



GARDEN CITY

NESTLED BY THE RIVER

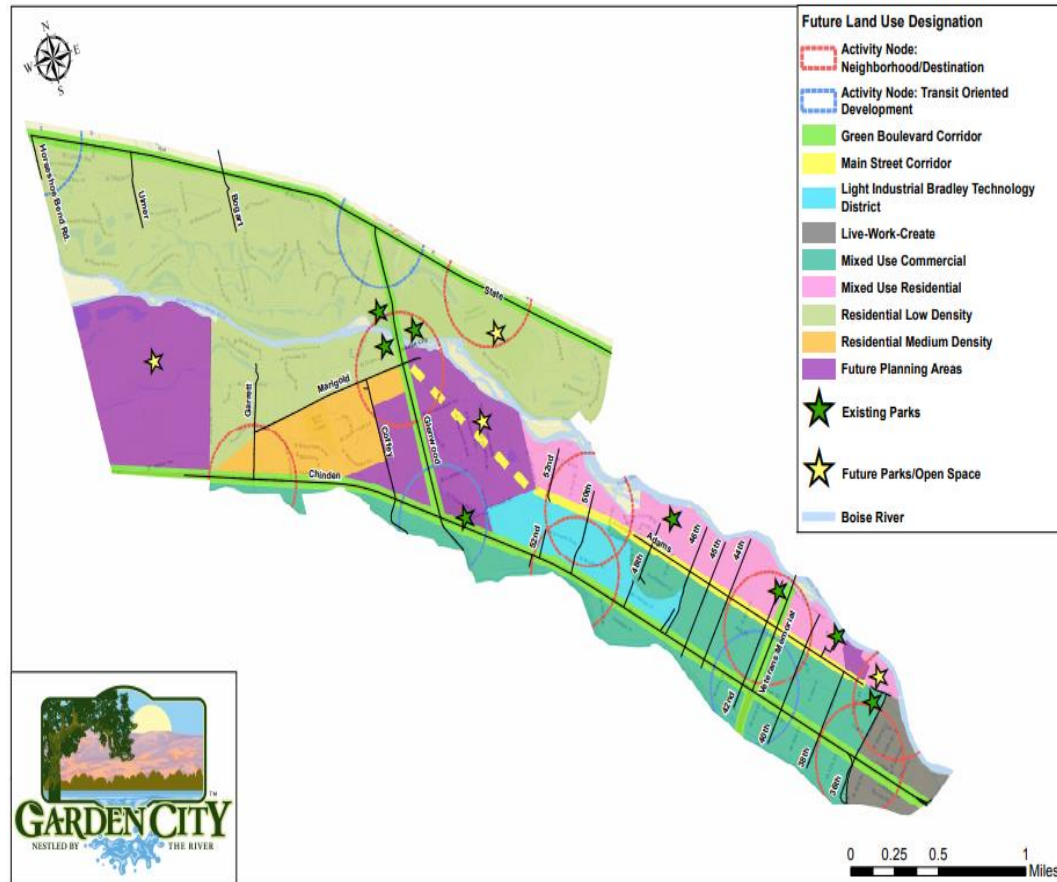
Work Session

Intended to provide background to facilitate public hearing:

- No deliberations
- No public testimony
- Open meeting that is a part of the record
- Request that no one discuss this matter with decision makers outside of the public hearing or written comment provided to planning@gardencityidaho.org
 - Applicant
 - Public
 - Fellow decision makers



What is a Specific Area Plan?



February 15, 2023

Ordinance 1018-20

- Updated SAP ordinance
 - Predictability- Requires Master Plan and Ordinance (rather than a DA)
 - Transparency – additional noticing and public awareness
 - Additional Public input- neighborhood meetings
 - User friendly- Assurances for public and investors
- Recognize SAP as a tool for Comprehensive Plan Designations:
 - Transit Oriented Development Nodes
 - Neighborhood and Destination Centers Activity Nodes
 - Future Planning Areas

Components of an SAP

- Master Plan
- Rezone a property to implement the Master Plan

Similarly Functioning Codes



Ada County

[Avimor](#)

[Cartwright Ranch](#)

[Dry Creek Ranch](#)

[Hidden Springs](#)



City of Boise

[Barber Valley](#)

[Harris Ranch](#)

[Syringa Valley](#)

Process

- Step 1: Application: Develop a Master Plan and ordinance and rezone properties plan
- Step 2: Implementation
 - Uses that are conditional will still go through Conditional Use Permit
 - Redevelopment will still trigger Design Review

Property Background

- Address-6515 W. State Street; portion of parcels S0630223350 & S0630212910
- Size-22.68 acres of 100.72
- Zone-R-2 Low Density Residential
- Comprehensive Plan Designations- Green Boulevard Corridor; Activity Node: Neighborhood Destination; Residential Low Density; Future Parks/ Open Space
- Other Plans: State Street Corridor

Master Plan

- Three sub-district locations identified
- Connectivity
 - Vehicular
 - Bicycle/ Pedestrian
- Canal & Waterway
- Phasing

Code Amendment

- Redline provided by applicant to entirety of Title 8 Development Code, amended to be specific to the River Club SAP
 - Certain provisions adopted by reference
- Comments addressing why the changes
- Parking code waiting for the parking ordinance update that is in progress

Three Subdistricts

- West- Mixed Use; 40 units/ acre; multi-family dwellings
- Central- Mixed Use; 45 units/ acre; multi-family dwellings
- East- Residential; 35 units/ acre

Uses

- Uses updated to reflect allowable uses proposed River Club SAP District

Next Steps

- Planning and Zoning Commission hearing:
 - Applicant 15 minutes
 - Staff report
 - Public 3 minutes each- Please be courteous; No need for repetition
 - Applicant rebuttal
 - Close hearing
 - Discussion
 - Decision – recommendation to City Council
- Planning and Zoning Commission volunteer body.
- If recommendation is rendered - City Council hearing on March 27, 2023.
- If continued- Likely to a date certain of likely April 19, 2023.
 - This would result in the City Council hearing being continued to May 8, 2023.



Questions
