

Specific Area Plan Code Text Amendment

**City Council Work Session Presentation
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Benefits to Garden City

- ▶ Transforms the existing SAP code into a robust and flexible base code planning and regulatory tool
- ▶ Improves implementation of Comp Plan Future Land Uses & 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

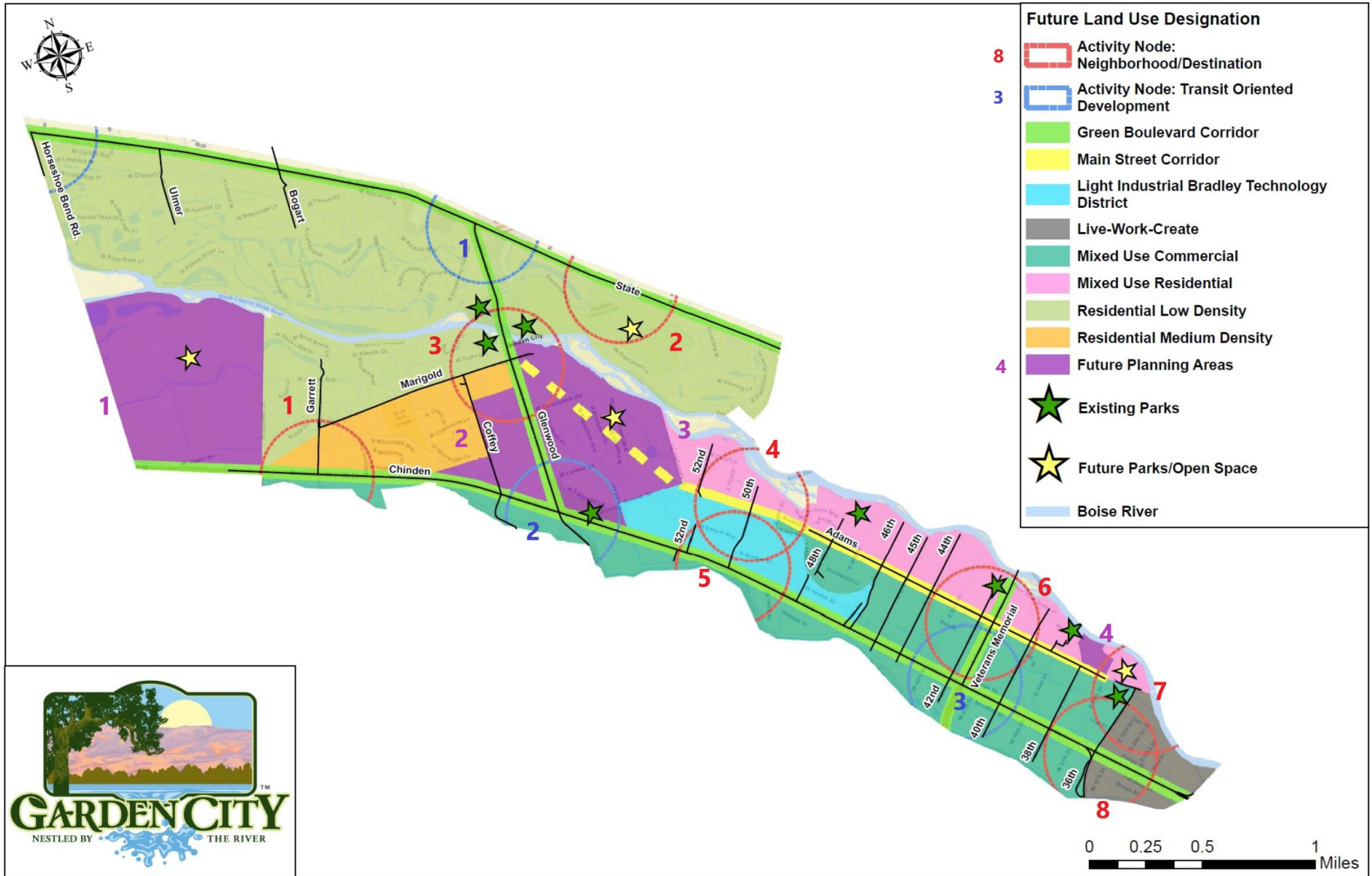
- ▶ Promote orderly and efficient development patterns
- ▶ Save tax dollars
- ▶ Avoid conflicts that occur with piecemeal development

- ▶ 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

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

Future Land Use Map: Adopted 7/22/19



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 Regulations**
 - Design guidelines
 - Uses, form standards & other regulations
- ▶ **Ordinance**

Local Examples of Similar Code Use

- ▶ **Boise City**
 - Harris Ranch Specific Plan: SPO-1 (JoAnn Butler)
 - Barber Valley Specific Plan: SPO-2
 - Syringa Valley Specific Plan: SPO-3 (Bob Taunton)

- ▶ **Ada County**
 - Hidden Springs Planned Community
 - Avimor Planned Community (Bob Taunton)
 - Dry Creek Ranch Planned Community

SAP is Appropriate for Smaller Projects

Project Development after SAP Approval

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

Public Review To Date

- ▶ DRC Work Session: 6/15
- ▶ P&Z Work Session: 6/17
- ▶ Neighborhood Meeting: 7/21
 - Additional written comments incorporated
- ▶ DRC Public Hearing: 8/17
 - Unanimous recommendation for approval
- ▶ P&Z Public Hearing: 8/19
 - Unanimous recommendation for approval