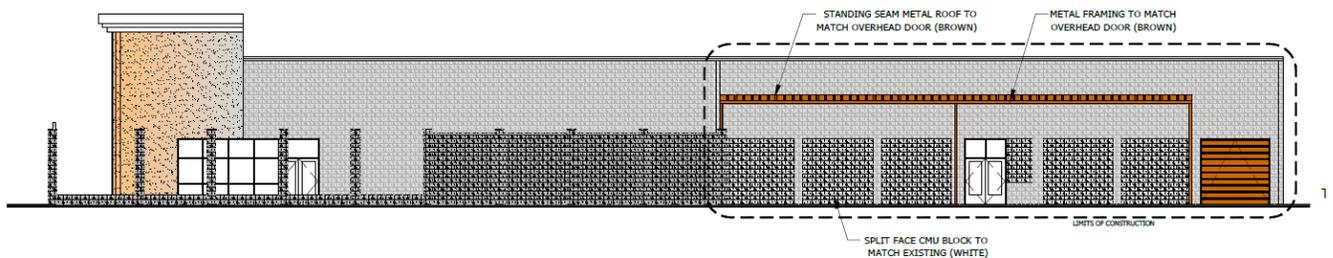


## CITY OF GARDEN CITY

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

**File Number: DSRFY2020 - 23**  
**Application Scope: Pre-Application Conference with a request for Public Hearing**  
**Location: 6650 N. Glenwood St.**  
**Design Review Committee Hearing: September 8, 2020**  
**Applicant: Jeff Likes**  
**Report Date: July 21, 2020**



Staff Report  
Prepared by Hanna Veal

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**A. Meeting Summary:**

A Design Review Hearing was held on August 17, 2020 and DSRFY2020-23 was continued to a date certain of September 8, 2020.

The Preapplication meeting is planned to be held in conjunction with the formal hearing on 09/08/2020.

## **B. Project Information**

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

<b>Request</b>	<b>Review Process</b>	<b>Notes</b>
Pre-application conference for a design review	<a href="#">8-6B-3 Design Review Committee</a>	08/17/2020 public hearing continued to a date certain of 09/08/2020
Public Hearing	<a href="#">8-6B-3 Design Review Committee</a>	08/17/2020 public hearing continued to a date certain of 09/08/2020

### **Project Details:**

- 1) Proposed development: Update the exterior face of an existing structure.
- 2) Site Coverage: Plantation Shopping Center
  - a) Lot area: 181,210 sqft.
  - b) Building area: 38,552 sqft.
  - c) Building: 21% of the site
  - d) Landscaping: n/a
  - e) Paved Areas: n/a
- 3) Total number of vehicular parking spaces: n/a
- 4) Total number of bicycle parking: n/a
- 5) Trash Enclosure: Republic Services will pick up individual services internal to the development
- 6) Fencing: No fence
- 7) Sidewalk:
  - a) None proposed
  - b) Existing Detached Sidewalk on Glenwood
  - c) There is no sidewalk on Riverside, but there is existing detached sidewalk adjacent to the site on both sides of the property
- 8) Landscaping:
  - a) Street Trees: Existing mature street trees on Glenwood and Riverside.
  - b) Parameter Landscaping:
    - i) Existing perimeter landscaping on W. Riverside Dr.
    - ii) Existing Perimeter landscaping on Glenwood
- 9) Closest VRT Stop:
  - a) Glenwood & State SEM
  - b) Plantation Shopping Center SEM
  - c) Glenwood & Riverside NWC
  - d) Glenwood & Riverside SEC

### **Site Conditions:**

- 1) Street Address: 6650 N. Glenwood St.
- 2) Parcel Number(s): S0524449270

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- 3) Property Description: PAR #9270 of SE4SE4 SEC 24 4N 1E
  - 4) Legal Lot of Record: Yes
  - 5) Property Size: 4.090 acres
  - 6) Zoning District: C-2
  - 7) Zoning Overlay(s): Activity Node: Neighborhood Destination
  - 8) Comprehensive Plan Land Use Map Designation:
    - a) Green Boulevard Corridor
    - b) Residential Low Density
  - 9) Floodplain Designation:
    - a) 2003 FIRM: Portions of parcel are within the AE Flood zone.
    - b) 2017 Draft FIRM: Portions of parcel are within the AE Flood zone.
  - 10) Adjacent Uses:
    - a) Eating Establishment, Full Service
    - b) Eating Establishment, Limited Service
    - c) Dwelling, Single Family
    - d) Retail Store
    - e) Service Provider
    - f) Drive-through
  - 11) Existing Use: D&B Supply
  - 12) Easements on site:
    - a) Plantation Shopping Center 4294, 40' sewer easement
  - 13) Site Access:
    - a) Front: N. Glenwood
    - b) Side: W. Riverside Dr.
    - c) Rear: Alleyway
  - 14) Sidewalks:
    - a) Glenwood: Sidewalks are installed and are in good repair.
    - b) Riverside Dr.: There is no sidewalk, but there is existing detached sidewalk adjacent to the site on both sides of the property
  - 15) Wetlands on site: none identified

