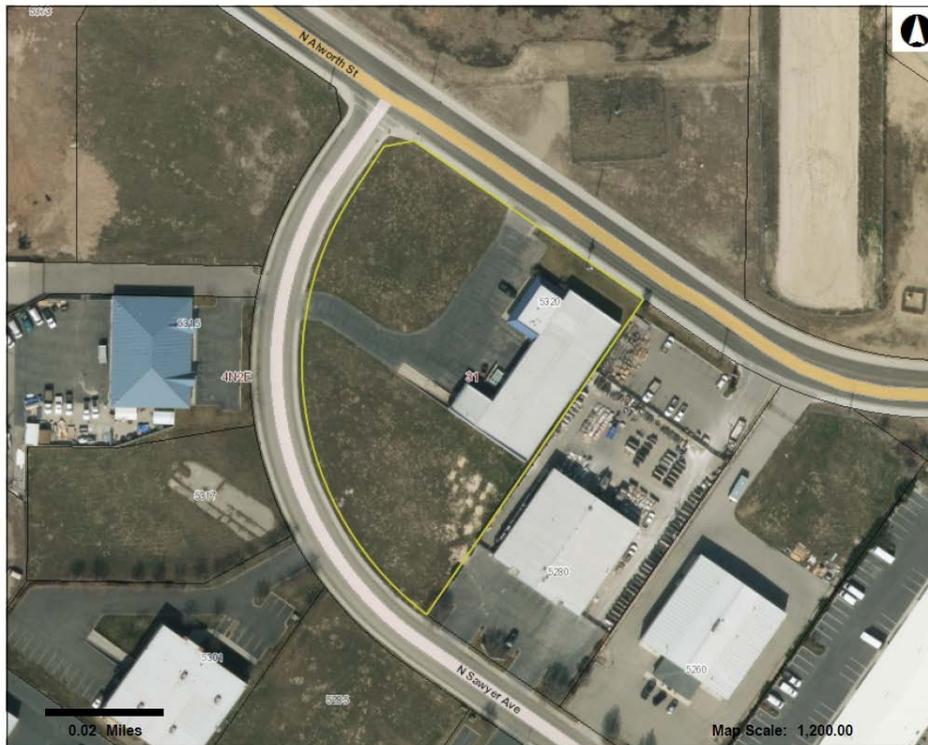




CITY OF GARDEN CITY

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ZONFY2019 - 1
Zoning Map Amendment
Proposal: Zoning Map Amendment from C-2 to LI
Location: 5320 N. Alworth St., Garden City, Idaho
Applicant: Victor Ferral, BRS Architects



Staff Contact: Chris Samples (208) 472-2921; planning@gardencityidaho.org

City of Garden City
Planning and Zoning Commission Staff
Report

Project Description:

Planning and Zoning Commission Public Hearing Date: Wednesday July 17, 2019, at 6:30 p.m. (Continued from the June 19, 2019 due to incomplete property posting)

Application File Number: ZONFY2019 - 1

Applicant: Victor Ferral, BRS Architects

Location: 5320 N. Alworth Street; Ada County Parcel R1055420071.

Requested Amendment: Zoning Map Amendment from C-2 General Commercial to LI Light Industrial

Project Synopsis: Victor Ferral with BRS Architects is requesting approval of a rezone application for 5320 N. Sawyer Ave.; Ada County Parcel R1055420071. The 1.978 acre site is proposed to be rezoned from General Commercial (C-2) to Light Industrial (LI).

Existing Conditions:

- The subject property is 1.978. acres
- The project is in the C-2 General Commercial Zoning District
- The project is in the Light Industrial designation of the Comprehensive Plan Land Use Map.
- The subject property is not located in the 100 year floodplain designation or floodway.
- Surrounding Uses: Commercial Uses
- Existing Use: Laundry and Dry Cleaning, Commercial Plan
- Easements: 15' Public Utility, Irrigation, and Drainage Easement noted on Bradley Park Sub No. 1 Plat located along N. Sawyer St. frontage
- Access to the site is from N. Alworth and N. Sawyer Streets.
- There are sidewalks in good repair along the property and located in the right of way.
- The scope of the application is for a zoning map amendment. Approval of this application does not approve a site plan, building design and site configuration. Additional permitting and review is required separate from a zoning map amendment.

