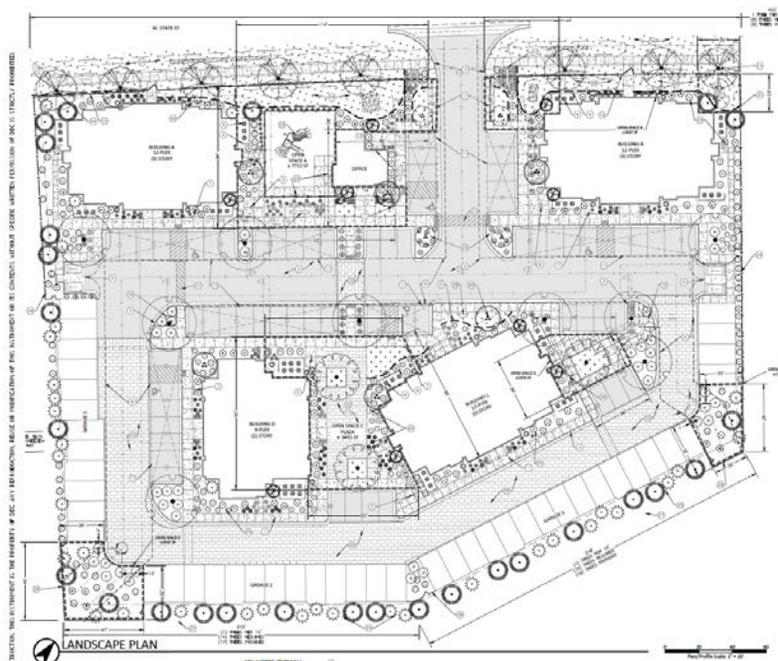




## CITY OF GARDEN CITY

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

**File Number:** DSRFY2019-10  
**For:** Multi-Family Dwelling Units  
**Location:** 9555 W. State St., Garden City, Idaho  
**Applicant:** Rob Powell with Dave Evans Construction  
**Report Date:** 10/18/2019



Garden City Design Review Committee  
Staff Contact: Chris Samples

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

## **A. Project Overview**

### **Project Description:**

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. The application was previously heard on June 17, 2019.

### **Proposed Scope of Work:**

<b>Request</b>	<b>Review Process</b>	<b>Notes</b>
Design Review for new structures for a multi-family development	8-6B-3 Design Review	Previously heard at the 5/16/2019 hearing

### **Project Details:**

Proposed development: 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: 108 spaces

- Garage spaces: 44
- Covered spaces: 54
- Uncovered spaces: 10

Bicycle parking: 20 spaces

Site coverage:

- All structures: 69,378 sq. ft.
- Landscaping: 27,052 sq. ft.
- Impervious surface: Square footage was not provided

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Trash enclosures: 2

**Site Conditions:**

- 1) Address: 9555 W. State Street
- 2) Parcel Number:
- 3) Property Size: 3.03 acres
- 4) Zoning District: C-2 General Commercial
- 5) Comprehensive Plan Land Use Map Designation: Green Boulevard Corridor
- 6) Legal Parcel of Record: No
- 7) Floodplain Designation:
  - a) 2003 FIRM: X
  - b) 2017 Draft FIRM: AE
- 8) Surrounding Uses: Only note uses that we have record of within 600' of the property
  - a) Dwelling Unit, Single Family Detached
  - b) Professional Service
  - c) Personal Service
  - d) Church or Place of Religious Worship
- 9) Existing Use: None
- 10) Easements on site: There are no records on file with Garden City of existing easements
- 11) Site Access: W. State Street access proposed.
- 12) Sidewalks: None

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

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	<ul style="list-style-type: none"> <li>• October 16, 2019</li> <li>• Previously heard June 17, 2019</li> </ul>

**Standards for Review:** Standards for review of this application are:

Design Review Standards	
Standard	Staff Comments
<a href="#">8-1A-4 Applicability</a>	Property boundary adjustment required
<a href="#">8-2B-1 Purpose</a>	No compliance issues noted
<a href="#">8-2B-3 Form Standards</a>	No compliance issues noted
<a href="#">8-2C-15 Dwelling Unit, Multiple Family</a>	No compliance issues noted
<a href="#">8-4A General Provisions</a>	Administrative review of outdoor lighting, stormwater systems, and utilities
<a href="#">8-4B Residential Design Provisions</a>	No compliance issues noted
<a href="#">8-4D Parking and Loading Provisions</a>	No compliance issues noted
<a href="#">8-4E Transportation and Connectivity Provisions</a>	Street tree issue outstanding

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<a href="#">8-4I Landscaping and Tree Protection Provisions</a>	Street tree issue outstanding
<a href="#">8-4L Open Space Provisions</a>	No compliance issues noted
<a href="#">8-6A-4 Waiver of Application Requirements</a>	No issues noted with waiver request
<a href="#">8-6B-3 Design Review Committee</a>	Street tree issue outstanding

**Policies and Studies:** The following policies and studies were reviewed for this application:

1. [Garden City Sidewalk Policy](#)
2. [Garden City Street Light Policy](#)

**Design Review Pre-Application Conference:** On May 6, 2019, a pre-application conference was completed in accordance with 8-6B-3. The Committee provided the following comments:

- 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.

