

July 18, 2025

Garden City - Planning & Zoning Commission
6015 Glenwood Street
Garden City, Idaho 83714

Land Division & PUD Applications
Compliance Statement with GCC 8-6B-7 PUD

Garden City Planning Department & Commissioners,

In response to the request for additional information received on July 15, 2025, please see the outline below of how the Shavasana Urban Living (SoUL) Townhome Project aims to meet the standards outlined in GCC 8-6B-7 PUD.

How does the project achieve architectural variety for the individual units?

The SoUL townhome project achieves architectural variety for each individual unit through careful modulation of the building massing and use of material accents. Wood siding highlights and identifies resident entries while breaking up the massing between the bays of each individual unit.

Balconies and entry stoops provide opportunities for resident customization through furnishings and plantings. Additionally, the unit entry at the corner of 35th & Carr St. turns the corner to provide a different entry experience from 35th street.

The south facing elevation provides further variety through the patterning of wood accents which occur at each unit providing a distinct identity to each townhome.

The use of variation in materials and modulation of massing provide individuality while working together as a cohesive whole, instead of creating a disjointed development.

How does this achieve housing variety?

SoUL townhomes provide a different living experience to adjacent single-family housing in the neighborhood. They offer a distinctly urban living experience for individuals who value being part of a larger community. This housing option is also ideal for those who are either uninterested in or unable to maintain a traditional, larger yard.

How does this project implement the purpose of GCC 8-6B-7 PUD better than adhering to standard regulations?

8-6B-7: PLANNED UNIT DEVELOPMENT:

- A. Purpose:** *The intent of this section is to provide for well planned developments which conform to the objectives of this title, but may deviate in certain respects from the zoning map and the district regulations. It is not the intent that the planned unit development process be used solely for the purposes of deviation from the dimensional standards in the district unless the following objectives are also achieved:*

1. *Provide a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements;*
The SoUL townhome development provides additional housing opportunities to the adjacent single-family homes, while increasing the density typically allowed by a development outside the PUD process.
2. *Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services;*
Building placement and massing aligns with the adjacent commercial uses (Rosa and Push & Pour) while fostering a more active street frontage along Carr St. Through careful site planning, this project creates usable open space for potential future phases, aligning with adjacent residential open spaces and providing a functional buffer.
3. *Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;*
Minimal site features exist on the site as it is currently vacant and relatively flat. Existing trees in poor shape will be replaced with street trees complying with Carden City requirements, providing a more uniform planting and street frontage.
4. *Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and*
More density and housing opportunities are achieved through the Planned Unit Development process than the four units which would be allowed without a PUD.
5. *Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.*
The land patterning is in harmony with adjacent uses and extends an active street frontage along Carr St. Landscaped open space at the southeast corner of the site serves as a community amenity, linking future development phases and helping to establish a cohesive, comprehensive neighborhood.

Please let me know if any additional information is needed at this time. We look forward to working with Garden City, thank you for your time and consideration reviewing this application.

Thank you,



*Ian McLaughlin, AIA
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