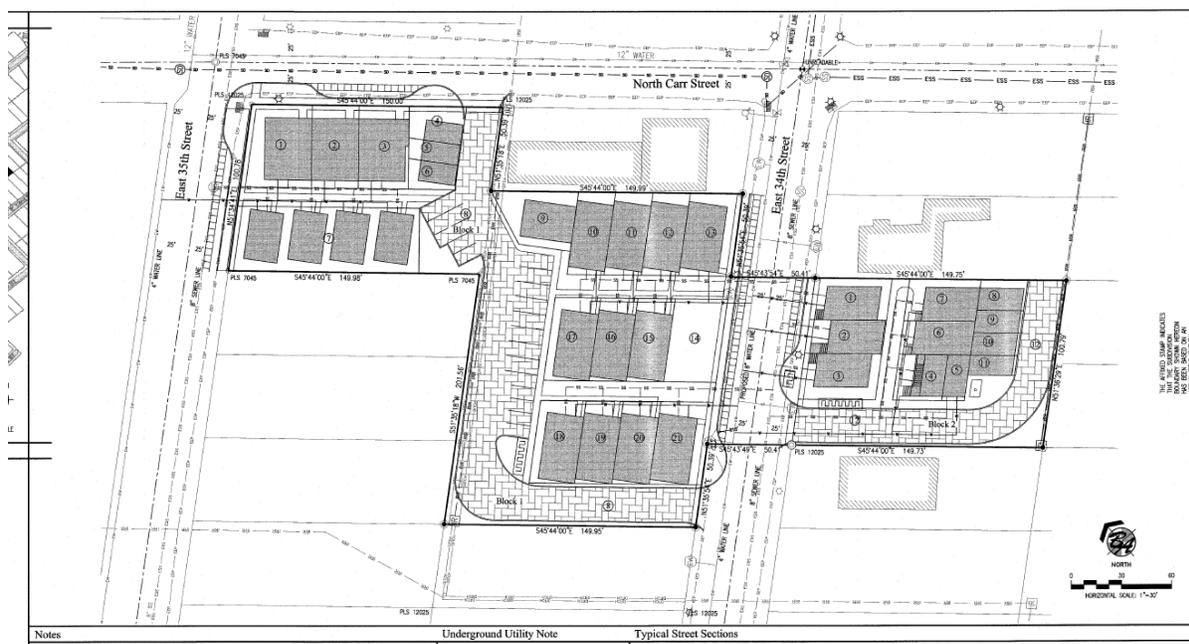




CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
 Phone (208)472-2921 □ Fax (208)472-2926

File Number: SUBFY2019-4
For: Coffee House Subdivision
Location: 34th St, 35th St, Carr St.
Applicant: Sherry McKibbon
Report Date: 9/12/2019



Garden City Planning and Zoning Commission
 Staff Contact: Chris Samples

STAFF REPORT: SUBFY2019 - 4 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

Sherry McKibben with McKibben + Cooper Architects and Urban Design are requesting approval of a preliminary plat subdivision located on 34th, 35th, and Carr Streets. The subdivision is proposed within the 34th Street Specific Area Plan.

Proposed Scope of Work:

Request	Review Process	Notes
Preliminary Subdivision	Plat 8-5B Subdivision Process	None

Project Details:

Proposed Development: Preliminary Plat Subdivision

Subdivision Name: Coffee House Subdivision

Number of Blocks: 2

Number of Lots: 33

- Buildable Lots: 31
- Common Lots: 2

Site Conditions

1. Address: 208 E. 34th Street, 209 E. 34th Street, 210 E. 34th Street, 212 E. 35th Street, 213 E. 35th Street,
2. Parcel Number: R2734540790, R2734540770, R2734540760, R2734540751, R2734540730, R2734541420
3. Property Size: 1.49 Acres
4. Zoning District: C-2 General Commercial
5. Comprehensive Plan Land Use Map Designation: Mixed Use Commercial, Activity Node – TOD Node
6. Floodplain Designation:
 - 2003 FIRM: X
 - 2017 Draft FIRM: AE
7. Surrounding Uses:
 - Dwelling Unit, Single Family Detached
 - Dwelling Unit, Single Family Attached
 - Commercial Uses

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8. Existing Use: Dwelling Unit, Single Family Detached, Commercial uses
9. Easements: There are no records on file with Garden City of existing easements
10. Site Access: E. 34th Street
11. Sidewalks: None installed on or adjacent to the site
12. Other: Subject to the requirements of the 34th Street Master Plan and PUDFY2019-1

Required Decisions

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Preliminary Subdivision Plat	P&Z Commission	City Council	P&Z Commission: 9/18/2019 City Council: 10/14/2019

The P&Z Commission hearing was continued from the 8/21/2019 hearing.

