

DESIGN REVIEW

Permit info: _____
Application Date: _____ Rec'd by: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: MARK L BUTLER	Name: DILLON BOISE LLC
Company: LAND CONSULTANTS INC.	Company: DILLON BOISE LLC
Address: P.O. BOX 314	Address: 520 E 47th ST
City: EAGLE	City: GARDEN CITY, ID
State: ID Zip: 83616	State: ID Zip: 83714
Tel.: (208) 939-7444	Tel.:
E-mail: markleebutler@gmail.com	E-mail:

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

NEW FENCE ALONG NORTH WEST CORNER OF PROPERTY

Site Address:

520 E 47th GARDEN CITY, ID 83714

Subdivision Name:

FARVIEW ACRES SUB NO 03

Lot:

07 & 08

Block:

22

Tax Parcel Number: R2734523066, R2734523062

R2734522961, R2734522981, R2734522991

Zoning:

C-2 & R-3

Total Acres:

Proposed Use: R2734523011

NO CHANGE - AUTO PARTS

Floodplain:

Yes

No

PICK-A-PART JALOPY JUNGLE

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Mark J Butler 5/28/19 [Signature] 5/28/19
 Signature of the Applicant (date) Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
 INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input checked="" type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input checked="" type="checkbox"/> Ada County Approved Addresses | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- NA Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- NA For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- NA The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- NA Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- NA Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- NA Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- NA Location of utilities and outdoor serviced equipment and areas
- NA Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- NA Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- NA Size, location and species of existing vegetation labeled to remain or to be removed.
- NA All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- NA Cross section through any special features, berms, and retaining walls.
- NA A plant list of the variety, size, and quantity of all proposed vegetation
- NA Log of square footage of landscaping materials corresponding to location
- NA Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- NA 11" x 17" size minimum
- NA Location, type, height, lumen output, and luminance levels of all exterior lighting
- NA Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- NA Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- NA The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- NA If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- NA 11" x 17" size minimum
- NA Scale not less than one inch equals twenty feet (1" = 20')
- NA Two foot (2') contours for the entire proposal site
- NA One foot (1') contours for details, including all planimetric features
- NA Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- NA Existing easement and utility locations
- NA Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- NA Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- NA Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

NA Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

NA Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.

Land Consultants Inc.

P.O. Box 314 - - - Eagle, Idaho 83616 - - - Phone 208-939-7444 - - - email: markleebutler@gmail.com

May 27, 2019

Garden City Development Services Department
Attn: Chris Samples
6015 Glenwood Street
Garden City, ID 83714

RE: Design Review for new privacy fence at property addressed as 520 E. 47th Street

Dear Mr. Samples,

On behalf of my client we are submitting a design review request for a 12-foot high privacy fence on the front property line and along the southwest side of a portion of the subject property as shown on the accompanying Fencing Plan site map. An accompanying application for a variance has been submitted. See attached variance justification letter.

Garden City code does not allow unsightly fencing materials such as unsightly sheet metal, unless an application is made to design review committee and the committee finds the fence to be compliant with all of the following:

1. Implement the vision as set forth in the comprehensive plan;

2.4 Objective: Improve the appearance of street corridors.

*Action Steps: 2.4.1 With the appropriate transportation agency, develop new streetscape standards for state highways, major arterials, collectors, and **local streets**. The standards should address:*

adjacent land uses;

vehicular, pedestrian and bicycle needs;

lighting; and

landscaping and trees.

There is a desire for a transition from the longtime established use to the fairly new residential neighborhood developed a few years ago. The fence would create a softer transition by creating a visual separation. The 12-foot high privacy fence is replacing an existing eight foot high wood fence and does not affect any other site features. We are only raising the privacy screening, and providing a far more durable material, to protect the transition sightline.

The privacy fence will enhance pedestrian and drivers view by screening the car stacking area which has been a part of the use established decades ago.

