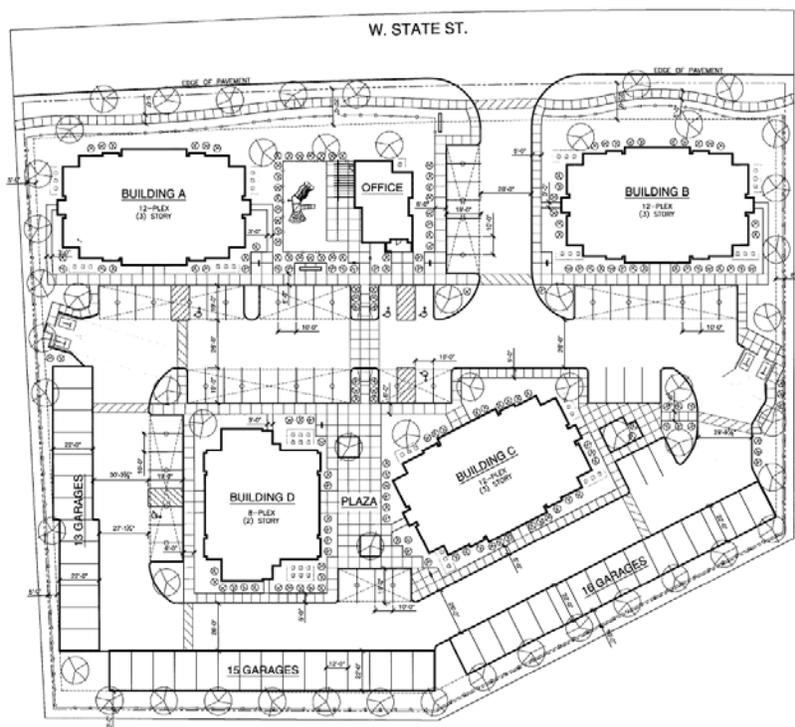




CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-2921 □ Fax (208)472-2926

File Number: DSRFY2019-10
For: Pre-Application Meeting – Multi-Family Dwelling Units
Location: 9555 W. State St., Garden City, Idaho
Applicant: Rob Powell with Dave Evans Construction
Design Review Meeting Date: 5/6/2019



Garden City Design Review Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-10

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

Background: Robert Powell with Dave Evans Construction is requesting a pre-application meeting for new multi-family housing called Sleepy Hollow Apartments. The 3.03 acre site is located at 9555 W. State St.; Ada County Parcel S0514438580. The property is within the C-2 zoning district and the Residential Low Density designation of the Comprehensive Plan.

Proposed Scope of Work:

Application: Design Review Pre-Application Meeting

Proposed development: Multi-Family Dwelling Units

Proposed uses: Multi-Family Dwelling Units

Number of units: 44

Number of buildings: 9 buildings

- Four dwelling structures
 - Building A: 3 story
 - Building B: 3 story
 - Building C: 3 story
 - Building D: 2 story
- One clubhouse structure
- Four garage structures

Parking spaces: 104 spaces

- Garage spaces: 44
- Covered spaces: 51
- Uncovered spaces: 9

Bicycle parking: 20 spaces

Site coverage:

- All structures: 69,469 sq. ft.
- Landscaping: Square footage was not provided
- Impervious surface: Square footage was not provided

Trash enclosures: 2

Application Process

1. The proposed project requires the following public hearing review processes:
 - a. Design Review Pre-Application Meeting (held 5/6/2019)
 - b. Design Review Formal Hearing

Pre-Application Meeting

1. The Design Committee provided the following comments at the 5/6/2019 Design Committee pre-application meeting:
 - a. The Committee determined a formal application before the Committee was required.
 - b. Reconfigure sidewalk along W. State Street to not meander but create illusion of meandering through use of landscaping.
 - c. Provide an exhibit demonstrating the sight line of Building C over the top of the garage buildings.

