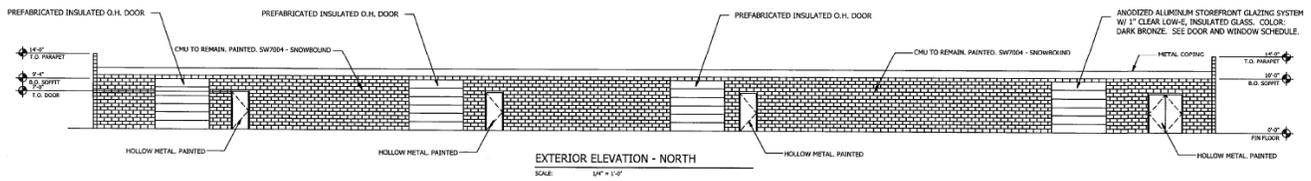


CITY OF GARDEN CITY

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File Number: DSRFY2019-21
For: Amendment to Design Review Approval
Location: 3840 W. Chinden Blvd. Garden City, Idaho
Applicant: Jeff Likes, ALC Architecture
Report Date: 2/26/2020



Staff Report
 Report prepared by Chris Samples

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A. Report Summary

- Scope of work consists of amending previous decision to add four overhead doors facing N. Osage Street; Other facades not proposed to be changed;
- Use is not specified; use specific provisions such as windows may not be triggered;
- A conditional use could affect the design of the façade and require another amendment of the decision;

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Amendment to Design Review Approval	8-6B-3 Design Review Committee	Application previously approved for façade improvements

Project Details:

- 1) Proposed amendment: Change to façade improvements on north side of existing building
- 2) Proposed scope: Addition of four overhead doors to north side of existing building
- 3) Proposed use: 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) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: AE
 - c) Surrounding Uses: Commercial Uses
- 8) Existing Use: None
- 9) Easements on site: There are no records on file with Garden City of existing easements
- 10) Site Access: W. Chinden Blvd.
- 11) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

The limited scope of the proposal may not trigger all the required provisions for a façade improvement. However, the use of overhead doors on a site are indicative of uses such as “vehicle service” and “service provider”. As conditional uses, the Planning and Zoning Commission can require conditions affecting the structure. Should this occur, an additional amendment to the Design Review decision will be necessary to reconcile any differences between the decisions.

D. Required Decisions; Required Findings; Decision Maker Actions; Appeals

Required Decisions: The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	3/2/2020

Note: The original application was approved on 10/21/2019. The scope of the proposal is limited to the north façade. All other facades are to remain as approved in the original decision.

Required Findings:

To approve a design review, the Design Committee must find the application meets the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;
5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.

Decision Options:

The Design Committee may take one of the following actions:

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

Appeal of Decision:

At the hearing, the Design Committee will make a motion to decide the application. The Design Committee will review and approve the legal findings at the next scheduled hearing and a decision will be formally rendered.

Pursuant to Garden City Code 8-6B-3 (Design Committee) and Garden City Code 8-6A-6 (Administrative Process with Notice), there is a 15 day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application.

Written objections received after the 15 day objection period will not be accepted.

Pursuant to 8-6A-9 (Appeals), there is a 15-day appeal period to appeal the decision to the City Council. **This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above.** An appeal is \$210 and must be filed on the appeal application form provided by the City. **Appeals received after the 15-day appeal period will not be accepted.**

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Engineer	2/22/2020	<ul style="list-style-type: none">• Affidavit of Legal Interest needs correction• Standard comments

F. Public Comment

The following public comments were provided:

None.

G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Staff Comment
Title 8, Chapter 1: General Regulations			
8-1A Purpose, Applicability and Interpretation	Design Committee	No compliance issues noted	Legal parcel of record
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues noted	<ul style="list-style-type: none"> No setback expansion noted Use not noted in application
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	No compliance issues noted	No comment
8-4C Design Provisions for Nonresidential Structures	Design Committee		
8-4D Parking and Off Street Loading Provisions	Design Committee, Planning Official	No compliance issues noted	<p>Façade improvements do not trigger the requirements of this section</p> <p>Change of use can trigger parking requirements</p>
8-4E Transportation and Connectivity Provisions	Design Committee	No compliance issues noted	Façade improvements do not trigger the requirements of this section
8-4I Landscaping and Tree Protection Provisions	Design Committee	No compliance issues noted	Façade improvements do not trigger the requirements of this section
Title 8, Chapter 6, Article A: Administration			
8-6A General Provisions	Design Committee	N/A	No application waivers requested
Title 8, Chapter 7: References			
8-7A Definitions	Design Committee	N/A	No defined terms referenced

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	N/A	Façade improvements do not trigger a comprehensive plan analysis

Garden City Sidewalk Policy	N/A	Façade improvements do not trigger the requirements of this section.
Garden City Street Light Policy	N/A	Façade improvements do not trigger the requirements of this section

H. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-4C Design Provisions for Nonresidential Structures</u>	<p>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.</p>
8-4C-3 General Provisions for Nonresidential Development	<p>GCC 8-4C-3(A)4 requires “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%).” The limited scope of the proposal may not trigger this requirement. Although visible from N. Osage Street, no uses have been specified and the scope of work is limited to four overhead doors.</p> <p>GCC 8-4C3(C) – Objective 3 requires: “Buildings shall be designed and constructed of quality materials”. The overhead doors are proposed to be constructed of:</p> <p>Prefabricated Insulated O. H. Door Anodized aluminum storefront glazing system with 1” clear low-e insulated glass; color to be dark bronze</p> <p>GCC 8-4C-3E – Objective 5 requires: “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.” Visual interest from the overhead doors is limited due to scope of the proposal.</p> <p>GCC 8-4C-3F – Objective 6: “The site development should support and be consistent with the adopted streetscape.” This subsection is not applicable as the scope of work does faces N. Osage Street, an alley without a streetscape plan.</p>

8-4C-4 Special Provisions for Specific Nonresidential Development	The provisions of this section are not applicable, as the applicable has not proposed prohibited materials or structures.