

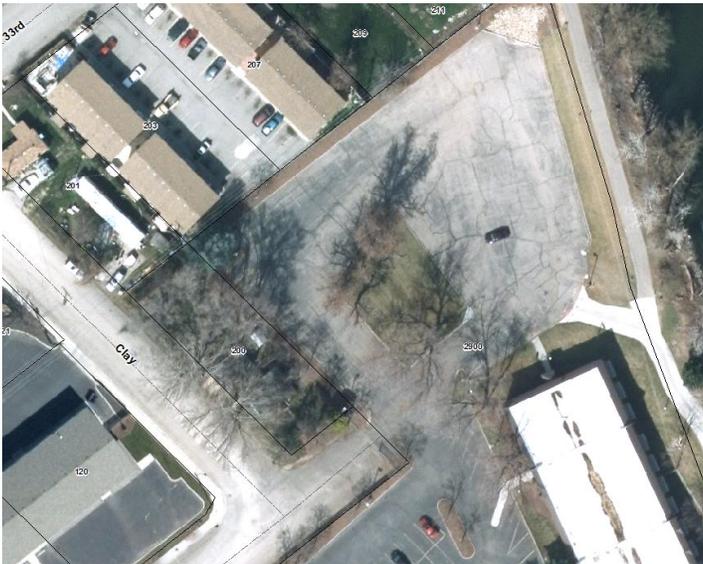
Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: Jeff Lowe, Planner
Subject: Telaya Winery at 2900 W. Chinden Boulevard
Date: December 2, 2015

Summary: **DSR2015-00003 MOD:** Earl Sullivan with Telaya Winery, is requesting to modify the approved landscaping and site plan for the Telaya Winery (Food Products, small-scale processing). The site is located adjacent to the Riverside Hotel at 2900 W. Chinden Boulevard within the C-1 Highway Commercial Zoning District. Food Products, small-scale processing is a permitted use in the C-1 zoning district.

Background: The applicant is requesting to adjust and modify the landscaping plan as they are much later in their construction schedule than anticipated and feel that planting all of the items by the time they are ready will cause mortality with some of the plants and grass seed. In addition, some material called for in the plan is not available at this time and they are looking for alternates (including size). Finally, they have some budget constraints and cannot afford all that they had planned.

The applicant has submitted a landscape plan for review showing the proposed reduction in plant material.



Analysis:

The applicant's revised plan shows a reduction in quantity for trees and shrubs as well as size for some of the shrubs; all of the proposed sizes are compliant with code. The plant material has been reduced by five (5) trees (3-deciduous, 2-evergreen) and 113 shrubs.

Including the trees to remain on the site, the project meets the minimum required amount of trees relative to the parking and site requirements.

Garden City Code does not provide a ratio for quantity of shrubs to be planted on a project site. The Code does require perimeter landscaping when a commercial use is adjacent to a residential use. This code section applies to the southerly property line where a single-family dwelling is located on the adjacent parcel. The ordinance requires that a landscape screen consisting of vegetation at least six feet (6') wide and six (6) feet (6' X 6') in height at maturity is to be installed in the planter area. The applicant has

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proposed to revise the landscape plan to remove all shrub material from the southern landscape perimeter area of the development. Additionally, other planter beds planned for the site have been proposed for reduction in plant material. However, since the Code was amended in April 2015, other than stating that a variety of shrubs should be planted, it is not clear as to how to calculate the appropriate quantity.

If the Committee considers the applicant's revised landscape plan appropriate, Staff recommends that the applicant should install the shrubs along the southern property line in compliance with Garden City Code.

Attachments:

- Plant material schedule

- Landscape plan approved by DRC

- Revised Landscape plan proposed by applicant

3.18.15

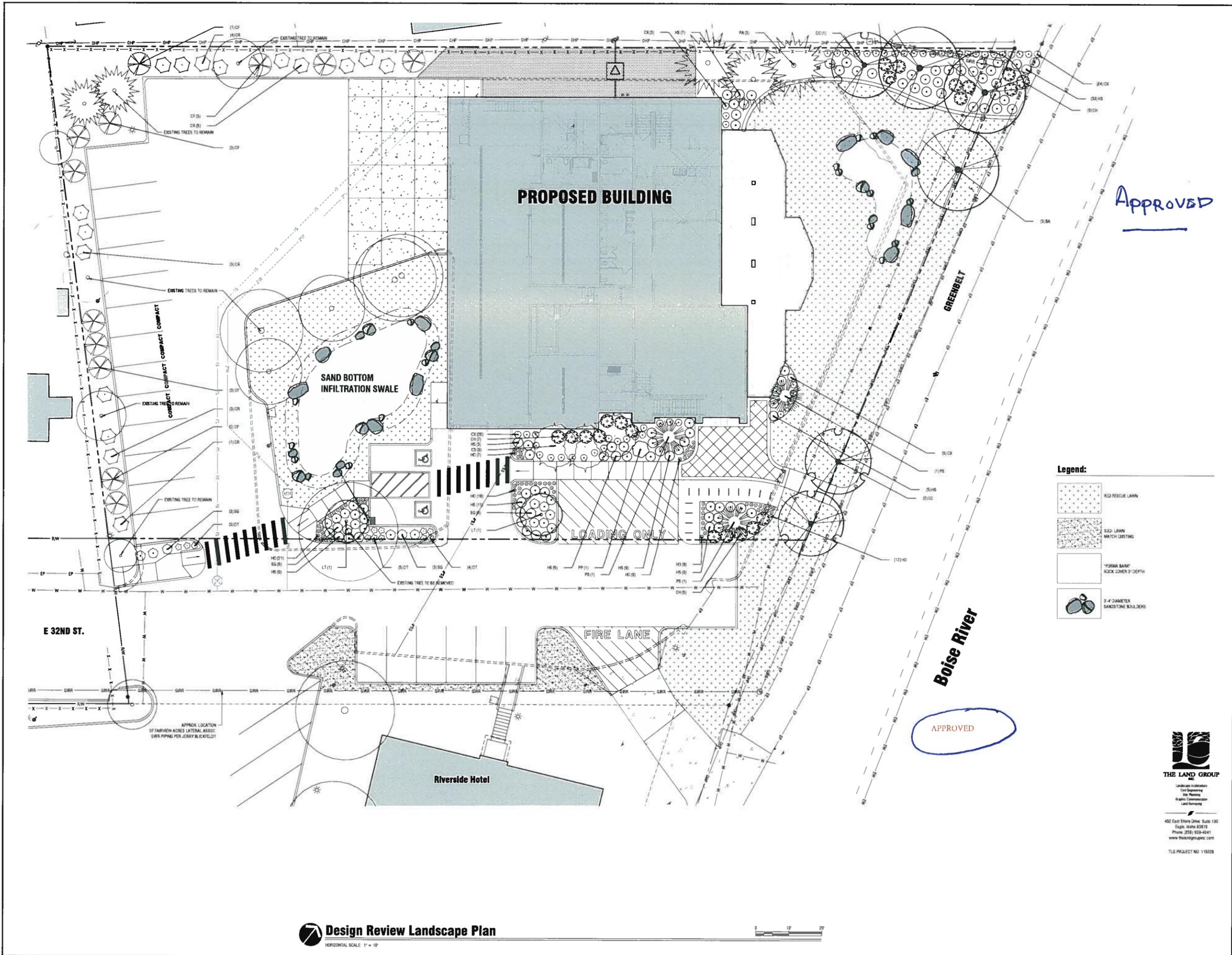
PLANT SCHEDULE						
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
BA	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	2"		3	
LT	LIRIODENDRON TULIPIFERA / COLUMNAR "FASTIGIATUM" TULIP TREE	B & B	2"		2	
MS	MALUS X "SNOWDRIFT" / SNOWDRIFT CRAB APPLE	B & B	2"		3	
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
CS	CEDRUS ATLANTICA / BLUE ATLAS CEDAR	B & B		6'-7'	3	
PA	PICEA ABIES / NORWAY SPRUCE	B & B		6'-7'	3	
PS	PINUS STROBUS "PENDULA" / WEEPING WHITE PINE	B & B		6'-8'	3	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY	REMARKS
CF	CORNUS SERICEA "FLAVIRAMEA" / YELLOW TWIG DOGWOOD	5 GAL			12	6' W X 7' H
CH	CORNUS ALBA "BAILHALO" TM / IVORY HALO DOGWOOD	5 GAL			18	5' W X 5' H
CR	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL			17	5' W X 7' H
CX	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS	2 GAL			55	1.5' W X 4' H
DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL			11	2' W X 3' H
HO	HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY	1 GAL			46	1' W X 1' H
HS	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL			66	3' W X 3' H
PP	PICEA PUNGENS "GLAUCA PROSTRATA" / PROSTRATE BLUE SPRUCE	B & B			1	5' W X 3' H
SG	SPIRAEA X BUMALDA "GOLDFLAME" / GOLDFLAME SPIREA	2 GAL			12	2' H X 3' W

