



CITY OF GARDEN CITY

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File Number: DSRFY2022 - 0011
Application Scope: Pre-Application Conference
Location: 110 W. 41st St
Applicant: John Lodman
Pre-Application Report Date: June 6, 2022
Formal Hearing Date: TBD



Staff Report
Prepared by Hanna Veal

Table of Contents

Meeting Summary	3
Project Information	4
Discussion	6
Decision Process	8
Agency Comment	10
Public Comment	10
Code/Policy Analysis	11

A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	6/6/2022
Public Hearing	8-6B-3 Design Review Committee	TBD

Project Details:

- 1) Proposed development: New Construction
- 2) Site Coverage:
 - a) Building Footprint Area: 5,590sqft
 - b) Landscaping: **Unknown**
 - c) Paved Areas: **Unknown**
- 3) Number of Structures: 4
- 4) Number of residential units total: 16
 - a) One bedroom units: 16
 - b) More than one bedroom units: 0
- 5) Total number of vehicular parking spaces: 16
 - a) Enclosed: 0
 - b) Surface: 16
 - c) ADA: 1
- 6) Total number of bicycle parking: 0
- 7) Trash Enclosure: The refuse will be in a common location
- 8) Fencing: Existing perimeter chain-link fence to remain.
- 9) Sidewalk:
 - a) Attached sidewalk proposed
- 10) Landscaping:
 - a) Street Trees: 2 Class II Trees
 - b) Parameter Landscaping: None
- 11) Connections: n/a
- 12) Closest VRT Stop: VRT Bus 8x - W Chinden Blvd & W 39th St SWC

Site Conditions:

- 1) Street Address: 110 W 41st St
- 2) Parcel Number(s): R2734510521
- 3) Property Description: LOT 5 EXC R/W BLK E FAIRVIEW ACRES SUB #2 #0520-B
- 4) Legal Lot of Record: Yes
- 5) Property Size: 0.542 acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Commercial
- 9) Floodplain Designation:
 - a) The project is in the floodplain according to the 2003 FIRM.

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- b) The project is in the floodplain according to FEMA's most recent modeling of the Lower Boise River, adopted by resolution 1083-20

10) Adjacent Uses:

- a) Building Material, Garden, and Equipment – Advanta Granite and Stone, LLC
- b) Industry, Light – Hard Rock Fireplaces and Granite, Inc
- c) Single Family Dwelling

11) Existing Use: Single Family Dwelling, with miscellaneous outdoor storage

12) Easements on site: There are no records on file with Garden City of existing easements

13) Site Access:

- a) W 41st St

14) Sidewalks: no sidewalk

15) Wetlands on site: none identified

C. Discussion

This is an application for a multi-family development AND a new Minor Planned Unit Development Template (MPUD).

As a multi-family development, the application is required to go to the Design Review Committee for approval. As a MPUD template, the template design is required to go to both the Design Review Committee and the Planning and Zoning Commission. The Design Review Committee makes a recommendation for approval or denial to the Planning and Zoning Commission.

The applications can be processed together as one application, it will just require two different approvals. The first being for the Design Review application for the multi-family development, and the second being the MPUD template. If the MPUD template is not approved, then the associated Design Review Application cannot be approved.

The purpose of a MPUD is to allow for flexibility in the design and development on small residential lots of record that were platted prior to the adoption of the city's zoning ordinance. The provisions are intended to encourage innovation and creativity in residential lot development through more flexible standards, create usable open space areas, a sense of place and neighborhood, encourage interconnectivity within blocks and between lots of record, create an incentive for residential development that is designed with consideration for future development on adjoining lots and for combining lots of record, establish provisions for quality and sustainable design, and provide a tool and process that expedites the development review process on smaller lots of record.

The city has previously approved MPUD templates that the applicant could have used. When using a MPUD template, an applicant can deviate from a previously adopted site layout template with fewer units, less density, less building footprint, different access lanes, greater open space, etc. by up to 10%. The applicant has chosen not to use a previously adopted template, instead creating their own.

As an MPUD, the application is required to provide for a variety of housing products that respond to changing demographics and housing needs including cottages, compact housing, residential courts, co-housing, and attached units required. The application does not provide a variety of housing as the proposal is for 16 1-bedroom dwelling units.

The Planned Unit Development application requires similar standards. However, the Design Review Committee and the Planning and Zoning Commission have interpreted that the variety can be met through a variety of floor plans, architectural styles, interior furnishing (cabinetry, fixtures, floors, etc.) to a variety of price points. The Design Review Committee members agreed that it was within their purview to review and recommend that a variety of housing include architectural variety and aesthetics. They concluded that the Planning and Zoning Commission should make recommendations as to how proposals meet a variety of housing needs.

