



CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-29

File Number: DSRFY2019-1
For: Private Road
Location: Intersection of Pierce Park and State Streets
Applicant: Bob Taunton, Taunton Group, LLC
Design Review Meeting Date: 6/3/2019



Garden City Design Review Committee
Staff Contact: Chris Samples

City of Garden City
Design Review Staff Report

Background: Bob Taunton with Taunton Group LLC is requesting Design Review Pre-Approval of access points for ACHD's planned reconfiguration of the State St. and Pierce Park Ln. intersection.

Proposed Scope of Work:

Application: Design Review Pre-Application Meeting

Proposed development: Private Road, Driveway, Public Street Reconfiguration

Existing Use: Golf Course

Scope of Work:

1. The scope of the applicant's proposal is, in coordination with ACHD, to vacate Plantation Drive and create a private road that connects Savannah Lane to W. State Street. The proposed private road would align with N. Pierce Park Lane, a public road located north of W. State Street.
2. The proposed private road and planned road widening of W. State Street by ACHD would remove the 10th hole of the Plantation Golf Course.
3. The parking lot shown in the application materials is for reference only and not a part of the proposed application.

Application Process

1. The proposed project requires the following 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. Pursuant to Garden City Code 8-6A-4, the following waivers to application requirements would be appropriate for the formal application:
 - i. Schematic Drawing
 - ii. Lighting Plan
 - iii. Topographic Survey
 - iv. Grading Plan
 - v. Will Serve Letter
 - vi. Ada Counter Approved Addresses
 - vii. A 1:50 scale is allowed for the site and landscape plans
 - b. The proposed road configuration does not set a precedent for the development of the portion of property west of the road.

Attachments

1. Project Description/Compliance Statement;
2. C100 Design Review Site Plan

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3. C101 Design Review Site Details
4. L100 Design Review Landscape Plan
5. L150 Design Review Landscape Details
6. Conceptual Parking Plan – For Reference Only
7. Plantation Vicinity Map
8. Warranty Deeds
9. Design Review Application Documents
10. 5/6/2019 Design Review Pre-Application Request
11. 5/6/2019 Design Committee Minutes
12. Agency Comments
13. Applicant Rebuttal to City Engineer Comments

Additional Information

1. To coordinate ACHD's improvements of N. Pierce Park Lane with the applicant's, the District requires an application to review the proposed access point come before the City.
2. A Design Review was determined to be the most appropriate application method, as the applicant has not proposed a new use or a use expansion.

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	
City Code	City Standards/Staff Comments
<u>GCC 8-1B-3 Nonconforming Uses</u>	The existing golf course use is a nonconforming use in the R-2 zone. The use is not listed as a use in GCC 8-2B-2 (Allowed Uses) but has operated prior to the City's zoning ordinance. The proposed private street and parking area do not expand the scope and scale of the use. Rather, the proposed improvements, in conjunction with proposed ACHD improvements for W. State Street, reduce the scope and scale of the use by removing the #10 hole from the golf course. A conditional use permit is not required to reduce the nonconformity of a

	use.
<u>GCC 8-3E Boise River and Greenbelt Overlay District</u>	Although located within this overlay district, the provisions of this section are only triggered by development. The proposed private street does not create new development such as new uses or structures.
<u>GCC 8-4D Parking and Off Street Loading Provisions</u>	A reconfiguration of the parking lot is shown on the applicant's plans. However, the applicant has not requested approval of the proposed parking reconfiguration with this application. A future review of the proposed parking reconfiguration is required.
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	
GCC 8-4E-3 Public Street Connections	<p>Plantation Drive provides access to two townhomes to W. State Street. The applicant has proposed vacating Plantation Drive and connecting the townhomes to the proposed private road by an access driveway. To ensure these properties have access to the proposed private road, access easements are necessary.</p> <p>The homes on Savannah Lane, a private road, have an existing gated connection to W. Riverside Drive. According to the application, the proposed private road would also serve these homes. Access easements are necessary to allow access to the proposed private road.</p> <p>The existing access easement on Plantation Drive, as noted by the applicant, dates to 1977. To vacate this easement, the applicant must complete a vacation process with the City. This is a separate process that must be heard by the City Council.</p>
GCC 8-4E-4 Internal Circulation Standards	The applicant has proposed a 20' wide driveway connection from the townhomes to the proposed road. An easement document demonstrating

