

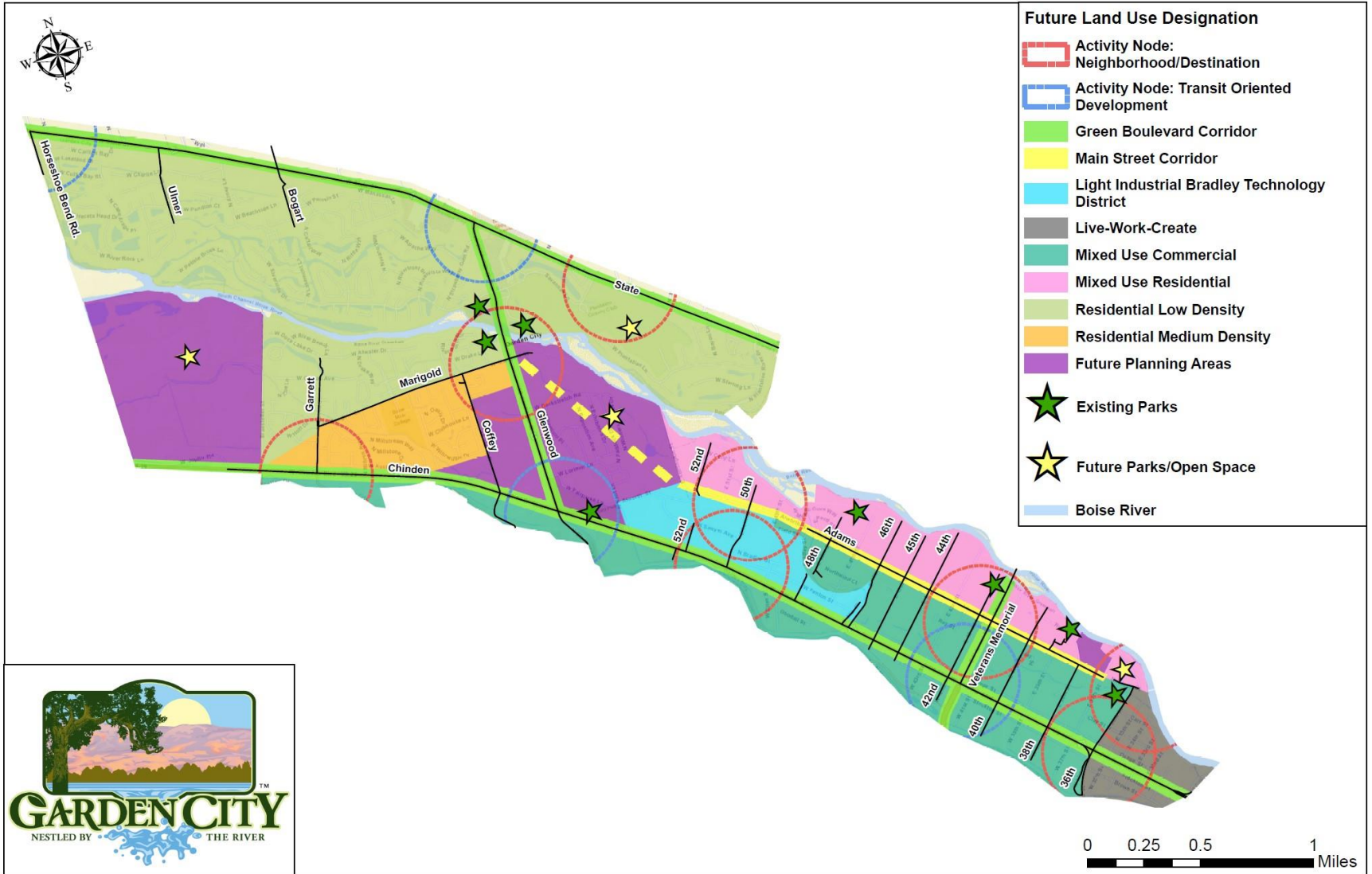
# Specific Area Plan Code Text Amendment