**Design Review Formal Hearing:** The application was formally heard on June 17, 2019. The Committee requested the applicant return with the following modifications

- a. Add additional articulation to the rear garage elevations.
- b. Provide an alternative to the proposed fencing.
- c. Add trees along W. State Street

**Exhibits:** [Link](#)

1. Staff Report
2. Application
3. Letter of Intent/Compliance Statement
4. Plan Sheets:
  - Application Materials
  - A1.0 Architectural Site Plan
  - A1.1 Architectural Site Plan Details
  - A 2.0 8-Plex Floor Plans
  - A2.3 12-Plex Floor Plans
  - A2.4 Leasing Office Floor Plan
  - A2.5 Garage 1 Floor Plan and Elevations
  - A2.6 Garage 2 Floor Plan and Elevations.
  - A2.7 Garage 3 Floor Plan And Elevations
  - A4.0 8-Plex Elevations
  - A4.1 12-Plex Elevations
  - A12 Rendered Site Plan
  - E1.0 Site Electrical Plan
  - E1.1 Site Photometric Plan
  - E1.2 Site Lighting Cut Sheets
  - Color boards
  - L1.0 Landscape Plan

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- L2.0 Tree Inventory Analysis
  - L3.0 Landscape Details
  - 5/6/2019 Design Committee Minutes
  - Pre-Application Materials
  - Pre-Application Staff Report
5. Noticing:
- Agency Notice
  - Radius Notice
  - Legal Notice
  - 1<sup>st</sup> Notice of Intent to Approve/Deny
  - Affidavit of Property Posting and Photos
  - Agenda Posting
6. Agency Comments:
- Garden City Engineer
  - ITD
  - Republic Services
  - Boise School District
  - Central District Health
  - ACHD
7. Previous Hearing Minutes
- May 6, 2019 Design Committee Minutes
  - June 17, 2019 Design Committee Minutes

**Additional Information:**

Revised staff report comments since the June 17, 2019 hearing are **highlighted**.

<b>STANDARDS FOR REVIEW</b>	
<b>City Code</b>	<b>City Standards/Staff Comments</b>
<b><u>GCC 8-1A-4 Applicability</u></b>	According to the City Engineer's comments, the property does not appear to have documentation that it is a legal parcel of record. This stems from a lot line adjustment completed in 2015 outside of the required City process. Pursuant to 8-4A-4, no entitlements shall be granted until the required process is complete. A condition of approval could be applied requiring the lot line adjustment completed prior to the issuance of a building permit.
<b><u>GCC 8-2B Based Zoning District Regulations</u></b>	
<b>GCC 8-2B-2 Allowed Uses</b>	6/17/2019 Staff Report Comments: The use "Dwelling Unit, Multi-Family" is a permitted use in the C-2 General Commercial Zoning District.

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GCC 8-2B-3 Form Standards	6/17/2019 Staff Report Comments: The required setbacks of the C-2 zone is 5' from all property lines. This can be exceeded by easements and other ordinance requirements.
<b><u>GCC 8-2C-15 Dwelling Unit, Multiple Family</u></b>	<p>6/17/2019 Staff Report Comments: 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"> <li>1. Maintenance storage area</li> <li>2. Central mailbox location</li> <li>3. Directory and map of development</li> </ol>
<b><u>GCC 8-4A General Standards</u></b>	
GCC 8-4A-3 Fences and Walls	Staff Report Comment: Fencing has been provided in accordance with this section.

