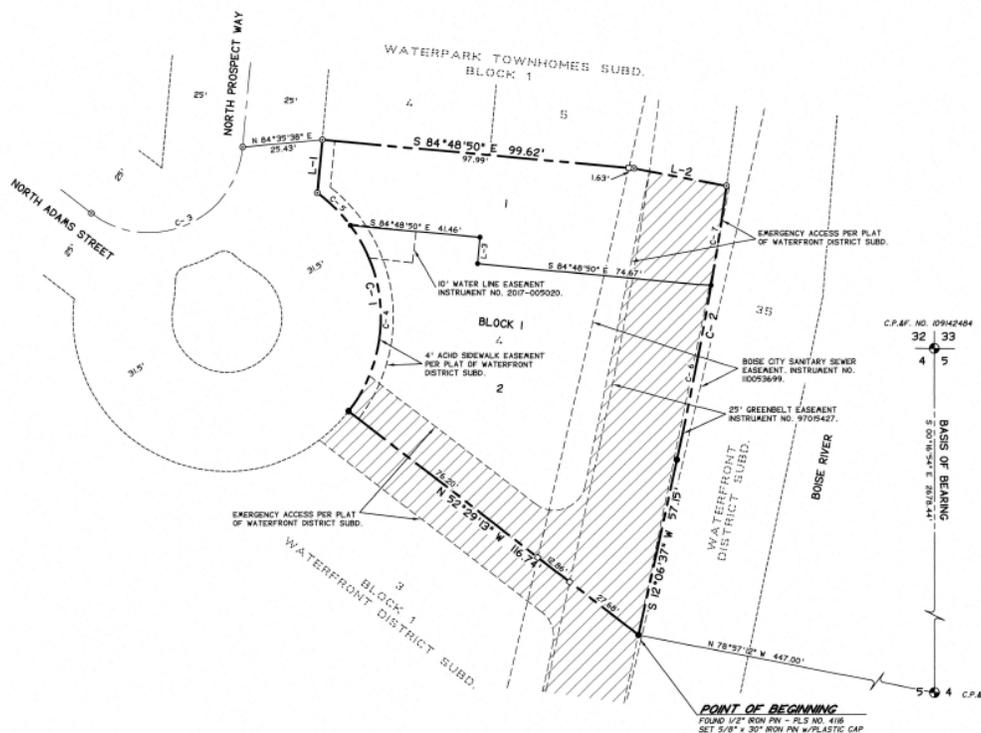




CITY OF GARDEN CITY

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

File Number: SUBFY2019 - 5
For: Sonrisa Subdivision
Location: 3588 N. Prospect Way
Applicant: Pat Tealey
Report Date: 9/16/2019



Garden City Planning and Zoning Commission
 Staff Contact: Chris Samples

STAFF REPORT: SUBFY2019 - 5 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

Gary Asin is requesting approval of a two lot combined preliminary/final plat subdivision located at 3588 N. Prospect Way, Ada County Parcel Number R9242370040. The property is described as Lot 4, Block 1, Waterfront District Subdivision

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: Sonrisa Subdivision

Number of Blocks: 1

Number of Lots: 2

- Buildable Lots: 2

Site Conditions

1. Address: 3588 N. Prospect Way
2. Parcel Number: R9242370040
3. Property Size: 0.294
4. Zoning District: M Mixed Use
5. Comprehensive Plan Land Use Map Designation: Activity Node – Neighborhood Destination, Mixed Use Residential
6. Floodplain Designation:
 - 2003 FIRM: AE, X
 - 2017 Draft FIRM: AE, X
7. Surrounding Uses:
 - Dwelling Unit, Single Family Attached
 - Dwelling Unit, Single Family Detached
 - Commercial Uses
8. Existing Use: Eating Establishment, Limited Service
9. Easements on site include:
 - 25' Greenbelt Easement

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- 26' Emergency Access Easement
- 4' Sidewalk Easement
- Boise Sanitary Sewer Easement

