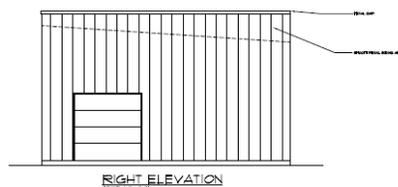
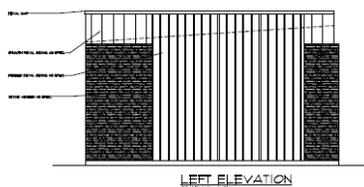
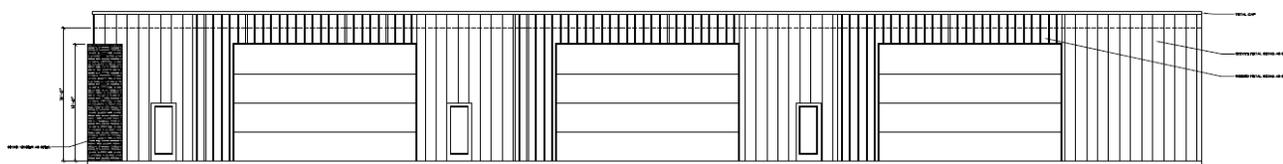




CITY OF GARDEN CITY

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

File Number: DSRFY2019-9
For: Industrial Flex Building
Location: 209 W. 36th Street Garden City, Idaho
Applicant: Josh Beach with Conger Group
Design Review Meeting Date: May 20, 2019



Garden City Design Review Committee
Staff Contact: Chris Samples

City of Garden City
Design Review Staff Report

Background: DSRFY2019-9: Josh Beach with Conger Group is requesting Design Review Approval for a new industrial flex building to be located at 209 W. 36th St., Ada County Parcel R2734531468. The 0.290 acre site is located in the general commercial (C-2) zoning district. (related to CUPFY2019-9 and VARFY2019-1)

Proposed Scope of Work:

Application: Design Review Pre-Application Meeting

Proposed development: Industrial Flex Building

Proposed use: Industry, Flex

Number of buildings: 1 structure

Parking spaces: 5

Bicycle parking: Not shown

Site Coverage: Limited calculations provided

- Property: 12,632 sq. ft.
- Building: 4,020 sq. ft.
- Landscaping: Unknown
- Paved Areas: Unknown

Trash Enclosure: 1

Application Process:

1. The proposed project requires the following public hearing review processes:
 - a. Design Review Committee:
 - i. Design Review Pre-Application Meeting
 - ii. Design Review Formal Hearing
 - b. Planning and Zoning Commission:
 - i. Conditional Use Permit (CUPFY2019 – 9)
 - ii. Variance (VARFY2019 – 1)
 - iii. Both requests will be heard by the Commission on June 19, 2019

Attachments:

1. Application Narrative/Letter of Intent
2. Sheet SP100 – Site Plan
3. Sheet L1 – Landscape Plan
4. Sheet P1 – Preliminary Elevations
5. Topographic Survey
6. Application Documents

Additional Information:

1. The applicant has requested a variance to reduce the required landscape buffer on the east property line. Garden City Code 8-6B-9 requires variances to be decided by the

STAFF REPORT: DSRFY2019-9

Planning and Zoning Commission. A variance does not require a recommendation from the Design Committee to proceed.

2. The applicant has requested a partial waiver of the required detached sidewalk and landscaping requirements. Pursuant to the Garden City Sidewalk Policy, the requested waiver is decided upon by the Planning and Zoning Commission. A sidewalk waiver does not require a recommendation from the Design Committee to proceed.

Purpose: The purpose of the preapplication conference is threefold: to provide direction, determine the level of review process and what application materials will be required. The committee will provide direction on the design objectives set forth in chapter 4, article C of this title that are most relevant to the application. Based on the scope of the project and the project location, the committee will decide what information, plans and designs will be required for review of the application and when the materials shall be submitted. The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the projects changes.

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.

