

Design Review Committee Recommendations

Page No. (Redlined Version)	Section No.	Revised Language
8	8-6B-6.C.3 (Proposed by Staff; Condition of Approval #3)	All development within an SAP site shall be regulated by applicable provisions of this title and other code provisions in effect at the time the SAP application is submitted and certified as complete by the city, except as modified by the adopted SAPO. Development applications may be processed concurrently and include, but are not limited to, design review, conditional use, variance, and/or subdivision. <u>Omission of criteria from the SAP that are found elsewhere in the Development Code are not considered a conflict between the SAP and the Development Code.</u>
8	8-6B-6.C.4.a (Proposed by Public Comment)	The SAP shall <u>should</u> be comprehensive enough to adequately guide the development or redevelopment of a property to achieve the vision of the SAP.
8	New Subsection 8-6B-6.C.4.c (Proposed by Staff; Condition of Approval #1; surrounding subsections would be renumbered)	<u>c. The SAP shall identify:</u> <ul style="list-style-type: none"> <u>i) Setbacks, setback exceptions, lot coverage, and height;</u> <u>ii) Density;</u> <u>iii) Uses that are permitted, conditionally permitted, and prohibited. If any uses are different than GCC 8-7A-1 defined uses, the definition of such uses shall be provided;</u>
8	New Subsection: 8-6B-C.5 (Proposed by Staff; Condition of Approval #2)	Design criteria shall repeat the standards of Garden City Code 8-4 into the Specific Area Plan if there is no proposal that would contradict that regulation. <ul style="list-style-type: none"> 1. Parking and off-street loading provisions required number and allowable sizes; and 2. Design criteria including but not limited to: 3. <u>Architectural guidelines</u>Structural design; 4. Transportation and connectivity; 5. Sign provisions; 6. Landscaping and tree protection; and 7. Open space
9	8-6B-6.D.6 (Proposed by Staff)	6. Development applications that are clearly compliant with the design and use approvals identified in an approved SAP may <u>shall</u> be administered <u>as required by Garden City Code 8-6A-2, Table 8-6A-1 Authorities and Processes</u> by staff as an administrative approval unless the application requires a subdivision of property.

Planning & Zoning Commission Recommendation

The Planning & Zoning Commission concurred with the revisions recommended by Staff and the Design Review Committee and added one additional recommendation:

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6	Table 8-6A-3	Add an "X" to the box indicating that "Interested Parties" shall receive public notices in connection with an SAP application.

