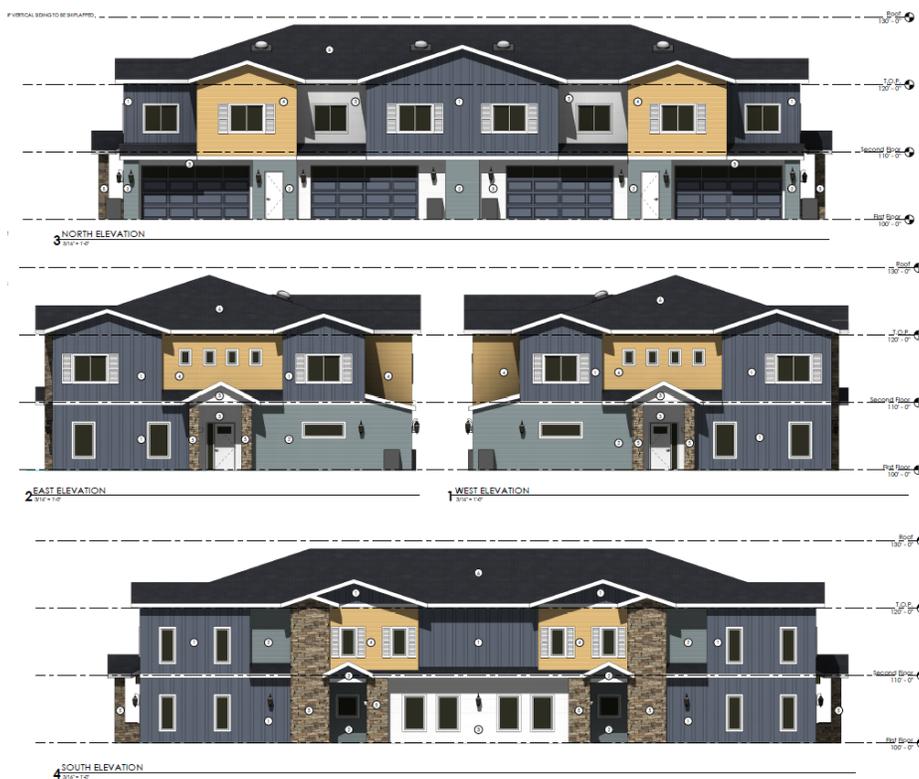




CITY OF GARDEN CITY

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

File Number: DSRFY2019-17/MPUDFY2019-3
For: 8 Unit Development
Location: 404 E. 49th Street Garden City, Idaho
Applicant: Pamela Gaines
Report Date: 8/28/2019



Garden City Design Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-17/MPUDFY2019 – 3 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

Pam Gaines with neUdesign Architecture is requested Design Review approval of a pre-application request for an eight-unit single family housing development located at 404 E. 49th Street, Ada County Parcel # R7334160441. The property is within the R-3 Medium Density Residential zoning district.

Proposed Scope of Work:

Request	Review Process	Notes
Design Review for a new structure	8-6B-3 Design Review	None
Minor Planned Unit Development (MPUD) for site layout and design	8-6B-8 Minor Planned Unit Development	None

Project Details

Proposed Uses: Dwelling Unit, Single Family

Number of Buildings: 8

Number of Units: 8

Parking Spaces:

- 16 Garage Spaces
- 4 Guest Spaces

Bicycle Parking: Not Depicted

Site Coverage: Not Provided

Trash Enclosure: Individual

Site Conditions

1. Address: 404 E. 49th Street
2. Parcel Number: R7334160441
3. Property Size: 0.69 acres
4. Zoning District: R-3 Medium Density Residential
5. Comprehensive Plan Land Use Map Designation:
6. Floodplain Designation:
 - 2003 FIRM: X
 - 2017 Draft FIRM: AE
7. Surrounding Uses:
 - Dwelling Unit, Multi Family

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- Dwelling Unit, Single Family, Detached
8. Existing Use: None
 9. There are no records on file with Garden City of existing easements.
 10. Site Access: E. 49th Street
 11. Sidewalks: In good repair on and adjacent to the site.

Required Decisions

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	9/3/2019
Minor Planned Unit Development	N/A	Design Committee	9/3/2019

The Design Review hearing was continued from the 8/19/2019 hearing to a date certain of 9/3/2019 to allow concurrent hearing with the MPUD application.

Standards for Review: Standards for review of this application are:

Design Review Standards	
Standard	Staff Comments
8-4B Residential Design Provisions	No outstanding compliance issues.
8-6B-3 Design Review Committee	No outstanding compliance issues.

MPUD Standards	
Standard	Staff Comments
8-6B-8 Minor Planned Unit Development	No outstanding compliance issues.

Policies and Studies: The following policies and studies were reviewed for this application:

1. [Garden City Sidewalk Policy](#)
2. [Garden City Street Light Policy](#)

Agency Comments: The following agency comments were provided:

Agency	Comment Summary
Idaho Transportation Department	No objections noted

Public Comments: None received.

