

BEFORE THE DESIGN REVIEW COMMITTEE
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	SUBFY2017-1
)	
Bridge Townhomes Subdivision Final Plat)	FINDINGS OF FACT,
327 e. 35 TH St. and 3576 N. Prospect Way)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho)	AND DECISION
_____)	

THIS MATTER, came before the Garden City Design Review Committee for consideration on March 20th, 2017 after being remanded by the City Council of Garden City on March 13th, 2017. The Design Review Committee reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Design Review Committee makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Todd Weltner.
2. The property owner is James M. Neill.
3. The location of the project is 327 E. 35th, Parcel R9242370020 Lot 02 Block 01 Waterfront District Subdivision, 0.835 acres and 3576 North Prospect Way, Parcel R9242370030 Lot 03 Block 01 Waterfront District Subdivision, 0.287 Acres.
4. The application is for a Final Plat for a 25-lot (20-buildable, 5-common) subdivision.
5. The preliminary plat was processed as a Planned Unit Development.
6. The project is located in the Garden City M Mixed Use Zoning District.
7. The project is located in the Live-Work-Create and Transit Oriented land use designation of the Comprehensive Plan.
8. The record contains:

- a. Application Materials submitted on January 9th, 2017;
 - b. City Council Record Materials as reviewed on February 27th, 2017;
 - c. Design Review Findings of Fact, Conclusions of Law and Decision;
 - d. Design Review Committee Minutes;
 - e. 300' List of Property Owners;
 - f. Elevations submitted March 17th, 2017;
 - g. Landscape Plan submitted March 23rd, 2017;
 - h. 35th Street Perspective submitted April 1, 2017.
9. The City Council heard the application on February 27, 2017.
10. City Council remanded the final plat to the Design Review Committee for Design approval on March 13th, 2017.
11. Revised materials for Design Review were received March 10th, 2017.
12. On March 20th, 2017 and April 3rd, 2017, the Design Review Committee reviewed the following remanded items:
- a. Gating of 35th Street (aesthetics and emergency access);
 - b. Landscaping;
 - c. Dimensions of parking (parking accommodations, inventory, and functionality);
 - d. Building elevations and intrusions of buildings on other lots;
 - e. Dumpster location (impact on neighboring business).
13. The following section of the Garden City Municipal Code apply to this proposal:

GCC 8-4 DESIGN AND DEVELOPMENT REGULATIONS				
Compliant			Standards and Conclusions	
Yes	No	N/A	City Code	City Standards and Conclusion

X			8-4E	All new nonresidential development shall provide for pedestrian accessibility. Accessibility shall be from a direct, convenient and attractive pathway system.
			Conclusion	The Design Review Committee determined given the mixed-uses, commercial and residential, pedestrian accessibility is required. The Design Review Committee concluded accessibility is compliant with City Code per conditions.
X			8-4I-4	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 of linear feet of frontage.
			Conclusion	The Design Review Committee concluded landscaping is compliant with City Code per conditions.
X			8-4D-2	For single-family units with more than one bedroom, two parking spaces within an enclosed garage are required. Tandem parking is allowed to meet parking requirements.
			Conclusion	The Design Review Committee concluded parking is compliant with City Code.
X			8-4B-3	All elevations adjacent to public streets must contain windows and shall have a direct and permanent pathway that connects to the sidewalk and an entrance with decorative posts or roof, or covered porch and modulation in the building facades.
			Conclusion	The Design Review Committee concluded the elevations are compliant with City Code per conditions.
X			8-4A-5	All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public street or adjoining property.
			Conclusion	The Design Review Committee concluded location of dumpster is compliant with City Code per conditions.

CONCLUSIONS OF LAW

The Design Review Committee reviewed the remanded items with regard to Garden City Code, Title 8, Chapter 4, Articles: B-L, and based on the conditions required herein, concludes the remanded items meet the standards of approval under GCC 8-4 Design and Development Regulations.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Design Review Committee hereby recommends approval of the remanded items for Bridge Townhomes, subject to the following conditions:

1. The opticom gate as reviewed on April 3, 2017 that will provided pedestrian access to subdivision shall also function as a focal point for the 35th Street neighborhood.
2. Class I trees rather than Class II or III trees may be planted on all lots to allow for mature spread.
3. One tree is required in the frontage of each lot with the exception of lots 20-23 and all common lots.
4. On lots 7-15, trees shall be planted to front the greenbelt.
5. On lots 1-5, trees shall be planted to front greenbelt access.
6. The trees located on common lots 25 and 17 may fulfill the requirement of tree frontage for lots 24 and 18.
7. The building elevations submitted March 20th, 2017 are approved with the condition that all garage doors are of opaque/clear material.
8. All parking spaces shall be at least 10'x20' or 10'x40' if in a tandem garage.
9. Three feet (3') setbacks from the greenbelt are allowed to facilitate retaining wall. No structure shall be closer than 3' to greenbelt.
10. Location of dumpster approved with the following conditions: dumpster will have a lid; dumpster will be in a coral; arborvitae will be planted around the dumpster; all refuse must be in an enclosed garbage bag; and applicant will work with Republic Services to ensure that there will be an early morning pick-up time.



Stephanie Russell on Behalf of the Design Review Committee

04/03/17

Date