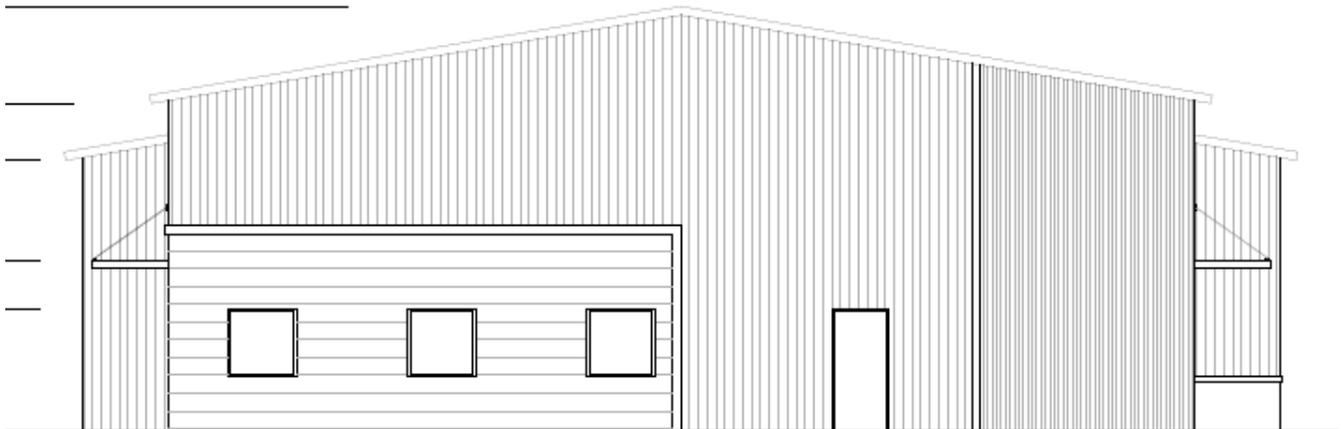


CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
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File Number: DSRFY2020 - 6
Application Scope: Pre-Application Conference
Location: 5320 N. Sawyer Ave
Applicant: Victor Ferral
Report Date: 3/31/2020 (Original Report 2/13/2020)



01 NORTH ELEVATION (WH 01) 03.12
SCALE: 1/4" = 1'-0"

Staff Report
Report prepared by Chris Samples

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A. Report Summary

- Applicant has provided revised site plan and elevations to address the Design Committee's requests at the 2/18/2020 Pre-Application Conference
- Revisions increase fenestration, glazing, include pedestrian connectivity, and a landscape plan has been provided
- Tree count along right of way below code thresholds due to utility easement, shrub substitution may resolve this issue
- Parking spaces reduced from 38 to 34 spaces
- Expanded loading area proposed

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-Application Conference	8-6B-3 Design Review Committee	None

Project Details:

- 1) Proposed development: Light Industrial Uses
- 2) Number of buildings: 2
- 3) Parking spaces: 34
- 4) Trash Enclosure: Outdoor enclosure
- 5) Fencing: None shown

Site Conditions:

- 1) Address: 5320 N. Sawyer Ave, Garden City, ID 83714
- 2) Parcel Number: R1055420071
- 3) Property Size: 1.978 Acres
- 4) Zoning District: LI
- 5) Comprehensive Plan Land Use Map Designation: Light Industrial Bradley Technology District
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
 - a) Service Provider
 - b) Commercial Uses
- 9) Existing Use: Commercial Laundry Facility
- 10) Easements on site:
 - a) 15' Public Utility, Irrigation, and Drainage Easement
- 11) Site Access: N. Alworth St., N. Sawyer Ave.
- 12) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

Metal buildings are not prohibited by Garden City Code. However, 8-4C-5 requires a metal building to have architectural features and materials. The code is silent on whether the context of the Light Industrial zoning district can be considered. The applicant has provided revised elevations showing changes in material, additional glazing and fenestration, and additional building height.

The applicant's landscaping plan is deficient by not providing the 11 required trees along N. Sawyer Ave. The 15' Public Utility, Irrigation, and Drainage easement that runs the length of the property is cited as the reason for this deficiency. 8-4I-4B allows for substitution of "for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa". The applicant may remedy the deficiency through this method.