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## **C. Discussion**

Due to the nature of the proposed façade changes not making up at least 25% of the of the tax assessed value of the property, it is exempt from most Garden City Code sections.

Garden City Code that which do not apply to project and are therefore not included in this report:

**Title 8, Chapter 3: Overlay Zoning District Regulations**  
**Title 8, Chapter 4: Design and Development Regulations**  
**8-4D Parking and Off-Street Loading Provisions**  
**8-4E Transportation and Connectivity Provisions**  
**8-4F Sign Provisions**  
**8-4I Landscaping and Tree Protection Provisions**

This appears to be an application that conforms to Garden City Code, the Garden City Comprehensive Plan and other pertinent plans, and there is no public opposition nor any agency comments to date.

## **D. Decision Process**

### **General Provisions**

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

**Required Decisions:** The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 09/08/2020 Design Review formal hearing: 09/08/2020

### **Required Findings:**

Findings are not required at a pre-application conference.

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

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.

### **Preapplication Conference Options:**

Pursuant to [GCC 8-6B-3](#), the purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

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.

### **Decision**

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

### **Appeals of Decision:**

A pre-application conference is not a decision and cannot be appealed.

Per Garden City Code [8-6A-5 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:

<b>Agency</b>	<b>Comment Date</b>	<b>Summary</b>
Ada County Highway District	8/3/2020	The applicant shall be required to: <ul style="list-style-type: none"> <li>• Pay a traffic impact fee,</li> <li>• Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in right of way,</li> <li>• Obtain a permit for any work in the right-of-way prior to construction, repair, or installation of any roadway improvements.</li> </ul>
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	None received to date	
Idaho Transportation Department	07/29/2020	ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

## **F. Public Comment**

No public comments were received.

<b>Commenter</b>	<b>Comment Date</b>	<b>Summary</b>
No public comments were received.		

## G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

<b>Garden City Title 8 Code Sections</b>			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#">8-1A-4 Applicability</a>			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B-1 Purpose		No compliance issues noted	Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
<a href="#">8-2B-2 Allowed Uses</a>		No compliance issues noted	Retail Store permitted
<a href="#">8-2B-3 Form Standards</a>	DC	No compliance issues noted	The required setbacks are: Front: 5' , Interior Side: 5' ,Rear: 5' , Street side: 5'  The allowable maximum height is: n/a  The minimum lot size is: n/a  There are not encroachments  All improvements are more than 70' from the Boise River.  All properties meet the minimum street frontage.
<a href="#">8-2C</a>			The use of a site that offers merchandise or services to the public for monetary compensation. The term "retail store" includes, but is not limited to: hobby, office supplies, stationery and gift stores; specialty stores; apparel and accessories stores; pharmacy and drug; used merchandise stores; book, computer, and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; and sporting goods stores.
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
<a href="#">8-4A-3 Fences and Walls</a>	DC	No compliance issues noted	
<a href="#">8-4A-4 Outdoor Lighting</a>	DC	No compliance issues noted	n/a
<a href="#">8-4A-5 Outdoor</a>	DC	No compliance issues noted	n/a

<a href="#">Service and Equipment Areas</a>			
<a href="#">8-4A-7 Stormwater Systems</a>	DC	No compliance issues noted	n/a
<a href="#">8-4A-8 Utilities</a>	DC	No compliance issues noted	n/a
<a href="#">8-4A-9 Waterways</a>	DC	No compliance issues noted	n/a
<a href="#">8-4C Design Provisions for Nonresidential Structures</a>	DC	No compliance issues noted	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <p><i>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.</i></p> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
<b>8-4D Parking and Off Street Loading Provisions</b>			
<a href="#">8-4D-3 Parking Design and Improvement Standards</a>	DC	No compliance issues noted	n/a
<a href="#">8-4D-4 Parking Use Standards</a>	DC	No compliance issues noted	n/a
<a href="#">8-4D-5 Required Number of Off-Street Parking Spaces</a>	DC	No compliance issues noted	n/a
<a href="#">8-4D-6 Standards for Alternatives to</a>	DC	No compliance issues noted	n/a

