



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** January 16, 2024 – PUBLIC HEARING

**FILE(S) #:** CU-23-08– Conditional Use Permit – Calvary Chapel

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant:**

Calvary Chapel Star  
P.O. Box 604  
Star, Idaho 83669

**Owner:**

Toll Southwest, LLC  
3103 W. Sheryl Drive, Ste. 100  
Meridian, Idaho 83642

**Representative:**

James Marsh  
CSHQA  
200 Broad Street  
Boise, Idaho 83702

### REQUEST

**Request:** The Applicant is requesting approval of a Conditional Use Permit for a Church Facility that includes retail space and a drive through restaurant. The property is located at the northwest corner of Hwy 16 and Floating Feather Road in Star, Idaho and consists of 17.21 acres.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located between Hwy 16 and N. Pollard Lane, north of W. Floating Feather Road in Star, Idaho. Ada County Parcel Number S0404438620.

**Existing Site Characteristics:** The property is currently bare ground.

**Irrigation/Drainage District(s):** - Middleton Irrigation Assoc/Middleton Mill Ditch Company  
P.O. Box 848  
Middleton, Idaho 83644

**Flood Zone:** This property is not located in a Special Flood Hazard Area.  
 FEMA FIRM Panel Number: 16001C0130J  
 Effective Date: 06/19/2020  
 Flood Zone: X

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – No.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	November 16, 2023
Neighborhood Meeting Held	November 27, 2023
Application Submitted & Fees Paid	December 14, 2023
Application Accepted	December 18, 2023
Residents within 300' Notified	December 18, 2023
Agencies Notified	December 18, 2023
Legal Notice Published	December 20, 2023
Property Posted	January 4, 2024

**HISTORY**

June 16, 2020      Council approved the Annexation and Zoning (AZ-20-03), Preliminary Plat and Planned Unit Development (PUD-20-02) and Development Agreement (DA-20-12) for the Rosti Farms Subdivision, being marketed as Heirloom Ridge Subdivision.

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Residential (R-3-PUD-DA)	Estate Urban Residential/Commercial	Vacant Land
<b>Proposed</b>	Residential (R-3-PUD-DA)	Estate Urban Residential/Commercial	Church/Coffee Shop
<b>North of site</b>	Residential (R-1PUD-DA) Mixed Use (MUPUD-DA)	Low Density Residential/Mixed Use	Magnolia Subdivision/Josh Kinney Mixed Use
<b>South of site</b>	Residential (R-3-PUD-DA)	Estate Urban Residential	Rosti Farms Subdivision
<b>East of site</b>	Residential (R-1)	City of Eagle	Hwy 16/City of Eagle
<b>West of site</b>	Residential (R-3-PUD-DA)	Estate Urban Residential	Rosti Farms Subdivision

**ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

**8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:**

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

ESTATE URBAN RESIDENTIAL: Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

COMMERCIAL: Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

**8-3A-3: USES WITHIN ZONING DISTRICTS**

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

<b>ZONING DISTRICT USES</b>	<b>R</b>
Church or place of religious worship	C

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:**

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5' <sup>(2)</sup>	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

**8-1B-4: CONDITIONAL USES:**

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.



C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

**8-1B-4E. FINDINGS:** The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

**8-5-11: CHURCH OR PLACE OF RELIGIOUS WORSHIP:**

Uses that are accessory to churches or other places of religious worship, such as schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district.

Churches conducting activities outside the normal church events are required to complete a temporary use permit stating when and where the activity will take place and who will be in charge of the activity.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged

in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

### 8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

### 8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Work to create a vibrant Central Business District.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
- C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.

- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

<b>PROJECT OVERVIEW</b>
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**CONDITIONAL USE PERMIT:**

The Applicant is requesting approval of a Conditional Use Permit to construct a church campus at the northwest corner of Highway 16 and Floating Feather Road. The Applicant is proposing to build out the campus in phases with the first phase consisting of a worship facility, a church office building and a church run coffee shop with a drive through. When demand requires additional facilities, a new Sanctuary and children’s ministry building would be constructed. When that takes place the phase 1 worship facility would become a fellowship hall. Access to the site is proposed via existing access of N. Worsley Avenue to the west of the property. This is an existing roadway connecting to Floating Feather Road. The Applicant is currently working with ACHD on additional access points. An emergency access would be on the northwest corner of the property through the adjacent neighborhood via W. Virginia City Drive. This access is proposed to have bollards or gates, as approved, to restrict non-emergency access.

The Applicant is proposing the following building sizes and uses which will each have unique parking requirements. The Phase one church building has the capacity for 1800 seats. Section 8-

4B-3 of the Unified Development Code calls for 1 parking space for every 5 seats. Phase one church building will require 360 parking stalls.

The retail coffee shop is proposed to be approximately 5,500 square feet. The UDC calls for one parking space for every 200 square feet of gross floor area. The coffee shop will require 27.5 parking stalls. The drive-through requires queue space for five cars. The proposed concept site plan appears to provide five or more car lengths in the drive through lane.

The proposed office building is approximately 5,200 square feet in size. The code calls for one parking space for every 250 square feet of gross floor area. This building will require 20.8 parking stalls.

The proposed storage building is approximately 7,500 square feet in size. The code calls for one parking space for every 1,000 square feet of gross floor area. The storage building will require 7.5 stalls.

The total parking requirement for the project is 427 parking stalls, 9 of which should be ADA. The Applicant is proposing 493 parking stalls, 12 of which are ADA. This satisfies the parking requirements in the Unified Development Code. The site plan shows the parking stalls as 9 feet wide and 20 feet long, which complies with code requirements. The site plan also shows the drive aisles to be a minimum of 24 feet wide. Section 8-4B-3 states that "all drive aisles adjacent to a building shall be a minimum of 25 feet unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26 feet or as otherwise approved by the Fire District." The Applicant will need to provide 25 feet in front of the storage building and the two retail buildings as they currently show as 24 feet. The drive aisle along the main church buildings are proposed at 30 feet, satisfying the code requirements.

The Applicant is proposing the building be a modern farmhouse style with exterior finishes to include board and batten siding, cedar wood accents, EIFS/Stucco and manufactured stone. The proposed building's maximum height is 35 feet. The Applicant has provided color renderings showing each elevation. This design will require approval through a Certificate of Zoning Compliance to include a review from the Design Review Committee.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Residential (R-3) setbacks.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The Applicant has provided a landscape plan that appears to meet these requirements. The Applicant is also proposing three open spaces and a walking path along

the perimeter of the property. The Applicant is also proposing a solid privacy fence along the property. The proposed landscape plan appears to satisfy the requirements of the UDC.

One area of the property that will need consideration is the piece that has been set aside as right of way for the highway district. Staff advised the Applicant to plan on that area being used for future roadway access, which they did. If that land is not used in the future and goes back to the Applicant, the landscape plan will need to be adjusted to include this piece.

**The Applicant has not provided a lighting plan for the site or building. This will be required prior to issuing a building permit, for review and approval by Staff.** All lighting shall be downward facing and Dark Sky like compliant to avoid any fugitive light to the neighboring properties.

#### AGENCY RESPONSES

Central District Health	December 15, 2023
ACHD	Pending
ITD	January 8, 2024

#### PUBLIC RESPONSES

No public comments have been received for this application.

#### STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

#### FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

### **Findings for Conditional Use Permits (UDC §8-6B-6):**

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

*The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.*

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

*The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.*

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

*The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.*

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

*The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.*

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

*The Council must find that the proposed use be adequately served by essential public facilities and services.*

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

*The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.*

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

*The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

*The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.*

#### CONDITIONS OF APPROVAL

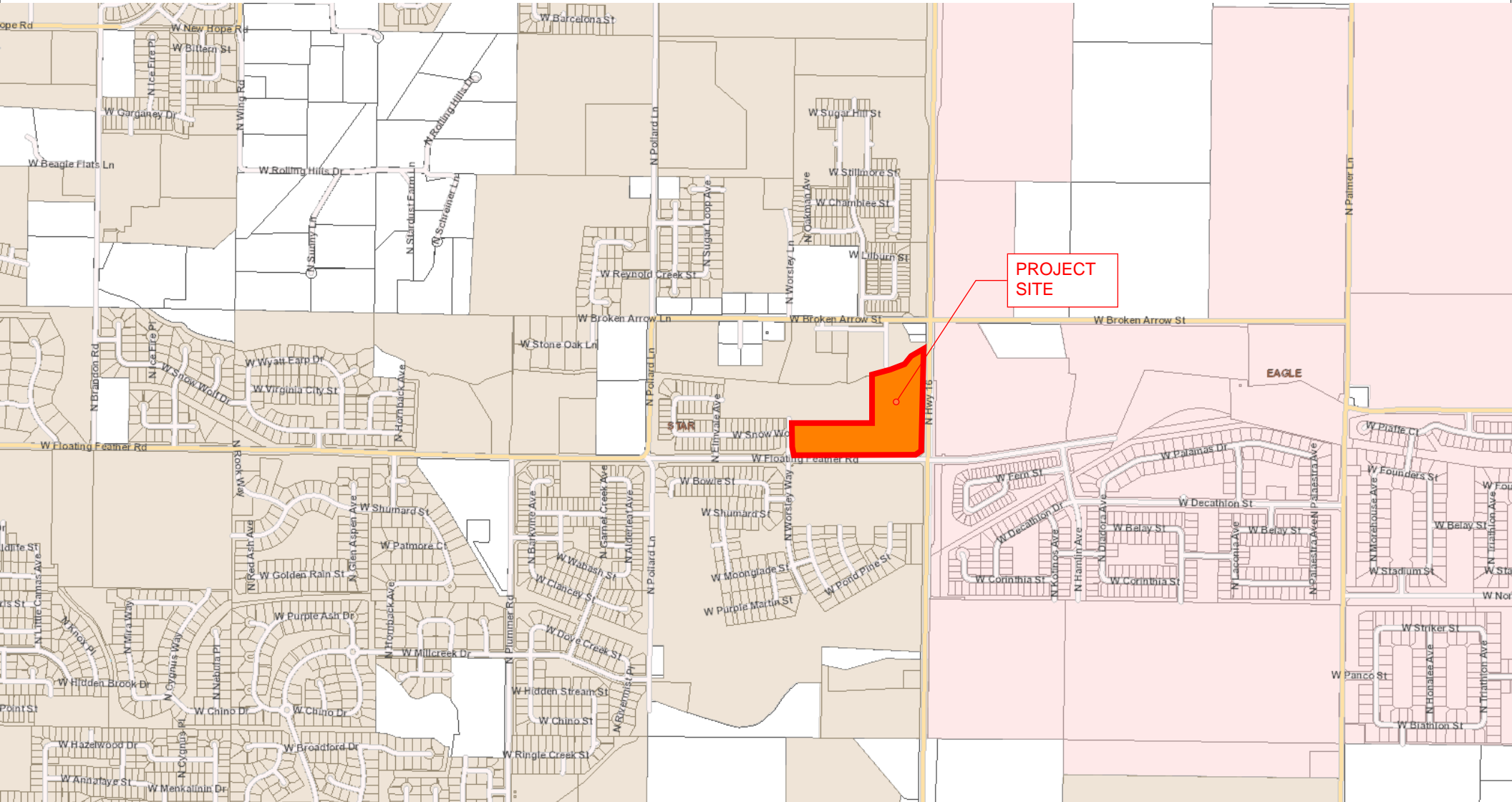
1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a lighting plan and design that meets city standards prior to Building Permit being issued.**
3. **A Certificate of Zoning Compliance will be required prior to the start of construction, to include review and approval of the structures by the Design Review Committee.**
4. **The Applicant shall meet all the requirements for the Ada County Highway District (ACHD) prior to certificate of occupancy.**
5. **The Applicant shall provide a letter from the Star Postmaster approving the location of the mailboxes for the new buildings, prior to signing the final plat.**
6. The property shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
10. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
11. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
12. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
13. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.



- 14. Any additional Condition of Approval as required by Staff and City Council.
- 15. Any Conditions of Approval as required by Star Fire Protection District.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File Number CU-23-08, for Calvary Chapel on \_\_\_\_\_, 2024.



December 15, 2023

City of Star  
Planning and Zoning Department  
10769 W State St  
Star, ID 83669

Re: Cavalry Chapel Star  
PO Box 604  
Star, Idaho  
Project No. 23310  
Conditional Use Application

To Whom It May Concern:

On behalf of our client, Calvary Chapel Star, and in accordance with submittal requirements for a Conditional Use Application, please accept this letter of explanation describing our proposed development.

This application is a request to construct a Church Campus at the northwest corner of Highway 16 and Floating Feather Road. The site is a vacant prepared 17.21 Acre Lot that has previously been designated as a commercial use. The proposed development consists of a Phase One Church, a Church Office building, and a Church-run coffee shop with drive through. As the need increases, a New Sanctuary and Childrens ministry building are proposed for future development. At that time the Phase One Church use would change to a Fellowship Hall. On the west side of the project near the entry off N Worsley Avenue, a future storage building is proposed to support the needs of the campus.

Access to the site is proposed via an existing access off N Worsley Avenue to the west and a new proposed access off Floating Feather on the south. On the northwest corner of the site, removable bollards are proposed to allow required fire department access for the adjacent neighborhood via W Virginia City Dr, while restricting public access during normal operation.

There are 493 total proposed parking stalls while 427 are required, which leaves space for 66 stalls above the minimum required amount. At full buildout, the Fellowship Hall and the Main Sanctuary would not be utilized concurrently, so only the larger Main Sanctuary parking requirements were used for determining the required parking.

The building concept design utilizes a modern farmhouse style with exterior finishes including board and batten siding, cedar wood accents, EIFS/stucco and manufactured stone that provide a modern finish palette with traditional elements that were used to create an older barn house. Roof slopes create visual intrigue as well as continuity with the adjacent residential neighborhood.

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With a maximum height of 35'-0" the building blends with the surrounding environment allowing for views to the surroundings, while still providing the campus good visibility from Highway 16. The building's design has a modern feel with façade elements that are simple in form yet highlight the materiality of the form.

The location near a residential community provides the opportunity for Star residents to bike and walk to the campus in a safe area. The site plan provides multiple paths to gain access to the campus from the north, west and east. Entry plazas, green open spaces and ample walking paths are provided throughout the site to provide a pleasing atmosphere to the development.

We believe our submittal meets the criteria and submittal requirements for Conditional Use approval and look forward to presenting the application before the Board. If you have any questions, please do not hesitate to call.