10.6 Objective: Continue to support commercial and industrial land uses.

Action Steps: 10.6.1 Consider the creation of a "Bradley Technology District" around 50th and Bradley streets. Exclude non-commercial uses from the district to encourage the area as center for industry.

This site is located near the proposed "Bradley Technology District." The comprehensive plan clearly encourages this area's industrial and commercial land use and should not limit them as they seek to be good neighbors.

2. Demonstrate that the fence provides significant creativity and uniqueness, and the intent is not to merely evade the provisions set forth in this section;

In this case we propose a well-designed, high quality metal fence (see attached exhibit). It is not unsightly.

3. Demonstrate that it is constructed of professional and durable materials and is not intended to be of temporary nature.

This durable privacy fence will not only provide desired screening of the Jalopy Jungle car stacking area from the surrounding neighborhood, but it is a strong material that will ensure the fence remains an asset to the neighborhood and will not get worn down like wood.

Thank you and we look forward to your consideration.

A handwritten signature in cursive script that reads "Mark L. Butler".

Mark L. Butler, Land Consultants Inc.

Land Consultants Inc.

P.O. Box 314 --- Eagle, Idaho 83616 --- Phone 208-939-7444 --- email: markleebutler@gmail.com

May 27, 2019

Garden City Development Services Department
Attn: Chris Samples
6015 Glenwood Street
Garden City, ID 83714

RE: Waiver Request of Application Materials for Design Review Application

Dear Mr. Samples,

We request a waiver for the following application materials:

Lighting Plan – The existing site lighting will not be affected but the proposed site improvements.

Topographic Survey – The site is relatively flat, and no topography will be affected by the proposed site improvements.

Grading Plan – Not applicable. We are not proposing any changes to the existing site grading.