	<p>access across the property will be required prior to use of the driveway.</p> <p>Another easement allowing access of properties on Savannah Lane to the private road should be considered, as Plantation Drive is proposed to be vacated by the applicant.</p> <p>Pre-Application Staff Report Comments:</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>GCC 8-4E-4 - Entire section</i></p> <p>Additional information is needed about the dimensions of the proposed driveway connecting the two townhomes on Plantation Drive to the proposed private road.</p>
GCC 8-4E-5 Private Street Standards	<p>The applicant has proposed a 40' travel lane (12' per vehicle lane, 8' per bicycle lane), exceeding the minimum 26' width for travel lanes. Road surfacing consisted of asphalt paving cover a compacted base. The project description/compliance statement notes there will be a perpetual access easement but an easement document has not been included. Compliance with fire department requirements does not appear to be addressed by the application. A fire department review can be conducted administratively prior to construction in connection with the required grading permit.</p> <p>Pre-Application Staff Report Comments:</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>GCC 8-4E-5 - Entire section</i></p>

	<p>Additional information is needed about the required perpetual ingress/egress easement required for access, surfacing materials, the road width, whether the road can provide fire truck maneuvering area as determined by the fire department and information concerning maintenance responsibility.</p>
<p>GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy</p>	<p>The applicant has proposed a 10' wide sidewalk along the south side of the proposed private road.</p> <p>Detached landscaping is also proposed. Landscaping requirements are addressed below.</p>
<p><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></p>	<p>The applicant has proposed lining the private road with trees and has inserted landscape medians to divide the travel lanes. Tree class and mature tree size was not provided in the landscape plan.</p> <p>A total of 530 caliper inches of trees are proposed to be removed by the applicant in association with the private road, requiring equal tree mitigation pursuant to 8-4I-7 (Tree Preservation Provisions). 60 caliper inches of trees are proposed to be removed by ACHD and do not require mitigation.</p> <p>The applicant has proposed a total of 150 caliper inches of trees requiring an additional 380 caliper inches of trees to be planted. This can be enforced administratively through a condition of approval.</p> <p><u>Pre-Application Staff Report Comments:</u></p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>GCC 8-4I - Entire section</i></p> <p>Additional information is needed</p>

	landscaping mature size, canopy coverage dimensions, and landscaping coverage square footage.
<p>GCC 8-6A-4(B) Waiver of Required Application Information</p>	<p>The applicant has requested waiver of the following application requirements:</p> <ul style="list-style-type: none"> • Schematic Drawings • Lighting Plan • Topographic Survey • Grading Plan • Will Serve Letter • Approved Addresses • Irrigation Company Letter • Site Plan – 1"=50' scale requested <p>Waiver of these items was recommended by the Design Committee at the 5/6/2019 pre-application meeting.</p>
<p><u>Agency Comments</u></p>	<p>The following agency comments were received:</p> <ul style="list-style-type: none"> • City Engineer • Idaho Department of Transportation <p>The City Engineer noted that a private road may required a subdivision pursuant to Garden City Code 8-7A-2 (Definitions). However, the definition only notes that a private road may be associated with a subdivision, but it does not compel an applicant to complete a subdivision for a private road:</p> <p><u>Subdivision: The result of an act of dividing an original lot, tract, or parcel into two (2) or more parts for the purpose of transfer of ownership or development; which may also include... designation of private lanes or rights-of-way...</u></p> <p>Street, Private: A street that is not accepted for public use which provides vehicle and pedestrian access.</p> <p>Garden City Code 8-4E (Transportation and Connectivity Provisions) regulates specific standards for private road configuration but does not include a</p>

	<p>requirement to be on a separate piece of property. No further subdivision application is required. If the applicant chooses to divide the private road from the property, a subdivision application would be required.</p> <p>The applicant has provided rebuttal comments to the City Engineer's comments.</p>
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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.