



CITY OF GARDEN CITY

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File Number: DSRFY2020 - 17
Application Scope: Pre-Application Conference
Location: 411 E. 43rd St.
Applicant: Chad Weltzin, Erstad Architects
Report Date: 5/11/2020



Staff Report
Report prepared by Chris Samples

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A. Report Summary

- 90-unit multi-family development proposed
- More information needed concerning property creation date, parking, landscaping, open space, and the clear vision triangle

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Design review pre-application conference for a proposed multi-family development	8-6B-3 Design Review Committee	None

Project Details:

- 1) Proposed development: 90-unit multi-family development
- 2) Number of buildings: 1 building separated into 2 parts via a skybridge
- 3) Parking spaces: Unknown
- 4) Bicycle parking: Unknown
- 5) Site Coverage: Unknown
- 6) Paved Areas: Unknown
- 7) Trash Enclosure: Unknown
- 8) Fencing: Unknown

Site Conditions:

- 1) Address: 411 E. 43rd St.
- 2) Parcel Number: R2734521516
- 3) Property Size: 2.04 acres
- 4) Zoning District:
 - a) R-3 Medium Density Zoning District
 - b) C-2 General Commercial Zoning District
- 5) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node – Neighborhood Destination
- 6) Legal Lot of Record: Unknown
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: AE
- 8) Surrounding Uses:
 - a) Dwelling Unit, Single Family Attached
 - b) School
 - c) Public Use
- 9) Existing Use: Manufactured Home Park
- 10) Easements on site: There are no records on file with Garden City of existing easements
- 11) Site Access: E. 43rd St.
- 12) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

Multi-Family Requirements: A property management office is required but not depicted. Site maintenance documents are also required.

Building Design: Multi-family design provisions require the impact of the placement of windows, entrances, porches and patios to be taken into account. Discussion of this item may be warranted due to the unique aspects of the building and the adjacent properties.

Parking: The parking count is not known.

Transportation and Connectivity: More information is needed concerning the clear vision triangle at the driveway and E. 43rd St..

Landscaping: More information is needed concerning landscaping.

Open Space: More information is needed on the how much private and common open space is provided to each unit.

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	Pre-Application Conference: 5/18/2020 Formal Hearing: To be scheduled

Required Findings:

Findings are not required at a pre-application conference. For the Design Committee’s reference, the required findings for a formal design review application are below:

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.

Conference Options:

The Committee does not make a formal decision the application, but instead is to provide feedback and guidance on the proposal. The Committee can take of the following actions:

1. Determine the application is ready for a formal application.

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2. Delegate the decision to the Planning Official as an administrative decision.
 3. Request the applicant return with more information.

Appeals:

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

E. 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	Compliance issues noted	8-1A-4: <ul style="list-style-type: none"> The property is composed of portions of platted lots. Deeds describing the properties dated prior to August 9, 1988 is needed to verify the properties were created legally
8-1B Existing Nonconforming Properties, Structures, and Uses	Design Committee	Compliance issues noted	8-1B-1: <ul style="list-style-type: none"> The property is composed of portions of platted lots. Deeds describing the properties dated prior to August 9, 1988 is needed to verify the properties were created legally
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues noted	8-2B-3: <ul style="list-style-type: none"> The property is zoned both C-2 and R-3. The setbacks meet or exceed the more restrictive R-3 setbacks. The density does not exceed the 35 units per acre density of the R-3 zone. The C-2 zone does not have a maximum density. No compliance issues are noted.
8-2C Land Use Provisions	Design Committee	Compliance issues noted	8-2C-15:

			<ul style="list-style-type: none"> • More information is needed on the amenities to be provided • Site maintenance agreement needed • Property management office needed
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	Compliance issues noted	8-4A-5: <ul style="list-style-type: none"> • More information needed on HVAC screening
8-4B Design Provisions for Residential Structures	Design Committee	Unknown, more discussion may be warranted	8-4B-4: <ul style="list-style-type: none"> • The design is required to take into account windows, entrances, porches and patios, and how they impact adjacent properties. The record is unclear of the impact of the development on adjacent properties.
8-4D Parking and Off Street Loading Provisions	Design Committee	Compliance issues noted	8-4D-3: <ul style="list-style-type: none"> • More information needed on parking dimensions 8-4D-5: <ul style="list-style-type: none"> • More information needed on parking space counts
8-4E Transportation and Connectivity Provisions	Design Committee	Compliance issues noted	8-4E-3: <ul style="list-style-type: none"> • More information needed on clear vision triangle compliance
8-4I Landscaping and Tree Protection Provisions	Design Committee	Compliance issues noted	More information needed on species, dimensions, and other landscaping
8-4L Open Space Provisions	Design Committee	Compliance issues noted	8-4L-5: <ul style="list-style-type: none"> • More information needed on private and common open space
Title 8, Chapter 7: References			

