



## CITY OF GARDEN CITY

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**File Number:** DSRFY2019-21  
**For:** Storefront Renovations - Pre-App Conference  
**Location:** 3840 W. Chinden Blvd. Garden City, Idaho  
**Applicant:** Jeff Likes, ALC Architecture  
**Report Date:** 8/28/2019



Garden City Design Committee  
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019 – 21 – Application materials can be found here: [Link](#)

**City of Garden City  
Staff Report**

## **A. Project Overview**

### **Project Description:**

Jeff Likes with ALC Architecture is request a pre-application discussion to review a proposed façade remodel located at 3840 W. Chinden Blvd., Ada County Parcel R2734502515. The property is located in the C-1 General Commercial Zoning District.

### **Proposed Scope of Work:**

Request	Review Process	Notes
Pre-Application Conference	8-6B-3 Design Review	None

### **Project Details:**

Proposed development: Storefront renovation of street side facade  
 Number of buildings: 1 structure  
 Site improvements: None proposed

### **Site Conditions**

1. Address: 3840 W. Chinden Blvd.
2. Parcel Number: R2734502515
3. Property Size: 0.713 acres
4. Zoning District: C-1 Highway Commercial
5. Comprehensive Plan Land Use Map Designation: Green Boulevard Corridor
6. Floodplain Designation:
  - o 2003 FIRM: X
  - o 2017 Draft FIRM: AE
7. Surrounding Uses: Commercial Uses
8. Existing Use: None
9. Easements: There are no records on file with Garden City of existing easements
10. Site Access: W. Chinden Blvd.
11. Sidewalks: Along W. Chinden Blvd.

### **Required Decisions**

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	To be scheduled

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The pre-application conference is required prior to a formal Design Review application.

**Standards for Review:** Standards for review of this pre-application conference are:

Design Review Standards	
Standard	Staff Comments
<a href="#">8-4C Nonresidential Design Provisions</a>	More information needed to review
<a href="#">8-6B-3 Design Review</a>	More information needed to review

**Policies and Studies:** No policies or studies were reviewed in association with this report.

**Exhibits:** [Link](#)

1. Pre-Application Materials
2. Staff Report

## **B. Design Review Pre-Application Conference**

DESIGN STANDARDS FOR REVIEW	
City Code	City Standards/ <i>Staff Comments</i>
<b><u>GCC 8-4C Design Provisions for Non-Residential Structures</u></b>	Storefront Renovations: Any storefront renovations, where more than twenty five percent (25%) of the facade of the store is altered, replaced, rehabilitated or restored, shall comply with subsections 8-4C-3A4, 8-4C-3C, E, and F, and section 8-4C-5 of this article.
<b>GCC 8-4C-3(A)4</b>	First Floor Facades: First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%).  This requirement is based on use. The pre-application materials do not list a specific use.
<b>GCC 8-4C-3(C)</b>	Objective 3: Buildings shall be designed and constructed of quality materials.  A materials list has not been provided.
<b>GCC 8-4C-3(E)</b>	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.

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	The proposed design proposed a mix of window treatments, varying façade changes, and roofline changes to meet this objective.
<b>GCC 8-4C-3(F)</b>	Objective 6: The site development should support and be consistent with the adopted streetscape.  Existing sidewalks are installed along W. Chinden Blvd. Storefront renovations do not specifically trigger site, landscaping, and sidewalk improvements.
<b>GCC 8-4C-5 Prohibitions</b>	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.
<b><u>GCC 8-6B-3 Design Review</u></b>	
<b>GCC 8-6B-3D Required Findings</b>	Design Review approval may be granted by the Committee only if the applicant meets the required findings of this section. The findings are analyzed below.
<b>Finding 1</b>	Finding: The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.  Analysis: As noted in this report, additional information is needed to determine compliance with 8-4C.
<b>Finding 2A</b>	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 storefront renovation does not affect the purpose of the C-1 Highway Commercial Zoning District and does not affect the dimensional regulations of the district.
<b>Finding 2B</b>	Finding: The proposed design adheres to standards for the protection of health, safety, and general welfare;  Analysis: The health, safety and general welfare would be enforced through the building and/or occupancy permit processes.

<b>Finding 2C</b>	Finding: The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
	Analysis: As noted in this report, additional information is needed to determine compliance with this section.
<b>Finding 2D</b>	Finding: The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
	Analysis: Not applicable. A storefront renovation does not trigger connectivity requirements.
<b>Finding 2E</b>	Finding: The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
	Analysis: Not applicable. A storefront renovation does not change the development pattern. The building footprint is not changing.
<b>Finding 2F</b>	Finding: The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
	Analysis: Not applicable. A storefront renovation does not change the development pattern. The building footprint is not changing.
<b>Finding 2H:</b>	Finding: The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
	Analysis: Not applicable. A storefront renovation does not trigger landscaping improvements pursuant to 8-4I.

## **C. Decision Options**

The Design 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 formal application;
3. Request the applicant return with revised materials for additional review;