



CITY OF GARDEN CITY

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File Number: SUBFY2019 - 2
For: Subdivision
Location: N. Glenwood St., Garden City, Idaho
Applicant: neUdesign Architecture
Design Review Meeting Date: 5/6/2019



1 NORTH ELEVATION
1/8" = 1'-0"

Garden City Design Review Committee
Staff Contact: Chris Samples

**City of Garden City
Design Review Staff Report**

Background: Marla Carson with neUdesign Architecture is requesting Design Review approval of a pre-application request for new single-family housing called Swain Townhomes. The 7.87 acre site is located at N. Glenwood St.; Ada County Parcel S0536141952. The property is within the Mixed Use (M) zoning district.

Proposed Scope of Work:

Application: Design Review Pre-Application Meeting

Proposed Development: Subdivision

Proposed Use: Dwelling Unit, Single Family Attached

Existing Use: None

Number of units: 72

Number of buildings: 18 buildings

Parking spaces: Unknown, detailed count not provided

- Note: Garages are depicted in elevations but counts are not provided. 10 outdoor spaces depicted.

Site coverage: Unknown, calculations not provided.

Trash enclosures: Unknown, not noted in plans

Application Process

1. Unknown. The applicant has requested a pre-application meeting in association with a subdivision. However, a planned unit development is necessary to obtain the requested setbacks noted on the site plans.

Additional Information:

1. A development agreement is in effect for this property. Annexation and rezone application ANN2006-00002/ZON2006-00002 included a development agreement that places specific limits on development and establishes a required development pattern. The agreement is discussed in this report.

Attachments:

1. L-101 – L-105 Landscape Sheets
2. A-101 Site Plan
3. A-211-A – A-211-C Exterior Elevation Sheets
4. Pre-Application Request
5. Development Agreement – ANN2006-00002/ZON2006-00002
6. Conceptual Plan – ANN2006-00002/ZON2006-00002

Purpose: The design review process is intended to involve the city at the earliest possible time in the development and design of a project and to work with the applicant in an iterative
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process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

Analysis: Staff has conducted a preliminary analysis on behalf of the Design Review Committee. Because the Committee ultimately interprets Development Code and determines whether a proposal is compliant, the following comments by staff are intended solely to assist the Committee in reviewing the application. Staff's interpretation of Development Code and whether an application is compliant is *not* binding on the Committee.

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<p><u>ANN2006-0002/ZON2006-00002</u> – <u>Development Agreement</u></p>	<p>The property was annexed and zoned M Mixed Use in 2006. A development agreement was entered into in association with the zoning action. The development agreement places requires the following for development on the property:</p> <ul style="list-style-type: none"> • A PUD or Subdivision approved application • Adherence to a concept plan attached to the agreement • Limit of 30 townhouses and 1 multi-story commercial building. The commercial building may include residential uses, but may not be limited to residential uses • No height variances shall be requested or permitted. <p>The applicant has proposed a development that does not adhere to the development agreement. A development agreement modification must be submitted and processed in accordance with GCC 8-6B-4 (Development Agreement) to allow the applicant's proposal. The modification can be submitted concurrently with other public hearing applications.</p>
<p><u>GCC 8-2B Base Zoning District Provisions</u></p>	
<p>GCC 8-2B-2 Allowed Uses</p>	<p>The use "Dwelling Unit, Single and Two Family Attached, is a permitted use in the M Zoning District.</p>

GCC 8-2B-3 Form Standards	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The application does not indicate the proposed setbacks/dimensional standards.</p> <p>The dimensional standards for the M Zoning District are:</p> <p>Maximum Height: 72' Front Setback: 10' Max Rear Setback: 5' Interior Side Setback: 0/3' Street Side Setback:0'</p>
<u>GCC 8-4B Design Provisions for Residential Structures</u>	
GCC 8-4B-3 Single-Family And Two-Family Attached and Detached Residential Dwelling Units	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The application has provided two different elevations for the townhomes, but does not indicate where each design will be located.</p>
<u>GCC 8-4D Parking and Off Street Loading Provisions</u>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The application does not provide information on the number of parking spaces per unit, parking dimensions, and surfacing materials.</p>
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	
GCC 8-4E-3 Public Street Connections	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p>

	<p>While the application proposed connectivity directly to W. 53rd Street, the street is not completed. ACHD requirements for this street will need to be met. The application does not contain information on how this road access will be completed.</p>
<p>GCC 8-4E-4 Internal Circulation Standards</p>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The application does not contain information on the dimensions of the driveways. The application also shows a driveway connection to the property to the north, but does not provide a copy of an easement to access the property.</p>
<p>GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy</p>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The comments above concerning the completion of W. 53rd Street also apply to this section regarding providing pedestrian connectivity along W. 53rd Street.</p>
<p><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></p>	<p style="background-color: black; color: black;">[REDACTED]</p>
<p>GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions</p>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>F. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited.</i></p> <p>The application does not contain information on whether the landscape plan complies with his section.</p>

GCC 8-4I-4(B) Landscaping Provisions for Townhouse Dwelling Units	Landscaping appears to be provided in accordance with this section.
GCC 8-4I-6 Parking Lot Landscaping Provisions	Landscaping is provided adjacent to the exterior noncovered parking spaces.
GCC 8-4I-7 Tree Preservation Provisions	39 trees are proposed to be preserved as part of the subdivision.
<u>GCC 8-4L Open Space Provisions</u>	
GCC 8-4L-4 Open Space Standards for Single-Family, Townhouse, and Two-Family Duplex Developments	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>The applicant has not provided information on the proposed square footage of required open space.</p>
<u>8-5 Land Division Regulations</u>	<p><u>Review of this section cannot be completed. Additional information is required:</u></p> <p><i>Entire section.</i></p> <p>A draft preliminary plat meeting the requirements of this section was not submitted for review.</p>

Pre-Application Meeting Actions

The Committee may take one of the following actions:

1. Determine the application is ready for a Design Committee recommendation hearing;
2. Request the applicant return for an additional pre-application meeting;