Design Review Pre-Application Conference: On July 15, 2019, a pre-application conference was completed in accordance with 8-6B-3. The Committee provided the following comments:

- a. Create more glazing on the 49th St. facing door.

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- b. Create pedestrian connectivity that connects to existing pathway on adjacent property (Legacy Apts.).
- c. Show sidewalk connectivity on plans.

A pre-application staff report staff report was not drafted for this hearing. The minutes of this hearing are included as an exhibit.

Exhibits: [Link](#)

- 1) 8/2/2019 Submittal
 - a) Application
 - b) Letter of intent
 - c) Landscape plan
 - d) Site plan
 - e) Topographic survey
 - f) Application material waiver request
 - g) Lighting plan
 - h) Floor Plans
- 2) 7/15/2019 Pre-Application Materials
- 3) July 15, 2019 Design Committee Minutes
- 4) Agency Comments
 - a) ITD
- 5) Noticing Documents
 - a) Notice of Intent to Approve
 - b) Legal Notice
 - c) Agency Notice
 - d) Property Posting
- 6) Staff Report

B. Design Review/MPUD

DESIGN STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-4B Design Provisions for Residential Structures</u>	
GCC 8-4B-3 Single Family and Two Family Attached and Detached Residential Units	The elevations and connection to public sidewalk appear to meet the requirements of this section.
<u>GCC 8-6B-3 Design Review</u>	
GCC 8-6B-3D Required Findings	Design Review approval may be granted by the Committee only if the application meets the required

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	findings of this section. The findings are analyzed below.
Finding 1	Finding: The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.
	Analysis: The proposed design appears to conform to GCC 8-4B-3.
Finding 2A	Finding: The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district;
	Analysis: Not applicable. The proposed design is subject to an MPUD application, which contains standards that supersede the site design regulations of the R-3 Medium Density Zoning District.
Finding 2B	Finding: The proposed design adheres to standards for the protection of health, safety, and general welfare;
	Analysis: The proposed design appears to conform to this finding.
Finding 2C	Finding: The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
	Analysis: The proposed design appears to conform to this finding through a traditional residential building design.
Finding 2D	Finding: The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
	Analysis: Not applicable. The proposed design is subject to an MPUD application, which contains standards that supersede the connectivity provisions of this Title.
Finding 2E	Finding: The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;

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	Analysis: Not applicable. The proposed design is subject to an MPUD application, which contains standards that supersede the site design regulations of GCC 8-4 (Design and Development Regulations).
Finding 2F	Finding: The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
	Analysis: Not applicable. The proposed design is subject to an MPUD application, which contains standards that supersede the site design regulations of GCC 8-4 (Design and Development Regulations).
Finding 2G:	Finding: The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
	Analysis: Not applicable. The proposed design is subject to an MPUD application, which contains standards that supersede the site design regulations of GCC 8-4I (Landscaping and Tree Protection Provisions).

MPUD STANDARDS FOR REVIEW

City Code	City Standards/Staff Comments
<u>GCC 8-6B-8 Minor Planned Unit Development</u>	
GCC 8-6B-8E General Provisions for a Minor Planned Unit Development (MPUD)	The proposed design is based on Site Template 8 and has doubled the template within the property to allow for 8 units. The ordinance does not prohibit increasing density, increase parking or increasing common area. The proposed design appears to meet the requirements of this section.
GCC 8-6B-8G Required Findings	Design Review approval may be granted by the Committee only if the application meets the required findings of this section. The findings are analyzed below.

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Finding A	Finding: The minor PUD is in general conformance with an adopted site layout template and any deviations are minor as defined in this section
	Analysis: The minor PUD appears to be in general conformance with site layout template #8.
Finding B	Finding: The minor PUD meets all the findings for a site layout template as set forth in this subsection G.
	Analysis: The minor PUD appears to meet this finding. The approved template and the minor PUD both meet the requirements of this subsection.
Finding D	Finding: The minor PUD complies with requirements of the city and other agencies with jurisdiction
	Analysis: The minor PUD is required to comply with all requirements of the city and agencies with jurisdiction.
Finding E	Finding: The minor PUD has been designed to minimize impacts on adjacent properties.
	Analysis: The proposed design appears to conform to this finding. Additional connectivity has been proposed through the property. A public access easement is required to connect the north/south pathway to the existing pathway located in the existing apartments.

C. Policy and Study Analysis

POLICIES AND STUDIES	
Document	Staff Comments
<u>Garden City Sidewalk Policy</u>	Existing sidewalks are installed along E. 49 th Street. No new sidewalks along E. 49 th Street are required pursuant to the policy.
<u>Garden City Streetlight Policy</u>	The existing streetlight on E.49 th Street appears to meet the requirements of this section. Additional lighting is proposed through the lighting plan.

D. Decision Options

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The Design Committee may take one of the following actions:

1. Approve the applications as presented;
2. Approve the applications with conditions;
3. Request the applicant return with revised materials for additional review;
4. Deny the applications.