



CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
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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: 5/6/2019



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

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.

Application Process

1. The proposed project requires the following review processes:
 - a. Design Review Pre-Application Meeting
 - b. Design Review Formal Hearing

Attachments:

1. Statement of Intent;
2. C100 Design Review Site Plan
3. Plantation Vicinity Map
4. Design Review Pre-Application Request

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.

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>	
<u>GCC 8-4E-3 Public Street Connections</u>	Plantation Drive provides access to two townhomes to W. State Street. The applicant has proposed vacating

	<p>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>
<p>GCC 8-4E-4 Internal Circulation Standards</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>
<p>GCC 8-4E-5 Private Street Standards</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><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 landscaping mature size, canopy coverage dimensions, and landscaping coverage square footage.</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;