

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: Jeff Lowe, Planner
Subject: Telaya Winery at 240 E. 32nd Street
Date: March 16, 2016

Summary: **DSR2015-00003 MOD:** Earl Sullivan with Telaya Winery, is requesting to modify the approved landscaping and site plan for the Telaya Winery (Food Products, small-scale processing). The site is located adjacent to the Riverside Hotel at 240 E. 32nd Street within the C-1 Highway Commercial Zoning District. Food Products, small-scale processing is a permitted use in the C-1 zoning district. In addition, the applicant is requesting to modify the parking area for additional spaces and remove a loading zone.

Background: On March 2, 2015, the applicant met with the Design Review Committee in a pre-application meeting to discuss his proposal for Telaya Winery. Comments and questions from the Committee included the importance of a pedestrian level connection, if parking was needed in front, and that the real "street" for this project is the greenbelt. Overall the Committee was pleased with the design and direction of the project and requested that the applicant revisit with the Committee after addressing the following:

- Establish and delineate a pedestrian connection from 32nd Street to the building and greenbelt;
- Eliminate parking in front and emphasize the pedestrian element
- Enhance the landscaping design

The applicant returned on March 23, 2015, at which time the Committee approved the project. There were questions and discussions regarding the placement of bike racks on the site and that there needs to be more than three racks; the proposed loading zone on the east side and its prominence relative to the pedestrian element and presentation (face) toward the greenbelt and entry into the site; the need to eliminate abundance of asphalt (use a different material) in the loading zone; good landscaping plan with a nice selection of plant material.

- Reduce the loading zone on the east side by 25%
- Use a different surface material in the loading area to differentiate between the drive aisle and loading area
- Add bike racks/bike parking

On December 7, 2015, the applicant met with the Committee and requested to modify and reduce (plant material) the landscaping plan due to time of year, plant availability, and budget constraints. After discussing the proposal, Labrie mentions that if the intent is to eventually plant the site as initially approved, he would prefer to see a reduction in the plan material at this time, not just eliminate it in the specific areas proposed.

The Committee understood the situation and in trying to find options, was willing to review and possibly accept a revised plan that would be "temporary" with the understanding that eventually the site would be completed according to the original plan. They did not want to see materials eliminated wholly and requested that plants could be reduced or shifted around.

Discussion:

As of this date, the applicant has a temporary Certificate of Occupancy; a final is pending the completion of the site landscaping. The applicant has submitted a revised landscape plan which addresses the southern

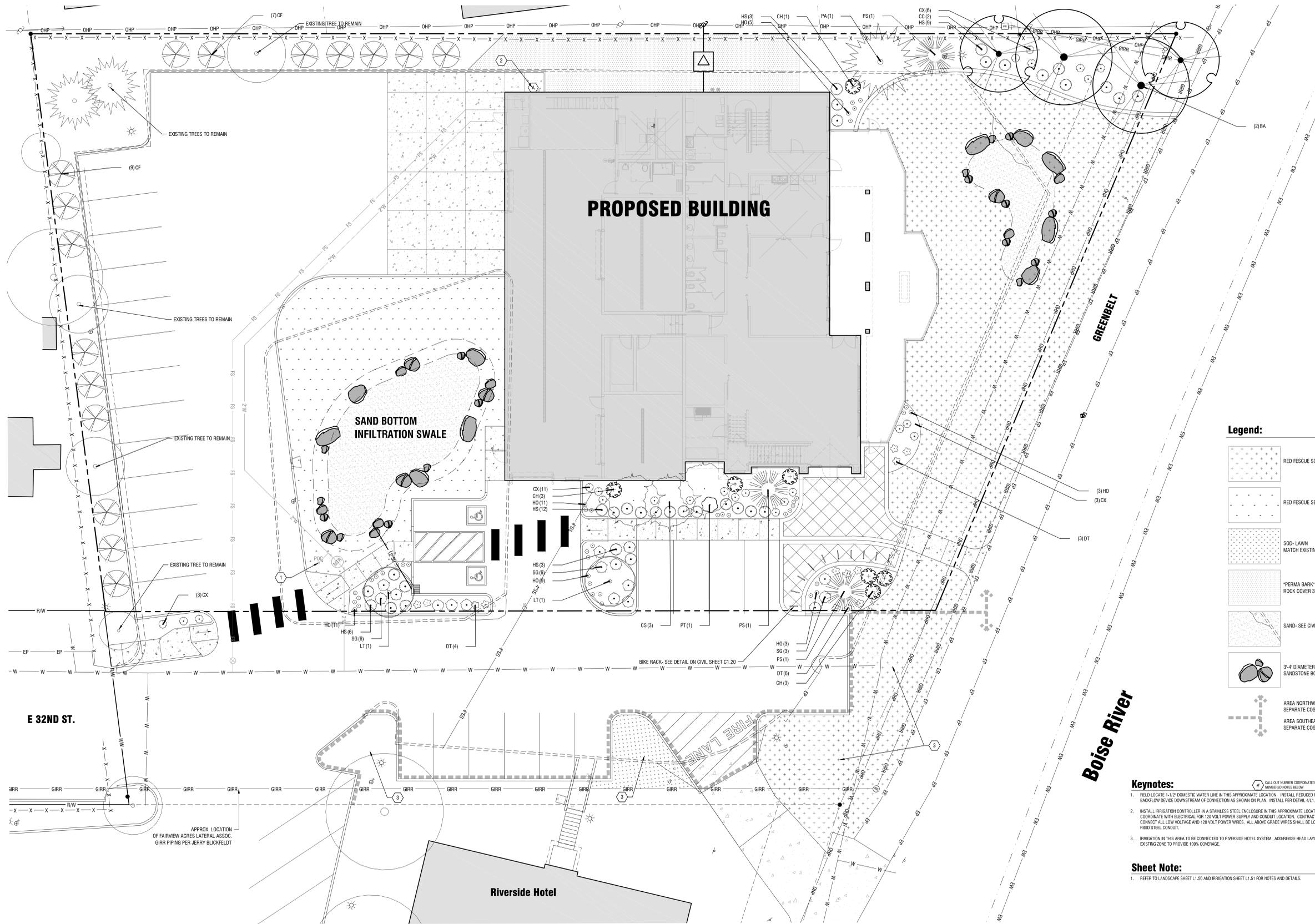
Development Services Staff Report for Design Review Committee