<a href="#">On Site Parking</a>			
<a href="#">8-4D-7 Off Street Loading Standards</a>	DC	No compliance issues noted	n/a
<b>8-4E Transportation and Connectivity Provisions</b>			
<a href="#">8-4E-3 Public Street Connections</a>	DC	No compliance issues noted be complaint	No comment
<a href="#">8-4E-4 Internal Circulation Standards</a>	DC	No compliance issues noted	No comment
<a href="#">8-4E-6 Sidewalk Standards</a>	DC	No compliance issues noted	<p>This article provides design standards that shall apply to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.</p> <p>Detached sidewalks shall be required unless in conflict with a street plan adopted by the transit authority and/or the city or there is existing attached sidewalk on both sides adjacent to the property.</p> <p>All sidewalks shall be a minimum of five feet (5')</p> <p>No proposed sidewalk.</p> <p>Adjacent property on Riverside Drive has an attached sidewalk.</p> <p>Plantation Shopping Center has attached sidewalk on State Street and detached sidewalk along Glenwood.</p>
<a href="#">8-4E-7 Pedestrian and Bicycle Accessibility Standards</a>	DC	No compliance issues noted	n/a
<a href="#">8-4E-8 Transit Facilities</a>	DC	No compliance issues noted	Not adjacent to an existing or planned bus stop or transit station.
<b>8-4F Sign Provisions</b>			
<a href="#">8-4F-13 Master Sign Program</a>	DC	No compliance issues noted	n/a
<a href="#">8-4H Flood Hazard- add after June 19</a>	Planning Official	No compliance issues noted	The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.
<a href="#">8-4G Sustainable Development Provisions</a>		No compliance issues noted	n/a

<b>8-4I Landscaping and Tree Protection Provisions</b>			
<a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a>	DRC	No compliance issues noted	n/a
<a href="#">8-4I-4 Landscaping Provisions for Specific Uses</a>	DC	No compliance issues noted be complaint	n/a
<a href="#">8-4I-5 Perimeter Landscaping Provisions</a>	DC	No compliance issues noted	n/a
<a href="#">8-4I-6 Parking Lot Landscaping Provisions</a>	DC	No compliance issues noted	n/a
<a href="#">8-4I-7 Tree Preservation Provisions</a>	DC	No compliance issues noted	n/a
Title 8, Chapter 6, Article A: Administration			
<a href="#">8-6A-3 General Application Process</a>		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
<a href="#">8-6A-4 Required Application Information</a>			Application waivers requested pursuant to 8-6A-4A
<a href="#">8-6A-5 Administrative Process with Notice</a>		No compliance issues noted	<p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p> <p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>

<b>Other Items Reviewed</b>	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	DSR2012-00003 FFCOLDD: The application for D&B Supply design review was approved May 4 <sup>th</sup> . 2012. With conditions of:

	<ol style="list-style-type: none"> <li>1. Trees and tree grates shall be incorporated into the project, as approved by the Design Review Committee, in such a way as to create an improved pedestrian space.</li> <li>2. ADA accessibility ramps shall be incorporated into the project so as to best function with the main entrance and ADA accessible parking.</li> </ol>
<a href="#">Garden City Comprehensive Plan</a>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li><b>a)</b> Green Boulevard Corridor</li> </ul> <p>The application may be supported by:</p> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> <li><b>a.)</b> 2.3 Objective: Promote quality design and architecturally interesting buildings.</li> <li><b>a.)</b> and gutters.</li> </ul> <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> <li><b>a.)</b> 12.1 Objective: Support a positive business environment</li> <li><b>b.)</b> 12.2 Objective: Continue to support commercial and industrial land uses.</li> <li><b>c.)</b> 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.</li> </ul> <p>The application may not be supported by:</p> <p>Goal7. Connect the City</p> <ul style="list-style-type: none"> <li>a.) 7.2.8 Develop standards for the integration of bus stops in new development along transit routes.</li> </ul>
<a href="#">Garden City Sidewalk Policy</a>	<p>n/a due to improvements not meeting required 25% of the tax assessed value.</p>
<a href="#">Garden City Street Light Policy</a>	<p>Four streetlights are installed at the intersection of N. Glenwood and Riverside Drive.</p> <p>Streetlight are located within 400' of the property as recommended by the policy.</p> <p>There are also streetlights within the parking lot of the property.</p>