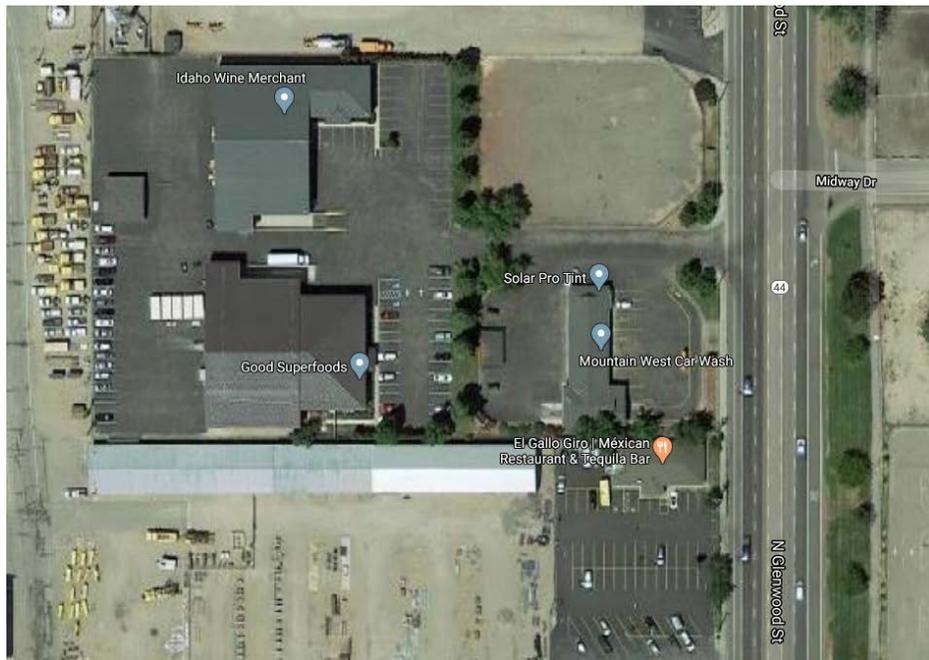


CITY OF GARDEN CITY

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File Number: CUPFY2020 -5
Application Scope: Conditional Use Permit
Location: 5311 N. Glenwood St.
Applicant: Bryant Jones
Report Date: 2/14/2020



Staff Report
Report prepared by Chris Samples

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A. Report Summary

- Proposed use is an expansion of the existing use “Warehouse, Storage and Wholesale”
- Parking analysis needed to determine parking requirements
- Existing sidewalk installed along Glenwood St.
- A streetlight may be required pursuant to the Garden City Street Light Policy
- The proposed use may or may not conflict with the Future Planning Area designation of the Comprehensive Plan Future Land Use Map
- A design review is required for the structure; The Design Committee has delegated this decision to the Planning Official pursuant to 8-6B-3 (Design Review Committee)

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Conditional Use Permit to expand an existing warehouse use	8-6B-2 Conditional Use	None

Project Details:

- 1) Proposed Development: Warehouse Expansion
- 2) Proposed Use: Expansion of the existing use "Warehouse, Storage and Wholesale"
- 3) Expansion Sq. Ft.: 5,000 sq. ft.
- 4) Parking spaces: 37 spaces, existing
- 5) Number of Employees: Unknown
- 6) Operating Hours: Unknown

Site Conditions:

- 1) Address: 5311 N. Glenwood St
- 2) Parcel Number: R8179960200
- 3) Property Size: 1.287 acres
- 4) Zoning District: C-2
- 5) Comprehensive Plan Land Use Map Designation:
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
 - a) Professional Service
 - b) Eating Establishment, Full Service
 - c) Vehicle Washing Facility
- 9) Existing Use:
 - a) Warehouse, Storage and Wholesale (Permitted under CUP 99-05-07 on 6/16/1999)
- 10) Easements on site:
 - a) 10' Utility, Drainage, Irrigation Easement
 - b) 30' Common Driveway and Access Easement
- 11) Site Access: N. Glenwood St.
- 12) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

The proposed use expansion is located within the Future Planning Area of the Comprehensive Plan Future Land Use Map. This designation is intended to spur future master planning efforts the areas surrounding and including the ITD District 3 Yard and the Expo Idaho site. The record is not clear whether the proposed expansion would interfere with or complement future planning efforts within this designation.

A streetlight may be required by the Commission pursuant to the Street Light Policy. Streetlights may be required by the Commission as conditions of approval to meet the required findings of 8-2B-2 (Conditional Use). ACHD comments do not specifically mention streetlights as required improvements.

D. Required Processes/Hearings; Decision Maker Actions; Appeals

Required Decisions: The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Conditional Use	N/A	P&Z Commission	2/19/2020
Design Review	N/A	Design Committee	Future administrative application

Required Findings:

To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Decision Options:

The Planning and Zoning Commission may take one of the following actions:

1. Approve the application as presented;
2. Approve the application with conditions;
3. Deny the application.
4. Request the applicant return with revised materials for additional review;

Appeal of Decision:

Pursuant to 8-6A-9 (Appeals), there is a 15-calendar day appeal period to appeal the decision to the City Council. This period starts from the date of signature on the decision and not the hearing date.

