



Amigos Subdivision- Garden City, Idaho

File No. SUBFY2025-004

Architect: ADP Architecture

Civil Engineer: David Evans and Associates

Applicant: Nick Louie

Property Owner: Binnion Buildings, LLC

Prepared by: Urban Design + Build

Project Overview

- Site Address: 3933 & 3921 Adams St. Garden City, ID
- Site area: ±0.56 acres
- Zoning: R-3 Mixed Use Residential
- Total lots: 12 (11 buildable residential + 1 common)
- Unit mix: one single-family, one duplex, one triplex, one five-plex
- 27 total parking spaces (22 garages and 5 guest stalls)
- 3,200 SF of shared qualified open space



Purpose, Intent & Site Context

Purpose & Intent:

- Redevelop two underutilized parcels at 3921 & 3933 N. Adams St.
- Create attainable homeownership within a walkable, infill neighborhood
- Support Garden City's Comprehensive Plan for compact, sustainable growth
- Integrate thoughtful architecture and landscaping that preserve neighborhood scale

Site Context:

- Located between Chinden Blvd. and the Boise River Greenbelt
- Within walking distance of Veterans Memorial Park and local services
- Fully served by existing infrastructure
- Strategic infill location supporting smart urban redevelopment



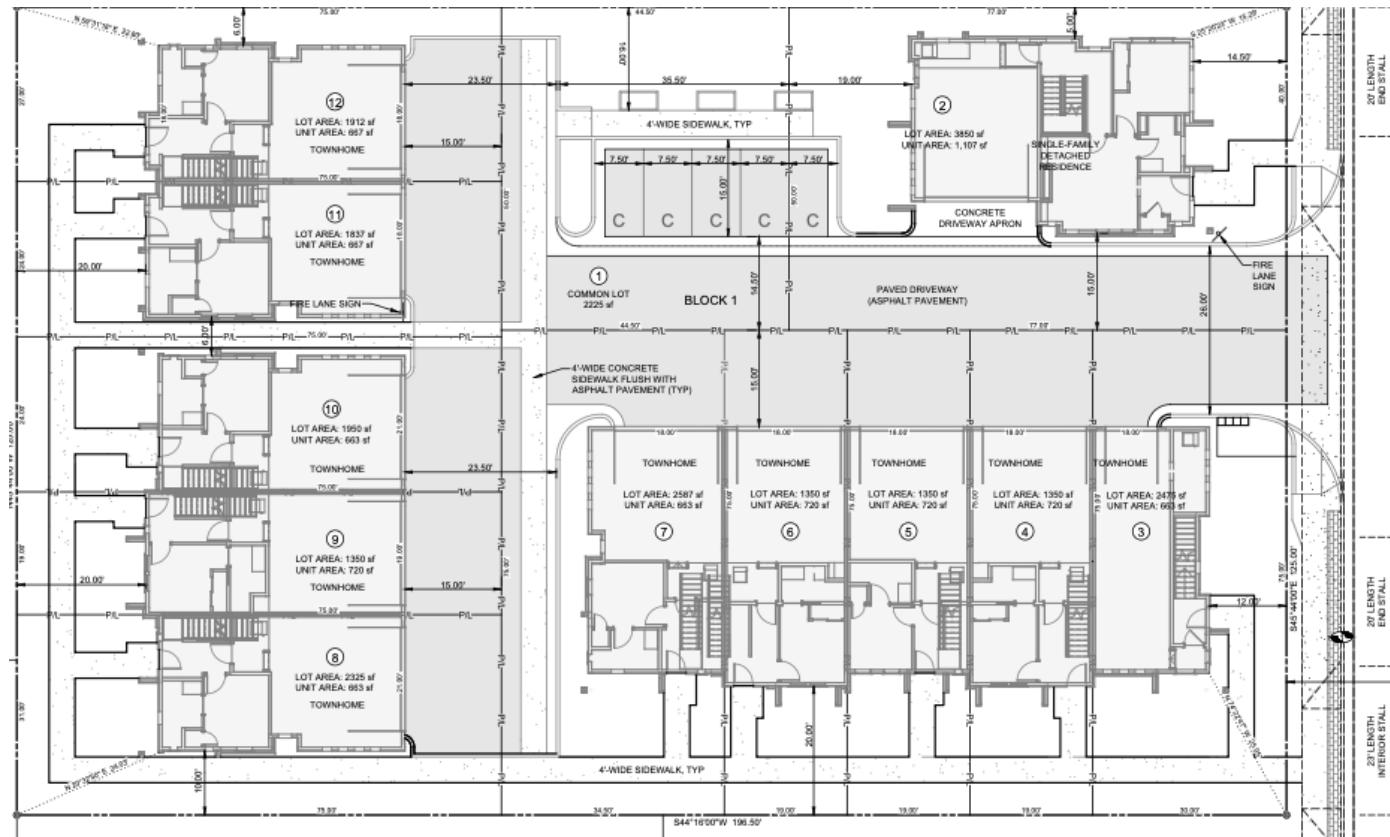
VICINITY MAP

SCALE: NTS

Site Plan & Plat Layout

Proposed Site Plan & Plat Layout:

- 11 residential lots + 1 common lot
- Minimum lot size = 1,350 SF | Average = 2,030 SF
- Setbacks: 20' front | 15' rear | 0/5' side
- Private drive access from Adams St. with guest parking
- On-site stormwater management through graded infiltration areas



Architectural Renderings



SOUTH

- Blend of Architectural variety and unique entrances from one another
- Variation in facade materials for visual interest
- Emphasis on privacy, outdoor living, and energy efficiency
- Blend of unit types: Single-family, duplex, triplex and five-plex units



AST



Community Amenities & Open Space

Amenities: The development is required to provide at least four class A amenities, or two class B amenities, or two class A and one class B amenities, or one class C amenity. Provided:

TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES		
	CLASS A	CLASS B
QUALITY OF LIFE	<ul style="list-style-type: none"> smart locks and smart thermostats for all units secure package lockers 	
OPEN SPACE	<ul style="list-style-type: none"> open grassy area of @ least forty feet by ten feet (40' x 10') in area - 400 SF 	<ul style="list-style-type: none"> community garden - 360 SF

Open Space: For any new development with three or more dwellings: A minimum of eighty (80) feet square feet of private, usable open space shall be provided for the benefit of each dwelling.

See updated plan meeting code.

PRIVATE OPEN SPACE	
8-4L-5: OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS: PRIVATE OPEN SPACE REQUIREMENTS: FOR ANY NEW MULTI-FAMILY DEVELOPMENT: A MINIMUM OF EIGHTY (80) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT.	
SECOND LEVEL OF ALL UNITS	
SINGLE FAMILY UNIT:	174 SF SECOND LEVEL
DUPLEX ~	
UNIT A:	83 SF SECOND LEVEL
UNIT B:	106 SF SECOND LEVEL
TRIPLEX ~	
UNIT A:	83 SF SECOND LEVEL
UNIT B:	82 SF SECOND LEVEL
UNIT C:	83 SF SECOND LEVEL
FIVEPLEX ~	
UNIT A:	83 SF SECOND LEVEL
UNIT B:	85 SF SECOND LEVEL
UNIT C:	94 SF SECOND LEVEL
UNIT D:	85 SF SECOND LEVEL
UNIT E:	99 SF SECOND LEVEL
TOTAL	= 1,057 SF



LANDSCAPE INFORMATION

* ROADWAY LANDSCAPE BUFFERS (8-4I-4.B.2):

N ADAMS STREET:
 10' STREET BUFFER REQUIRED
 125' LF STREET BUFFER
 CLASS II TREES @ 1 MIN. = 1 REQUIRED
 = 3 PROPOSED

CLASS I TREES @ 1/50' = 2 REQUIRED
 = CLASS II PROPOSED

* PERIMETER LANDSCAPE BUFFERS (8-4I-5.C.):

NORTHWEST:
 10' BUFFER REQUIRED
 77' LF PARKING BUFFER
 1 TREE / @ 15 LF

= 5 REQUIRED
 = 5 PROPOSED

SHRUBS @ 1/6' = 12 REQUIRED
 = 12 PROPOSED

SOUTHEAST:
 10' BUFFER REQUIRED
 24' LF BUFFER
 1 TREE / 15 LF

= 2 REQUIRED
 = 2 PROPOSED

SHRUBS @ 1/6' = 4 REQUIRED
 = 6 PROPOSED

* LANDSCAPE AREA (8-4I-4.B.3):

MIN. 5% OF GROSS SITE AREA @ 1 TREE / 1,000 SF AND 1 SHRUB / 150 SF
 5,217 SF TOTAL LANDSCAPE AREA (EXCLUDING STREET AND
 PERIMETER BUFFERS)