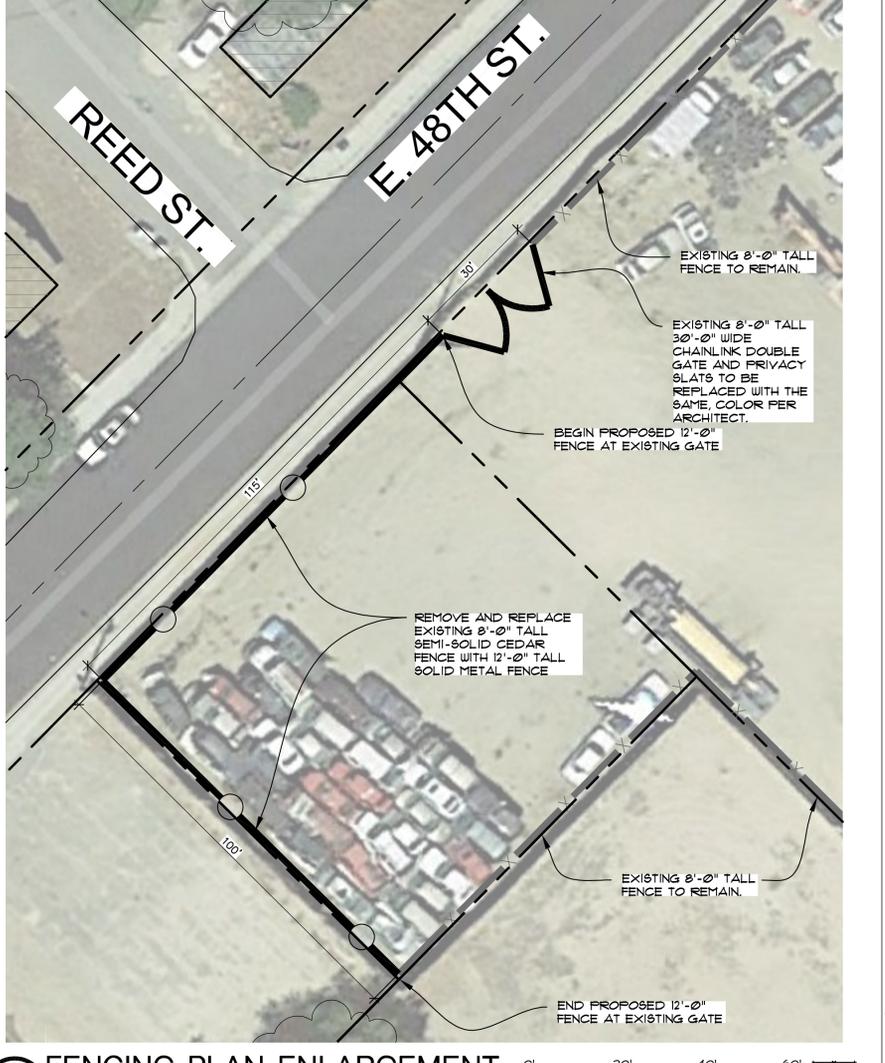
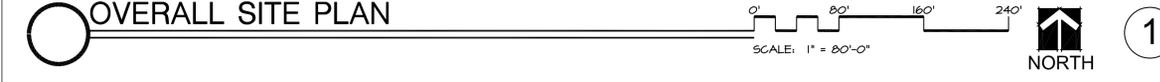
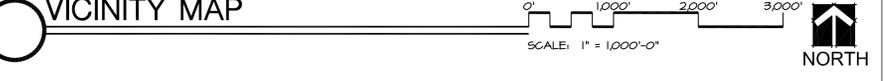
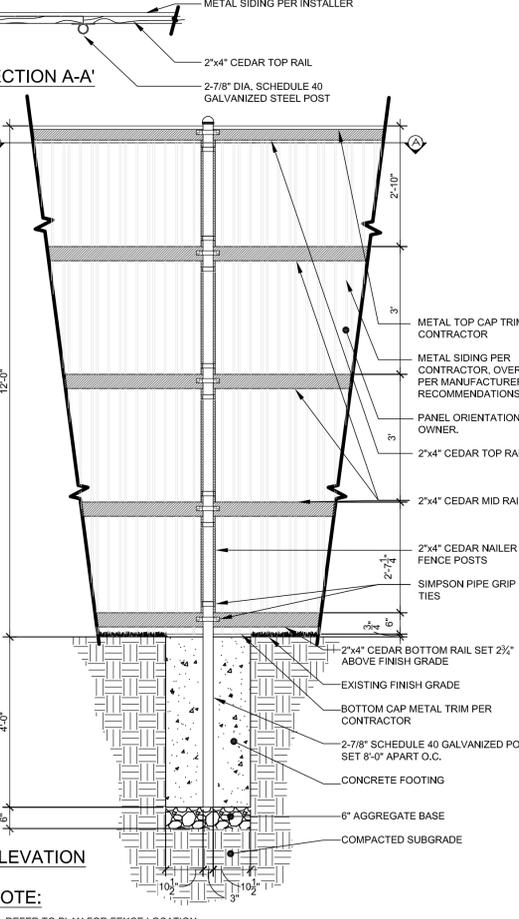