Attachments:

1. Application Materials
2. A1.0 Architectural Site Plan
3. A1.1 Architectural Site Plan Details
4. A 2.0 8-Plex Floor Plans
5. A2.3 12-Plex Floor Plans
6. A2.4 Leasing Office Floor Plan
7. A2.5 Garage 1 Floor Plan and Elevations
8. A2.6 Garage 2 Floor Plan and Elevations.
9. A2.7 Garage 3 Floor Plan And Elevations
10. A4.0 8-Plex Elevations
11. A4.1 12-Plex Elevations
12. A12 Rendered Site Plan
13. E1.0 Site Electrical Plan
14. E1.1 Site Photometric Plan
15. E1.2 Site Lighting Cut Sheets
16. Color boards
17. L1.0 Landscape Plan
18. L2.0 Tree Inventory Analysis
19. L3.0 Landscape Details
20. 5/6/2019 Design Committee Minutes
21. Pre-Application Materials
22. Pre-Application Staff Report

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. **Revised comments since the 5/6/2019 Design Review Pre-Application Staff Report are highlighted and bolded.**

STANDARDS FOR REVIEW

STAFF REPORT: DSRFY2019-10

City Code	City Standards/ <i>Staff Comments</i>
<u>GCC 8-2B Based Zoning District Regulations</u>	
GCC 8-2B-2 Allowed Uses	The use “Dwelling Unit, Multi-Family” is a permitted use in the C-2 General Commercial Zoning District.
GCC 8-2B-3 Form Standards	The required setbacks of the C-2 zone is 5’ from all property lines. This can be exceeded by easements and other ordinance requirements.
<u>GCC 8-2C Land Use Provisions</u>	
GCC 8-2C-15 Dwelling Unit, Multiple Family	<p>The applicant has proposed three amenities consisting of a fitness facility, a children’s play structure, and a public plaza.</p> <p>The applicant has proposed a community mailbox, a maintenance storage area, and a directory map. However, the directory map’s location is not indicated on the site plan. This could be handled administratively and enforced as a condition of approval.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>8-2C-15 - Entire section.</i></p> <p>Three amenities are required for a 44-unit multi-family dwelling unit development. The site plan proposes a plaza and what appears to be a children’s play structure adjacent to the office. A third amenity has not been shown in the pre-application materials.</p> <p>Site maintenance agreements required by this section are usually handled administratively during the building permit process.</p>

	<p>The proposal does not depict the following improvements required for a multi-family development exceeding 20 units:</p> <ol style="list-style-type: none"> 1. Maintenance storage area 2. Central mailbox location 3. Directory and map of development
<p><u>GCC 8-4B Design Provisions for Residential Structures</u></p>	
<p>GCC 8-4B-4 Multi-Family Residential Dwelling Units</p>	
<p>GCC 8-4B-4A Building Setbacks</p>	<p>The applicant has cleared up the placement of Buildings C and D. Building C is a three story building while Building D is a two story building. Both structures are located over 60' away from the south and southwest property lines, respectively. Garages 2 and 3 are 10' from the south and southwest property lines, respectively.</p> <p>The applicant has proposed utilizing landscape buffers and garages to screen the buildings from view. A site line exhibit was not provided with the application.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p>According to the site plan, Buildings C (three story) and D (two story) are over 50' away from the property line shared with single family residences to the south of the property.</p> <p>The provided elevations depict two different three story buildings. However, the documents are not clear which elevations are intended for each structure.</p>

	The site plan identification lettering does not match the corresponding elevations. A two story elevation has not been provided.
GCC 8-4B-4B Building Design	<p>The building elevations appear to meet the requirements of this subsection.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p>As noted above, the documentation is not clear on what elevation is assigned to each building. The location of mechanical, electrical, communications, and service equipment is not shown. Trash enclosure elevations were not provided.</p>
GCC 8-4B-4C Multiple Buildings on One Site	Development of multiple structures on one site shall comply with the requirements set forth in subsection <u>8-4C-4B</u> , "Multiple Nonresidential Structures On One Development Site", of this chapter.
<u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u>	
GCC 8-4C-4(B) Multiple Non-Residential Structures on One Development Site	<p>This comment was resolved at the 5/6/2019 pre-application meeting. The Committee did not find issue with the site configuration regarding this subsection.</p> <p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>3. Terminal Views: Terminal views within the site should be provided to landscaping, landmarks or significant site features.</i></p> <p>The placement of building C could conflict with this section by terminating the view from the driveway to this structure. Possible mitigation options could include:</p> <ul style="list-style-type: none"> • Additional landscaping to break up this view <p>Pedestrian pathways are provided that interconnect the structures within the site.</p>