Sincerely,

CSHQA

A handwritten signature in blue ink that reads "James Marsh". The signature is fluid and cursive, with a large initial "J" and "M".

James A. Marsh, AIA



## CONDITIONAL USE PERMIT APPLICATION

\*\*\*All applicable information must be filled out to be processed.

FILE NO.: <u>CU-23-08</u>	Fee Paid: <u>\$1660.00</u>
Date Application Received: <u>12-14-2023</u>	
Processed by: City: <u>Barbara Norgrove</u>	

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative \_\_\_

Applicant Name: Calvary Chapel Star  
Applicant Address: PO Box 604 Star, Idaho Zip: 83669  
Phone: \_\_\_\_\_ Email: david@calvarystar.org

Owner Name: TOLL SOUTHWEST LLC  
Owner Address: 3103 W. SHERYL DRIVE, SUITE 100 MERIDIAN ID Zip: 83642  
Phone: 208-424-0020 Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: James Marsh Firm Name: CSHQA  
Address: 200 Broad Street, Boise Idaho 83702 Zip: 83709  
Phone: 208-429-4049 Email: james.marsh@cshqa.com

### Property Information:

Site Address: NWC HWY 16 and Floating Feather Parcel Number: S0404438620  
Requested Condition(s) for Conditional Use: Proposed Church campus buildings with a  
with a drive through retail / coffee shop and storage building.

	Zoning Designation	Comp Plan Designation
Existing	R-3PUD-DA	ESTATE URBAN RESIDENTIAL/ COMMERCIAL
Proposed	R-3PUD-DA	ESTATE URBAN RESIDENTIAL/ COMMERCIAL
North of site	R-1PUD-DA & MUPUD-DA	MIXED USE
South of site	R-3PUD-DA	ESTATE URBAN RESIDENTIAL/ COMMERCIAL
East of site	R-2-DA-P	CITY OF EAGLE
West of site	R-3PUD-DA	ESTATE URBAN RESIDENTIAL/ COMMERCIAL

**Site Data:**

Total Acreage of Site: 17.21 acres  
Proposed Percentage of Site Devoted to Bldg Coverage: R-3PUD-DA  
Proposed Percentage of Site Devoted to Landscaping: 23.4%  
Number of Parking spaces: Proposed 493 Required 427 23.4%  
Requested Front Setback: 40' Requested Rear Setback: 20'  
Requested Side Setback: 30' (along floating Feather) Requested Side Setback: 30'  
Requested Side Setback: 20'  
Existing Site Characteristics: Vacant parcel

Three church buildings and one drive thru retail / coffee  
Number and Uses of Proposed Buildings: shop, and a storage building.  
Location of Buildings: Church buildings on the east side of the site, drive through retail on the south and storage on the west  
Gross Floor Area of Proposed Buildings: All buildings: 84,200 s.f. +/-  
Describe Proposed On and Off-Site Traffic Circulation: Access is off existing approved point  
along Floating Feather.

Proposed Signs – number, type, location: One along Hwy 16  
(include draft drawing) \_\_\_\_\_

Public Services (state what services are available and what agency is providing the service):  
Potable Water - STAR SEWER AND WATER DISTRICT  
Irrigation Water - ROSTI FARMS HOA  
Sanitary Sewer - STAR SEWER AND WATER DISTRICT  
Schools - STAR  
Fire Protection - STAR FIRE PROTECTION DISTRICT  
Roads - ADA COUNTY HIGHWAY DISTRICT

**Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision/Project Name: Rosti Farms Subdivision Phase: #10

Special Flood Hazard Area: total acreage \_\_\_\_\_ number of homes/structures \_\_\_\_\_

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: \_\_\_\_\_  
FIRM effective date(s): mm/dd/year \_\_\_\_\_  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.



## Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
	Completed and signed Conditional Use Application	BN
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	BN
	Legal description of the property (word.doc and electronic version with engineer's seal):	BN
	Copy of recorded warranty deed.	BN
	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
	Vicinity map showing the location of the subject property	BN
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	BN
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	BN
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

## Site Plan (If applicable):

The following items must be included on the site plan:		
	• Date, scale, north arrow, and project name	BN
	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	BN
	• Existing boundaries, property lines, and dimensions of the lot	
	• Relationship to adjacent properties, streets, and private lanes	
	• Easements and right-of-way lines on or adjacent to the lot	
	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	BN
	• Building locations(s) (including dimensions to property lines)	BN
	• Parking and loading areas (dimensioned)	BN
	• Traffic access drives and traffic circulation (dimensioned)	BN

	• Open/common spaces	BN
	• Refuse and service areas	
	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	BN

**Landscape Plan (If applicable):**

	<b>The following items must be included on the landscape plan:</b>	
	• Date, scale, north arrow, and project name	BN
	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	BN
	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	BN
	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	BN
	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	BN
	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	BN
	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size.	BN
	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> <li>➢ Number of street trees and lineal feet of street frontage</li> <li>➢ Width of street buffers (exclusive of right-of-way)</li> <li>➢ Width of parking lot perimeter landscape strip</li> <li>➢ Buffer width between different land uses</li> <li>➢ Number of parking stalls and percent of parking area with internal landscaping</li> <li>➢ Total number of trees and tree species mix</li> <li>➢ Mitigation for removal of existing trees, including number of caliper inches being removed</li> </ul>	

**SIGNS (If applicable):**

All signs will require separate submittal of a sign application.