TOTAL LANDSCAPE AREA TREES = 5 REQUIRED
 = 10 PROPOSED

TOTAL LANDSCAPE AREA SHRUBS = 35 REQUIRED
 LANDSCAPE AREA SHRUBS = 158 PROPOSED

* PARKING LOT LANDSCAPE (8-4I-6):

NO PARKING STALL TO BE MORE THAN 100' FROM A TREE
 PARKING LOT TREES = 2 REQUIRED
 = 2 PROVIDED

* COMMON OPEN SPACE (8-4L-4):

250' SF / DWELLING UNIT @ 11 UNITS
 11 UNITS / 250' SF = 2,750 SF REQUIRED
 = 3,200 SF PROVIDED

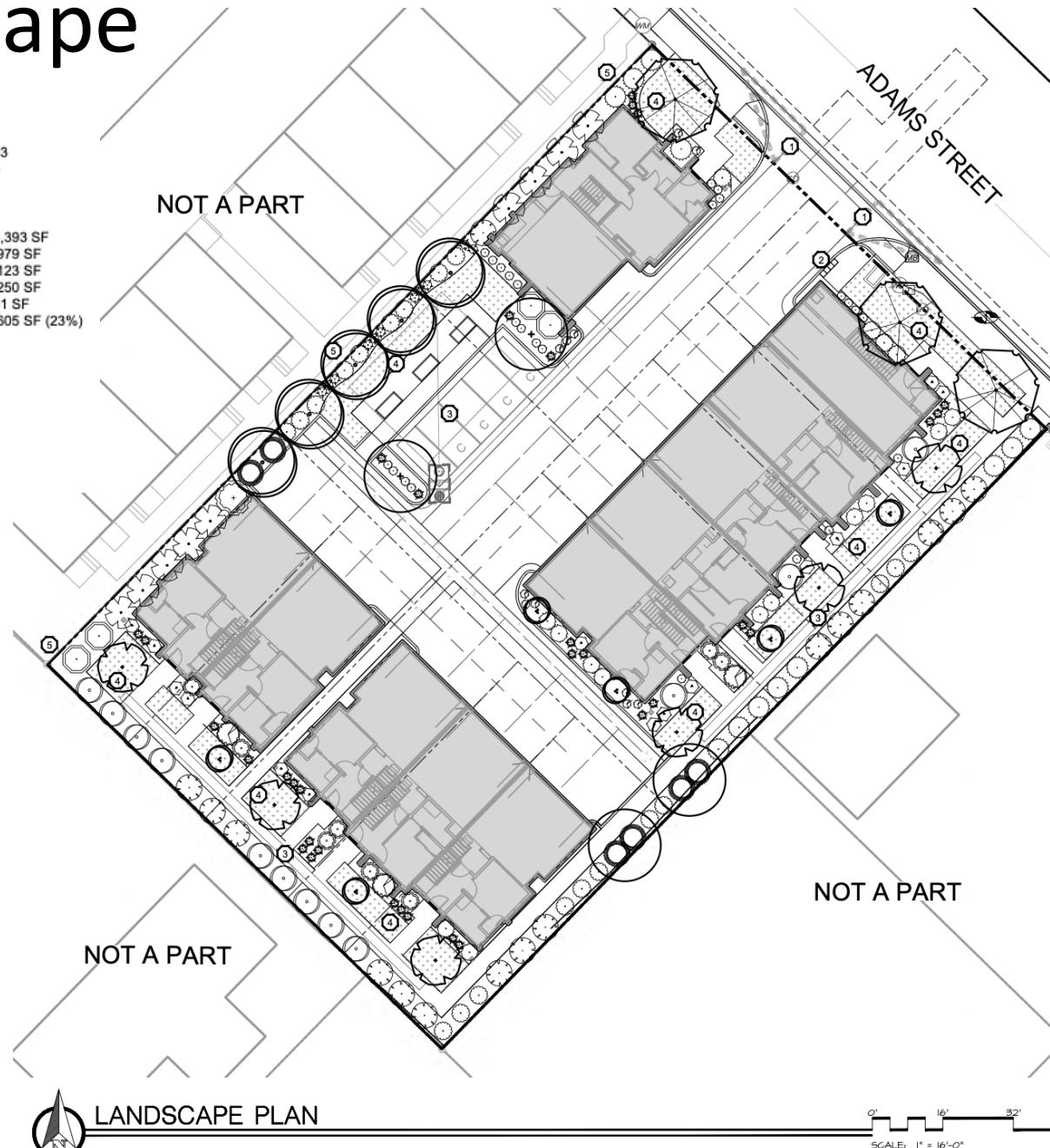
* See architectural sheets A_1.0 & A_1.1 for additional info.

