



CITY OF GARDEN CITY

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Design Review Modification

Date: May 6, 2024

Reviewer: Hanna Veal, Development Services Associate Planner

File Number: DSRFY2022-0030 Arcadia Motel

Review Status: Approved with conditions

RE: A request for modifications to the previously approved DSRFY2022-0030 site design and landscape plan.

BACKGROUND AND REVIEW

The application was originally approved on April 3, 2023. Modification plans were submitted on April 19, 2024, due to the changes being significant enough to result in a Design Review Consultation.

A conditional use permit (CUPFY2024-0003) for the use of “Lodging” has been approved by the Planning and Zoning Commission on March 20, 2024.

A Lot Line Adjustment application (LLAFY2024-0005) is currently in review.

Staff review and notes:

1. New slight plans show:
 - a. Trash enclosure details provided.
 - b. Additional plaza/open space under the western hotel structure. Previous plans included parking under the western structure.
 - c. Parking lot reconfiguration:
 - i. 90-Degree Parking - appears to meet dimensional standards.
 - ii. Compact Parking – appears to meet dimensional standards.
 - iii. 60-Degree Parking – dimensional length not given.
 1. Stockton is not formally established as an alleyway.
 2. Parking areas shall be designed in such a manner that any vehicle leaving or entering the parking area from, or onto, a public or private street shall be traveling in a forward motion.
 3. CUPFY2024-0003 Condition of Approval: “The three proposed vehicular parking spaces adjacent to Stockton Street must be reverse-in spaces so that the vehicles can travel in a forward motion when entering the right-of-way.”

- d. The site shall provide at least 21 vehicular parking spaces either on-site or through a shared parking agreement. The request for a parking adjustment was granted by the Planning and Zoning Commission per 8-4D-6.B.1 findings. Without the parking adjustment, the site would have required 22 vehicular parking spaces.
- e. ITD and City approved streetscape along W. Chinden. There were previous conditions of approval requiring coordination with the City and ITD. The modification plans submitted meet these conditions.
- f. Landscape plans show the required 3 trees along Stockton as previously conditioned.
- g. The fence facing Chinden is code compliant, in that it is flush with the building as code allows. However, the 6' tall fence along Stockton, while compliant with code due to it being in the rear setback, is not compliant with Garden City's adopted Transportation Needs List. To be compliant with the transportation needs list, the fence can only be 3.5' tall. However, the previously approved DSRFY2022-0030 plans met the intent of the Transportation Needs List by having the wooden fence setback from the property boundary line to allowing for landscaping. The 6' tall decorative metal fence appears to be in the same position as previously approved by Design Review. The Planning and Zoning Commission allowed for the fence along Stockton in CUPFY2024-0003.
- h. 22 bicycle parking spaces have been proposed, meeting code standards.
- i. Removal of the rooftop amenity deck.

Attachments:

- [Site Modification Application 04/19/2024](#)
- [Previously approved site plan and landscape plan](#)
- [Record Materials](#)
- [CUPFY2024-0003 Materials](#)