NAMPA BUILDING AND SITE DESIGN
STANDARDS COMMITTEE

MEETING HELD
MONDAY, SEPTEMBER 16, 2019, 12:30 P.M.
City Hall Council Chambers

The roll of the Committee was taken with the following members present:
Members:

Chris Veloz - Chairman        Aaron Randell
Jeff Hatch – Vice Chairman    Myron Smith
Mike Gable                   Roger Volkert

Absent: Meggan Manlove

Chairman Veloz called the meeting to order at 12:32 P.M.

Approval of Minutes: Gable motioned and Volkert seconded to approve the Minutes of the August 19, 2019 Building and Site Design Standards Committee. Motion carried.

Chairman Veloz proceeded to the Business Item on the agenda.

**DR-00103-2019:**
Building and Site Design Approval for Architectural Plans related to construction of a new 12,100 sq ft Dental and Orthodontist Office to be located at 987 South Rising Sun Drive, (Tax 19306 in Lots 5 – 7, Block 3, Fall River West Subdivision) a .683 acre parcel (Canyon County Parcel R3210341300), on the east side of S Middleton Rd, on the north side of S Rising Sun Dr, within a BC (Community Business) zoning district, for Dr Palmer and Dr Swenson, 1215 Design, LLC representing. ACTION ITEM.

Chairman Veloz proceeded to public testimony.

Jessica Petty of 1215 Design, 2882 S Honeycomb Way, Boise – representing the applicants – Dr Palmer and Dr Swenson:

- Ms Petty reported the proposed building would be for Dr Palmer and Dr Swenson, an orthodontist and pediatric dentist, each utilizing one side of the building, with separate entrances on each side of the building, with a shared basement.
- The proposed building, added Ms Petty, would total approximately 12,000 sq ft, with 6,000 sq ft on the main level – 3,000 sq ft for Dr Palmer and 3,000 sq ft for Dr Swenson, and 6,000 sq ft in the basement.
- The main level would be the treatment and procedure areas for the general public and the basement would just be storage and mechanical for the support of the building.
- The site would have major landscaping around the building, as well as the planters.
- In the northeast corner of the property a fully concealed CMU trash enclosure with some planking around it would be placed.
- According to Ms Petty, the mechanical units would be located on the back of the building. Because of the topography, there would have to be a retaining wall along the back, so the mechanical units should be fully hidden from view by the retaining wall and the existing landscaping berm.
- Each practice would have their own entry-way, a full stone covered entry-way on either side of the building.
• The base of the building, stated Ms Petty, would have a matching stone wainscot, with stucco above, and the roof would be a hipped asphalt shingle roof. The main structure, continued Ms Petty, would be a hip roof and the sides of the building would also have a gable roof for accent and some architectural detail.
• Ms Petty reported the exterior lighting would all be downlighting located in the underside of the eaves.
• Gable inquired if the trash enclosure would be locked because of the medical waste. Ms Petty replied that there would be a locked gate for the trash enclosure.
• Gable also questioned if there would be a monument sign for the property or just signage on the building. Ms Petty stated the applicants would apply at a later time if they desired a monument sign.
• Smith inquired if there would be any treatment areas in the basement and Ms Petty stated the general public would not be in the basement, which would be used for storage and mechanical.