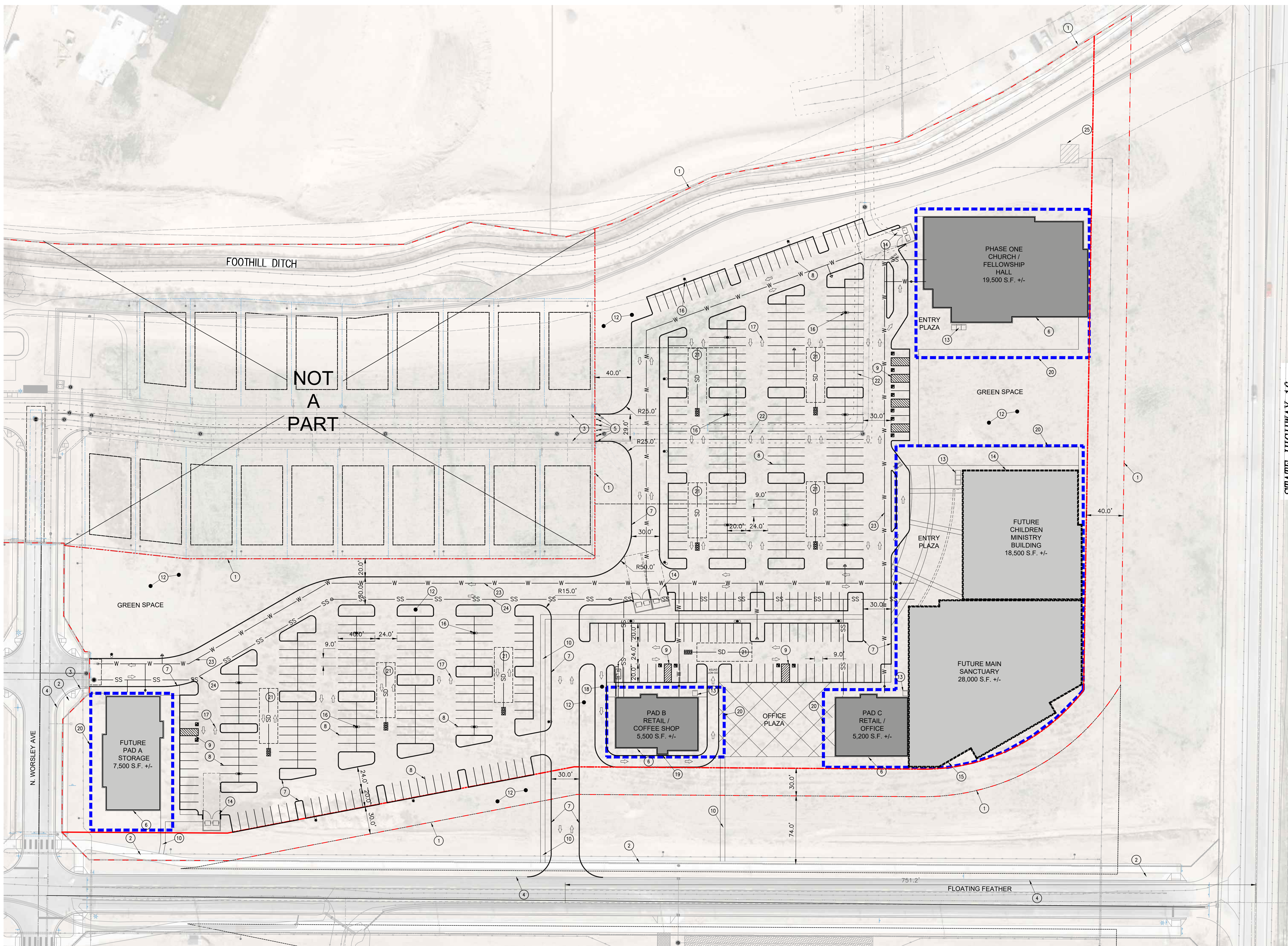
**FEE REQUIREMENT:**

**\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**



12/14/2023





CONTACT INFORMATION:

APPLICANT: CALVARY CHAPEL STAR  
 PO BOX 604  
 STAR, IDAHO 83669  
 CONTACT: DAVID AX  
 DAVID@CALVARYSTAR.ORG

ARCHITECT: CSHQA, INC  
 200 BROAD STREET  
 BOISE, ID 83702  
 CONTACT: JAMES MARSH  
 PHONE: 208-429-4049  
 JAMES.MARSH@CSHQA.COM

SITE PLAN INFORMATION

PROJECT ADDRESS:  
 NWC FLOATING FEATHER AND HWY 16  
 STAR, ID 83616

PARCEL: S0404438620  
 ZONE CODE: R-3PUD-DA  
 LOT SIZE: 17.21 ACRES  
 SUBDIVISION: ROSTI FARMS SUBDIVISION PHASE 10

PARKING REQUIREMENTS - SECTION 11-3C-6-B.1:

CHURCH ONE PARKING SPACE REQUIRED FOR EVERY 5 SEATS  
 1800 SEATS/ 5 = 360 PARKING STALLS REQUIRED

CHILDCARE / NURSERY SCHOOLS - 3 REQUIRED FOR EACH CLASSROOM  
 16 CLASSROOMS/3 = 5.3 (9 MINIMUM) = 9 PARKING STALLS REQUIRED

RETAIL / OFFICE - ONE PARKING SPACE REQUIRED FOR EVERY 250 SQ. FT. OF GROSS FLOOR AREA  
 5,200 SF/ 250 = 20.8 = 21 PARKING STALLS REQUIRED

DRIVE THROUGH RESTAURANT - ONE PARKING SPACE REQUIRED FOR EVERY 200 SQ. FT. OF GROSS FLOOR AREA  
 5,500 SF/ 200 = 27.5 = 28 PARKING STALLS REQUIRED

STORAGE - ONE PARKING SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA  
 7,500 SF/1000 = 7.5 = 8 PARKING STALLS REQUIRED.

PARKING STALLS REQUIRED - 427 PROVIDED STALLS PROVIDED - 493  
 ACCESSIBLE STALLS REQUIRED - 9 ACCESSIBLE STALLS PROVIDED - 12

LEGEND:

- SD — SD — SD — STORM DRAIN
- W — W — W — WATER
- SS — SS — SS — SANITARY SEWER
- [Blue Dashed Line] — BUILDING LIMIT BOUNDARY
- [Red Dashed Line] — PROPERTY LINE

# SHEET NOTES:

1. PROPERTY LINE.
2. EXISTING SIDEWALK.
3. EXISTING DRIVE AISLE TO REMAIN.
4. EXISTING CONCRETE CURB.
5. NEW REMOVABLE BOLLARDS FOR FIRE DEPT ACCESS
6. NEW BUILDING FOOTPRINT.
7. NEW CONCRETE CURB AND GUTTER.
8. NEW PARKING LOT STRIPING.
9. NEW ADA PARKING AND SIGNAGE.
10. NEW CONCRETE SIDEWALK.
12. NEW LANDSCAPE AREA, RE: LANDSCAPE PLANS.
13. NEW BIKE PARKING (5 SPACES).
14. NEW TRASH ENCLOSURE.
15. FUTURE BUILDING PAD.
16. PROPOSED SITE LIGHT,
17. PAINTED DIRECTIONAL SIGNAGE.
18. PROPOSED TENANT DRIVE THRU LANE.
19. TENANT DRIVE THRU WINDOW.
20. MAXIMUM BUILDABLE ENVELOP
21. UNDERGROUND STORM WATER SEEPAGE BED
22. EXISTING SEWER MAIN TO REMAIN
23. NEW DOMESTIC WATER MAIN LOOP
24. NEW SANITARY SEWER LINE
25. EXISTING SEWER PUMP HOUSE

Scale: 1" = 50'-0"

23310



CITY OF STAR LANDSCAPE REQUIREMENTS			
Street Landscape Buffers			
<b>Major Arterial</b>			
40' wide landscape buffer with 4 shade trees, 3 evergreens, 2 flowering trees, and 12 shrubs for every 100'			
Calculations	<b>Total Length</b>	<b>Required</b>	<b>Provided</b>
	684 feet	28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs	28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs
<b>Minor Arterial</b>			
30' wide landscape buffer with 3 shade trees, 3 evergreens, and 8 shrubs for every 100'			
Calculations	<b>Total Length</b>	<b>Required</b>	<b>Provided</b>
	1114 feet	33 shade trees, 33 evergreens and 88 shrubs	33 shade trees, 33 evergreens, and 96 shrubs
<b>Collector</b>			
20' wide landscape buffer with 2 shade trees and 2 evergreens for every 100'			
Calculations	<b>Total Length</b>	<b>Required</b>	<b>Provided</b>
	342 feet	3 shade trees and 3 evergreens	7 shade trees and 6 evergreens

Residential Landscape Buffers			
<b>Requirement</b>			
15' wide landscape buffer with (1) one shade tree every 35 feet			
Calculations	<b>Total Length</b>	<b>Required</b>	<b>Provided</b>
	1531 feet	44 shade trees	44 trees
Parking Lot Landscaping			
<b>Calculation</b>			
Total Number of Parking Stalls	491		
Parking Lot & Drive Aisle Size	221,585 SF		
Interior Landscaping Size	25,867 SF (11.7%)		
<b>Proposed</b>			
Total Number of Parking Lot Trees	84		
Additional Calculations			
<b>Tree Species</b>			
Total Number Trees	351		
Total Number of Species	10		
<b>Total Landscaping</b>			
Total Landscaped Areas	193,920 SF (4.45 acres)		