and western boundaries in conformance with the approved plan. The item that remains are the street trees along the greenbelt – three trees are shown on the DRC approved plan – and the applicant indicated at the meeting of December 7th that the concern is the trees will block the view of the building as seen from the greenbelt.

The applicant has also requested that parking spaces be allowed in the loading area (east side of building) as initially proposed. The applicant has indicated that since the greenbelt has been determined as the “street” and therefore the front of the building, the parking should be allowed on the side of the building. As noted above, the Committee decided that parking was not to be located on the eastern side and that the area should be differentiated from the drive aisle as a separate function. The objective was made in part with the pedestrian element as a focus and the goal of eliminating asphalt as much as possible.

Attachments:

- Landscape plan approved by DRC
- Revised Landscape plan proposed by applicant (DRC 3/21/2016)
- DRC Minutes of March 2, 2015
- DRC Minutes of March 23, 2015
- DRC Minutes of December 7, 2015
- DRC Findings of Fact and Conclusions of Law



Legend:

- RED FESCUE SOD
- RED FESCUE SEED
- SOD- LAWN MATCH EXISTING
- "PERMA BARK" ROCK COVER 3" DEPTH
- SAND- SEE CIVIL SHEETS
- 3-4 DIAMETER SANDSTONE BOULDERS
- AREA NORTHWEST OF LINE- TELAYA SEPARATE COST
- AREA SOUTHEAST OF LINE- RIVERSIDE HOTEL SEPARATE COST

Keynotes:

1. FIELD LOCATE 1-1/2" DOMESTIC WATER LINE IN THIS APPROXIMATE LOCATION. INSTALL REDUCED PRESSURE BACKFLOW DEVICE DOWNSTREAM OF CONNECTION AS SHOWN ON PLAN. INSTALL PER DETAIL 4.1.5.1.
2. INSTALL IRRIGATION CONTROLLER IN A STAINLESS STEEL ENCLOSURE IN THIS APPROXIMATE LOCATION. COORDINATE WITH ELECTRICAL FOR 120 VOLT POWER SUPPLY AND CONDUIT LOCATION. CONTRACTOR SHALL CONNECT ALL LOW VOLTAGE AND 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN RIGID STEEL CONDUIT.
3. IRRIGATION IN THIS AREA TO BE CONNECTED TO RIVERSIDE HOTEL SYSTEM. ADD REVISE HEAD LAYOUT ON EXISTING ZONE TO PROVIDE 100% COVERAGE.