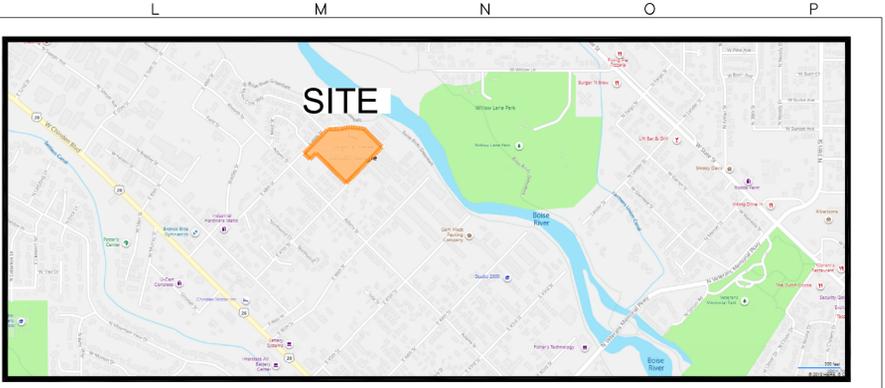
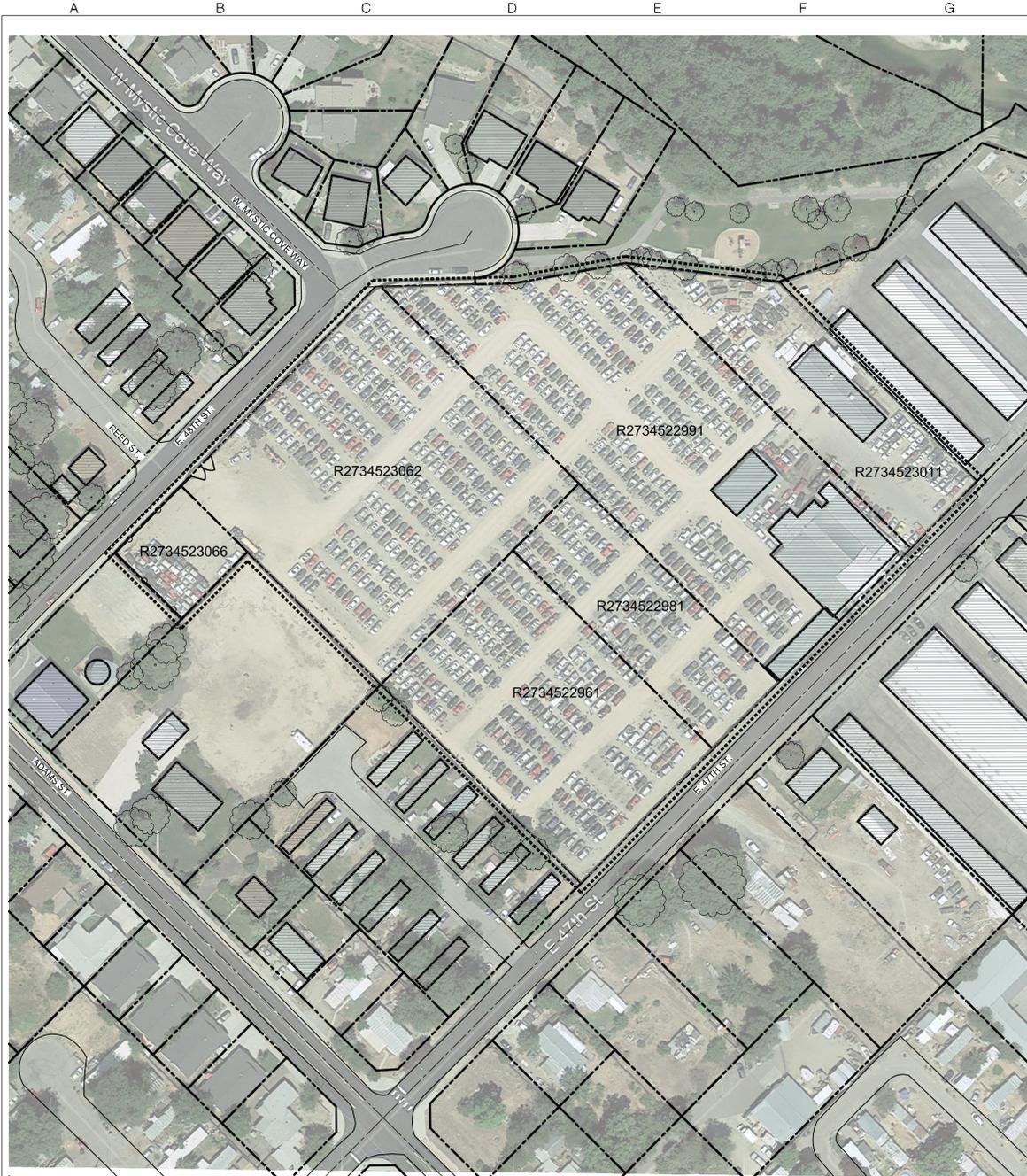
Will Serve Letter – All utilities are existing. The proposed site improvements will not require an increase in services.