MATERIAL LEGEND	
	LAWN - 39,820 SF KENTUCKY BLUE/RYEGRASS
	NATIVE AREAS - 85,570 SF CREEPING RED FESCUE HYDROSEED
	RIGHT OF WAY - 161,640 SF SCOTTISH LINKS HYDROSEED
	PLANTER BEDS - 48,140 SF @ 2" DEPTH (350 YARDS) MEDIUM BLACK AND TAN
	ASPHALT PARKING LOT & ENTRY DRIVES - 221,590 SF ASPHALT
	PAVER PATIO - 11,828 SF BELGARD PAVER



**PRIVACY FENCE DETAIL**  
NOT TO SCALE



CONTACT DIGLINE  
48 HOURS  
BEFORE DIGGING  
1-800-342-1585 (or 811)

REVISIONS:		
NO.	DATE	DESCRIPTION

**BOISE LANDSCAPE DESIGN**  
7633 W PRINCE ST  
BOISE, ID 83714  
(425) 466-1937

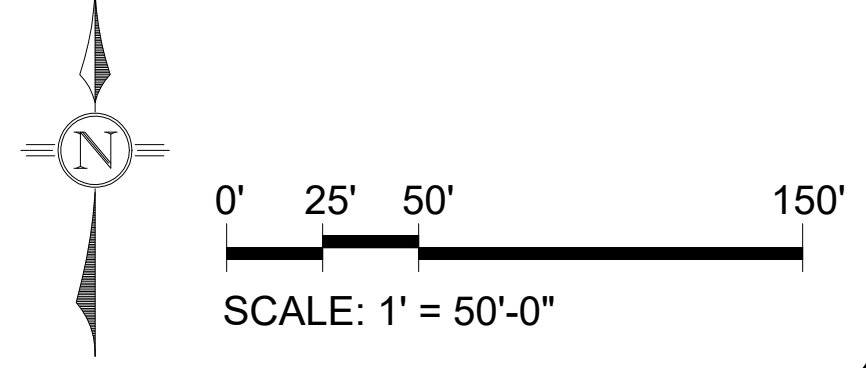


CALVARY CHAPEL STAR

**CONCEPTUAL  
LANDSCAPE MASTER PLAN**

*NOT FOR CONSTRUCTION*

FLOATING FEATHER & HWY 16  
STAR, IDAHO



NOTE: THE LOCATION OF PLANT MATERIAL AND LANDSCAPE ELEMENTS IS APPROXIMATE. THE CONTRACTOR WILL DETERMINE THE OPTIMAL LAYOUT OF THE PLANTER BEDS AND PLACEMENT OF PLANT MATERIAL. PLANT SUBSTITUTES MAY BE REQUIRED IF THE PLANT SELECTION IS UNAVAILABLE.

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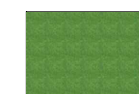



SCALE:	1" = 50'-0"
DRAWN BY:	B. BENTLER
CHECKED BY:	B. BENTLER
DATE:	12/15/23
DATE OF PRINT:	12/15/23

SHEET NUMBER:  
**L-1**



PLANT LEGEND						
Qty	Symbol	Common Name	Botanical Name	Mature Size	Sun Exposure	Size
Trees						
76	AF	Autumn Blaze Maple	Acer x freemanii 'Jeffsred'	50' tall x 40' wide	Full Sun	2" caliper
15	BN	Clump River Birch	Betula nigra	40-60' tall x 40-50' wide	Full Sun	2" caliper
64	FA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	45-60' tall x 35-50' wide	Full Sun	2" caliper
34	GT	Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	50-75' tall x 25-40' wide	Full Sun to Partial Shade	2" caliper
6	LS	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Silhouette'	50' tall x 3-6' wide	Full Sun	2" caliper
8	PA	Cupressina Spruce	Picea abies 'Cupressina'	20-30' tall x 4-5' wide	Full Sun	7-8' tall
28	PO	Riverside Serbian Spruce	Picea omorika 'Riverside'	18' tall x 5' wide	Partial Shade to Full Sun	7-8' tall
18	PP	Colorado Spruce	Picea pungens	30-35' tall x 10-20' wide	Partial Sun to Full Sun	7-8' tall
23	PF	Vanderwolf Pine	Pinus flexilis 'Vanderwolf's Pyramid'	20-30' tall x 10-15' wide	Full Sun	7-8' tall
79	PC	Chanticleer Pear	Pyrus calleryana 'Glen's Form'	30-35' tall x 15' wide	Full Sun	2" caliper
Shrubs						
77	CB	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	5-6' tall and wide	Partial to Full Sun	5 gallon
65	EA	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5-7' tall x 6-8' wide	Full Sun	5 gallon
116	HP	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	6-8' tall and wide	Filtered to Full Sun	5 gallon
26	JC	Blue Arrow Juniper	Juniperus scopulorum 'Blue Arrow'	12-15' tall x 2' wide	Full Sun	5 gallon
37	PM	Dwarf Mugo Pine	Pinus mugo var. pumilio	3-5' tall x 5-7' wide	Full Sun	5 gallon
5	RR	Double Red Knock Out Rose	Rosa x 'Radtko'	3-4' tall and wide	Full Sun	2 gallon
Perennials						
432	CA	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3-4' tall x 1.5-3' wide	Full Sun	1 gallon
399	HS	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'	2-3' tall and wide	Partial Sun to Full Sun	1 gallon
17	HE	Earth Angel Hosta	Hosta x 'Earth Angel'	2' tall x 4' wide	Full Shade to Filtered Sun	1 gallon
31	HH	Hadspen Blue Hosta	Hosta x 'Hadspen Blue'	12" tall x 20" wide	Full to Partial Shade	1 gallon
370	LA	Martha Roderick Lavender	Lavandula angustifolia 'Martha Roderick'	1.5' tall x 2.5' wide	Full Sun	1 gallon
26	MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	6-8' tall x 3-5' wide	Full Sun	1 gallon
29	PL	Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'	1'-2' tall and wide	Full Sun	1 gallon

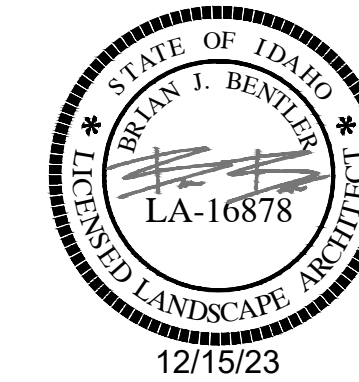
**MATERIAL LEGEND**

	LAWN - 39,820 SF KENTUCKY BLUE/RYEGRASS
	NATIVE AREAS - 85,570 SF CREEPING RED FESCUE HYDROSEED
	RIGHT OF WAY - 161,640 SF SCOTTISH LINKS HYDROSEED
	PLANTER BEDS - 48,140 SF @ 2" DEPTH (350 YARDS) MEDIUM BLACK AND TAN
	ASPHALT PARKING LOT & ENTRY DRIVES - 221,500 SF ASPHALT
	PAVER PATIO - 11,828 SF BELGARD PAVER