GCC 8-4A-4 Outdoor Lighting	Staff Report Comment: A photometric plan and light fixture cut sheets were not provided. This requirement is usually handled administratively during the building permit process.
GCC 8-4A-5 Outdoor Service and Equipment Areas	Staff Report Comment: Outdoor equipment has been screened with fencing, landscaping, and structures.
GCC 8-4A-7 Stormwater Systems GCC 8-4A-8 Utilities	Staff Report Comment: Stormwater Systems and Utilities are usually reviewed administratively during the public works and/or building permit processes.
<b><u>GCC 8-4B Design Provisions for Residential Structures</u></b>	
GCC 8-4B-4 Multi-Family Residential Dwelling Units	
GCC 8-4B-4A Building Setbacks	<p>6/17/2019 Staff Report Comments: 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><b><u>Review of this section cannot be completed. Additional information is required:</u></b></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. The site plan identification lettering does not match the corresponding elevations. A two story elevation has not been provided.</p>

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<p><b>GCC 8-4B-4B Building Design</b></p>	<p><b>Staff Report Comment:</b> The applicant has revised the garage elevations to include more articulation and windows.</p> <p>6/17/2019 Staff Report Comment: The building elevations appear to meet the requirements of this subsection.</p> <p>Review of this section cannot be completed. Additional information is required:</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>
<p><b>GCC 8-4B-4C Multiple Buildings on One Site</b></p>	<p>6/17/2019 Staff Report Comments: Development of multiple structures on one site shall comply with the requirements set forth in subsection <b>8-4C-4B</b>, "Multiple Nonresidential Structures On One Development Site", of this chapter.</p>
<p><b><u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u></b></p>	<p style="background-color: black; color: black;">[REDACTED]</p>
<p><b>GCC 8-4C-4(B) Multiple Non-Residential Structures on One Development Site</b></p>	<p>6/17/2019 Staff Report Comments: 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>The proposal may be in conflict with the following subsection:</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"> <li>• Additional landscaping to break up this view</li> </ul> <p>Pedestrian pathways are provided that interconnect the structures within the site.</p> <p>Consistent setbacks are provided for structures along</p>

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	W. State Street. Similar, but off set setbacks are provided along the south property line.
<b><u>GCC 8-4D Parking and Off Street Loading Provisions</u></b>	
<b>GCC 8-4D-3 Parking Design and Improvement Standards</b>	6/17/2019 Staff Report Comments: Compliance with this section is required.
<b>GCC 8-4D-4 Parking Use Standards</b>	6/17/2019 Staff Report Comments: Compliance with this section is required.
<b>GCC 8-4D-5 Required Number of Parking Spaces</b>	<p>Staff Report Comment: Parking has been provided in accordance with this ordinance.</p> <p>6/17/2019 Staff Report Comments: The applicant has provided parking in conformance with this requirement.</p> <p>The proposal may be in conflict with the following subsection:</p> <p>Table 8-4D-2 (Multi Family Section)</p> <p>Multi-family dwelling units require the following minimum parking spaces:</p> <ul style="list-style-type: none"> <li>• One bedroom: 1 space in garage</li> <li>• Two bedroom or more: 1 space in garage, 1 space outdoors</li> <li>• Guest parking: .5 spaces per unit</li> </ul> <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"> <li>• 44 garage spaces</li> <li>• 51 covered parking spaces (coverage type not detailed in proposal)</li> <li>• 9 uncovered parking spaces</li> </ul> <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.
<b><u>GCC 8-4E Transportation and Connectivity Provisions</u></b>	
<b>GCC 8-4E-3 Public Street Connections</b>	6/17/2019 Staff Report Comments: An access point on State Street has been proposed.
<b>GCC 8-4E-4 Internal Circulation Standards</b>	6/17/2019 Staff Report Comments: Internal driveways exceed the required 20' width. The landscape plan appears to show landscaping outside of the internal driveways.
<b>GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy</b>	<p><b>Staff Report Comment:</b> The applicant has indicated in their revision letter that ITD will not allow trees adjacent to W. State Street to enable drainage swales installed instead.</p> <p>6/17/2019 Staff Report Comment: 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>
<b>GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards</b>	<p>6/17/2019 Staff Report Comments: 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>

<p><b><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></b></p>	<p><b>Staff Report Comments: The requested information has been provided.</b></p> <p>6/17/2019 Staff Report Comments: Landscaping will be reviewed below.</p> <p>Review of this section cannot be completed. Additional information is required:</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>
<p><b><u>GCC 8-4I-3 General Landscaping and Irrigation Standards</u></b></p>	<p><b>Staff Report Comment: The landscaping plans appear to meet this requirement.</b></p> <p>6/17/2019 Staff Report Comments: Review of this section cannot be completed. Additional information is required:</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>
<p><b><u>GCC 8-4I-4 Landscaping Provisions for Specific Uses</u></b></p>	<p><b>Staff Report Comments: The applicant is unable to place require street trees along W. State Street due to ITD requirements. The applicant is encouraged to work with the Design Committee on a viable solution.</b></p> <p>6/17/2019 Staff Report Comments: The proposed landscape plan appears compliant with this section.</p>
<p><b><u>GCC 8-4I-5 Perimeter Landscaping Provisions</u></b></p>	<p>6/17/2019 Staff Report Comments: The proposed landscape plan appears compliant with this section.</p>
<p><b><u>GCC 8-4I-6 Parking Lot Landscaping Provisions</u></b></p>	<p>6/17/2019 Staff Report Comments: The proposed landscape plan appears compliant with this section.</p>
<p><b><u>GCC 8-4I-7 Tree Preservation Provisions</u></b></p>	<p>6/17/2019 Staff Report Comments: Tree mitigation plan appears compliant with this section.</p>
<p><b><u>GCC 8-4L Open Space Provisions</u></b></p>	<p>[REDACTED]</p>