Additionally, the site template needs to show the opportunities for future connectivity with adjoining properties. This proposal does not appear to meet the requirement as the proposed

buildings seem to turn their back on the adjacent properties and the connectivity is isolated to the interior of the development without any potential connection to adjacent properties. The MPUD code specifically states that interconnectivity shall be designed to allow for shared access or shared common area with adjoining property(s). Shared access may be one of the following:

1. An access lane that has the ability to be widened or extended;
2. Multiple pedestrian connections;
3. A common area that has the ability to be widened or extended.

MPUD site layout templates have different parking minimum requirements than the standard Garden City Code. Parking minimums for MPUD's are based on unit square footage. This application is required to provide 16 vehicular parking spaces for the 16 dwelling units on-site. The parking spaces are required to be provided in a garage or carport; but, there is an exception that the required parking may be satisfied through surface parking spaces when the spaces are well integrated into the site design and shielded from adjoining properties. The Design Review Committee and the Planning and Zoning Commission will need to determine if the surface parking meets this requirement.

Please refer to the highlighted sections of the staff analysis for further code compliance issues.

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: 6/6/2022 Design Review formal hearing: TBD
Minor PUD Template	Design Committee	Planning and Zoning	Pre-application conference: 6/6/2022 Design Review formal hearing: TBD

Design Review 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.
8. There has been no denial of any application on this property within one year.

Pre-Application Conference Options:

Pursuant to [GCC 8-6B-3](#), a preapplication conference with the Design Review Committee is required. 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 project 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.

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

Minor Planned Unit Development Site Template Required Findings:

A site layout template may be recommended for approval to the Planning and Zoning Commission if the following standards are met:

1. The layout is in conformity with the purpose and intent of this article and the city's comprehensive plan;
2. The layout demonstrates innovation and creativity in residential lot development;
3. The layout creates usable open space areas and the opportunity to create a sense of place and neighborhood on a site;
4. The layout could provide for a variety of housing products that respond to changing demographics and housing needs including cottages, compact housing, residential courts, co-housing, and attached units;
5. The layout provides for interconnectivity within blocks and between lots of record; and
6. The layout creates an incentive for residential development that is designed with consideration for future development on adjoining lots and for combining lots of record.

A Minor Planned Unit Development application may be recommended for approval to the Planning and Zoning Commission if the following standards are met:

1. The minor PUD is in general conformance with an adopted site layout template and any deviations are minor as defined in this section;
2. The minor PUD meets all the findings for a site layout template as set forth in this subsection G;
3. The minor PUD complies with requirements of the city and other agencies with jurisdiction; and
4. The minor PUD has been designed to minimize impacts on adjacent properties.

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

This section will be completed during the report drafted in conjunction with the public hearing. The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District		
Boise School District		
Central District Health		
COMPASS		
Garden City Engineer		
Idaho Transportation Department		
Irrigation: Fairview Acres		
North Ada County Fire and Rescue		
Meridian School District		

F. Public Comment

This section will be completed during the report drafted in conjunction with the public hearing.

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.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			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.
8-1B-1 Nonconforming Properties		No compliance issues noted	
8-1B-2 Nonconforming Structures		No compliance issues noted	
8-1B-3 Nonconforming Uses		No compliance issues noted	Permitted Use
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. 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.
8-2B-2 Allowed Uses		No compliance issues noted	Multifamily Dwellings are a permitted use.
8-2B-3 Form Standards	DC	No compliance issues noted	<p>The required C-2 zoning district setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5'</p> <p>The allowable maximum height is: n/a The minimum lot size is: n/a There are not encroachments The property meets the minimum street frontage.</p> <p>Minor Planned Unit Development site layout templates have additional required setbacks (GCC 8-6B-8D.3.F): Between condominiums and multi-family structures without a firewall separation shall be ten feet (10'). To property lines external to the original lot of record shall be five feet (5'). To an internal access lane shall be five feet (5').</p>