CITY OF STAR LANDSCAPE REQUIREMENTS			
Street Landscape Buffers			
<b>Major Arterial</b> 40' wide landscape buffer with 4 shade trees, 3 evergreens, 2 flowering trees, and 12 shrubs for every 100'			
Calculations	<b>Total Length</b> 684 feet	<b>Required</b> 28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs	<b>Provided</b> 28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs
<b>Minor Arterial</b> 30' wide landscape buffer with 3 shade trees, 3 evergreens, and 8 shrubs for every 100'			
Calculations	<b>Total Length</b> 1114 feet	<b>Required</b> 33 shade trees, 33 evergreens and 88 shrubs	<b>Provided</b> 33 shade trees, 33 evergreens, and 96 shrubs
<b>Collector</b> 20' wide landscape buffer with 2 shade trees and 2 evergreens for every 100'			
Calculations	<b>Total Length</b> 342 feet	<b>Required</b> 3 shade trees and 3 evergreens	<b>Provided</b> 7 shade trees and 6 evergreens
Residential Landscape Buffers			
<b>Requirement</b> 15' wide landscape buffer with (1) one shade tree every 35 feet			
Calculations	<b>Total Length</b> 1531 feet	<b>Required</b> 44 shade trees	<b>Provided</b> 44 trees
Parking Lot Landscaping			
<b>Calculation</b>			
Total Number of Parking Stalls	491		
Parking Lot & Drive Aisle Size	221,585 SF		
Interior Landscaping Size	25,867 SF (11.7%)		
<b>Proposed</b>			
Total Number of Parking Lot Trees	84		
Additional Calculations			
<b>Tree Species</b>			
Total Number Trees	351		
Total Number of Species	10		
<b>Total Landscaping</b>			
Total Landscaped Areas	193,920 SF (4.45 acres)		



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CONTACT DIGLINE  
48 HOURS  
BEFORE DIGGING  
1-800-342-1585 (or 811)

REVISIONS:		
NO.	DATE	DESCRIPTION

**BOISE LANDSCAPE DESIGN**  
7633 W PRINCE ST  
BOISE, ID 83714  
(425) 466-1937

**BLD**

CALVARY CHAPEL STAR

**CONCEPTUAL LANDSCAPE PLAN**

NOT FOR CONSTRUCTION

FLOATING FEATHER & HWY 16  
STAR, IDAHO

SCALE: 1" = 30'-0"

DRAWN BY: B. BENTLER

CHECKED BY: B. BENTLER

DATE: 12/15/23

DATE OF PRINT: 12/15/23

SHEET NUMBER:

**L-2**

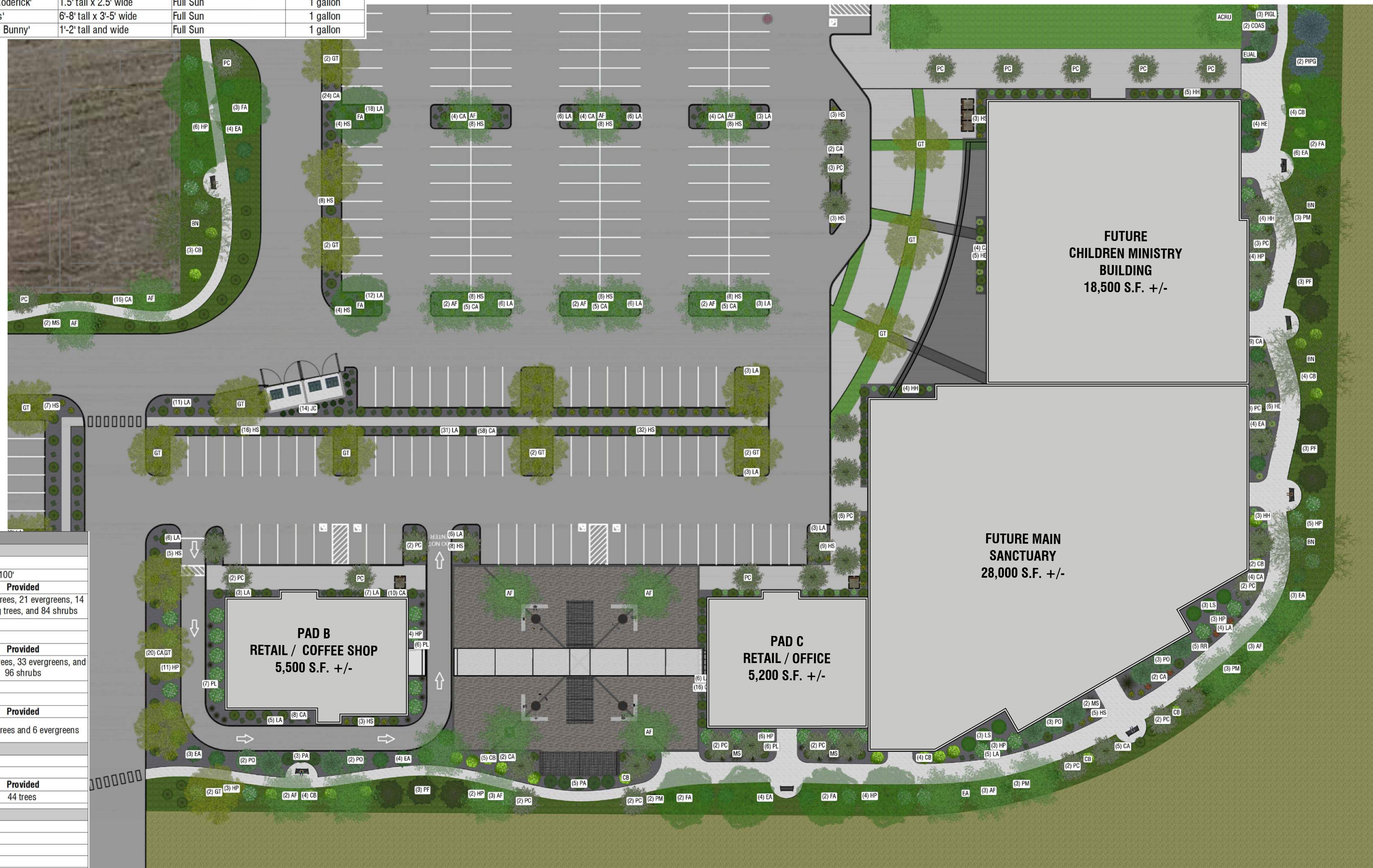


PLANT LEGEND						
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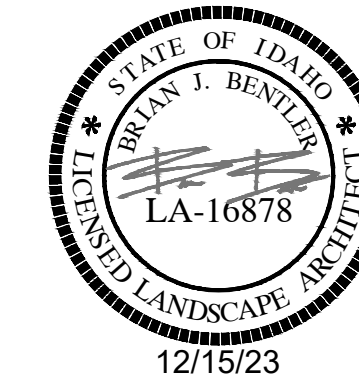
**MATERIAL LEGEND**

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-  RIGHT OF WAY - 161,640 SF  
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-  PLANTER BEDS - 48,140 SF @ 2" DEPTH (350 YARDS)  
MEDIUM BLACK AND TAN
-  ASPHALT PARKING LOT & ENTRY DRIVES - 221,500 SF  
ASPHALT
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BELGARD PAVER

CITY OF STAR LANDSCAPE REQUIREMENTS			
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CONTACT DIGLINE  
48 HOURS  
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REVISIONS:		
NO.	DATE	DESCRIPTION