**City Council Public Hearing Presentation  
November 9, 2020**

**JoAnn Butler, Butler Spink LLP  
Bob Taunton, Taunton Group, LLC**



# Comprehensive Plan Adopted 7-22-19



# Comprehensive Plan Guidance and Direction

- ▶ The Future Land Use Map and Comprehensive Plan text identify several areas in the City for further site-specific master planning (FLUM; Comp Plan pages 11; 33–35):
  - Future Planning Areas such as:
    - Areas west of the City in the Area of Impact
    - Idaho Expo Center
    - ITD District 3 Headquarters
  - Neighborhood Destination Activity Nodes such as:
    - Marigold Street and Glenwood
    - The River Club (formerly Plantation) at State & Pierce Park
    - 50<sup>th</sup> Street at Adams and at Chinden
  - Transit Oriented Development Nodes such as:
    - Chinden at Veterans Pkwy and at Glenwood
    - State Street at Glenwood and at Horseshoe Bend Road

# Guidance and Direction (Cont'd)

To implement the site-specific master planning for these areas, the Comprehensive Plan calls for:

- An Amendment to the Development Code (that is, Title 8 of Garden City Code) to facilitate site-specific master planning for Transit Oriented Development Nodes
  - See Comp Plan Section 10.4.1 (page 27)
- An Amendment to the Development Code to facilitate site-specific master planning for Neighborhood Destination Activity Nodes
  - See Comp Plan Section 10.4.2 (page 27)
- Identify the Future Planning Areas as intended for further site-specific master planning
  - See Comp Plan pages 34–35

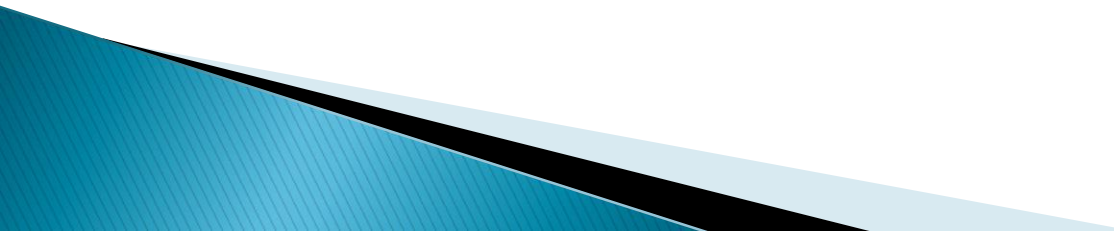
“The City Council is ultimately responsible for implementation of the plan, but the Council will depend on the work of the Planning and Zoning Commission, staff and citizens to make the plan a reality.”

- See Comp Plan p. 38

# Amendment Overview

- ▶ Modifies existing SAP code section to establish SAP as a new BASE ZONE for a particular property
- ▶ Allows a property to be zoned SAP
- ▶ Adopts elements of the proven Boise City Specific Plan Ordinance
- ▶ Each property zoned SAP has unique zoning regulations not transferable to another property
- ▶ Improves existing language in current code
- ▶ No property is being rezoned by this code amendment

# Is This Amendment Needed?

- ▶ No code exists for implementation of certain Comprehensive Plan Designations:
    - TOD Activity Centers
    - Neighborhood Destination Activity Centers
  - ▶ Existing code does not work well to facilitate phased development
  - ▶ Staff indicates some provisions of the existing SAP code section are not workable
- 

# How Would The Amended Code Function Differently?

- ▶ Master plan requirement is combined with a non-transferable set of zoning regulations for each property and development
- ▶ Provides a regulatory framework for future phased project development, e.g., uses, open space amenities, infrastructure
- ▶ Rethinks the design approach:
  - Discourages designs meeting mere minimums
  - Ties regulatory provisions to project design