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-2B-2 Allowed Uses</u>	The use, "Industry, Flex" requires a conditional use permit in the C-2 General Commercial Zone.
<u>GCC 8-2B-3 Form Standards</u>	The required setbacks for the C-2 zone are: <i>5' from all property lines</i> The applicant has proposed 5' setbacks on all sides of the structure.
<u>GCC 8-2C-24 Industry, Flex</u>	The use standards of this section are reviewed by the Planning and Zoning Commission in association with the conditional use permit request.
<u>GCC 8-4C Design Provisions for Non-Residential Structures</u>	The provisions that follow establish an objective statement followed by guidelines for meeting that objective. In any situation, there may be a range of alternative methods for achieving the objective. The design review process set forth in chapter 6, "Administration", of this title provides the process for allowing innovation and

	creativity in meeting the development design objectives.
GCC 8-4C-3(A)	<p>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian and adjacent properties.</p> <p><u>The proposal may be in conflict with the following subsections:</u></p> <p><i>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%).</i></p> <p><i>7. Blank Walls: No blank walls should front a public street.</i></p> <p>The left elevation is visible from Brown Street and the elevation containing the three bay doors is visible from W. 36th Street. Subsection seven noted above provides the following treatment guidance to mitigate blank walls:</p> <p><i>a. Installing a vertical trellis in front of the wall with climbing vines or plant materials; or</i></p> <p><i>b. Providing a landscaped planting bed at least five feet (5') wide or raised planter bed at least two feet (2') high and three feet (3') wide in front of the wall, with plant materials that obscure or screen at least fifty percent (50%) of the wall's surface within three (3) years;</i></p> <p><i>c. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least fifty percent (50%) of the blank wall surface.</i></p> <p><u>The proposal may be in conflict with the following subsections:</u></p> <p><i>6. Wall Plane: Facades should have no wall plane wider than two and one-half (2 1/2) times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6').</i></p>

	<p>The proposed building's façade along the three bay elevation is 134' in length and 16' in height. A facade of no wider than 40' (16' x 2.5) could trigger an additional wall plane as noted in this subsection. The proposal does not contain changes in wall plane as noted in this subsection.</p>
GCC 8-4C-3(B)	<p>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</p> <p>Parking has been proposed near the west property line.</p>
GCC 8-4C-3(C)	<p>Objective 3: Buildings shall be designed and constructed of quality materials.</p> <p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>3. Discouraged Materials: Metal siding, corrugated fiberglass, aluminum siding, mirror or metalized reflective glass, plywood, chipboard siding, vinyl, cinderblock, plastic tilt-up concrete, highly tinted or mirrored glass, and all types of imitation building materials should not be used as the primary building material.</i></p> <p>The applicant has proposed the following building materials that may conflict with this subsection:</p> <ul style="list-style-type: none"> • Smooth Metal Siding • Ribbed Metal Siding • CMU Block <p>In addition, the applicant has proposed stone veneer on the left elevation facing Brown Street</p>
GCC 8-4C-3(D)	<p>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p>

	<p>The application does not contain information on whether any trees on site will be retained. Trees and shrubs located adjacent to the property and within the right of way are proposed to be retained.</p>
<p>GCC 8-4C-3(E)</p>	<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><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>2. Articulation: Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade.</i></p> <p>The proposed building does not appear to contain building articulation noted by this subsection. The following ways to achieve building articulation are noted in this subsection:</p> <p><i>a. Window Treatments: Provide ample articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale. Windows should be articulated with mullions, recesses, etc., as well as applying complementary articulation around doorways and balconies.</i></p> <p><i>b. Architectural Elements: The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.</i></p>

	<p><i>c. Rooflines: A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building.</i></p> <p><i>(1) Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.</i></p> <p><i>(2) Roofs that incorporate a variety of vertical dimensions such as multiplaned and intersecting rooflines are encouraged.</i></p> <p><i>(3) Flat roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline.</i></p> <p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Colors: Colors used on building exteriors should integrate a building's various design elements or features.</i></p> <p>The applicant has not provided colored elevations.</p>
<p>GCC 8-4C-3(F)</p>	<p>Objective 6: The site development should support and be consistent with the adopted streetscape.</p> <p>The applicant has requested a partial waiver to the standards of this section and the Policy. The waiver will be heard by the Planning and Zoning Commission at the June 19, 2019 hearing.</p>
<p><u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u></p>	<p style="background-color: black; color: black;">[REDACTED]</p>