8-7A Definitions	Design Committee	N/A	Defined terms referenced: Clear Vision Triangle Dwelling Unit, Multi-Family
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Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues noted	Comprehensive Plan designations noted
Garden City Sidewalk Policy	No compliance issues noted	Sidewalk installed
Garden City Street Light Policy	No compliance issues noted	Streetlight installed

H. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-1A Purpose, Applicability and Interpretation</u>	
8-1A-4 Interpretation	Properties in the City must either have been divided in accordance with the ordinance in effect at the time of the division or exist in their present configuration prior to August 9, 1988. The property consists of portions of platted lots. A condition of approval requiring this information prior to the issuance of a building permit can be applied to remedy this issue.
<u>8-1B Existing Nonconforming Properties, Structures, and Uses</u>	
8-1B-1 Nonconforming Properties	Properties in the City must either have been divided in accordance with the ordinance in effect at the time of the division or exist in their present configuration prior to August 9, 1988. The property consists of portions of platted lots. A condition of approval requiring this information prior to the issuance of a building permit can be applied to remedy this issue.
<u>8-2C Land Use Provisions</u>	
8-2C-15 Dwelling Unit, Multi-Family	Four amenities are required for a 90 unit multi-family development. A swimming pool is proposed, leaving three amenities to be addressed Site maintenance documents, or binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features, are required. A property management office is also required.
<u>8-4A General Provisions</u>	
8-4A-5 Outdoor Service and Equipment Areas	More information is needed concerning the location and screening of HVAC equipment.

8-4B Design Provisions for Residential Structures

8-4B-4 Multi-Family Residential Dwelling Units

This section requires multi-family developments to take the view of the proposed development from adjacent properties. While the applicant has provided a detailed explanation of how the proposed development complies with this section, the Committee should consider further discussion of the design against this section. This report does not find any specific defects in the proposal concerning this section.

8-4D Parking and Off Street Loading Provisions

More information is needed about the count and dimension of parking spaces.

For a 90 unit multi-family dwelling, the following parking is required:

- 1 bedroom units: 1 space located inside a garage
- 2 or more bedroom units: 2 spaces, one of which must be in a garage
- Guest spaces: 0.5 spaces per unit

8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections

8-4E-3A describes the clear vision triangle as:

The clear vision triangle shall be measured as follows:

a. The area is measured from the intersection of two (2) streets from the edge of pavement at the corner to a distance of forty feet (40') along each public street. The triangular area within is the "clear vision triangle". (Ord. 898-08, 9-8-2008)

b. The area of the clear vision triangle at the intersection of private streets or driveways with a public street is dependent on the volume of traffic and existing safety conditions at the intersection as determined by the

	<p><i>transportation authority. The clear vision triangle shall not be less than seven feet (7').</i></p> <p>This section requires the clear vision triangle to be unobstructed. The site and landscape plans do not depict the measurements of the triangle at the access point.</p>
<u>8-4I Landscaping and Tree Protection Provisions</u>	The landscape plan provides limited information on the development's landscaping. More information, such as tree height, species, and canopy coverage and landscaping coverages, are necessary.
<u>8-4L Open Space Provisions</u>	
8-4L-5 Open Space Standards for Multi-family Developments	More information is needed on the location and dimensions of private and common open space.
<u>8-7A References</u>	
8-7A-1 Definitions	<p>The following relevant defined terms were referenced in this report:</p> <p>Clear Vision Triangle: A triangular area on a corner lot within which there are certain height limitations in order to provide sight distance for vehicles.</p> <p>Dwelling Unit, Multi-Family: A structure or property containing three (3) or more principal dwelling units. The term "multi-family dwelling unit" includes apartments and condominiums with varying arrangements of entrances and party walls.</p>

Garden City Plan/Policy Analysis	
Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Activity Node – Neighborhood Destination and Main Street Corridor designations of the Comprehensive Plan Land Use Map:</p> <p>Main Street Corridor: Create a “Main Street” corridor as a principle street with</p>

a mix and concentration of uses along Adams/ Alworth Street with a possible alignment through a re-developed Idaho Expo site connecting with the Activity Node at Glenwood and Marigold Streets. The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center. The focus of development should be on minimum front yard setbacks, parking on the street and behind buildings, and pedestrian amenities. The center of the activity nodes on the Main Street corridor should be integrated vertically with more height at the principle main street intersection of the node.

Activity Node – Neighborhood Destination: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small

	scale retail, art, office, and higher density residential.
<u>Garden City Sidewalk Policy</u>	Sidewalks are installed along the property in accordance with the policy.
<u>Garden City Street Light Policy</u>	A streetlight is installed within 400' of the property as recommended by the policy.