10. Site Access: N. Prospect Way

11. Sidewalks: in good repair on or adjacent to the site.

12. Other:

- Waterfront PUD: The property is located in the Waterfront PUD. However, the applicant is not specifically requested to utilize the standards of the PUD. The provisions of this Title will be enforced without the waivers provided in the PUD.
- Greenbelt location within property and within an easement

Required Decisions

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Preliminary Plat Subdivision	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. Application Documents
5. Letter of Intent
6. Noticing Documents:
 - a. Radius Notice
 - b. Legal Notice
 - c. Agency Notice
 - d. Neighborhood Meeting Documents
 - e. Property Posting Documents

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

1. [Garden City Sidewalk Policy](#)
2. [Garden City Street Light Policy](#)
3. [Greenbelt Easements](#)
4. [Waterfront PUD](#)

Agency Comments: The following agency comments were provided:

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Agency	Comment Summary
ACHD	No additional improvements required
Garden City Engineer	Plat not comments
ITD	No objection
IDEQ	Standard comments provided

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.</p> <p>Lot 1, Block 1 appears to meet the applicable standards of this section. Please note that the applicant has provide elevations and a site plan for a proposed single-family home on this property. The single-family home is reviewed administratively during the building permit process and is not within the scope of this decision.</p> <p>Lot 2, Block 1 appears to meet the applicable standards of this section. The proposed parcel contains an existing restaurant that was reviewed previously under the following permits:</p> <ul style="list-style-type: none"> • Design Review DSRFY2016-5 • Building Permit BLDFY2016-0192 <p>The following are reviewed administratively during the public works permit process and the review of the subdivision construction drawings.</p> <ul style="list-style-type: none"> • 4-14 Storm Drainage and Discharge Control • 4-15 Erosion Control • Title 6 Public Water and Sewer Systems • 8-3B Flood Hazard
<u>GCC 8-5B-5 Required Findings</u>	
Finding A	Finding: The subdivision is in conformance with the comprehensive plan;

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Analysis: The subdivision is located in the Activity Node – Neighborhood Destination and Mixed-Use Residential designations of the Comprehensive Plan Land Use Map.

Activity Node – Neighborhood Destination:

Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan.

Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.

Mixed Use Residential:

The mixed-use residential area is north of Adams/ Alworth Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

When the context of the Waterfront District neighborhood is taken into consideration, the

	subdivision appears to be in conformance with both designations. There is existing higher density residential and a mix of uses meeting the intent of the designations, including Lot 2, Block 1 of the subdivision.
Finding B	Finding: The subdivision is in conformance with all applicable provisions of this title;
	Analysis: The subdivision appears to be in conformance with all applicable provisions of this title. Existing development has been reviewed under current standards in previous applications.
Finding C	Finding: Public services are available or can be made available; and are adequate to accommodate the proposed development;
	Analysis: Public services are available to the site. Adequacy is determined at the time of building permit.
Finding D	Finding: The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;
	Analysis: The subdivision appears to be in conformance with the city's capital improvement program. No known public improvements in the plan are scheduled on the properties.
Finding E	Finding: There is public financial capability of supporting services for the proposed development;
	Analysis: The subdivision's scope and scale appear to not impact the public financial capability to provide services.
Finding F	Finding: The development will not be detrimental to the public health, safety or general welfare;
	Analysis: No evidence was found on the record demonstrating the subdivision would be detrimental to the public health, safety, or general welfare.
Finding G	Finding: The development preserves significant natural, scenic or historic features

	Analysis: The subdivision preserves the existing Greenbelt easement and does not proposed to augment the Greenbelt.
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C. Policy and Study Analysis

POLICIES AND STUDIES	
Document	Staff Comments
<u>Waterfront PUD</u>	The property is located within the Waterfront PUD. The applicant is not proposing to utilize the standards of the PUD and has elected to use the provision of this Title.
<u>Garden City Sidewalk Policy</u>	A sidewalk is installed adjacent to the proposed subdivision. No other sidewalk improvements are required by the Policy.
<u>Garden City Street Light Policy</u>	Existing streetlights are installed in accordance with the Policy.
<u>Greenbelt Easements</u>	A 25' Greenbelt easement is existing and not proposed to be encroached or augmented by the subdivision.

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.