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

1. GCC 8-6B-10 Zoning Map Amendment

Additional Plans and Comments Noted:

1. Other Plans and Approvals Analysis
2. Department and Agency Comments
3. Public Comments

Staff Analysis:

GCC 8-6B-2 D [Conditional Use] Required Findings

In order to recommend approval of a zoning map amendment to the City Council, the Planning and Zoning Commission must find:

1. The zoning map amendment complies with the applicable provisions of the comprehensive plan;
2. The zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
3. The zoning map amendment shall not be materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts;
4. The zoning map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
5. The annexation of land, if proposed, is in the best of interest of the city and complies with the procedures as set forth in Idaho Code section 50-222.

Impacts to Finding 1:

There appears to be evidence on the record that the proposed zoning map amendment complies with the applicable provisions of the comprehensive plan; In and of itself, a Comprehensive Plan is not legally binding. However, a required Conclusion of Law for zoning map amendments in Garden City is that the amendment is in conformance with the Comprehensive Plan. In this way the Garden City Zoning Code ensures that proposed zoning map amendments are not only required to be compatible with existing neighborhoods but are also progressing the vision that the community has for those neighborhoods.

The proposed use is in the Light Industrial designation of the Comprehensive Plan Land Use Map.

***LIGHT INDUSTRIAL:** The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.*

The proposed zoning map amendment appears to be consistent with the intent of the designation and not an incidence of spot zoning.

The following goals, objectives, and action steps of the plan appear to apply to this proposal:

- Goal 10: Plan for the Future
 - Objective 10.6: Continue to support commercial and industrial land uses

Impacts to Finding 2:

There appears to be evidence on the record that the zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement; Pursuant to Garden City Code 8-2B-1D, the purpose statement of the Light Industrial District is:

Light Industrial (LI): The purpose of the light industrial (LI) district is to provide for employment centers of light manufacturing, offices, research and development, warehousing, and distributing and encourage the development of industrial uses which are clean, quiet and free of hazardous or objectionable elements.

The intent of the proposed zoning map amendment is to enable use of the property in line with the purpose statement. The applicant would like to attract new, more commercial and industrial businesses that could provide employment opportunities in the City.

Impacts to Finding 3:

There appears to be enough evidence on the record demonstrating the zoning map amendment is not materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts; Pursuant to Garden City Code 8-2B-2 (Allowed Uses), the proposed zoning map amendment would enable the following changes to the property's permitted, conditional, and prohibited uses:

Summary of Proposed Use Changes – Table 8-2B-1 (P = permitted use; C = Conditional Use; blank = prohibited)		
Use	C-2 General Commercial	LI – Light Industrial
Animal Care Facility	C	P
Bed and Breakfast	P	
Club	C	
Commercial Entertainment Facility	C	
Drinking Establishment, Limited Service	P	C
Dwelling Unit, Group	P	
Dwelling Unit, Multiple Family	P	
Dwelling Unit, Single Family Attached	P	
Dwelling Unit, Single Family Detached	P	
Dwelling Unit, Two-Family	P	
Eating Establishment, Full Service	P	C
Equipment Rental, Sale and Service	C	P
Food Products, Processing		P
Health Club	P	
Healthcare and Social Service	P	C
Home Occupation	P	

Hospital	C	
Industry, Light		P
Kennel, Hobby		C
Laundry and Dry Cleaning, Commercial Plan	C	P
Laundry and Dry Cleaning Establishment	C	P
Lodging	C	
Manufactured/Mobile Home Park	C	
Mortuary	C	
Nursery	P	C
Nursing and Residential Care	C	
Public Service Facility	C	P
Public Uses	P	C
Recreational Vehicle Park	C	
Retail Production	P	C
Retail Store	P	C
Service Provider	C	P
Storage Facility or Yard		C
Storage Facility, Self-Service		P
Storage Yard, Commercial Recreational Vehicle		C
Temporary Use	P	
Tobacco Retail Store	P	C
Vehicle Service	C	P
Vehicle Wrecking Yard		C
Warehouse and Storage, Wholesale	C	P
Wireless Communication Facility		C

While the proposal expands the intensity of uses onsite, there does not appear to be evidence on the record that a development agreement is necessary to restrict them. With any new structure or use, there are administrative and public hearing processes necessary that would protect the health, safety, and welfare of the community.

Impacts to Finding 4:

There appears to be evidence on the record that the proposed zoning map amendment would not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and. There does not appear to be evidence on the record demonstrating the proposed changes in entitlements allowed by the zoning map amendment would have an adverse impact upon the delivery of services within the city.

Impacts to Finding 5:

Not applicable. An annexation request is not proposed with the zoning map amendment.

Comments from Other Departments and Agencies

Idaho Transportation Department

Standard comments applied

North Ada County Fire District

No objection

Summary of Comments from Public

There have been no written public comments received to date.