



DEVELOPMENT SERVICES DEPARTMENT

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To: Mayor John Evans and the Garden City Council
From: Jenah Thornborrow, Development Services Director
Subject: SUBFY2019-4 – Coffee House Subdivision
Date: October 14, 2019 City Council Meeting

PUBLIC HEARING

Requested Action

Decision on SUBFY2019-4 Coffee House Subdivision: Preliminary Subdivision

Background

On September 18, 2019 the Planning and Zoning Commission and October 7, 2019 the Design Review Committee recommended approval of this subdivision.

On August 12, 2019 the City Council approved the specific area plan (SAP) and master site plan (MSP) SAPFY2019 – 1 and planned unit development (PUD) PUDFY2019 – 1. This application has been reviewed with regards to this plan.

Project Synopsis

Request: Preliminary plat residential subdivision

Applicant: Sherry McKibben with McKibben + Cooper Architects and Urban Design is requesting

Location: 208 E. 34th Street, 209 E. 34th Street, 210 E. 34th Street, 212 E. 35th Street, 213 E. 35th Street on 34th, 35th, and Carr Streets

Subdivision Name: Coffee House Subdivision

Size: 1.49 Acres

Proposed Number of Blocks: 2

Proposed Number of Lots: 33

· Buildable Lots: 31

· Common Lots: 2

Floodplain Designation:

- 2003 FIRM: X
- 2017 Draft FIRM: AE

Surrounding Uses:

- Dwelling Unit, Single Family Detached
- Dwelling Unit, Single Family Attached
- Commercial Uses

Analysis

Recommending Body Discussions:

Below are the topics that were mainly discussed with the Planning and Zoning Commission and, or Design Review Committee or are otherwise notable to this application.

1. Adherence to the Plan

The subdivision is in effect a part of the planned unit development, PUDFY2019-1. This request has been reviewed in conjunction with the approvals of PUDFY2019-1 and is compliant.

2. Fairview Acres Water Lateral Association

Fairview Acres is requesting a license agreement be obtained prior to approval. Garden City Code related to irrigation will be required to be adhered to. Approval of this request does not presume approval on behalf of Fairview Acres Water Lateral Association.

3. Design Review Required

Design Review approval for landscaping compliance and trash enclosures location and design, mailbox location, etc. is required prior to final plat. Design Review approval is also required for structures where there are more than four attached prior to building permit issuance.

Code Analysis

Attached to this file is the staff report with a full analysis of the plan with regards to Garden City Code.

Draft Decision

A draft decision has been provided in accordance with the Planning and Zoning Commission and Design Review Committee recommendations. It should be noted that this draft decision is not intended to be a predetermined decision.

Where there is a reconciled condition of approval, or otherwise discussed in this memorandum, it is highlighted in the draft.

Agency Comments

1. Boise School District: No concerns
2. ACHD:
 - a. Street and sidewalk improvements required
 - b. No Parking signs along south side of Carr Street

- c. Close 4 existing driveways on 34th Street
 - d. Construct 3 new driveways
 - e. Construct bulb-outs on driveways and at Carr and 35th Street Intersections
 - f. Pay all impact fees prior to building permit issuance.
3. Department of Environmental Quality: Standard comments applied
 4. Fairview Acres: Requests that a license agreement be entered into prior to approval

Attachments

Potential Draft Decision Document

Application Materials

Staff Analysis

Design Review Committee Draft Decision

Planning and Zoning Commission Draft Decision

Agency Comments

Links

[SAPFY2019-1/PUDFY2019-1 Record](#)

[Draft Resolution 1062-19](#)

[Draft Resolution 1063-19](#)

[Noticing materials](#)