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	2/3/2020	<ul style="list-style-type: none">• Traffic impact fee required• Standard conditions of approval• Obtain permits for right of way work

F. Public Comment

The following public comments were provided:

None

G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Staff Comment
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-2C-45 Land Use Provisions – Warehouse, Storage and Wholesale	Planning and Zoning Commission	No compliance issues noted – standards listed in analysis for reference	Conditions of approval incorporating the standards of 8-2C-45 should be considered to meet the required findings of 8-6B-2
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-4D Parking and Off Street Loading Provisions	Planning and Zoning Commission	Compliance issues noted	Parking requirements cannot be determined
8-4E Transportation and Connectivity Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-4I Landscaping and Tree Protection Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
Title 8, Chapter 6, Article A: Administration			
8-6A General Provisions	Planning and Zoning Commission	N/A	Application waivers requested pursuant to 8-6A-4A
Title 8, Chapter 7: References			
8-7A Definitions	Planning and Zoning Commission	N/A	Defined terms referenced

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	Compliance issues noted	Use conflicts with Special Opportunity Area Land Use Designation
Garden City Sidewalk Policy	No compliance issues noted	Sidewalk installed along Glenwood St.
Garden City Street Light Policy	No compliance issues noted	Streetlights may be required at the discretion of the Commission

H. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-2C Land Use Provisions</u>	
8-2C-45 Warehouse, Storage and Wholesale	<p>The following standards are applicable to this expansion and should be considered for inclusion as conditions of approval to meet the required findings in 8-6B-2(Conditional Use):</p> <p>A. Limitations: Outside activity areas shall be located a minimum of three hundred feet (300') from any property line adjoining a residence or a residential district.</p> <p>B. Accessory Uses: The use may include accessory office uses not to exceed twenty five percent (25%) and retail sales not to exceed ten percent (10%) of the gross floor area of the use.</p>
<u>8-4D Parking and Off Street Loading Provisions</u>	
8-4D-5 Required Number of Off Street Parking Spaces	<p>A parking analysis is required by this subsection to determine the number of parking spaces required for a nonresidential use. This requirement may be fulfilled administratively by a potential condition of approval requiring a parking analysis prior to a certificate of occupancy and/or certificate of compliance.</p>
<u>8-6A Administration – General Provisions</u>	
8-6A-4 Required Application Information	<p>The applicant has requested the following application requirements be waived:</p> <ul style="list-style-type: none"> • Irrigation/Ditch Company Letter <p>The applicant's request appears supported by the following evidence:</p> <ul style="list-style-type: none"> • The use is located inside of an existing structure and does not require irrigation water

	<ul style="list-style-type: none"> The City does not have record of an irrigation line on the property
<u>8-7A References</u>	
8-7A-1 Definitions	<p>The following relevant defined terms were referenced in this report:</p> <p>Warehouse: The use of a site as a major stopping or transferring point for freight, storage, wholesale and distribution of manufactured products, supplies and equipment, excluding retail sales.</p> <p>Conditional Use: A use that because of peculiar characteristics, size, operations, location with reference to surroundings, streets and existing improvements, or demands upon public facilities is allowed in a district subject to approval by the planning and zoning commission and subject to special requirements in accordance with section 8-6B-2 of this title and as enabled by Idaho Code section 67-6512.</p>

Garden City Plan/Policy Analysis	
Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Future Planning Area of the Comprehensive Plan Future Land Use Map:</p> <p><i>Future Planning Areas have been identified for large parcels of vacant or under-developed land including the area west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37th and Adams.</i></p> <p><i>This designation is intended to identify these areas for further master plan or site-specific planning efforts. The large size of these areas provides a unique</i></p>

	<p><i>opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer.</i></p> <p><i>Each of the designated Future Planning Areas present unique opportunities and challenges that should be considered in the master planning for the area.</i></p> <p>Analysis: The record is unclear whether the proposed use expansion would complement or conflict with future planning efforts within the designation. Potential interconnectivity along the west property line at the ITD District 3 yard could mitigate this issue.</p> <p>The following Comprehensive Plan objectives may apply to this proposal:</p> <p>Goal 12: Evolve as a Destination Objective 12.1: Support a positive business environment Objective 12.2: Continue to support commercial and industrial land uses.</p>
<p><u>Garden City Sidewalk Policy</u></p>	<p>A sidewalk is installed in accordance with this policy. No additional sidewalks are required.</p>
<p><u>Garden City Street Light Policy</u></p>	<p>The policy notes that a streetlight may be required at intersections and no further than 400' from another streetlight. A streetlight is not installed within 400' of the proposed use. Streetlights may be required by the Commission to meet the findings of Garden City Code 8-6B-2.</p>