Parking spaces have been reduced from 38 to 34 spaces to accommodate an expanded loading area.

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	To be scheduled

A pre-application meeting was held with the applicant on 2/18/2020. The Design Committee made the following requests:

1. Verification that trees cannot be planted in the utility easement along N. Sawyer Ave. is required. Otherwise, street trees must be planted.
2. If possible, move building closer to street and have patios and landscaping in front setback.
3. Take future fairgrounds redevelopment into account when designing façade along N. Alworth Street.
4. Consider closing middle access for better interior flow, allow more landscaping, and screening of operations from street.
5. Consider going taller with buildings to better relate to street.
6. Consider need for additional trash enclosure.
7. Consider splitting up rooflines longer than 50'. Consider providing more roofline articulation.
8. Vary the materials to not look like a metal building.
9. Break up massing so buildings are not one large structure.
10. Lose prefabricated appearance of buildings as notice in GCC 8-4C-5C.
11. Provide pedestrian interconnectivity between buildings such as striping or other pedestrian path.

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;

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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.
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 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues noted	No comment
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	No compliance issues noted	No compliance issues noted
8-4C Design Provisions for Nonresidential Structures	Design Committee	Compliance issues noted	Objective 3 may not be met due to use of metal siding as primary material. Objective 5 may be met with the new elevations. 8-4C-4A may be met for façade relief and roofline variation with the new elevations. 8-4C-5 allows metal buildings to be approved if they contain architectural features and a variety of materials. The new elevations may meet these provisions.
8-4D Parking and Off Street Loading Provisions	Design Committee, Planning Official	No compliance issues noted	The use has not been specified at this time.
8-4E Transportation and Connectivity Provisions	Design Committee	No compliance issues noted	Pedestrian pathways shown throughout the site.
8-4F Sign Provisions	Design Committee	Compliance issues noted	A master sign plan is required for new nonresidential development.
8-4I Landscaping and Tree Protection Provisions	Design Committee	Compliance issues noted	Additional trees or shrub substitution needed to meet code requirements.
Title 8, Chapter 7: References			
8-7A Definitions	Design Committee	N/A	No terms were referenced.

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues	None

Garden City Sidewalk Policy	No compliance issues	Sidewalks installed
Garden City Street Light Policy	No compliance issues	Streetlight installed

F. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-4C Design Provisions for Nonresidential Structures</u>	
8-4C-3 General Provisions for Nonresidential Development	Objective 3 requires “Buildings shall be designed and constructed of quality materials”. Metal siding is listed as a discouraged material that should not be used as the primary building material. The primary material is metal. However, 8-4C-5 allows the Design Committee to approve pre-engineered metal buildings if they contain architectural features and a variety of materials. The applicant has included revised elevations showing additional architectural features and varied materials.
8-4C-4 Special Provisions for Specific Nonresidential Development	The revised elevations appear to include façade relief and roofline variation required by this section.
8-4C-5 Prohibitions	8-4C-5 allows the Design Committee to approve pre-engineered metal buildings if they contain architectural features and a variety of materials. The applicant has included revised elevations showing additional architectural features and varied materials.
<u>8-4F Sign Provisions</u>	
8-4F-13 Master Sign Program	A master sign program is required for new nonresidential development.
<u>8-4I Landscaping and Tree Protection Provisions</u>	
8-4I-4 Landscaping Provisions for Specific Uses	Nonresidential uses require one tree per 50 ft. of frontage. The applicant has proposed 7 trees, but 11 trees are required. This subsection allows for up to half of all required trees to be substituted by 10 shrubs for every one tree. Planting 40 shrubs along the landscaping on N. Sawyer Ave would remedy this issue.

Garden City Plan/Policy Analysis

Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Light Industrial Bradley Technology District:</p> <p>The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.</p>
<u>Garden City Sidewalk Policy</u>	Sidewalks are installed along N. Alworth St. and N. Sawyer Ave.
<u>Garden City Street Light Policy</u>	A streetlight is installed within 400' of the property.