# Local Examples of Similar Code Structure

- ▶ **Boise City Specific Plan Ordinance**
  - Harris Ranch Specific Plan: SPO-1 (JoAnn Butler)
  - Barber Valley Specific Plan: SPO-2
  - Syringa Valley Specific Plan: SPO-3 (Bob Taunton)
- ▶ **Ada County Planned Community Ordinance**
  - Hidden Springs Planned Community
  - Avimor Planned Community (Bob Taunton)
  - Dry Creek Ranch Planned Community

**SAP is Appropriate for Smaller Projects**



# Comp Plan Action Steps

## Action Steps

10.2.2 Provide incentives for artists and crafts persons.

10.3.1 Develop master plans.

10.3.2 Focus on neighborhoods of rapid change and regeneration.

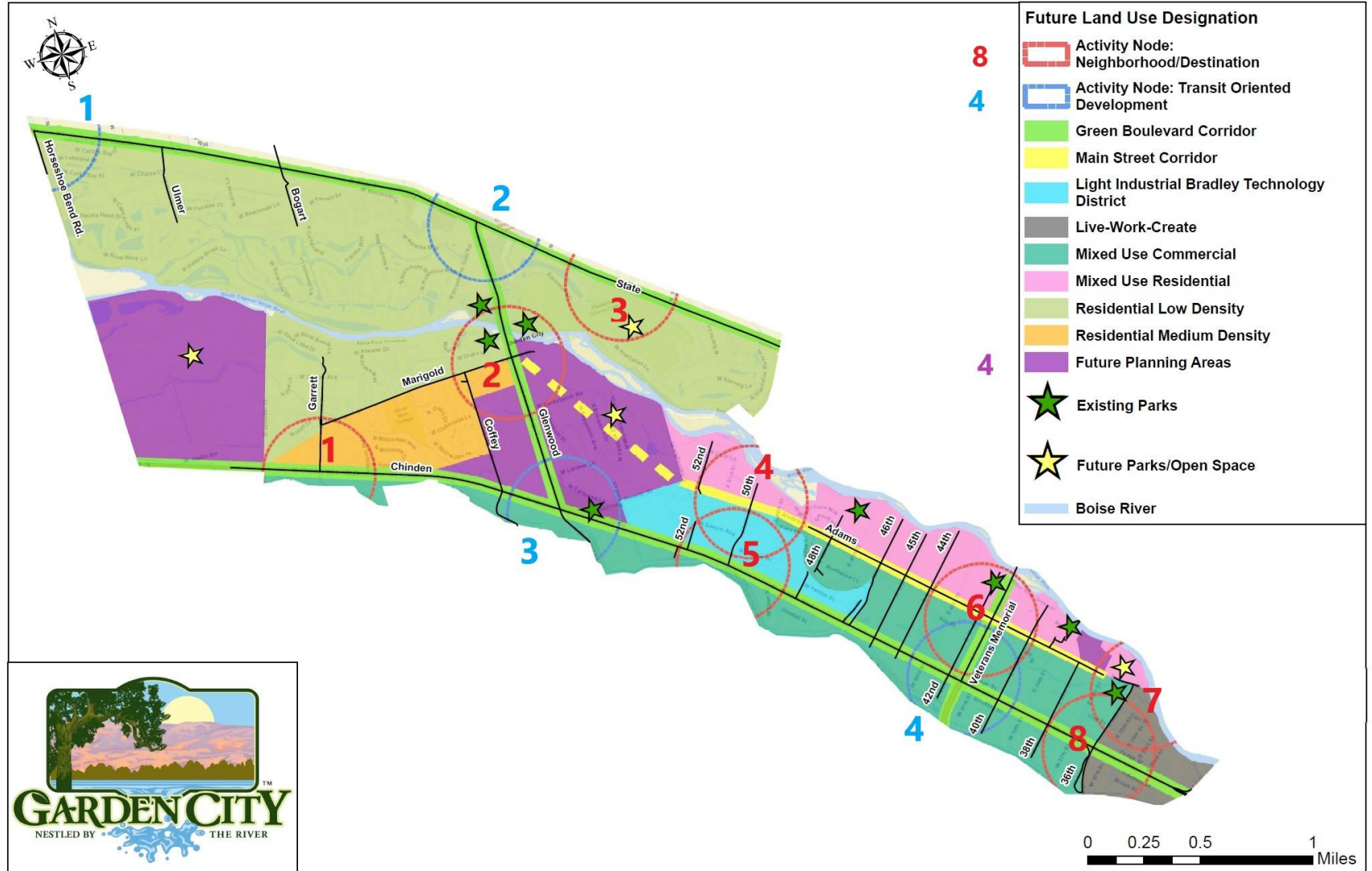
10.4.1 Amend the Development Code for TOD's.