Ada County Approved Addresses – The addresses are existing. We are not adding new addresses.

Sustainability Checklist – Not applicable. No building improvements.

Sincerely,


Mark L. Butler, LCI



PROJECT SITE DATA:
CONSTRUCTION SITE LOT INFORMATION:

PARCEL #: R2734523066
ZONING: R-3
ACRES: 0.22
SUB: FAIRVIEW ACRES NO 03
LEGAL: W 1/3 OF LOT 32 BLK 22

ADDITIONAL ADJACENT JALOPY JUNGLE PROPERTIES INFORMATION:

PARCEL #S: R2734523062
ZONING: C-2
ACRES: 2.04
SUB: FAIRVIEW ACRES NO 03
LEGAL: LOTS 29 TO 31 INC BLK 22

PARCEL #S: R2734522981
ZONING: R-3
ACRES: 1.36
SUB: FAIRVIEW ACRES NO 03
LEGAL: LOTS 04 & 05 BLK 22

PARCEL #S: R2734522981
ZONING: C-2
ACRES: 0.69
SUB: FAIRVIEW ACRES NO 03
LEGAL: LOT 06 BLK 22

PARCEL #S: R2734522991
ZONING: C-2
ACRES: 2.333
SUB: FAIRVIEW ACRES NO 03
LEGAL: LOTS 07 & 08 BLK 22

PARCEL #S: R2734523011
ZONING: C-2
ACRES: 0.842
SUB: FAIRVIEW ACRES NO 03
LEGAL: LOT 09 BLK 22

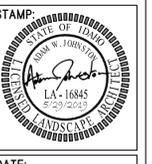
LEGEND:

- EXISTING 8 FOOT CEDAR FENCE (SHOWN 1'-0" OFF PROPERTY LINE FOR GRAPHIC CLARITY)
- EXISTING 8 FOOT CHAINLINK GATE WITH PRIVACY SLATS
- PROPOSED 12 FOOT SOLID SCREEN FENCE VERTICALLY ALIGNED METAL ROOFING PANELS WITH 2 1/8" SCHEDULE 40 POSTS AND FIVE HORIZONTAL CEDAR RAILS. (SHOWN 1'-0" OFF PROPERTY LINE FOR GRAPHIC CLARITY)
- PROPERTY LINE
- EDGE OF PAVEMENT
- ROADWAY CENTER LINE
- EXISTING BUILDINGS
- EXISTING TREES

OWNER
PICK-A-PART JALOPY JUNGLE
520 E 47TH ST,
GARDEN CITY, ID 83714
(208) 321-7721

LANDSCAPE ARCHITECT:
SOUTH BECK AND BAIRD
2002 S. VISTA AVENUE
BOISE, IDAHO 83705
(208) 342-4811
(208) 342-2999

CONTRACTOR:
FRONTIER FENCE COMPANY
P.O. BOX 9306
BOISE, IDAHO 83707
(208) 344-5817



DATE: 5/29/2019

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

FENCING PLAN
Pick-A-Part Jalopy Jungle
520 E 47TH ST, GARDEN CITY, IDAHO 83714

DRAWN BY: A.W.J.
CHECKED BY: A.W.J.
PROJECT NUMBER: 19-020
SHEET:

L1.00

SOLID METAL SCREEN FENCING EXHIBIT

With the intent of being good neighbors, this application is proposing improvements to the existing fence.