Sheet Note:

1. REFER TO LANDSCAPE SHEET L1.50 AND IRRIGATION SHEET I1.51 FOR NOTES AND DETAILS.



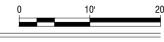
THE LAND GROUP
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Land Surveying

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TLG PROJECT NO: 115028

DRC 3/21/2016

Landscape Plan
HORIZONTAL SCALE: 1" = 10'



Larson Architects, P.A.
Architecture and Real Estate Planning
210 Murray Street
Boise, Idaho 83714
(208) 376-7502

NEW BUILDING FOR:
TELAYA WINE CO.
PAR #1995 OF BLKS 36 VAC FT OF STS & ALLE FAIRVIEW ACRES SUB 3
2800 W CHINDEN BLVD
GARDEN CITY, ID

PROJECT NAME

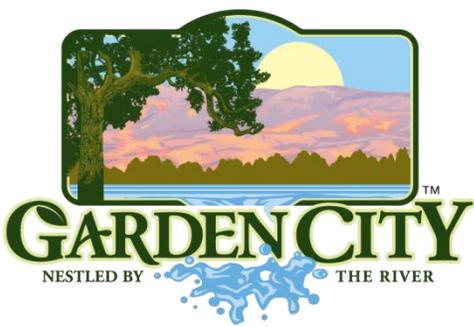
REVISIONS

DRAWN BY
TLG

DATE
04-21-2015

SHEET NUMBER
Landscape Plan
L1.00

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CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone 208/472-2900 □ Fax 208/472-2998

~ Minutes ~

Design Committee

12:00 PM

Monday, March 2, 2015

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER: 12:00 PM

II. ROLL CALL

- a. Present: Diana Caldwell, M. A. Goldy, Richard Childress
- b. Absent: Kim Warren,
- c. Garden City Development Services Staff: Erika Akin, Jeff Lowe
- d. Guest: Beverly Callaway

III. CHANGES TO AGENDA: NONE

IV. CONSENT AGENDA:

- a. **Minutes of 12/15/2014 due to lack of majority of members from subject meeting it was necessary to continue the item**
- b. **Minutes of 1/12/2015 Goldy moved to approve, Childress seconded, all aye in favor**
- c. **Minutes of 2/02/2015 due to lack of majority of members from subject meeting it was necessary to continue the item**
- d. **Minutes of 2/09/2015 due to lack of majority of members from subject meeting it was necessary to continue the item**

V. OLD BUSINESS:

CUP2015-00001: J.D. Byrider Auto Sales, represented by Chad Slichter with Slichter Architects, is requesting Conditional Use Permit approval to utilize an existing building for Vehicle Service. The .68-acre site is located at 116 E. 39th Street within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan.

Chad Slichter revisited with the Committee to address recommendations and requests from the meeting of February 2, 2015. Chad spoke to working with ACHD to design the sidewalk to be consistent with existing and future sidewalk configurations as well as accommodate the existing utilities. With an attached sidewalk there is more room for landscaping in the front. The existing concrete pad in the front will be stained and scored to give it a better appearance; and trees and shrubs will be planted in the front area.

The Committee members stated they were satisfied with the proposed changes (as shown on the plans date stamped February 24, 2015).

Goldy moved to approve the landscape plan (date stamped February 24, 2015) as presented; Caldwell seconded. All aye to approve

VI. PUBLIC HEARING: NONE

VII. NEW BUSINESS:

SGN2015-00003: Oliver's Daily Grind, represented by Virginia Cunningham with Golden West Advertising, is proposing a signage plan for a previously approved drive through establishment. The project is located on an existing parcel within the Cottonwood Plaza Subdivision on the southwest corner of the intersection of Glenwood Street and State Street at 6843 Strawberry Glenn.

Lowe provided background on the application, particularly the approval of the Conditional Use Permit for a coffee drive-through for the site and the Design Review Committee's approval of the building design. Lowe also explained the applicant's proposal to: 1) place directional signs upon light standards (street light poles) existing within the parking lot of the Cottonwood Plaza Development; 2) place a sign over a drive through window; 3) place two menu board signs.

Goldy stated that he did not consider the signs on the light poles to be classified as directional. Childress felt the signs would help traffic flow in the parking lot but questioned if the signs need to be 10-feet above grade. Eric Holley, the applicant, replied that they want the signs to be intuitive and to alert drivers quickly to the drive-through lanes, and they will be classier. Childress responded that it makes sense and that the signs clearly meet the distinctive sign criteria.

The Committee agreed that the design of all of the signs is great, the scale is nice, meets the criteria for distinctive, and that the design is one of the best designs they have seen in awhile.

The Committee agreed that the four signs on the light standards in the parking lot are appropriate and add flair to the parking lot; the drive-through windows may be considered as public entrances to allow for the wall signs to be placed on the corresponding elevation; two menu board signs are allowed.

