



CITY OF GARDEN CITY

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File Number: DSRFY2019-8
For: Storefront Renovations
Location: 6965 Glenwood Street Garden City, Idaho
Applicant: Tyler Frazier with The FCI Group
Design Review Meeting Date: 6/17/2019



Garden City Design Review Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-8

City of Garden City
Design Review Staff Report

Background: Tyler Frazier with The FCI Group is requesting Design Review approval of a pre-application request for an urgent/primary care facility to be located in an existing building at 6965 N. Glenwood Street. The 0.592 acre site is located within the Highway Commercial (C-1) zoning district.

Proposed Scope of Work:

Application: Design Review Formal Meeting

Proposed development: Storefront Renovation

Proposed uses: Healthcare and Social Service

Scope of Work:

1. The applicant is proposing façade renovations to an existing structure.
2. Building footprint, building height, landscaping, and parking changes are not proposed.
3. The building has been previously used for a drive-through establishment and a retail store.

Previously Approved Design and Use Applications

1. Design Review:
 - a. 02-01-DR
 - b. 02-28-DR
 - c. DSR2013-00013
2. Conditional Use Permit:
 - a. 02-01-CU
 - b. 02-30-CU

Application Process:

1. The proposed project requires the following public hearing review processes:
 - a. Design Review Pre-Application Meeting (held 5/6/2019)
 - b. Design Review Formal Hearing

Pre-Application Meeting

1. The Design Committee provided the following comments at the 5/6/2019 Design Committee pre-application meeting:
 - a. The Committee determined a formal hearing is required.
 - b. Provide calculations of façade glazing percentage.
 - c. Provide different treatment to include additional portions of the building and not just fill in existing windows.

Attachments:

1. Sheet A201 Exterior Elevation
2. Floor Plan

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3. DSR2013 – 13 – Approved Elevations, Site, and Landscaping Plans
4. Application Materials

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. **Revised comments since the 5/6/2019 Design Review Pre-Application Staff Report are highlighted and bolded.**

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-4C Design Provisions for Non-Residential Structures</u>	
GCC 8-4C-2 Applicability	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.
GCC 8-4C-3A4	<p>4. 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%).</p> <p>These calculations have not been provided. The proposal addresses the design objective through consistent material changes.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>GCC 8-4C-3A-4 Entire section</i></p>

	<p>The applicant has proposed to reduce glazing on the north and south elevations. The applicant has not provided calculations demonstrating at least 15% of the building has windows, showcases, displays or pedestrian access elements.</p>
GCC 8-4C-3(C)	<p>Objective 3: Buildings shall be designed and constructed of quality materials.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>GCC 8-4C-3C Entire section</i></p> <p>The applicant has not provided a materials list.</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 wooden material has been expanded across the façade to create consistency in the design.</p> <p>The applicant has retained many of the design elements approved in DSR2013-13. Most of the existing windows on the north and south elevations are being filled in with a wooden material that may provide visual interest.</p>
GCC 8-4C-3(F)	<p>Objective 6: The site development should support and be consistent with the adopted streetscape.</p> <p>The property has landscaping and pedestrian improvements installed that were approved with DSR2013-13.</p>
GCC 8-4C-5 Prohibitions	<p>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.</p>

<u>GCC 8-4D Parking and Off Street Loading Provisions</u>	Storefront renovations do not trigger changes to a parking lot. However, GCC 8-4D-5 (Required Number of Off-Street Parking Spaces) requires the Planning Official to make a parking determination. This is usually handled administratively.
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	Sidewalks and connectivity were determined to be compliant through DSR2013-13. The applicable provisions of this section have not changed since the previous application.
<u>GCC 8-4I Landscaping and Tree Protection Provisions</u>	Landscaping was determined to be compliant through DSR2013-13. The applicable provisions of this section have not changed since the previous application.

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.

