue from the site. The driveway approach shall be no greater than 24 feet in width. The driveway approach shall be located a minimum of 220 feet from the edge of Chicago Avenue and a minimum of 220 feet from the edge of the nearest driveway. Construct a 6-inch raised concrete median on 21st Avenue commencing at the intersection of Chicago Street and extending north on 21st Avenue so as to extend a minimum of 75 feet beyond the far edge of the driveway.
- 8.6 Install a 25-foot wide landscape buffer along 21st Avenue as required by City Code 10-07-08, abutting the site. The buffer shall contain a minimum of 33 Class II trees and 164 shrubs, along with vegetative ground cover. At the developer's choosing, they may transition portions of the landscape buffer to be located within the existing 21st Avenue right-of-way. If the developer chooses this option, they must work with Planning staff in regards to the appropriate transitions and landscaping.
- 8.7 Dedicate 40 feet of right-of-way (minus existing) measured from the centerline of Chicago Street, abutting the site.
- 8.8 Construct Chicago Street abutting the site as a 24.5 foot one-half width minor arterial street section from centerline to back of curb with a 5-foot wide bike lane and shall feature standard vertical curb, 5-foot wide detached sidewalk, sub-base and asphalt paving, required storm water drainage facilities and street lights (see Caldwell Std. Dwg. 810-B). The developer may choose to construct a 7-foot wide attached sidewalk, in lieu of the 5-foot wide detached sidewalk.
- 8.9 Dedicate additional right-of-way along this section of Chicago Street as shown in Caldwell Std. Dwg. R810-G for a future right-turn lane.
- 8.10 Install a 20-foot wide landscape buffer along Chicago Street, abutting the site. The buffer shall contain a minimum of 10 Class II trees and 50 shrubs, along with vegetative ground cover.

- 8.11 One right-in/right-out driveway approach shall be allowed onto Chicago Street from the site. The driveway approach shall be located approximately 170 feet from the edge of 21st Avenue. Construct a 6-inch raised concrete median on Chicago Street commencing at the intersection of 21st Avenue and extending east on Chicago Street so as to extend a minimum of 75 feet beyond the far edge of the driveway.
- 8.12 One full access driveway shall be allowed from the site onto Chicago Street provided that it is a shared access with the property located directly south of the subject property. The driveway shall be located approximately 350 feet east of the intersection of Chicago Street and 21st Avenue so as to be in direct alignment with the existing driveway on the south side of Chicago Street. The developer may choose to offset the driveway a maximum of 75 feet either direction. If the driveway is offset, the property owner shall enter into a deferral agreement with the City of Caldwell for the future construction of a 6-inch raised concrete median on Chicago Street so as to convert the driveway into a right-in/right-out only access.

IX ORDER OF DECISION

- 9.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number SUB-17P-01 a request by 21st & Chicago, LLC for preliminary plat approval of College Marketplace Subdivision, consisting of 6.97 acres, more or less, to be subdivided into 6 commercial lots in a C-3 (Service Commercial) zone for the property located at 414 N. 21st Avenue in Caldwell, Idaho is **approved** with the following conditions of approval:
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 - 9.4 One full-access driveway approach shall be allowed onto 21st Avenue from the site. The driveway approach shall be no greater than 40 feet in width and located as near the center of the property as feasible. All other driveway approaches onto 21st Avenue shall be removed and replaced with vertical curb, gutter, and sidewalk.
 - 9.5 One right-in/right-out driveway approach shall be allowed onto 21st Avenue from the site. The driveway approach shall be no greater than 24 feet in width. The driveway approach shall be located a minimum of 220 feet from the edge of Chicago Avenue and a minimum of 220 feet from the edge of the nearest driveway. Construct a 6-inch raised concrete median on 21st Avenue commencing at the intersection of Chicago Street and extending north on 21st Avenue so as to extend a minimum of 75 feet beyond the far edge of the driveway.
 - 9.6 Install a 25-foot wide landscape buffer along 21st Avenue as required by City Code 10-07-08, abutting the site. The buffer shall contain a minimum of 33 Class II trees and 164 shrubs, along with vegetative ground cover. At the developer's choosing, they may transition portions of the landscape buffer to be located within the existing 21st Avenue right-of-way. If the developer chooses this option, they must work with Planning staff in regards to the appropriate transitions and landscaping.
 - 9.7 Dedicate 40 feet of right-of-way (minus existing) measured from the centerline of Chicago Street, abutting the site.

- 9.8 Construct Chicago Street abutting the site as a 24.5 foot one-half width minor arterial street section from centerline to back of curb with a 5-foot wide bike lane and shall feature standard vertical curb, 5-foot wide detached sidewalk, sub-base and asphalt paving, required storm water drainage facilities and street lights (see Caldwell Std. Dwg. 810-B). The developer may choose to construct a 7-foot wide attached sidewalk, in lieu of the 5-foot wide detached sidewalk.
- 9.9 Dedicate additional right-of-way along this section of Chicago Street as shown in Caldwell Std. Dwg. R810-G for a future right-turn lane.
- 9.10 Install a 20-foot wide landscape buffer along Chicago Street, abutting the site. The buffer shall contain a minimum of 10 Class II trees and 50 shrubs, along with vegetative ground cover.
- 9.11 One right-in/right-out driveway approach shall be allowed onto Chicago Street from the site. The driveway approach shall be located approximately 170 feet from the edge of 21st Avenue. Construct a 6-inch raised concrete median on Chicago Street commencing at the intersection of 21st Avenue and extending east on Chicago Street so as to extend a minimum of 75 feet beyond the far edge of the driveway.
- 9.12 One full access driveway shall be allowed from the site onto Chicago Street provided that it is a shared access with the property located directly south of the subject property. The driveway shall be located approximately 350 feet east of the intersection of Chicago Street and 21st Avenue so as to be in direct alignment with the existing driveway on the south side of Chicago Street. The developer may choose to offset the driveway a maximum of 75 feet either direction. If the driveway is offset, the property owner shall enter into a deferral agreement with the City of Caldwell for the future construction of a 6-inch raised concrete median on Chicago Street so as to convert the driveway into a right-in/right-out only access.

CASE NUMBER SUB-17P-01 WAS HEARD BY THE MAYOR AND CITY COUNCIL AT A PUBLIC HEARING HELD APRIL 17, 2017.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION WERE APPROVED BY CITY COUNCIL MEMBERS AND SIGNED BY MAYOR NANCOLAS AT A REGULARLY SCHEDULED MEETING HELD MAY 15, 2017.

Mayor Garret L. Nancolas

ATTEST:

City Clerk

