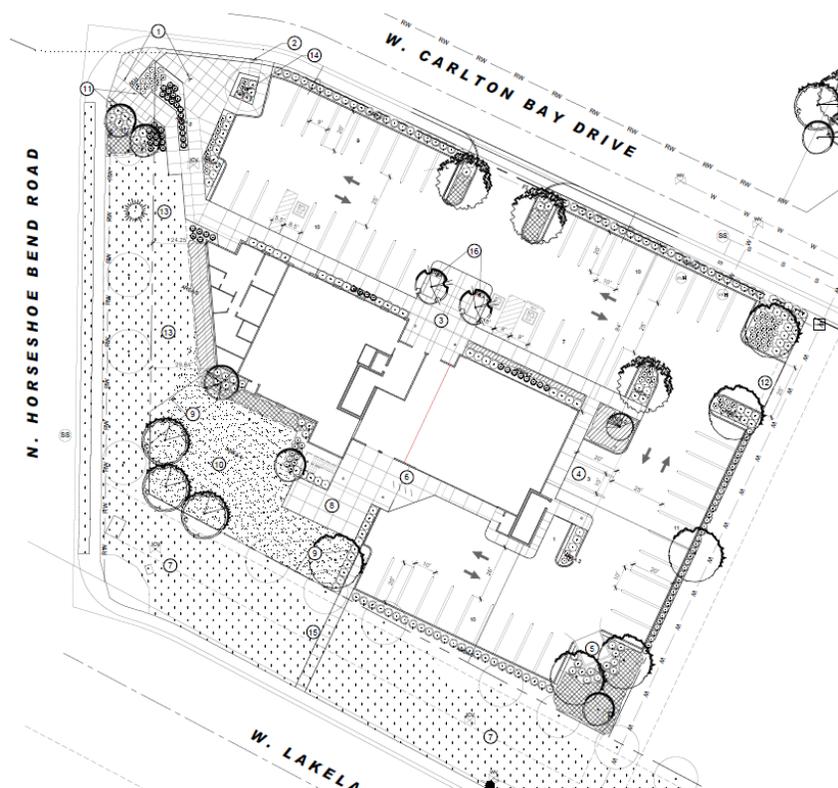




CITY OF GARDEN CITY

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

File Number: DSRFY2019-15
For: New Structure
Location: W. Carlton Bay Drive, Garden City, Idaho
Applicant: Rodney Evans and Associates
Design Review Meeting Date: June 11, 2019



Garden City Design Review Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-15

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

Background: Rodney Evans with RE and Partners is requesting Design Review approval of a new office building for Health Services, Inc. (Miracle Ear) at W. Carlton Bay Dr., Ada County Parcels R1292650170 and R1292650160. The site is located within the mixed use (M) zoning district.

Proposed Scope of Work

Application: Design Review Formal Hearing

Proposed Development: New Structure, Site Improvements

Proposed Uses: Professional Services

Number of Buildings: 1

Parking Spaces: 61 spaces

Bicycle Parking: 8 spaces

Site Coverage: 57,842 sq. ft.:

Building: 10,149 sq. ft. footprint

Landscape: 13,864 sq. ft.

Trash Enclosure: 1

Application Process

1. The proposed project requires the following public hearing review processes:
 - a. Design Review Pre-Application Meeting (held 5/20/2019)
 - b. Design Review Decision

Pre-Application Meeting

1. The Design Committee provided the following comments at the 5/20/2019 Design Committee pre-application meeting:
 - a. Explore moving the building closer to Carlton Bay Drive in accordance with Garden City Code 8-4C-3A
 - b. The corner of Horseshoe Bend Drive and Carlton Bay Drive should be addressed with a plaza, but not the entire length of Carlton Bay Drive
 - c. A portion of the building should be 15' from the Horseshoe Bend Drive and Carlton Bay Drive
 - d. Explore additional pedestrian connectivity to site
 - e. Review development agreement for Carlton Bay subdivision to consider impact.

Attachments:

1. Application Materials
2. Statement of Intent
3. L1.0 – Site and Landscape Plan
4. A2.01 Floor Plan 1

STAFF REPORT: DSRFY2019-15

5. A2.02 Floor Plan 2
6. A3.01 Exterior Elevations
7. A3.01 Exterior Elevations 3-D
8. ALTA Survey
9. Neighborhood Map
10. Pre-Application Materials
11. 5/20/2019 Design Committee Minutes
12. Carlton Bay Master Plan

Additional Information

1. The Carlton Bay Master Plan will be reviewed in association with this 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.