Childress moved to approve the sign package as presented. Goldy seconded. All aye to approve.

Pre-Application: Earl Sullivan with Telaya Winery, represented by Larson Architects, is proposing to construct a new building and associated site improvements for a winery (Food Products, small-scale processing). The site is located adjacent to the Riverside Hotel at 2900 W. Chinden Boulevard within the C-1 Highway Commercial Zoning District. Food Products, small-scale processing is a permitted use in the C-1 zoning district.

Cornel Larson spoke about the proposed winery and requested feedback on the pluses and minuses of the design. Items discussed included the need for a cross access/parking agreement with the Riverside Hotel; effort to save and enhance the existing central landscaping area; various functions of the building and the design; building height of approximately 28-feet.

Goldy likes the design. Childress asked if the plan is to have a contiguous level between the greenbelt and the patio. He feels it is important to have the pedestrian level connection (does not want the building/patio in a hole) that also provides the feel of a "café district of the greenbelt". The applicant concurs and that is their intent.

Childress asked about sidewalk on 32nd Street – he would like to see a clear pedestrian path from 32nd Street to the building and not have it look like someone is crossing a parking lot. We should anticipate development on 32nd and have a sidewalk pedestrian system started. The

site should be designed to have a pedestrian connection from 32nd, with the asphalt clearly delineated or treated, extending not only to the building but to the greenbelt as well.

Caldwell asked if parking was needed in front and that the city tries to not have it located in the front. She is thrilled with the project

Akin commented on the need for more windows on the south and west elevations.

Childress commented that the real "street" for this project is the greenbelt and the building design does a good job of providing a presence to the greenbelt. The whole thing is pretty cool.

The Committee is satisfied with the elevations overall and would like the applicant to revisit with the Committee and address the following:

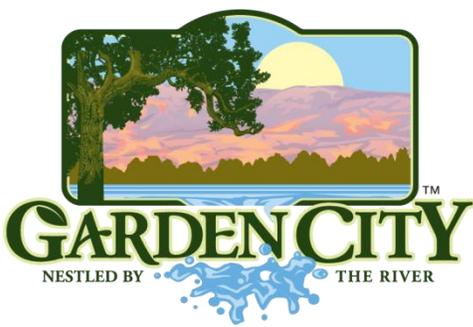
- Establish and delineate a pedestrian connection from 32nd Street to the building and greenbelt;
- Eliminate parking in front and emphasize the pedestrian element
- Enhance the landscaping design

VIII. DISCUSSION: NONE

IX. ADJOURNMENT: 1:04 PM

VERIFICATION OF COMMITTEE APPROVAL

A handwritten signature in blue ink, appearing to be 'John', is written below the text 'VERIFICATION OF COMMITTEE APPROVAL'.



CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone 208/472-2900 □ Fax 208/472-2998

~ Minutes ~

Design Committee

12:00 PM

Monday, March 23, 2015

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER: 12:00 PM

II. ROLL CALL

- a. Present: Diana Caldwell, M. A. Goldy, Kim Warren
- b. Absent: Richard Childress
- c. Garden City Development Services Staff: Jeff Lowe

III. CHANGES TO AGENDA: NONE

IV. CONSENT AGENDA:

- a. Minutes of 12/15/2014 Warren moved to approve, Caldwell seconded, all aye in favor
- b. Minutes of 2/02/2015 Goldy moved to approve, Warren seconded, all aye in favor
- c. Minutes of 2/09/2015 Goldy moved to approve, Warren seconded, all aye in favor
- d. Minutes of 03/02/2015 Caldwell moved to approve, Goldy seconded, all aye in favor

V. OLD BUSINESS:

DSR2015-00003: Pre-Application: Earl Sullivan with Telaya Winery, represented by Larson Architects, is proposing to construct a new building and associated site improvements for a winery (Food Products, small-scale processing). The site is located adjacent to the Riverside Hotel at 2900 W. Chinden Boulevard within the C-1 Highway Commercial Zoning District. Food Products, small-scale processing is a permitted use in the C-1 zoning district.

Earl Sullivan explained the project and the changes since the last time he met with the Committee. A pedestrian way has been delineated, a window has been added to the west elevation, and landscaping is not included on the west side adjacent to the building due to an Idaho Power easement.

Questions and discussions centered around the placement of bike racks on the site and that there needs to be more than three racks; the proposed loading zone on the east side and its prominence relative to the pedestrian element and presentation (face) toward the greenbelt and entry into the site; the need to eliminate abundance of asphalt (use a different material) in the loading zone; the landscaping plan looks good with a nice selection of plant material.