Exhibits: [Link](#)

1. Staff Report
2. Draft Legal Findings
3. Preliminary Plat
4. Noticing Documents:
 - Radius Notice
 - Legal Notice
 - Agency Notice
 - Neighborhood Meeting Documents
 - Property Posting Documents
5. 34th Street Master Plan and PUD Exhibits: [Link](#)

Standards for Review: Standards for review of this application are:

Subdivision Review Standards	
Standard	Staff Comments
8-5A Subdivision General Standards and Provisions	Plat note issues noted
8-5B-5 Required Findings	No significant compliance issues noted

Policies and Studies: The following policies and studies were reviewed for this application:

1. 34th Street Master Plan/PUD
2. [Garden City Sidewalk Policy](#)
3. [Garden City Street Light Policy](#)

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Agency Comments: The following agency comments were provided:

Agency	Comment Summary
Boise School District	No concerns
ACHD	<ul style="list-style-type: none"> • Street and sidewalk improvements required • No Parking signs along south side of Carr Street • Close 4 existing driveways on 34th Street • Construct 3 new driveways • Construct bulb-outs on driveways and at Carr and 35th Street Intersections • Pay all impact fees prior to building permit issuance.
Department of Environmental Quality	Standard comments applied

Public Comments: None received

B. Preliminary Plat Subdivision

DESIGN STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>8-5A Subdivision General Standards and Provisions</u>	<p>Subsection A provides a list of minimum development standards for any subdivision. The 34th Street Master Plan supersedes most of the standards noted, except for the following:</p> <p>4-14 Storm Drainage and Discharge Control 4-15 Erosion Control Title 6 Public Water and Sewer Systems 8-3B Flood Hazard</p> <p>The standards noted above are reviewed administratively during the public works permit process and the review of the subdivision construction drawings.</p> <p>The subdivision appears to be compliant with the requirements of the 34th Street Master Plan and planned unit development PUDFY2019 – 1. Conditions of approval to this effect are recommended to ensure compliance.</p> <p>The plat notes appear to list a conflict with the 34th</p>

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	Street Master Plan and PUDFY2019 – 1. Note 14 states “The property is currently zoned C-2 & M, to be rezoned to R-1C”. The properties are zoned C-2 and not M. Title 8 does not contain an R-1C zone and this appears to be a misprint. The note should be corrected or removed.
<u>GCC 8-5B-5 Required Findings</u>	
Finding A	<p>Finding: The subdivision is in conformance with the comprehensive plan;</p> <p>Analysis: The subdivision is directly modeled after the 34th Street Master Plan and PUDFY2019 – 1. The Plan and the PUD were approved based on their conformance with the Comprehensive Plan.</p>
Finding B	<p>Finding: The subdivision is in conformance with all applicable provisions of this title;</p> <p>Analysis: The subdivision is directly modeled after the 34th Street Master Plan and PUDFY2019 – 1 and supersede the applicable requirements of this title. The requirements of 4-14, 4-15, Title 6, and 8-3B are reviewed administratively. Conditions of approval should be considered to ensure their compliance.</p>
Finding C	<p>Finding: Public services are available or can be made available; and are adequate to accommodate the proposed development;</p> <p>Analysis: The subdivision is directly modeled after the 34th Street Master Plan and PUDFY2019 – 1. The approvals provided for those entitlements were based on the availability of public services.</p>
Finding D	<p>Finding: The subdivision is in conformance with scheduled public improvements in accord with the city’s capital improvement program;</p> <p>Analysis: The subdivision is directly modeled after the 34th Street Master Plan and PUDFY2019 – 1. The proposed subdivision does not appear to impact the city’s capital improvement plan.</p>
Finding E	<p>Finding: There is public financial capability of supporting services for the proposed development;</p> <p>Analysis: The subdivision is directly modeled after the 34th Street Master Plan and PUDFY2019 – 1. The approvals provided for those entitlements were based on the ability to support services for the development.</p>

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Finding F	Finding: The development will not be detrimental to the public health, safety or general welfare;
	Analysis: The subdivision is directly modeled after the 34 th Street Master Plan and PUDFY2019 – 1. The approvals provided for those entitlements were based on the entitlements not being detrimental to the public health, safety or general welfare.
Finding G	Finding: The development preserves significant natural, scenic or historic features
	Analysis: Not applicable. No natural, scenic or historic features have been identified on the subject properties.

C. Policy and Study Analysis

POLICIES AND STUDIES	
Document	Staff Comments
<u>34th Street Master Plan</u>	The 34 th Street Master Plan was reviewed in association with this subdivision.
<u>Garden City Sidewalk Policy</u>	The 34 th Street Master Plan and resolutions 1062-19 and 1063-19 require specific sidewalk improvements installed. This can be enforced through a condition of approval
<u>Garden City Street Light Policy</u>	The 34 th Street Master Plan and resolutions 1062-19 and 1063-19 require specific streetlight improvements installed. This can be enforced through a condition of approval

D. Decision Options

The Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of the application as presented;
2. Recommend approval of the application with conditions;
3. Request the applicant return with revised materials for additional review;
4. Recommend denial of the application.