	Consistent setbacks are provided for structures along W. State Street. Similar, but off set setbacks are provided along the south property line.
<u>GCC 8-4D Parking and Off Street Loading Provisions</u>	
GCC 8-4D-3 Parking Design and Improvement Standards	Compliance with this section is required.
GCC 8-4D-4 Parking Use Standards	Compliance with this section is required.
GCC 8-4D-5 Required Number of Parking Spaces	<p>The applicant has provided parking in conformance with this requirement.</p> <p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>Table 8-4D-2 (Multi Family Section)</i></p> <p>Multi-family dwelling units require the following minimum parking spaces:</p> <ul style="list-style-type: none"> • One bedroom: 1 space in garage • Two bedroom or more: 1 space in garage, 1 space outdoors • Guest parking: .5 spaces per unit <p>The proposed 44-unit development has four 1 bedroom units and forty two and three bedroom units. This configuration requires 44 garage spaces, 40 outdoor spaces dedicated to two bedroom or more units and 22 guest parking spaces, totaling 106 spaces.</p> <p>The applicant has proposed 104 spaces, consisting of:</p> <ul style="list-style-type: none"> • 44 garage spaces • 51 covered parking spaces (coverage type not detailed in proposal) • 9 uncovered parking spaces <p>Two additional guest parking spaces are required to meet this section.</p>

	20 bicycle parking spaces are noted. However, their location is not depicted in the site plan.
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	
GCC 8-4E-3 Public Street Connections	An access point on State Street has been proposed.
GCC 8-4E-4 Internal Circulation Standards	Internal driveways exceed the required 20' width. The landscape plan appears to show landscaping outside of the internal driveways.
GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy	<p>The applicant has provided sidewalk and landscaping improvements but has places trees south of the sidewalk. Trees are required north of the sidewalk. The sidewalk has been configured in a straight alignment.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Garden City Sidewalk Policy and GCC 8-4I</i></p> <p>A 5' wide detached sidewalk is depicted along W. State Street. However, the landscaping plan does not provide enough detail to determine whether the detached landscaping adjacent to the sidewalk meets the requirements of this section and GCC 8-4I (Landscaping and Tree Preservation Provisions).</p>
GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards	<p>Bicycle parking has been depicted in conformance with this subsection.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>B. Bicycle Accessibility</i></p> <p>The location of bicycle parking spaces are not depicted.</p>
<u>GCC 8-4I Landscaping and Tree Protection Provisions</u>	Landscaping will be reviewed below.

	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The landscape plan does not contain information concerning landscape coverage, species, tree class, maturity size and caliper of any existing trees to be removed.</p>
<u>GCC 8-4I-3 General Landscaping and Irrigation Standards</u>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>Ground cover percentage calculations needed to confirm 70% living material requirement not provided.</p> <p>This can be reviewed administratively during the building permit process and enforced through a condition of approval.</p>
<u>GCC 8-4I-4 Landscaping Provisions for Specific Uses</u>	The proposed landscape plan appears compliant with this section.
<u>GCC 8-4I-5 Perimeter Landscaping Provisions</u>	The proposed landscape plan appears compliant with this section.
<u>GCC 8-4I-6 Parking Lot Landscaping Provisions</u>	The proposed landscape plan appears compliant with this section.
<u>GCC 8-4I-7 Tree Preservation Provisions</u>	Tree mitigation plan appears compliant with this section.
<u>GCC 8-4L Open Space Provisions</u>	
<u>GCC 8-4L-5 Open Space Standards for Multi-Family Developments</u>	<p>Open space calculations not included in application.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The application does not contain</p>

	information concerning the dimensions of private and common open space proposed.
GCC 8-6A-4(B) Waiver of Required Application Information	<p>The applicant has requested waiver of the following:</p> <ul style="list-style-type: none"> • Master Sign Plan • Irrigation/Ditch Information Form • Topographic Survey • Grading Plan <p>Waiver of these items could be appropriate for the following reasons:</p> <p>Master Sign Plan: Signage is usually handled administratively. Master Sign Plans are usually used for commercial developments.</p> <p>Irrigation/Ditch Information Form: City records do not indicate the presence of an irrigation ditch on the property. However, waiver of this requirement does not relieve the applicant from complying with City Code and Idaho Code concerning irrigation ditches/waterways.</p> <p>Topographic Survey: This information is not usually needed for a design review.</p> <p>Grading Plan: Grading is usually handled administratively during the construction and building permits process.</p>

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

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

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.