**BOISE LANDSCAPE DESIGN**  
7633 W PRINCE ST  
BOISE, ID 83714  
(425) 466-1937



CALVARY CHAPEL STAR

**CONCEPTUAL LANDSCAPE PLAN**

NOT FOR CONSTRUCTION

FLOATING FEATHER & HWY 16  
STAR, IDAHO

SCALE: 1" = 30'-0"

DRAWN BY: B. BENTLER

CHECKED BY: B. BENTLER

DATE: 12/15/23

DATE OF PRINT: 12/15/23

SHEET NUMBER:

L-3



PLANT LEGEND						
Qty	Symbol	Common Name	Botanical Name	Mature Size	Sun Exposure	Size
Trees						
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15	BN	Clump River Birch	Betula nigra	40-60' tall x 40-50' wide	Full Sun	2" caliper
64	FA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	45-60' tall x 35-50' wide	Full Sun	2" caliper
34	GT	Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	50-75' tall x 25-40' wide	Full Sun to Partial Shade	2" caliper
6	LS	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Silhouette'	50' tall x 3-6' wide	Full Sun	2" caliper
8	PA	Cupressina Spruce	Picea abies 'Cupressina'	20-30' tall x 4-5' wide	Full Sun	7-8' tall
28	PO	Riverside Serbian Spruce	Picea omorika 'Riverside'	18' tall x 5' wide	Partial Shade to Full Sun	7-8' tall
18	PP	Colorado Spruce	Picea pungens	30-35' tall x 10-20' wide	Partial Sun to Full Sun	7-8' tall
23	PF	Vanderwolf Pine	Pinus flexilis 'Vanderwolf's Pyramid'	20-30' tall x 10-15' wide	Full Sun	7-8' tall
79	PC	Chanticleer Pear	Pyrus calleryana 'Glen's Form'	30-35' tall x 15' wide	Full Sun	2" caliper
Shrubs						
77	CB	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	5-6' tall and wide	Partial to Full Sun	5 gallon
65	EA	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5-7' tall x 6-8' wide	Full Sun	5 gallon
116	HP	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	6-8' tall and wide	Filtered to Full Sun	5 gallon
26	JC	Blue Arrow Juniper	Juniperus scopulorum 'Blue Arrow'	12-15' tall x 2' wide	Full Sun	5 gallon
37	PM	Dwarf Mugo Pine	Pinus mugo var. pumilio	3-5' tall x 5-7' wide	Full Sun	5 gallon
5	RR	Double Red Knock Out Rose	Rosa x 'Radtko'	3-4' tall and wide	Full Sun	2 gallon
Perennials						
432	CA	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3-4' tall x 1.5-3' wide	Full Sun	1 gallon
399	HS	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'	2-3' tall and wide	Partial Sun to Full Sun	1 gallon
17	HE	Earth Angel Hosta	Hosta x 'Earth Angel'	2' tall x 4' wide	Full Shade to Filtered Sun	1 gallon
31	HH	Hadspen Blue Hosta	Hosta x 'Hadspen Blue'	12" tall x 20" wide	Full to Partial Shade	1 gallon
370	LA	Martha Roderick Lavender	Lavandula angustifolia 'Martha Roderick'	1.5' tall x 2.5' wide	Full Sun	1 gallon
26	MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	6-8' tall x 3-5' wide	Full Sun	1 gallon
29	PL	Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'	1'-2' tall and wide	Full Sun	1 gallon

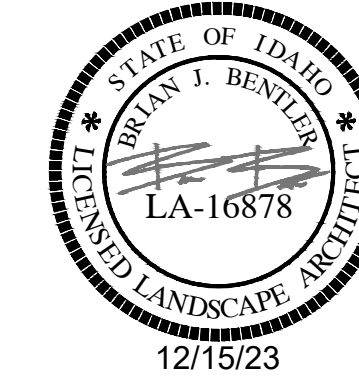
**MATERIAL LEGEND**

	LAWN - 39,820 SF KENTUCKY BLUE/RYEGRASS
	NATIVE AREAS - 85,570 SF CREEPING RED FESCUE HYDROSEED
	RIGHT OF WAY - 161,640 SF SCOTTISH LINKS HYDROSEED
	PLANTER BEDS - 48,140 SF @ 2" DEPTH (350 YARDS) MEDIUM BLACK AND TAN
	ASPHALT PARKING LOT & ENTRY DRIVES - 221,500 SF ASPHALT
	PAVER PATIO - 11,828 SF BELGARD PAVER

CITY OF STAR LANDSCAPE REQUIREMENTS			
Street Landscape Buffers			
<b>Major Arterial</b> 40' wide landscape buffer with 4 shade trees, 3 evergreens, 2 flowering trees, and 12 shrubs for every 100'			
Calculations	<b>Total Length</b> 684 feet	<b>Required</b> 28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs	<b>Provided</b> 28 shade trees, 21 evergreens, 14 flowering trees, and 84 shrubs
<b>Minor Arterial</b> 30' wide landscape buffer with 3 shade trees, 3 evergreens, and 8 shrubs for every 100'			
Calculations	<b>Total Length</b> 1114 feet	<b>Required</b> 33 shade trees, 33 evergreens and 88 shrubs	<b>Provided</b> 33 shade trees, 33 evergreens, and 96 shrubs
<b>Collector</b> 20' wide landscape buffer with 2 shade trees and 2 evergreens for every 100'			
Calculations	<b>Total Length</b> 342 feet	<b>Required</b> 3 shade trees and 3 evergreens	<b>Provided</b> 7 shade trees and 6 evergreens
<b>Requirement</b> 15' wide landscape buffer with (1) one shade tree every 35 feet			
Calculations	<b>Total Length</b> 1531 feet	<b>Required</b> 44 shade trees	<b>Provided</b> 44 trees
<b>Parking Lot Landscaping</b>			
<b>Calculation</b>	<b>Total Number of Parking Stalls</b> 491	<b>Parking Lot &amp; Drive Aisle Size</b> 221,585 SF	<b>Interior Landscaping Size</b> 25,867 SF (11.7%)
<b>Proposed</b>	<b>Total Number of Parking Lot Trees</b> 84		
<b>Additional Calculations</b>			
<b>Tree Species</b>	<b>Total Number Trees</b> 351	<b>Total Number of Species</b> 10	
<b>Total Landscaping</b>	<b>Total Landscaped Areas</b> 193,920 SF (4.45 acres)		



NOTE: THE LOCATION OF PLANT MATERIAL AND LANDSCAPE ELEMENTS IS APPROXIMATE. THE CONTRACTOR WILL DETERMINE THE OPTIMAL LAYOUT OF THE PLANTER BEDS AND PLACEMENT OF PLANT MATERIAL. PLANT SUBSTITUTES MAY BE REQUIRED IF THE PLANT SELECTION IS UNAVAILABLE.