Senior Planner Watkins:
• The requested action before the Committee, advised Watkins, was for the approval of the architectural plans related to the construction of the 12,000 sq ft building, with 6,000 sq ft on the upper floor and 6,000 sq ft on the basement level.
• The subject property, added Watkins, was located on a portion of 6.8 acres, addressed as 987 S Rising Sun Dr, east of S Middleton Rd and south of W Iowa Ave.
• According to Watkins, the surrounding zoning was residential on the north and commercial on the other 3 sides.
• There would be one main access point from S Rising Sun Dr, stated Watkins, which would then continue on to the existing parking lot to the north. There were existing sidewalks along the main right-of-way, and also provided along the front sides of the building internal to the parking lot. The internal sidewalks would also connect out to the main right-of-way.
• According to Watkins, the project did not meet the 25,000 sq ft threshold for requiring additional amenities.
• There were no fences or overhead doors proposed.
• The mechanical units for the building would be mounted on the ground on the west side of the building and screened from view by an existing retaining wall and existing landscaping.
• There would be one trash receptacle located in the northeast corner of the parking lot, constructed with 8 inch split face CMU to match the main body of the building, with a gate to the front. While the trash receptacle would be visible while driving through the parking area it would not be directly visible from S Middleton Rd or S Rising Sun Dr.
• Watkins reported the north and south walls would be 60 ft long, and the east and west walls would be 100 ft long. The 100 ft walls would have distinctive changes on the façade, including the covered entrances, the changes in roof height on the east elevation and west elevations, changes in roof height and one dormer on each side.
• The exposed wall area for the north and south walls would be approximately 600 sq ft, and the east and west walls would be approximately 1,000 sq ft.
• Watkins stated the elements reviewed were stucco on the main body, painted Repose Grey; the stone wainscoting in White Sandstone; the trim painted Gauntlet Grey; and, the asphalt shingles in Brownstone.
• Watkins noted there were three primary facades on the building, two facing the street/and or the intersection, and one providing the main entrance to the building from the parking area.
• When the elevations were broken down, reported Watkins, they all met Code.
• The public entrance would be on the east side of the building into the parking area, advised Watkins, and would be easily identified by two covered entryways, stone column supports for the roof, and two glass man doors with sidelights and transom windows.
• All four elevations of the building provide over 25 per cent glazing when the windows and doors are included.
• Watkins stated the only issue would be the west wall, a little plainer than usual, but noted that wall would be mostly screened by the retaining wall and the existing landscaping.
• Volkert inquired how high the top of the retaining wall would be on the west side, relative to the finished wall of the building.
• Watkins considered it was probably a little less than half of the wall height.
• Hatch suggested the west wall was in compliance but appeared to be a little flat. Watkins noted the landscaping might break up the west wall.
• Watkins replied to a question from Smith and stated there would be two front entrances to the proposed structure, making a divided building.

Chairman Veloz proceeded to public testimony.

David Moorhouse with McCarter-Moorhouse Ltd, 3536 W Ryder Cup Dr, Meridian, the building contractor for the applicant.
• Mr Moorhouse stated Dr Palmer and Dr Swenson were already practicing in the Canyon County, and Nampa area, and the proposed building would be an additional office space for them, to meet the growth out in that direction.
• Their specialties, added Mr Moorhouse, were pediatric dentistry, and orthodontics for children through adults.
• Mr Moorhouse considered the project would fit the development in the area and noted the residential flair for the design would be complementary to the existing residential areas.
• Chairman Veloz stated the S Middleton Rd elevation was rather flat and was there anything that could be done to add to that elevation.
• Mr Moorhouse replied they had looked at that elevation and noted the berm was already there and by the time the retaining wall was up then half to two thirds of the wall would be hidden from sight. Mr Moorhouse noted there was a break-up in the roof lines on the west elevation.
• Mr Moorhouse added he was not sure about carrying the stone wainscoting all the way around the building, which would not be seen on the west side, however, that would be a better protection against the elements close to the ground than stucco would.

• Smith noted the nearby dentist’s office with the very nice landscaping all the way around their building and stated the applicant should consider planting more landscaping.
• Volkert suggested more bushes could be placed between the retaining wall and the building.
• Mr Moorhouse advised there would be some additional landscaping emplaced at the time the retaining wall was constructed.
• Hatch suggested that enhancing the landscaping on the west side such as vertical shrubs for seasonal shade, undulation and character would be more beneficial than adding anything to the proposed building.
• Mr Moorhouse agreed they could do that.

Randell motioned and Smith seconded to close public testimony. Motion carried.
• Randell considered the proposed dental offices would be a nice looking project.
• Hatch agreed it was a nice development and was happy to see the west side of Nampa get a little more commercial development.

Randell motioned and Smith seconded to approve the construction of the 12,100 sq ft dental and orthodontic offices at 987 S Rising Sun Dr, subject to:
Generally:
1. The Applicant and the Building shall comply with Nampa City Codes relative to development of the Project, including all City based zoning codes, as BSDS Committee approval of the Design Review plans shall not have the effect of abrogating required compliance with the City’s zoning laws.  
Specifically:
2. Add vertical shrubbery or vegetation along the west elevation of the building;
3. Obtain any necessary sign permits;
The BSDS approval addresses (a) design review related issue(s) only (i.e., building architectural and materials/colors treatment), and does not abrogate the requirement to obtain any needed building permits [and sub-permits associated with the same], sign permits for the project, or, to emplace any requisite site improvements (e.g., parking and landscaping) compliant in nature, extent and location with City code requirements in conjunction with project development and site build-out, or, to adjust the approved plan to meet City Engineering standards.  
Motion carried.
Discussion followed regarding expanding the Design Review process to include multi-family projects in multi-family zones, and lowering the square footage requirement for when Building and Site Design Standards applications would go forward for review by the Committee.

**Gable motioned and Volkert seconded to adjourn the Building and Site Design Standards Committee meeting.**
Motion carried.

**Meeting adjourned at 1:13 p.m.**

Kristi Watkins – Senior Planner

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