



## CITY OF GARDEN CITY

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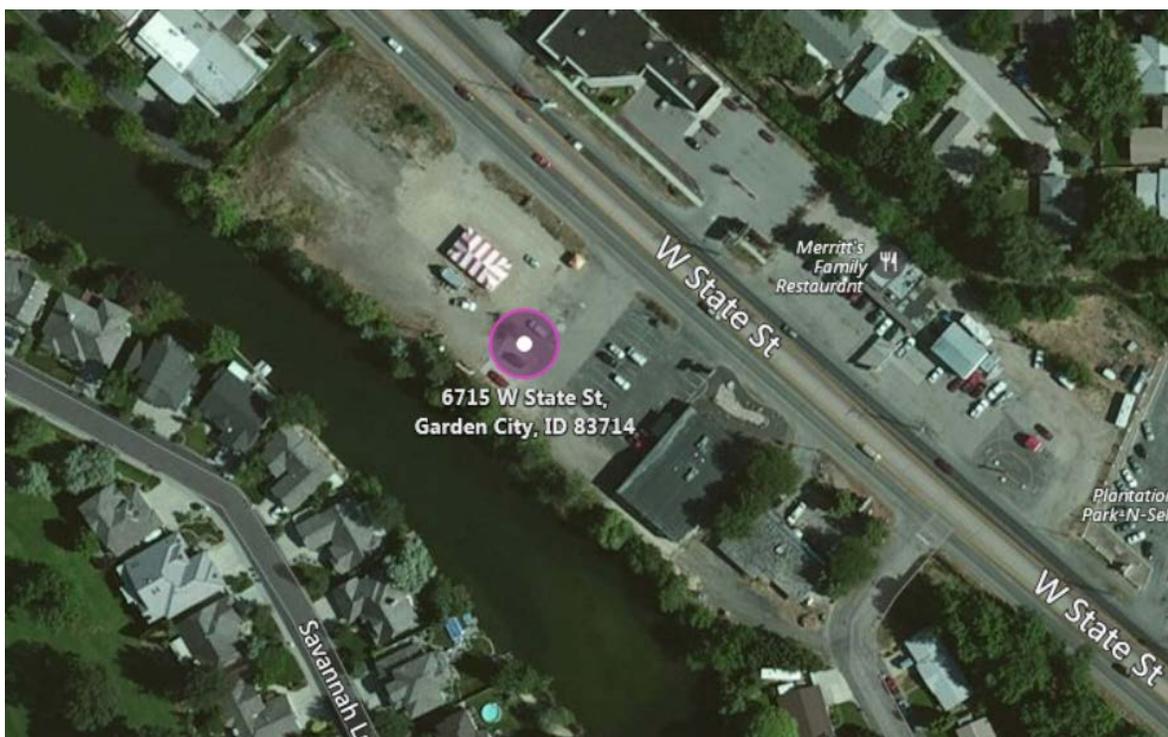
**File Number:** DSRFY2017-22

**For:** New Nonresidential

**Location:** 6715 State St., Garden City, Idaho

**Applicant:** Darren Blaser

**Design Review Meeting Date:** May 6, 2019



Garden City Design Review Committee  
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2017-22

**City of Garden City  
Design Review Staff Report**

**Background:** Darren Blaser, on behalf of Viewpoint Windows, is requesting Design Review approval of plan modifications to an approved application. The project includes the construction of a new structure to store shipping and receiving items. The 2.273 acre site is located at 6715 W. State St., zoned C-2, and in the Residential Low Density designation of the Comprehensive Plan.

The scope of the proposed revisions consist of:

1. Removal of awnings over entrances
2. Changes of façade materials
3. Addition of three bay doors on east and west elevations

**Attachments:**

1. Statement of Revisions dated 3/19/2019;
2. Revised Sheets:
  - A1.0 – Overall Floor Plan
  - A1.1 – 1<sup>st</sup> Floor Plan
  - A2.0 – Elevations
  - A2.1 – Elevations
3. Signed Decision – 8/7/2019
4. Approved Sheets:
  - SC-1 – Schematic Floor Plan and Immediate Site
  - SC-2 – Schematic Exterior Elevations
  - SC-3 – Schematic Exterior Elevations

**Purpose:** The design review process is intended to involve the city at the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

**Analysis:** Staff has conducted a preliminary analysis on behalf of the Design Review Committee. Because the Committee ultimately interprets Development Code and determines whether a proposal is compliant, the following comments by staff are intended solely to assist the Committee in reviewing the application. Staff's interpretation of Development Code and whether an application is compliant is *not* binding on the Committee.

<b>STANDARDS FOR REVIEW</b>	
<b>City Code</b>	<b>City Standards/Staff Comments</b>
<b><u>GCC 8-4C Design Provisions for Non-Residential Structures</u></b>	
<b>GCC 8-4C-3(A)</b>	<p>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian and adjacent properties.</p> <p><b>To comply with this objective, first floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least 50%.</b></p>
<b>GCC 8-4C-3(B)</b>	<p>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</p> <p><b>The removal of the proposed awnings may conflict with subsection 4 of this section:</b></p> <p><b>The primary entrance of all building should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee.</b></p>
<b>GCC 8-4C-3(C)</b>	<p>Objective 3: Buildings shall be designed and constructed of quality materials.</p> <p><b>The following material changes are proposed:</b></p> <p><b>South, East and West Elevations:</b></p> <ul style="list-style-type: none"> <li>• Slate/stone replacing stucco</li> <li>• Stucco replacing tiled stone</li> </ul> <p><b>Color of these proposed changes not shown in plans.</b></p>
<b>GCC 8-4C-3(E)</b>	<p>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the</p>

	<p>comprehensive plan and positively contribute to the overall urban fabric of the community.</p> <p><b>The removal of the proposed awnings may conflict with subsection 2 of this section:</b></p> <p><b>2. Articulation:</b> Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade. The following are ways to achieve building articulation:</p> <p><b>b. Architectural Elements:</b> The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.</p>
<p><b><u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u></b></p>	
<p><b>GCC 8-4C-4(A) Large Scale Non-Residential Structures</b></p>	<p><b>The removal of the proposed awnings may conflict with subsection A of this section:</b></p> <p><b>A. Large Scale Nonresidential Structures:</b></p> <p><b>1. Facades longer than fifty feet (50') (measured horizontally along the facade) should incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. The doorways on buildings abutting or within three feet (3') of the sidewalk should be recessed in order to avoid conflicts with pedestrians.</b></p>

**Committee Options:** The Committee may take one of the following actions:

1. Approve the proposed modifications as presented;
2. Conditionally approve the proposed modifications;
3. Request the applicant return with revised materials for additional review;
4. Deny the proposed modifications.

**Required Findings:** Design Review approval may be granted by the Committee only if the applicant demonstrates that:

1. The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.
2. Pursuant to Garden City Code 8-6B-3(D), the Design Committee must make the following findings to approve a design review application:
  - A. The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district;
  - B. The proposed design adheres to standards for the protection of health, safety, and general welfare;
  - C. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
  - D. The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
  - E. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
  - F. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
  - G. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.