Goldy moved to approve the elevations, site and landscape plans (received date March 18, 2015) as presented with the following conditions:

- Reduce the loading zone on the east side by 25%
- Use a different surface material in the loading area to differentiate between the drive aisle and loading area
- Add bike racks/bike parking
- Staff will review and approve these modifications

Caldwell seconded. All aye to approve

2nd Pre-Application: John's Auto Care Center, represented by Dale Binning - Architect, is considering the construction of a new building for Vehicle Service. The 1-acre site is located at 10330 W. State Street (SH44) within the M Mixed Use Zoning District. The approval of a Conditional Use Permit is required to operate a Vehicle Service facility on the M zoning district.

Lowe reviewed the items discussed at the last meeting with the applicant (February 9, 2015).

Dale Binning, Architect, discussed the new building elevations he prepared in response the last meeting. The new drawing only showed the site layout and not a building elevation as the Committee would like to see.

Goldy mentioned that the dilemma between fronting the building on Carlton Bay Drive as the focus and State Street as the advertising angle. The building does need to face Carlton Bay Drive, particularly to allow for the building to be repurposed cohesively as another use in the future; there is the need to be focus the pedestrian orientation toward Carlton Bay Drive and provide a connection; there needs to be a stronger relationship between the building face and the entry and Carlton Bay Drive.

Warren mentions the site is tight for the use as designed and there is not much landscaped area – would like to see less paved area.

Discussion about the Committee's goal to work with applicants to achieve a beneficial project for all involved and the challenge of agreeing on the design elements.

The Committee does not want to recommend denial at this time and suggested that the applicant could come back with revised drawings showing the building physically connecting to Carlton Bay Drive, such as a covered walkway or continuation of the building (similar to a hotel entrance portico; provide a different material for the walkway; and that they are interested in a concept that is not just in a sea of asphalt.

VI. NEW BUSINESS:

Pre-Application: Waterfront District Community Center: The Waterfront District HOA, represented by Ty Aubertin of Harding Homes, is proposing to construct a 1,571 square foot club house. The proposed building is located on Lot 14, Block 1 of Waterfront District Subdivision. The site is located in the MU Mixed Use Zoning District and in the Transit Oriented Development Node and the Mixed Use Residential land use designations of the Comprehensive Plan.

Both Lowe and the applicant discussed the elements of the project and history.

The Committee is generally pleased with the design of the building and site. They are okay with the blank wall facing west (dwelling located on adjacent Lot).

Before approval, the Committee would like the applicant to bring back a landscape plan with plant schedule and a graphic scale shown on the plans.

VII. DISCUSSION:

Meeting on March 30, 2015? The Committee agreed to meet on March 30, 2015.

VIII. ADJOURNMENT: 1:40 PM

VERIFICATION OF COMMITTEE APPROVAL





CITY OF GARDEN CITY

6015 Glenwood Street ☐ Garden City, Idaho 83714
Phone 208/472-2900 ☐ Fax 208/472-2998

~ Minutes ~

Design Committee

12:00 PM

Monday, December 7, 2015

Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER: 12:06 PM

II. ROLL CALL

- a. Present: Diana Caldwell, Brett Labrie, Bev Callaway
- b. Absent: Kim Warren
- c. Garden City Development Services Staff: Erika Akin, Jenah Thornborrow, Jeff Lowe

III. CHANGES TO AGENDA: None

IV. CONSENT AGENDA:

- a. **Minutes of 11/16/2015 – Caldwell moved to approve the minutes as presented; Labrie seconded. All aye**

V. OLD BUSINESS:

CUP2015-00016: Cutting Edge Landscape Care, represented by Ward Schwider with Architectural Productions, is requesting conditional use permit approval for a Service Provider within a new building to be located on the site. The 2.80-acre site is located at 5373 Alworth Street and is zoned C-2 General Commercial District and is in the Light Industrial Comprehensive Plan designation. The applicant is proposing to develop only the western portion of the site at this time; approval of a Minor Land Division application is required.

Lowe mentions that Ward Schwider has resubmitted building elevations in response to the list of recommendations presented by the Committee at the previous meeting. The applicant has submitted a Minor Land Division application and only the smaller portion of the property upon which the proposed building sits is subject to the review.

Ward Schwider, representing the applicant, and the Committee discuss the changes made from the previous meeting. The changes include the addition of a trellis, the delineation of a sidewalk connection from the front of the building to Alworth Street, and an updated landscape plan. Schwider mentions that glass has been added to the bay doors and they are considering going full gloss that might be frosted. He has also added in a trash enclosure, and modified the elements around the entry and bay doors to modulate by one-foot.