10.4.2 Amend the Development Code for destination and neighborhood centers.

# Activity Node Description

**ACTIVITY NODE:** 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.

# Activity Nodes & Future Planning Areas

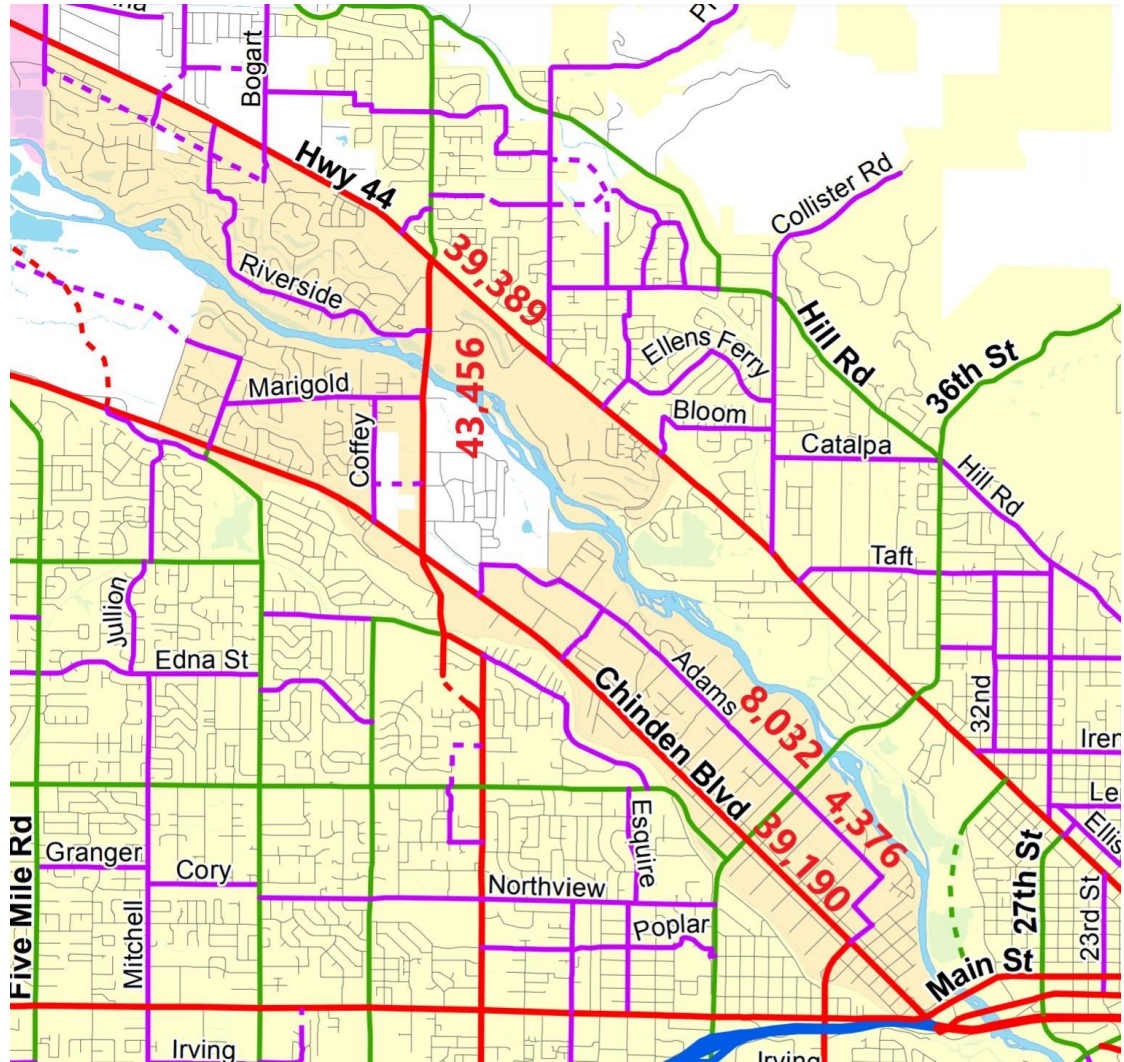




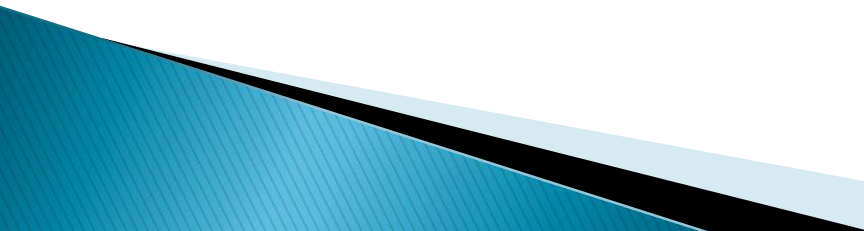
# Context and Scale

## Functional Classification

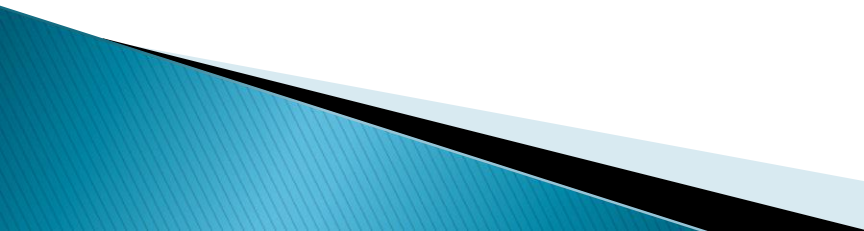
- Interstate
- Proposed Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



# Problem & Solution

- ▶ How to address the different potential development scales and contexts of the numerous Activity Node locations?
  - ▶ How to avoid the need to create multiple codes for Activity Nodes and for Future Planning Areas, specifically the Expo Idaho site?
  - ▶ **Solution:** Create a new or amended code with flexibility to adapt to diverse locations and contexts and require site specific master plans incorporating appropriate uses and development scales
- 

# How Did This Proposal Begin?

- ▶ Jenah Thornborrow approached the appointed Boise River Committee to determine interest to create a new code section for Neighborhood Destination Activity Centers
  - ▶ Glass Creek representatives expressed willingness to explore the initiative
  - ▶ Based on a working familiarity with the Boise Specific Plan Ordinance, representatives proposed amending the Specific Area Plan code section to incorporate relevant provisions of the Boise code
- 

# Applicability

- ▶ Applies to 3 Comprehensive Plan Land Use Designations:
  - Transit Oriented Development (TOD) Activity Nodes
  - Neighborhood/Destination Activity Nodes
  - Future Planning Areas
- ▶ Minimum size: 10 ac. with discretion by Planning Official
- ▶ **Proposed code amendment can be used throughout the City and is not specific to the Glass Creek property**