<p><b>GCC 8-4L-5 Open Space Standards for Multi-Family Developments</b></p>	<p><b>Staff Report Comments:</b> The applicant has provided open space calculations on Sheet L3.0 in excess of the minimum 14,600 sq. ft. required by code.</p> <p>6/17/2019 Staff Report Comments: Open space calculations not included in application.</p> <p>Review of this section cannot be completed. Additional information is required:</p> <p><i>Entire section.</i></p> <p>The application does not contain information concerning the dimensions of private and common open space proposed.</p>
<p><b>GCC 8-6A-4(B) Waiver of Required Application Information</b></p>	<p>The applicant has requested waiver of the following:</p> <ul style="list-style-type: none"> <li>• Master Sign Plan</li> <li>• Irrigation/Ditch Information Form</li> <li>• Topographic Survey</li> <li>• Grading Plan</li> </ul> <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>
<p><b><u>GCC 8-6B-3 Design Review</u></b></p>	<p>[REDACTED]</p>
<p><b>GCC 8-6B-3D Required Findings</b></p>	<p>Design Review approval may be granted by the Committee only if the applicant meets the required</p>

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	findings of this section. The findings are analyzed below.
<b>Finding 1</b>	Finding: The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.
	Analysis: The only outstanding issue is the placement of street trees as required by 8-4I-4 but remains an issue due to ITD requirements. The applicant is encouraged to work with the Design Committee on a viable solution.
<b>Finding 2A</b>	Finding: The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district;
	Analysis: The record appears to indicate the proposed design is in accordance with the purpose of the C-2 General Commercial zoning district and all dimensional regulations of that district.
<b>Finding 2B</b>	Finding: The proposed design adheres to standards for the protection of health, safety, and general welfare;
	Analysis: The only outstanding issue is the placement of street trees as required by 8-4I-4 but remains an issue due to ITD requirements. Street trees provide a buffer between the pedestrian and vehicle traffic. The applicant is encouraged to work with the Design Committee on a viable solution.
<b>Finding 2C</b>	Finding: The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
	Analysis: The only outstanding issue is the placement of street trees as required by 8-4I-4 but remains an issue due to ITD requirements. The applicant is encouraged to work with the Design Committee on a viable solution.
<b>Finding 2D</b>	Finding: The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
	Analysis: The proposed design appears to meet the

	applicable requirements of Garden City Code with regard to non-motorized and public modes of transportation.
Finding 2E	Finding: The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
	Analysis: The proposed design appears to meet the applicable requirements to demonstrate a node like development pattern. The building placement and site design create an inwardly facing development but retains a street presence.
Finding 2F	Finding: The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
	Analysis: The proposed design appears to meet the applicable requirements of Garden City Code for building and site design. Intensification and changes over time could take place through structural additions.
Finding 2H:	Finding: The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
	Analysis: The only outstanding issue is the placement of street trees as required by 8-4I-4 but remains an issue due to ITD requirements. The applicant is encouraged to work with the Design Committee on a viable solution.

## **C. Agency and Public Comments**

**Agency Comments:** The following agency comments were provided:

<b>Agency</b>	<b>Comment Summary</b>
Garden City Engineer	Provide documentation of parcel originality
ITD	Access permits required for proposed access point, improvements to W. State Street; protect or re-establish right of way monuments

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Republic Services	No issues with trash enclosure placement
Boise School District	No objections
Central District Health	Review required for water and sewer connection
ACHD	Impact fees required

**Public Comments:** None provided.

## **D. Policy and Study Analysis**

<b>Policy/Study</b>	<b>Staff Comments</b>
<b><u>Garden City Sidewalk Policy</u></b>	The Sidewalk Policy was reviewed with this application. 8-4E-6 and the Sidewalk Policy require sidewalks for new development. As noted in this report, the applicant has proposed a detached sidewalk, but challenges remain with the placement of required trees.
<b><u>Garden City Street Light Policy</u></b>	The Streetlight Policy requires a streetlight installed every 400'. According to City records, a streetlight is installed 110' from the east property line. However, the property's length of 422' exceeds the 400' distance and requires an additional streetlight. A condition of approval to this effect could be required.

## **E. Decision Options**

The Design Committee may take one of the following actions:

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