GCC 8-4C-4(A) Large Scale Non-Residential Structures	<p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>1. Facades longer than fifty feet (50') (measured horizontally along the facade) should incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.</i></p> <p>The façade does not appear to incorporate the visual relief noted by this subsection.</p>
GCC 8-4C-4(F) Outdoor Service and Equipment Areas	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p>Outdoor equipment, other than a trash enclosure is not shown in the applicant's plans. Trash enclosure elevations were not provided.</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>	
GCC 8-4D-3 Parking Design and Improvement Standards	Compliance with this section is required.
GCC 8-4D-4 Parking Use Standards	Compliance with this section is required.
GCC 8-4D-5 Required Number of Parking Spaces	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p>Parking counts for nonresidential uses are decided administratively. The applicant will need to provide additional information pursuant to this section to determine a required parking count.</p>
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	

GCC 8-4E-3 Public Street Connections	Driveway access is proposed from Brown Street. Ada County Highway District approval of this access is required by the District.
GCC 8-4E-4 Internal Circulation Standards	<p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>A. Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards:</i></p> <p><i>2. Have a minimum width of twenty feet (20').</i></p> <p>The proposed driveway is 22' at its widest point and reduces to 11.89' as the west property line curves. The applicant should consider reconfiguring the site or investigate a variance to this standard. A variance to this standard could impact fire safety. Commentary from the fire department on whether a reconfiguration or variance is appropriate should be obtained.</p>
GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy	The applicant has requested a partial waiver to the standards of this section and the Policy. The waiver will be heard by the Planning and Zoning Commission at the June 19, 2019 hearing.
GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards	<p><u>The proposal may be in conflict with the following subsection:</u></p> <p><i>A. Pedestrian Accessibility: All new nonresidential development shall provide for pedestrian accessibility.</i></p> <p>The applicant has not proposed pedestrian connectivity as required by this section.</p>
<u>GCC 8-4I Landscaping and Tree Protection Provisions</u>	
GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The landscaping plan does not provide enough detail to review this section. This includes, but is not limited to, the 70% living material requirement in subsection F.</p>

GCC 8-4I-4(B) Landscaping Provisions for Non-Residential Uses	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The landscaping plan does not provide enough detail to review this section. This includes, but is not limited to, the 5% landscaping area requirement in subsection B1.</p>
GCC 8-4I-5 Perimeter Landscaping Provisions	DISCUSS VARIANCE REQUEST
GCC 8-4I-6 Parking Lot Landscaping Provisions	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The landscaping plan does not provide enough detail to review this section. Information such as distances from trees to parking spaces should be provided.</p>
GCC 8-4I-7 Tree Preservation Provisions	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The landscaping plan does not indicate whether trees are being removed and subject to mitigation.</p>
<p><u>GCC 8-6A-4(B) Waiver of Required Application Information</u></p>	<p>The applicant has requested waiver of the follow required application materials</p> <ul style="list-style-type: none"> • Schematic Drawing • Lighting Plan • Approved Addresses • Sustainability Checklist <p>A waiver of the following required application materials may be appropriate:</p> <p>Approved Addresses: The site already has an</p>

	<p>approved address from Ada County. Documentation of the address is available from the Ada County Assessor.</p> <p>A partial waiver of the following required application materials may be appropriate:</p> <p>Lighting Plan: Lighting is usually reviewed administratively. A lighting plan should be required at the time of building permit.</p> <p>Sustainability Checklist: The checklist is usually reviewed administratively. The checklist should be required at the time of building permit.</p> <p>A waiver of the following required application materials may not be appropriate:</p> <p>Schematic Drawing: The applicant has already provided an elevation meeting most of the requirements of the required material. The applicant has not provided colored elevations. Color information is required to review GCC 8-2C-3E-4.</p>
<p><u>GCC 8-6B-9 Variance</u></p>	<p>A variance for a waiver of Garden City Code 8-4I-6 is scheduled to be heard by the Planning and Zoning Commission on June 19, 2019.</p>

Pre-Application Meeting Actions

Pursuant to GCC 8-6B-3C-3, the 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 hearing;
- 3. Request the applicant return for an additional pre-application meeting;