CONTACT DIGLINE  
48 HOURS  
BEFORE DIGGING  
1-800-342-1585 (or 811)

REVISIONS:		
NO.	DATE	DESCRIPTION

**BOISE LANDSCAPE DESIGN**  
7633 W PRINCE ST  
BOISE, ID 83714  
(425) 466-1937

**BLD**

CALVARY CHAPEL STAR

**CONCEPTUAL LANDSCAPE PLAN**

NOT FOR CONSTRUCTION

FLOATING FEATHER & HWY 16  
STAR, IDAHO

SCALE: 1" = 30'-0"

DRAWN BY: B. BENTLER

CHECKED BY: B. BENTLER

DATE: 12/15/23

DATE OF PRINT: 12/15/23

SHEET NUMBER:

**L-4**





SOUTHWEST CORNER - MAIN ENTRY













ENTRY CORNER PLAZA





SOUTH FACADE ALONG SIDEWALK TO PLAZA ENTRY





1 FRONT ELEVATION  
1/8" = 1'-0"



2 LEFT ELEVATION  
1/8" = 1'-0"

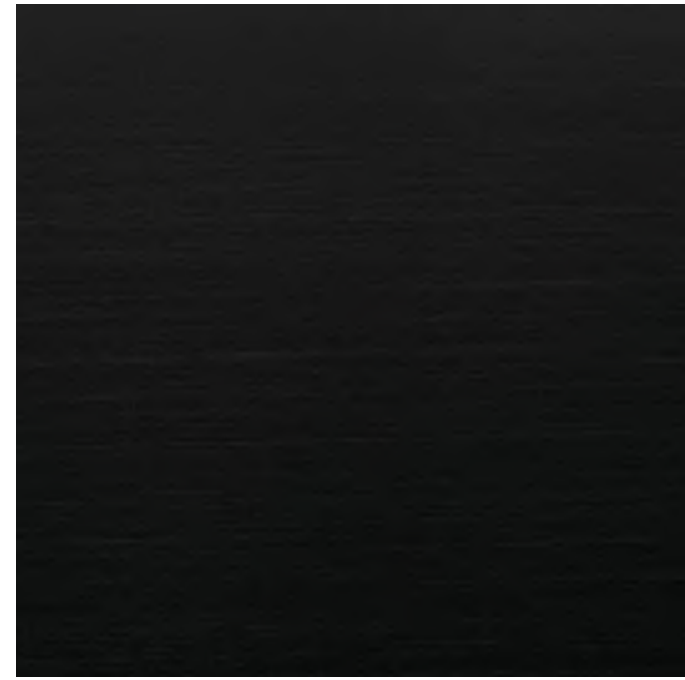


3 RIGHT ELEVATION  
1/8" = 1'-0"

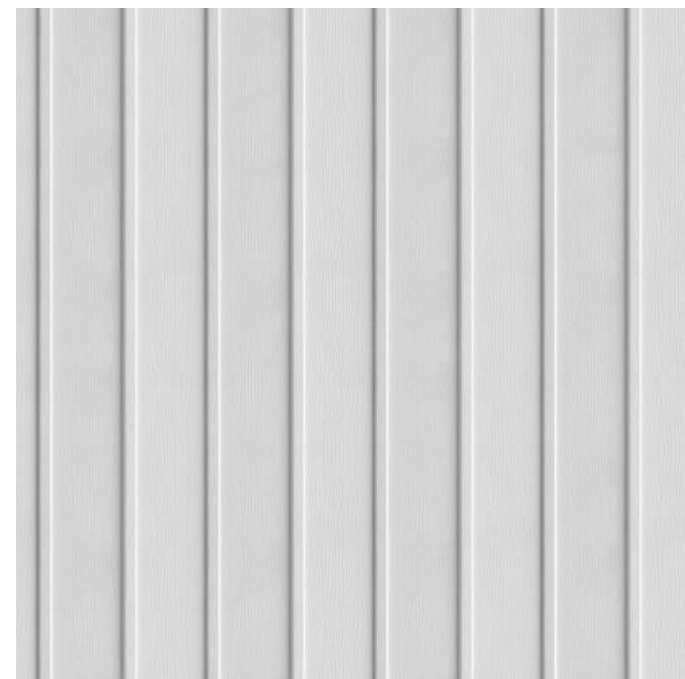


4 REAR ELEVATION  
1/8" = 1'-0"

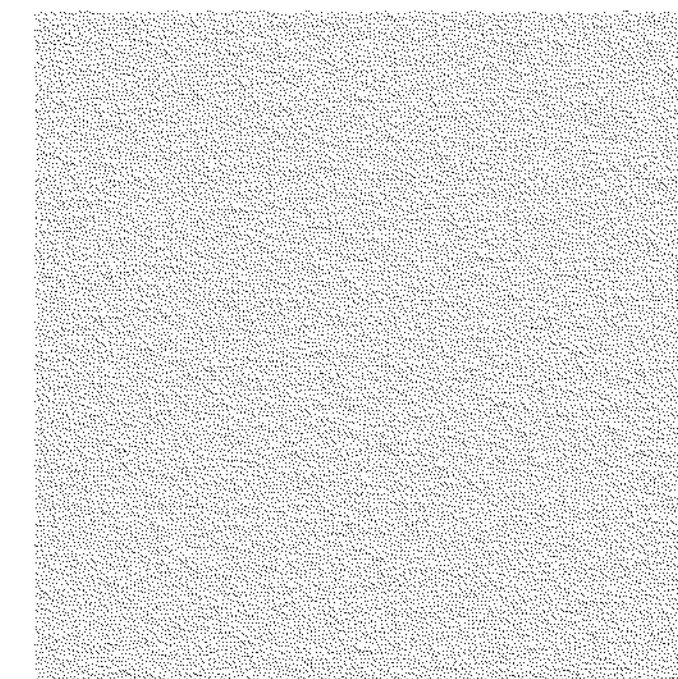




METAL  
ANODIZED ALUMINUM  
FINISH: BLACK OR DARK BRONZE



SIDING  
BOARD AND BATTEN  
FINISH: WHITE



SIDING  
STUCCO  
FINISH: WHITE, MEDIUM SAND



SOFFIT  
WESTERN RED CEDAR  
FINISH: CLEAR SEALER



STONE  
DRESSED FIELDSTONE  
COLOR: ECHO RIDGE



**Ada County Transmittal**  
**Division of Community and Environmental Health**

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # RZ-23-04 / DA-23-04  
 Conditional/Accessory Use # CU-23-07  
 Preliminary / Final / Short Plat \_\_\_\_\_  
 Development Name/Section City of Star CDH File # \_\_\_\_\_

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 14. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Rowena Date: 12/15/23



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

January 8, 2024

Shawn Nickel  
Planning Director and Zoning Administrator  
City of Star  
10769 West State Street  
Star, Idaho 83669

**VIA EMAIL**

<b>Development Application</b>	<b>CU-23-08</b>
<b>Project Name</b>	<b>Calvary Chapel Star</b>
<b>Project Location</b>	West side of SH-16 at approx. MP 101.02
<b>Project Description</b>	Total of 84,200 sf of retail to include Church Facilities, Storage Facility, Office Space and Coffee Shop.
<b>Applicant</b>	James Marsh

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the State Highway system.
2. The site plan provided with the referenced application indicates a Storage Facility, Retail/Coffee Shop and Retail/Office Space is planned. Due to the traffic volume that these commercial facilities generate, impacts to the State Highway system may be anticipated. Based on IDAPA 39.03.42 section 400.03.f, if new volume of trips equal or exceed 100 trips during peak hours, a Traffic Impact Study (TIS) is warranted.
3. Please provide a TIS and ensure the TIS demonstrates each phase of the development and the impacts that each phase will cause.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

*Niki Benyakhlef*

Niki Benyakhlef  
Development Services Coordinator  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)

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