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>Carlton Bay Master Plan</u>	<p>The Carlton Bay Master Site Plan was approved on July 10, 2006 as part of the Carlton Bay Preliminary Plat Subdivision. The Master Site Plan approved building siting and parking configuration for Building 7, the property subject of this design review.</p> <p>Previous commercial development within the Carlton Bay Subdivision has included:</p> <ul style="list-style-type: none"> • Primary Health (DSR2009-14, DSR2015-13) – Building 2 of the Master Site Plan • Bowman Funeral Home (DSR2012-4) Building <p>The Primary Health building appears to have been sited as shown on the Master Site Plan. However, Bowman Funeral Home was configured differently than the Master Site Plan. Both applications do not</p>

	mention the Master Site Plan in staff reports and legal findings.
<u>GCC 8-2B Base Zoning District Provisions</u>	
<u>GCC 8-2B-3 Form Standards</u>	The proposal does not appear to be in compliance with the required 10' front setback of this section. However, subsection D indicates that Chapter 4 (Design and Development Regulations) can affect the form standards. This has been interpreted in other design review applications to allow setbacks to be encroached up when needed to meet the requirements of that chapter.
<u>GCC 8-4C Design Provisions for Non-Residential Structures</u>	
GCC 8-4C-3(A)	<p>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian and adjacent properties.</p> <p>The Committee provided the following comments specific to this objective at the 5/20/2019 pre-application conference:</p> <ul style="list-style-type: none"> a. Explore moving the building closer to Carlton Bay Drive in accordance with Garden City Code 8-4C-3A b. The corner of Horseshoe Bend Drive and Carlton Bay Drive should be addressed with a plaza, but not the entire length of Carlton Bay Drive c. A portion of the building should be 15' from the Horseshoe Bend Drive and Carlton Bay Drive <p>The building placement appears to have been moved slightly from the pre-application materials. The applicant has proposed a pedestrian plaza as requested by the Committee.</p>
GCC 8-4C-3(B)	Objective 2: The design layout of all sites

	<p>shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</p> <p>The Committee commented at the 5/20/2019 pre-application conference that the applicant should consider exploring pedestrian connectivity to the site. The applicant has included pedestrian connectivity from the pedestrian plaza to a sidewalk system around the building.</p>
GCC 8-4C-3(C)	<p>Objective 3: Buildings shall be designed and constructed of quality materials.</p> <p>The applicant has proposed the following materials:</p> <ul style="list-style-type: none"> • Alabaster White Stucco • Anthracite Grey Wall Tile • Steel Posts – Black • Concrete Posts • Windows – Black Frames and Tinted Glazing
GCC 8-4C-3(D)	<p>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</p> <p>Not applicable. The site is vacant.</p>
GCC 8-4C-3(E)	<p>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</p> <p>The Committee did not request changes to the façade design at the 5/20/2019 pre-application conference. The proposed design appears to be compliant with this section. However, trash enclosure elevations were not provided. The Committee can delegate this for administrative enforcement through a condition of approval.</p>
GCC 8-4C-3(F)	<p>Objective 6: The site development should support and be consistent with the adopted streetscape.</p>

	Not applicable. The streetscape is already developed. Additional streetscape development is not proposed.
<u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u>	
GCC 8-4C-4(A) Large Scale Non-Residential Structures	The Committee did not request changes to the façade design at the 5/20/2019 pre-application conference. The proposed design appears to be compliant with this section.
GCC 8-4C-4(C) Plaza Requirements	The applicant has proposed a pedestrian plaza that appears to be in compliance with this section.
GCC 8-4C-4(F) Outdoor Service and Equipment Areas	The applicant has not depicted mechanical equipment in the application materials. The Committee can delegate this to administrative enforcement through a condition of approval.
GCC 8-4C-5 Prohibitions	All new businesses, corporate and franchise designs will be reviewed on a case-by-case basis by the Design Review Committee to assure compliance with Garden City Code, Comprehensive Plan and Goals.
<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>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire subsection.</i></p> <p>Parking counts for nonresidential uses are determined by the Planning Official based on the following criteria:</p> <ol style="list-style-type: none"> 1. The specific use(s) proposed and/or on the property;

	<p>2. Uses in the vicinity of the property;</p> <p>3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);</p> <p>4. The availability of on street, shared, and/or public parking within the vicinity of the use; and</p> <p>5. The availability of public transit, vanpooling or other alternative transportation to serve the use.</p> <p>When parking is proposed with a Design Review, the Committee has approved parking counts. The application does not contain an analysis to assist in making a determination.</p>
<p><u>GCC 8-4E Transportation and Connectivity Provisions</u></p>	
<p>GCC 8-4E-3 Public Street Connections</p>	<p>A public street connection is proposed at W. Carlton Bay Drive.</p>
<p>GCC 8-4E-4 Internal Circulation Standards</p>	<p>The proposal appears to meet the requirements of this section.</p>
<p>GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy</p>	<p>Sidewalks are already installed along W. Carlton Bay Drive.</p>
<p>GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards</p>	<p>Pedestrian connectivity is proposed from the pedestrian plaza to the proposed building.</p>
<p><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></p>	
<p>GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions</p>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>F. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited.</i></p> <p>The landscape plan does not contain</p>

	calculations to determine compliance. This can be delegated to administrative enforcement through a condition of approval.
GCC 8-4I-4(B) Landscaping Provisions for Non-Residential Uses	The landscape plan appears to be in compliance with this section.
GCC 8-4I-6 Parking Lot Landscaping Provisions	The landscape plan appears to be in compliance with this section.
GCC 8-6A-4(B) Waiver of Required Application Information	The applicant has not requested a waiver of specific items.

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.