			Allowable maximum height is: 30ft/55ft ¹
8-2C-15 Multi-Family		May not be complaint	<p>It appears that the proposed site template is code compliant.</p> <p>Buildings within site are setback a minimum of 10 feet from each other, meeting the ten feet (10') requirement.</p> <p>All multi-family developments shall provide amenities. It is not apparent if the property includes amenities.</p> <p>The number of amenities required for multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.</p> <ol style="list-style-type: none"> 1. Quality of life amenities provided: a) clubhouse; b) fitness facilities; c) enclosed bike storage; d) public art visible or otherwise usable by the public; 2. Open space: a) open grassy area of X feet equal or to or greater than the qualifying (50' x 100') in size open space; b) community garden; c) ponds or water features; d) plaza 3. Recreation amenities: a) pool; b) walking trails; c) children's play structures; d) sports courts <p>All multi-family developments shall record legally 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. A draft potential condition of approval requiring that such documentation be provided to the City has been included.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	Complaint as Conditioned	Existing chain link fence is proposed to stay. Chain link fencing is a prohibited fencing material. Removal shall be required, and if replacement were to occur, it would need to be of code compliant height and materials.
8-4A-4 Outdoor Lighting	DC	Complaint as Conditioned	This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development.
8-4A-5 Outdoor Service and Equipment Areas	DC	Not Complaint	Outdoor trash enclosure screened by a privacy fence is visible from the public right-of way. Trash enclosure acts as the terminal view from 41 st street. Terminal views are mentioned in GCC 8-4C-4B3 which states that terminal views within a site should be provided to landscaping, landmarks or significant site features.
8-4A-7 Stormwater Systems	DC	Complaint as Conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	DC	Complaint as Conditioned	A draft condition of approval is provided requiring that all utilities be underground.

¹ Except where the requirements of the international fire code can be satisfied, a maximum height of 55' shall be allowed.

8-4A-9 Waterways	DC	No compliance issues noted	There does not appear to be Boise River irrigation facilities to the site.
8-4B-4 Multi-family Residential Dwelling Units	DC	Not Complaint	<p>Building elevations do not appear to meet code standards. Code standards that appear to be deficient in the design include:</p> <p>All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet.</p> <p>Main entrances shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification.</p> <p>Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.</p> <p>Roof forms shall be distinctive and include variety and detail when viewed from the street. Sloped roofs shall have a significant pitch. Flat roofs should include distinctive cornice treatments.</p> <p>Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged.</p> <p>Multiple Buildings On One Site: Development of multiple structures on one site shall comply with the requirements set forth in subsection 8-4C-4B, "Multiple Nonresidential Structures On One Development Site", of this chapter.</p>
8-4C-4 Special Provisions for Specific Non residential Development	DC	Not Complaint	Trash enclosure acts as the terminal view from 41 st street. Terminal views are mentioned in GCC 8-4C-4B3 which states that terminal views within a site should be provided to landscaping, landmarks or significant site features.
8-4C-5 Prohibitions	DC	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC	Complaint as Conditioned	The size of the parking spaces is not clear. The size of the parking space for a residential unit shall be at least ten feet by twenty feet (10' x 20'). GCC 8-6B-9 MPUD standards also require a minimum of 10' x 20' dimension.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	

8-4D-5 Required Number of Off-Street Parking Spaces	DC	Compliant as conditioned	<p>Pursuant to GCC 8-4D-5 and 8-6B-8, the provisions of this section of code are utilized voluntarily at the request of an applicant. Also, pursuant to the same code articles, the standards for an MPUD are in lieu of and/or in addition to the standards in the base zoning district.</p> <p>The provisions of the Minor Planned Unit Development supersede the parking requirements subsection. Required parking counts are noted in the MPUD section of code and are reviewed in a later section of this report. Please refer to section 8-6B-8 Minor Planned Unit Development for parking requirements.</p> <p>Bicycle parking requirements are not mentioned in the MPUD code section. Thus, GCC 8-4D-5 is applicable. There is one bicycle space required for every 6 dwelling units necessitating 3 bicycle spaces. The site does not provide any bicycle parking.</p>
8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	<p>The provisions of this subsection apply in addition to the MPUD code requirements, as the MPUD code does not address off street loading areas.</p> <p>The applicant has not requested alternatives to on-site parking.</p>
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	Complaint as Conditioned	There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	The drive is 20' in width.
8-4E-6 Sidewalk Standards	DC	Not Applicable	The provisions of the Minor Planned Unit Development supersede this sidewalk requirements subsection. Required sidewalk dimension and details are noted in the MPUD section of code and are reviewed in a later section of this report. Please refer to section 8-6B-8 Minor Planned Unit Development for requirements.
8-4F Sign Provisions			
8-4F-13 Master Sign Program	DC	May not be complaint	A sign plan has not been submitted. All new development in the commercial, industrial and mixed use zoning districts, with more than one building or occupant shall include a master sign program as part of the application for design review.
8-4G Sustainable Development Provisions		May not be complaint	A sustainability checklist has not been submitted and will be required as part of the submittal packet for the formal hearing. The development is required to provide 6 points.
8-4H Flood Hazard	Planning Official	Complaint as Conditioned	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.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	May not be complaint	Not enough information to review.
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be complaint	<p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <ul style="list-style-type: none"> Not enough information to review. <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <ul style="list-style-type: none"> Street trees provided are identified as flowering pears. Exact varietal and class is not provided. <p>41st Street (100LF) Trees Required: 1 Street + 2 Frontage Trees Provided: 1 Street + 2 Frontage <i>*It will be required that the street trees are Class II or III high branching shade trees. More information is required to review.</i></p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <ul style="list-style-type: none"> Not enough information to review
8-4I-5 Perimeter Landscaping Provisions	DC	May not be complaint	<p>Perimeter landscaping is required along the common property line between an adjacent nonresidential use and a residential use. There is a commercial property to the north that requires perimeter landscaping to be installed. The proposal includes a 5ft wide perimeter landscape buffer, with smaller trees to help screen the parking lot from view. However, staff has concerns with the proposed Dappled Willow tree due to its size at maturity. Class and character of tree at maturity were not included, not enough information to review.</p> <p>There is a 10ft perimeter landscape buffer proposed between the residential units and Curtis. This area does not propose trees. Staff highly suggests alternative landscaping with screening elements and trees to help buffer the busy road of Curtis.</p>
8-4I-6 Parking Lot Landscaping Provisions	DC	May not be complaint – discussion required	<p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. On small or narrow sites, shade trees provided in non-street facing perimeter planting areas can be counted toward the internal tree requirement, provided that the maximum distance from a parking space one hundred feet (100'), is met.</p> <ul style="list-style-type: none"> Requirement of at least 3 parking lot trees. Three are provided if the two within the common area are