Labrie mentions that the Committee had requested a 2-foot change in articulation.

Caldwell says that the applicant has made the changes that the Committee has asked for and the other members agree.

Labrie moved to approve the plans as presented (dated 12/07/2015) with the condition to extend the features around the bay doors and the entry to project past adjacent elements by at least two-feet; staff to review changes. Seconded by Caldwell. All aye

DSR2015-00003 MOD: Earl Sullivan with Telaya Winery, is requesting to modify the approved landscaping and site plan for the Telaya Winery (Food Products, small-scale processing). The site is located adjacent to the Riverside Hotel at 2900 W. Chinden Boulevard within the C-1 Highway Commercial Zoning District. Food Products, small-scale processing is a permitted use in the C-1 zoning district.

Low explains the proposed reduction in the plant material for the winery and that while the ordinance does not require a certain ratio of plant material relative to the size of the site, it does require vegetation within perimeter landscape areas.

Carrie Sullivan and Cornel Larson speak to the revised plans and the need to reduce the amount of plant material due to budget constraints and weather. Sullivan explains they intend to eventually plant all material as initially approved.

There is general discussion about when the landscaping could be completed, the potential for a temporary certificate of occupancy, and surety requirements.

Akin mentions the need for street trees; Sullivan is concerned about blocking views of the river from the patio.

Labrie mentions that if the intent is to eventually plant the site as initially approved, he would prefer to see a reduction in the plan material at this time, not just eliminate it in the specific areas proposed.

The Committee understands the situation and in trying to work and find options, the Committee was willing to review and possibly accept a revised plan that would be "temporary" with the understanding that eventually the site would be completed according to the original plan. They would consider a phased plan and if accepted then the City could work with the applicant toward getting a temporary C of O.

The Committee is willing to meet with the applicant again with a revised plan that shows vegetation that will be 6x6 at maturity on the south side perimeter and to address the matter of the street trees.

They would also like to see a proposed phasing plan showing the full completion of the initially-approved plan in 3 to 5 years (or as agreed). They did not want to see materials eliminated wholly and requested that plants could be reduced or shifted around. Grasses and perennials are an option.

VI. NEW BUSINESS:

Plan Review: Wendy's Restaurant, represented by Gerry Reinhart, is requesting Design Review approval to install plant material along the northerly boundary (Chinden Boulevard). The .85-acre site located at 5525 Chinden Boulevard is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Light Industrial designations of the Comprehensive Plan.

Low explained that plant material had been removed from the area between the restaurant drive-through lane and Chinden Boulevard, and explained the intent of the code relative to the plant material requirement.

Gerry Reinhart described the proposed plan and the intent to install new plantings in the subject area.

Discussion concerning the need for street trees to be planted in accordance with the street frontage ratio prescribed in the Ordinance.

Labrie moved to approve the landscape plans as presented with the condition that the required amount of street trees are to be planted in addition to the plant material proposed. Caldwell seconded. All aye

DSR2015-00018 Pre-Application for Assisted Living Facility Expansion: Grace at State Street, represented by David Ruby of The Architects' Office, is proposing to expand the recently completed residential care facility located at 9995 State Street onto the adjacent parcel at 10005 State Street. The 29,690 square foot single story addition will create 36 new residential units. The proposal requires Design Review Committee approval, a lot line adjustment, conditional use permit and State licensing approvals. The 7-acre (approx.) site is zoned C-2 General Commercial and is in the Residential Low Density Comprehensive Plan designation.

Low explained this is an addition to the existing facility and that it is subject to the approval of a conditional use permit.

John Price from TAO and the Committee discussed proposed improvements on the site including a rod iron fence, landscaping, and the building façade. The ACHD roadway easement located west and south of the site was discussed relative to its probability of being improved as a roadway and how the site should be designed to accommodate either scenario (roadway installed or not).

Labrie expressed his concern about the lack of modulation on the southern elevation, particularly in comparison with the existing building façade (south elevation).

More discussion about the potential for the roadway and that when the CUP application for this site is submitted, agency comments, particularly from ACHD, will divulge more information. The Committee likes the general direction of the design and landscaping and would like to wait until more information about the roadway easement is presented, i.e. how the area should be treated and designed appropriately with landscaping relative to the requirements of Garden City Code. The southern elevation also needs to be addressed with regard to modulation and to be complementary with the existing building façade.