* PLANTER COVERAGE (8-4I-3.F.):

70% VEGETATED COVERAGE REQUIRED
 TOTAL VEGETATED AREA = 6,536 SF = 4,575 SF REQUIRED @ 70%
 = 5,605 SF (85%) PROVIDED

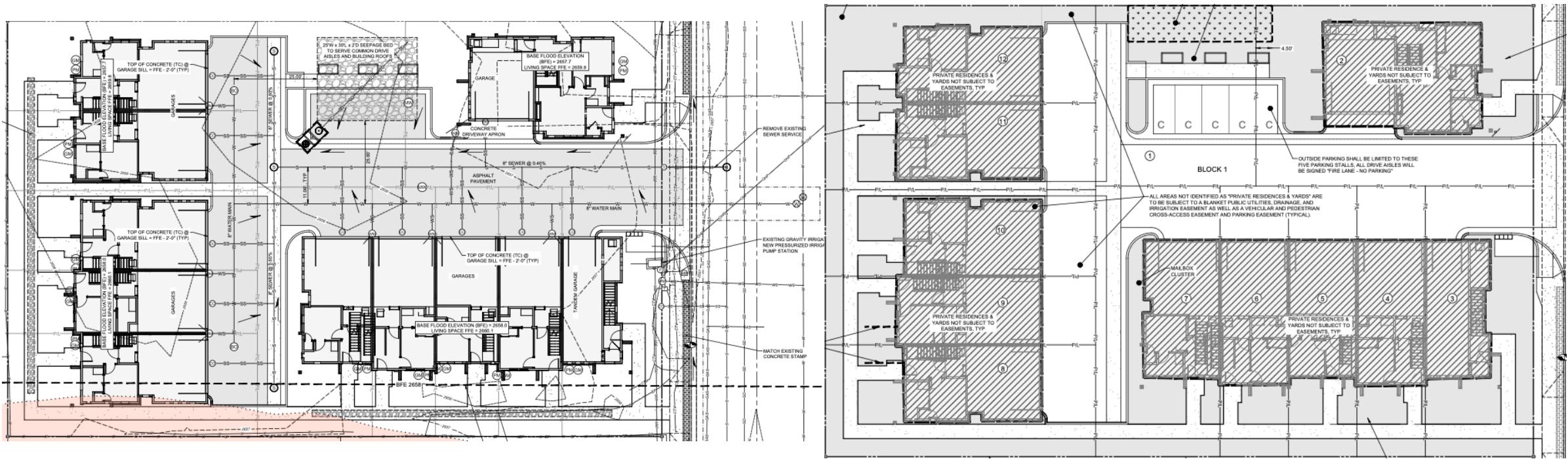
TURF COVERAGE = 2,153.5 SF
 SHRUB BEDS = 3,452 SF

Landscape



Infrastructure & Access

- Private drive from N. Adams Street
- Connection to municipal water, sewer, irrigation, and dry utilities
- ACHD standards for turning radius and fire access
- On-site stormwater infiltration (no off-site discharge)
- Foundation are 2' above BFE
- Provided pedestrian circulation to all amenities per DR recommendation



Code Compliance Summary

Category	Required	Proposed
Density	≤ 12.8 units / acre	11 units
Open Space	$\geq 2,750$ SF	3,200 SF
Parking	27 stalls	27 stalls
Setbacks	20' F / 15' R / 0/5'S	Compliant
Height	\leq R-3 limit	Compliant
FEMA	Zone X	Compliant

Community Benefits

- Infill housing aligned with Comprehensive Plan
- Strengthens neighborhood diversity and housing options
- Walkable proximity to services and Greenbelt access
- Streetscape and landscape improvements enhance public realm
- Expands Garden City's tax base through efficient land use



Request for Approval & Questions?

Urban Design + Build respectfully requests approval of the Preliminary Plat and Final Plat for the Amigos Subdivision.



- Contact: Nick Louie
- Urban Design + Build | buildwithurban.com