			<p>counted towards this requirement. Discussion required.</p> <p>At least one tree shall be planted at the beginning and end of each parking row and to break up longer rows or highlight special features.</p> <ul style="list-style-type: none"> • There appears to be a lack of trees planted at the beginning and end of each parking lot row, especially on the northern parking row.
8-4I-7 Tree Preservation Provisions	DC	Complaint as Conditioned	A tree mitigation report is required upon the submittal of the formal hearing applications.
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DC	No compliance issues noted	
8-4L-5 Open Space Standards for Multi-family Developments	DC	May Not be Complaint	<p>Each unit is about 698sqft</p> <p>A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit.</p> <ul style="list-style-type: none"> • Second story balcony provided for each unit. Square footage not depicted. Not enough information to review. • Ground floor patio area provided for each unit. Square footage not depicted. Not enough information to review. <p>For dwelling units between 500-1200sqft, a minimum 250 square feet of common open space per unit is required. 4,000sqft of common open space is required. Not enough information to review.</p> <p>Additional Standards for common open space are required per GCC 8-6B-8 as a MPUD.</p>
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		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.
8-6A-4 Required Application Information			No application waivers requested pursuant to 8-6A-4A.
8-6A-5 Administrative Process with Notice		No compliance issues noted	<p>To be completed with formal application</p> <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>

			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.
8-6B-8 Minor Planned Unit Development	DC	Not Complaint – discussion required	<p>Subsection D General Provisions for The Site Layout Template:</p> <p>Parking Units under 700sqft require 1 parking space. The 16 units proposed are all under 700sqft. Required Parking: 16 Provided Parking: 16</p> <p>3.H.2. requires that parking spaces shall be provided in a garage or carport, with the exception that required parking may be satisfied through surface parking spaces when the spaces are well integrated into the site design and shielded from adjoining properties. It shall be determined if the provided parking is well integrated into the site design by both the Planning and Zoning Commission and the Design Review Committee.</p> <p>Sidewalk and Street Trees MPUD code allows for street trees located at thirty-five foot (35') intervals within the landscape buffer zone of the detached sidewalk; or Within five feet (5') of the building side of an attached sidewalk; or Within the sidewalk area in ten foot (10') tree cutout areas.</p> <p>The application proposes a 10' wide attached sidewalk with tree grate. Dimension of the tree grate is not provided. MPUD code does not refer to how many trees are required along the 41st street frontage, thus determination is deferred to GCC 8-41-4 Landscaping Provisions for Specific Uses.</p> <p>Common Open Space As a MPUD template, the site/template is required to provide at least 8% of the site dedicated to common open space with a minimum dimension of 20'.</p> <p>Site Identity Marker A site identity marker shall be required and integrated into the design of the site at a prominent location.</p> <p>Public Street Elevation: The buildings facing a public street shall have a minimum transparency of ten percent (10%), excluding uninhabitable space. Blank, unrelieved walls shall not be allowed facing the public streets.</p>

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis

Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Mixed Use Commercial <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>The application may not be supported by:</p> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) Create pedestrian and bicycle friendly connections.
Garden City Sidewalk Policy	<p>Attached 10ft sidewalk with street trees in tree grates proposed. This is compliant with what the MPUD section of code allows for.</p>
Garden City Street Light Policy	<p>A streetlight is installed along W. 41st Street in accordance with the policy.</p>
Garden City Transportation Needs List	<p>N/a</p>