Proposed

PLANT SCHEDULE						PLANT QUANTITIES TO BE CONFIRMED BY CONTRACTOR
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
BA	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B		8'-10"	2	-1
CC	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"		1	-2
LT	LIRIODENDRON TULIPIFERA / COLUMNAR "FASTIGIATUM" TULIP TREE	B & B	2"		2	4 =
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
CS	CEDRUS ATLANTICA / BLUE ATLAS CEDAR	B & B		6'-7'	3	=
PA	PICEA ABIES / NORWAY SPRUCE	B & B		6'-7'	1	-2
PS	PINUS STROBUS "PENDULA" / WEEPING WHITE PINE	B & B		6'-8'	3	=
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY	REMARKS
CH	CORNUS ALBA "BAILHALO" TM / IVORY HALO DOGWOOD	2 GAL			7	5' W X 5' H
CX	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS	1 GAL			23	1.5' W X 4' H
DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL			12	2' W X 3' H
HO	HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY	1 GAL			37	1' W X 1' H
HS	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL			33	3' W X 3' H
PT	PICEA PUNGENS "THE BLUES" / THE BLUES WEEPING SPRUCE	1 GAL			1	4' W X 5' H
SG	SPIRAEA X BUMALDA "GOLDFLAME" / GOLDFLAME SPIREA	2 GAL			12	3' W X 2' H

Yellow twig
Red + twig

-5
-11
-32
+1
-9
-33
+1
= -12
-17



Larson Architects, P.A.
 Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 376-7502

NEW BUILDING FOR:
TELAYA WINE CO.
 PAR 495A OF BLKS 54 VAC FT OF STS & ALLE FAIRVIEW ACRES (SUB 1)
 2435 W CHINDEN BLVD
 GARDEN CITY, ID



482 East Shore Drive, Suite 130
 Eagle, Idaho 83616
 Phone (208) 939-4241
 www.thelandgroupinc.com

PROJECT NAME: NEW BUILDING FOR TELAYA WINE CO.
 REVISIONS:
 DRAWN BY: TLG
 DATE: 04-13-2015
 SHEET NUMBER: Landscape Plan
L1.00



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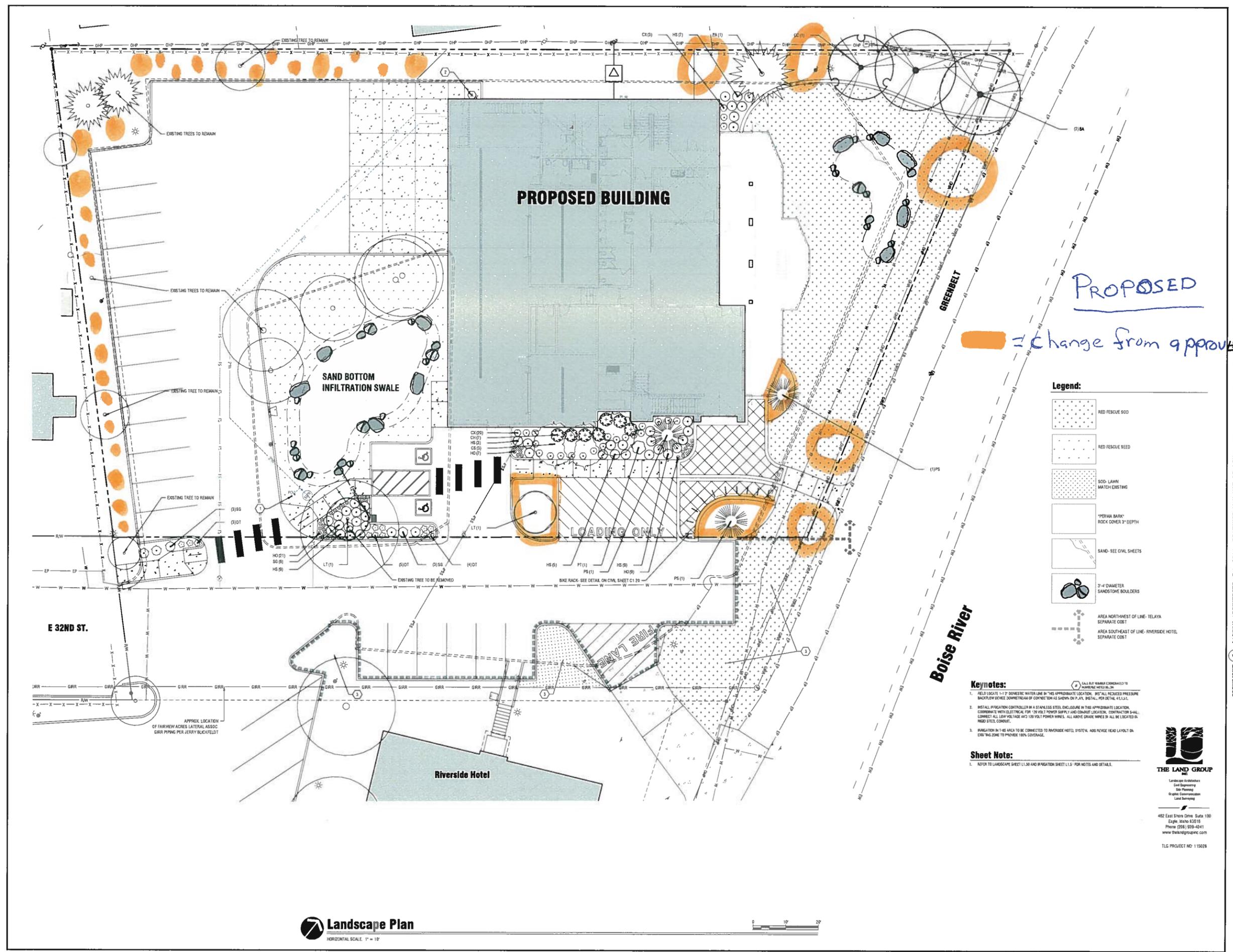


