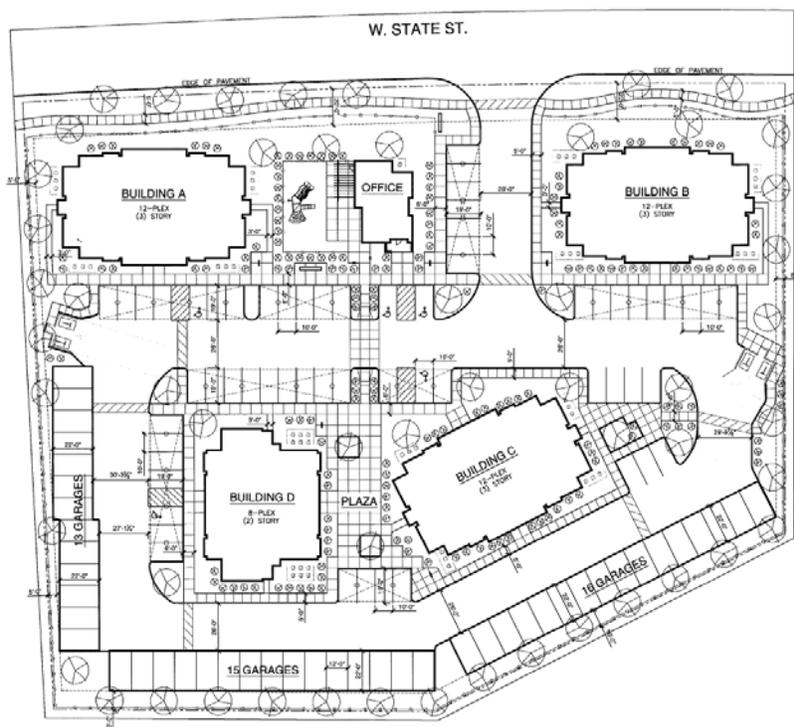




CITY OF GARDEN CITY

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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
 - b. Design Review Formal Hearing

Attachments:

1. Pre-Application Form
2. A1.0 Architectural Site Plan
3. A2.5 Garage Plan and Elevations
4. A4.0 12-Plex Elevations
5. A4.1 12-Plex Elevations

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6. Landscape Plan
7. Ada County Assessor Map

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.

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<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.
<u>GCC 8-2C Land Use Provisions</u>	
GCC 8-2C-15 Dwelling Unit, Multiple Family	<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</p>

	<p>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><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. The site plan identification lettering does not match the corresponding elevations. A two story elevation has not been provided.</p>
<p>GCC 8-4B-4B Building Design</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><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> <p>Consistent setbacks are provided for structures along W. State Street. Similar, but off set setbacks are provided along the south property line.</p>
<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><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

	<ul style="list-style-type: none"> • 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> <p>20 bicycle parking spaces are noted. However, their location is not depicted in the site plan.</p>
<p><u>GCC 8-4E Transportation and Connectivity Provisions</u></p>	
<p>GCC 8-4E-3 Public Street Connections</p>	<p>An access point on State Street has been proposed.</p>
<p>GCC 8-4E-4 Internal Circulation Standards</p>	<p>Internal driveways exceed the required 20' width. The landscape plan appears to show landscaping outside of the internal driveways.</p>
<p>GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy</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</p>

	Preservation Provisions).
GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards	<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>	<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 8-4L Open Space Provisions</u>	
GCC 8-4L-5 Open Space Standards for Multi-Family Developments	<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 information concerning the dimensions of private and common open space proposed.</p>

Pre-Application Meeting Actions

The Committee may take one of the following actions:

1. Determine the application is ready for an administrative decision;
2. Determine the application is ready for a Design Committee hearing;
3. Request the applicant return for an additional pre-application meeting;