DSR2015-00019 Pre-Application for Restaurant: Gary Asin, represented by Doug Cooper of McKibben + Cooper Architects, is requesting guidance for a new one-story, 1,826 square foot restaurant at 3588 North Prospect Way in The Waterfront District. The property is currently

vacant, zoned M Mixed Use and lies within the Live Work Create Comprehensive Plan land use designation.

Doug Cooper introduced the project for a restaurant proposed adjacent to the Greenbelt near the Whitewater Park. The restaurant is envisioned as a casual setting possibly without table service but via counter service, and featuring a walk up window with entrances on the pedestrian access to the Greenbelt as well as a patio facing the Park. The primary user is seen as the neighborhood and greenbelt bike and foot traffic, as well as users of the Whitewater Park. The site requires a multilevel building that is one story but steps down with the shape of the lot towards the river.

There was discussion of the placement of the front door considered the commercial site across the access path and the original intent of Waterfront District to line a mini commercial corridor along the emergency access path. This project fulfills that design intent. All facades facing the greenbelt or roadway need to be designed with a strong presence.

Questions/Concerns for future discussion:

- The trash enclosure is screened with corrugated metal gates that mirror trim on the front facade of the building. Design Review did question whether five feet was tall enough to screen a full dumpster and asked the applicant to check. Different options should be explored to deemphasize trash area and mitigate potential smell and debris accumulation.
- Will ACHD allow two, possibly three access points for the frontage (one for the dumpster, one for the parking space and one for a future single family residence)?
- Can more bike racks be accommodated on the site?
- Is decking allowed over the sewer easement?
- Are there sidewalks proposed along the roundabout? Are they ACHD required? Plat? No parking is allowed on the traffic circle, do we need sidewalk?
- Please submit a full landscape plan for review with the complete application. If the main entrance is proposed on the pedestrian pathway to the Greenbelt, street tree requirements will be invoked. One Class II or III tree is required per fifty linear feet.
- Parking is expected to be an issue, applicant was advised to contact the Waterfront HOA for input.

The Committee agrees that conceptually the design is headed in the right direction and is excited about the project. The applicant intends to come back with a full application submittal.

DSR2016-00020 Pre-Application Parkway Station: Parkway Station LLC, represented by Hutchison Smith Architects, is requesting Design Review guidance for a planned Mixed-Use Development consisting of multi-family and single-family residential and commercial uses. The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42nd Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan.

Bob Smith and Jimmy O'Connor with Hutchison Smith Architects, and Doug Crowther discussed the proposed development to be located at 42nd and Adams Street. They intend to submit for a rezone, planned unit development and subdivision for a mixed use development, primarily residential for the first phase. Smith mentions that they revised some of the

townhome configurations to accommodate City ordinance and that the fire department is satisfied with the street layout. He also speaks to building elevations, massing and density, and targeted market. They will clear all buildings from the site before commencing construction.

Caldwell asks about parking and general discussion follows. Caldwell asks about trash service – they intend to use cart service but they will contact Republic Services to work out details.

General discussion on landscaping and buffer areas, particularly along the western boundary.

The Committee agrees that conceptually the development is a nice project and the design (massing) looks good.

VII. DISCUSSION: NONE

VIII. ADJOURNMENT: 2:07 PM

VERIFICATION OF COMMITTEE APPROVAL

A handwritten signature in blue ink, appearing to be 'J. Caldwell', is written below the text 'VERIFICATION OF COMMITTEE APPROVAL'.



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2921 ■ Fax 208/472-2996

GARDEN CITY DESIGN REVIEW COMMITTEE

Thuras, LLC – Earl Sullivan
240 E. 32nd Street
Garden City, ID 83714
DSR2015-00003

) FINDINGS OF FACT, CONCLUSIONS
) OF LAW, AND RECOMMENDATION
)
)

This application was approved by the Garden City Design Review Committee on March 23, 2015. The Committee reviewed the application and materials submitted and based on the evidence presented, the Committee makes the following findings of fact and conclusions of law and decision:

FINDINGS OF FACT

1. The applicant is Thuras, LLC – Earl Sullivan.
2. The location of the project is 240 E. 32nd Street, Garden City, ID 83714.
3. The subject property is .86 acres.
4. The project is located in the Live/Work/Create Comprehensive Plan Designation.
5. The project is in the C-1 Highway Commercial Zoning District.
6. The following section of the Garden City Planning and Zoning Code apply to this proposal:
 - a) Title 8, chapter 4, article C Design Provisions for Non-Residential Structures.
 - b) Title 8, chapter 4, article D Parking and Off-Street Loading Provisions
 - c) Title 8, chapter 4, article E Transportation and Connectivity Provisions
 - d) Title 8, chapter 4, article I Landscaping and Tree Protection Provisions
7. The Following were also utilized in review:
 1. Garden City Comprehensive Plan
8. The record contains:
 - a) Application Materials
 - b) Design Review Commission minutes: March 03, 2015; March 23, 2015;
 - c) Neighborhood Map
 - d) Site Plan, landscape plan, and building elevations
 - e) Notice of Intent to Approve was sent to property owners within 300-feet of the subject property on March 23, 2015.
 - h) Findings of Fact, Conclusions of Law, and Recommendation
9. The Design Review Committee reviewed the application on March 3, 2015, and again on March 23, 2015, at which time the application was recommended for approval with conditions.

CONCLUSIONS OF LAW

Approval of the proposed Design Review is governed by 8-6B-3 D of the Garden City Code:

Based on the standards set forth in chapter 4, article C of this title, the Council makes the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;

The proposed design meets the purpose of the C-1 Highway Commercial Zoning District and is in conformance with Garden City Code. A Food Products, Small-scale Processing facility is a permitted use in the C-1 Zoning District. In relation to the term "Food Products, Processing" as defined in Garden City Code, small-scale processing is a less intensive use: deliveries are infrequent, few employees are on-site, and tasting room hours are limited. The subject winery (small-scale processing) by definition is not permitted to operate as a drinking establishment or full service eating establishment; moreover, the winery is contractually bound with the owner of the adjacent hotel to not operate as a drinking or eating establishment.

2. The proposed design adheres to standards for the protection of health, safety, and general welfare;

The proposed design does not pose a threat to the health, safety, and general welfare of the community.

3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;

The Design Review Committee recognized that the design of the winery building with a patio fronting the greenbelt provides a presence to both residents and hotel patrons in the immediate vicinity as well as passersby on the greenbelt. The patio provides an inviting opportunity as a gathering spot for people and takes advantage of both the natural and built features of the area that attract people to the area. The Design Review Committee determined that because of the significance of the greenbelt as a transportation corridor, the greenbelt serves as the "street" and as such is associated as the front yard in determining setbacks for the building.

4. The proposed design improves the accessibility of development to non-motorized and public modes of transportation;

The winery (small-scale processing) is designed with a direct connection to the greenbelt upon which people bike and walk, and guests of the adjacent hotel have sidewalk connections to the facility. The site is located approximately 700-feet from Chinden Boulevard that acts as a transit facility.

5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;

This conclusion of law is not applicable to this application.

6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and

The density is not applicable to this application.

7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.

The landscaping meets the code requirements and as approved by the Design Review Committee.

RECOMMENDATION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law, the Garden City Design Committee hereby does **recommend approval** of Design Review application DSR2015-00003: Design Review Application for a Winery (Food Production: Small-scale Processing) to be located at 240 E. 32nd Street in Garden City, ID 83714, and subject to the following conditions:

Site Specific Requirements

1. The building elevation and site plans dated March 12, 2015, are approved.
2. Reduce the loading zone on the east side by 25%
3. Use a different surface material in the loading area to differentiate between the drive aisle and loading area
4. Add bike racks/bike parking
5. Staff will review these modifications

General Requirements

1. The design of this development shall meet all dimensional, landscaping and elevation requirements as required by Garden City Code Title 8 and as approved by the Design Committee.
2. Approval is subject to the statutory requirements of other reviewing agencies.
3. The design and construction of the development shall be in substantial conformance with the approved and stamped site plan, elevations and the Garden City Code, as required by Garden City Code 8-6A-10.
4. All landscaping, landscaping maintenance, and tree preservation and mitigation, irrigation, and other landscaping elements shall be installed and maintained in compliance with Garden City Code 8-4I.
5. The applicant and/or owner shall obtain a building permit prior to commencing any development, as required by Garden City Code 7-1 and 7-4.
6. Property maintenance standards shall be maintained as required by Garden City Code 8-4K.
7. For a project that is to be certified by a national or regionally accredited green building organization, prior to the issuance of a Certificate of Compliance and/or Certificate of Occupancy, documentation shall be provided to the Planning Official demonstrating the certification process is complete.
8. Approval is made subject to a 10-day appeal period to the Garden City Council as permitted in Garden City Code 8-6A-9.
9. This design review approval is valid for one year from date of this approval, as permitted by Garden City Code 8-6B-2-5. If a certificate of compliance has not been obtained within the one year period, a new application will be required.