Larson Architects, P.A.
 Architecture and Real Estate Planning
 210 Murray Street
 Boise, Idaho 83714
 (208) 376-7502

NEW BUILDING FOR:
TELAYA WINE CO.
 PAR 1545 OF BLKS 36 VAC FT OF STS & ALLE FAIRVIEW ACRES SUB 3
 2535 W CHINDEN BLVD
 GARDEN CITY, ID

PROJECT NAME: TELAYA WINE CO.
 REVISIONS:
 DRAWN BY: TLG
 DATE: 04-21-2015
 SHEET NUMBER: **Landscape Plan L1.00**

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PROPOSED
 Change from approved

- Legend:**
- RED FESCUE SOD
 - RED FESCUE SEED
 - SOD LAWN
 - PERMA BARK
ROCK COVER 3" DEPTH
 - SAND - SEE CIVIL SHEETS
 - 3-4" DIAMETER SANDSTONE BOULDERS
 - AREA NORTHWEST OF LINE- TELAYA
SEPARATE COST
 - AREA SOUTHEAST OF LINE- RIVERSIDE HOTEL
SEPARATE COST

- Keynotes:**
1. FIELD LOCATE 1-1/2" DOMESTIC WATER LINE IN THIS APPROXIMATE LOCATION. INST ALL REDUCED PRESSURE BACKFLOW DEVICE DOWNSTREAM OF CONNECTION AS SHOWN ON P-PLAN. INSTALL PER DETAIL 4.5.1.5.1.
 2. INSTALL PROTECTION CONTROLLER IN A STAINLESS STEEL ENCLOSURE IN THIS APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL FOR 120 VOLT POWER SUPPLY AND CONDUIT LOCATION. CONTRACTOR SHALL CORRECT ALL LOW VOLTAGE ARTS 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SH ALL BE LOCATED IN RIGID STEEL CONDUIT.
 3. IRRIGATION IN THIS AREA TO BE CONNECTED TO RIVERSIDE HOTEL SYSTEM. ADD REVERSE HEAD LAYOUT ON EXISTING ZONE TO PROVIDE 100% COVERAGE.

Sheet Note:
 1. REFER TO LANDSCAPE SHEET L1.00 AND IRRIGATION SHEET L1.01 FOR NOTES AND DETAILS.

THE LAND GROUP INC.
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 Site Planning
 Rights Communication
 Land Farming

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TLG PROJECT NO: 115028

Landscape Plan
 HORIZONTAL SCALE: 1" = 10'