# Side By Side Comparison

Code Provision	Existing SAP	Amended SAP
Base Zone	No. Existing zoning district applies unless a rezone is requested	Yes. SAP becomes a zoning district
Purpose	Ensure orderly planning and development	Same, but adds provision to create zoning provisions
Consistency with Comp Plan policies and FLUM	Yes	Yes
Applicability	All zones	Specific to TOD and Neighborhood Destination Activity Nodes, Future Planning Areas, and other properties that could benefit from master planning
Minimum Size	10 ac.	10 ac. with Planning Official discretion
Uses, density and development standards	In accordance with zoning district and other development code provisions existing at time of application	In accordance with zoning district and other development code provisions existing at time of application UNLESS SPECIFICALLY MODIFIED IN SAP APPLICATION
Master Plan	Required	Required
SAP Components	None	New provisions (C.4)
Procedures	As required by code	Same, with addition of initial scoping meeting with neighbors
Public Noticing Requirements	Neighborhood meeting and PSA	As required for a zoning district amendment plus interested parties
Required Application Materials	Master Plan only	As required for a zoning district amendment
Amendments	As stated	As stated
Recording	SAP recorded against all properties within boundary	SAP adopted by ordinance including all properties within boundary, as with any other approved zoning application
Development Agreement	At option of applicant	N/A as ordinance adoption replaces
Required findings	As specified	Same findings required

# Benefits to Garden City

- ▶ Transforms the existing SAP code into a flexible base code planning and regulatory tool
- ▶ Avoids the need to create multiple codes
- ▶ Improves implementation of Comp Plan Future Land Use Designations & policies by filling gaps in code
  - TOD and Neighborhood/Destination Activity Nodes
- ▶ Requires master planning
- ▶ Improves regulation of phased developments
- ▶ Establishes certainty for phased projects for Community, City & Developer
- ▶ Emphasizes design as the essential element
- ▶ Creates context sensitive development
  - Supports place-making
  - Overcomes traditional Euclidean zoning premised on separation of uses

# Consistency with Comprehensive Plan Policies

- ▶ Promote orderly and efficient development patterns
- ▶ Save tax dollars
- ▶ Avoid conflicts that occur with piecemeal development
  
- ▶ Supports 12 Comp Plan Action Steps, including:
  - 2.1.4 Create distinctive neighborhoods
  - 2.4.5 Improve City Gateways
  - 2.3.6 Promote good design
  - 3.1.4 Transform Expo Idaho to be an urban center
  - 10.3.1 Develop master plans
  - 10.3.2 Focus on neighborhoods of rapid change & regeneration
  - 10.4.6 Transition development to be compatible with the existing surroundings

# Components of an Adopted SAP

- ▶ **Master Plan (per 8-7B-1.I)**
  - Vision & development principles
  - Physical plans & exhibits
  - Narrative discussing required elements
  - Background studies
- ▶ **Non-Transferable Project Regulations**
  - Design guidelines
  - Uses, form standards & other regulations
- ▶ **Ordinance**
  - Implementing ordinance for a specific project adopted as a separate chapter in Development Code
  - Base zoning for the property

# SAP Project Approval Process Mirrors Any Other Zoning Application

- ▶ Applicant holds scoping meeting with neighborhood stakeholders (new)
- ▶ Applicant requests Preapplication Conference:
  - Staff & other agencies
- ▶ Neighborhood meeting(s) before application:
  - Comply with City code requirements for meetings
- ▶ Rezone Application:
  - Distributed to agencies & interested parties
- ▶ Staff & agency review
- ▶ Public comment
- ▶ DR Committee public hearing – recommending
- ▶ P&Z Commission public hearing – recommending
- ▶ City Council public hearing

# Project Development after SAP Approval

- ▶ No construction of any component without further approval (as applicable):
  - DRC application
  - Conditional Use application
  - Variance request
  - Subdivision application
- ▶ Development applications may be filed concurrently with SAP Application