

# City Council



September 28, 2020



# City Council Public Hearing

**File No.** SUBFY2017-4

**Applicant:** Briant Burke with  
Garden Phoenix LLC

**Location:** N. Adams St. - East  
of 44<sup>th</sup> St. , West of 43<sup>rd</sup> St. and  
on the South Side of Adams St.  
(Assigned Ada County Parcel #: R2734500898; Par  
#08 CTR portion of lots 18-19 block 3 Fairview  
Acres No 1.)

**Project Synopsis:** Final Plat  
for a 9 lots total – 8 buildable  
and 1 common processed as a  
planned unit development

**Preliminary Plat Approval:**  
September 11, 2017



# Vicinity



Surrounding uses include: single-family residential

# Site and Conditions

**Property Size:**  
.677 acres

**Existing Use:** Vacant

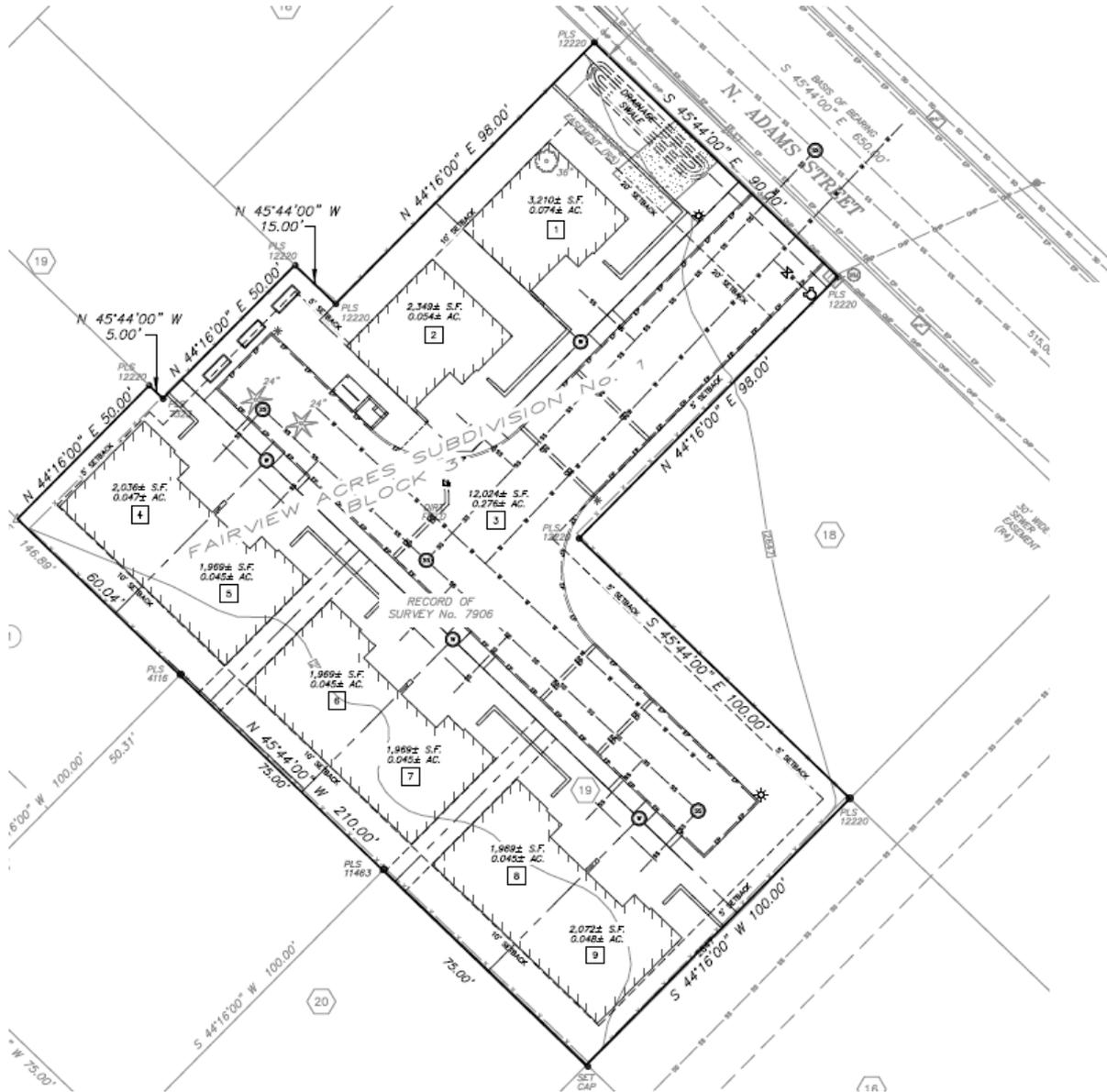
**Zoning:** R-3

**Sidewalk:** Existing  
sidewalk Adams

**Floodplain:** In  
current FIS proposed  
Floodplain



# Site Plan



## Project Summary

- 9-lots;
- 3 twin homes;
- 2 cottages;
- 1 common lot;
- Density = 11.76;
- Common Area = .3 acres

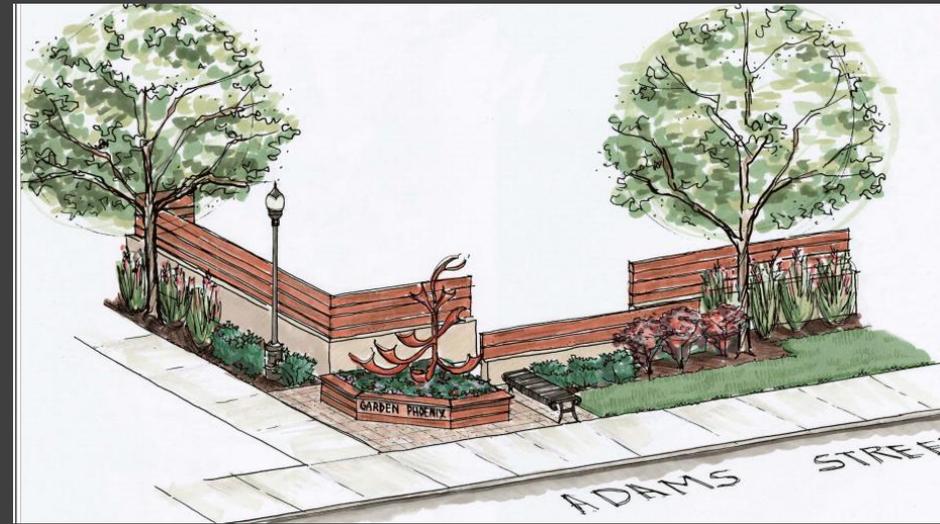
## Proposed Easements

- A permanent utility, drainage, and irrigation easement designated as follows: 10' wide centered on all interior lot lines, 10' wide along all exterior lot lines.

- Lot 3 is a shared driveway.

- 4' permanent slope easement.

- Irrigation



# Color Renderings

# Proposed Elevations

---



# Agency Comments

**Garden City Engineer** Ownership shall be required to provide current deed  
\*submitted 9-28-2020

**Central District Health Department** had no concerns.

**Department of Environmental Quality** General comments

**North Ada County Fire & Rescue:** Letter of Satisfaction issued

# Public Comments

no comments

# Conclusion of Law GCC 8-5B- 3C.2: Subdivision

- (1) The number of buildable lots is the same or fewer;*
  - (2) The amount of common open space is increased;*
  - (3) The amount of open space is relocated with no reduction in the total amount;*
  - (4) The number of open space lots has been increased;*
  - (5) The transportation authority has required minor changes; or*
  - (6) The general configuration has changed by less than ten percent (10%).*
- b. If the number of buildable lots has increased or there has been an overall reduction in the amount of open space, the final subdivision shall be determined not to be in substantial compliance with the preliminary subdivision. If the planning official determines that there is substantial difference in the final subdivision than that which was approved as a preliminary subdivision or conditions which have not been met, the planning official may require that a new preliminary subdivision be submitted to the city.*

## **Staff Determination**

Staff notes no compliance issues with substantial compliance 8-5B-3C.2

# Potential Actions

- Option A: Sustain
- Option B: Modify with conditions
- Option C: Reject
- Option D: Remand



# Questions

---

