

# Stateside Subdivision

SUBFY 2025-0002

Preliminary / Final Plat

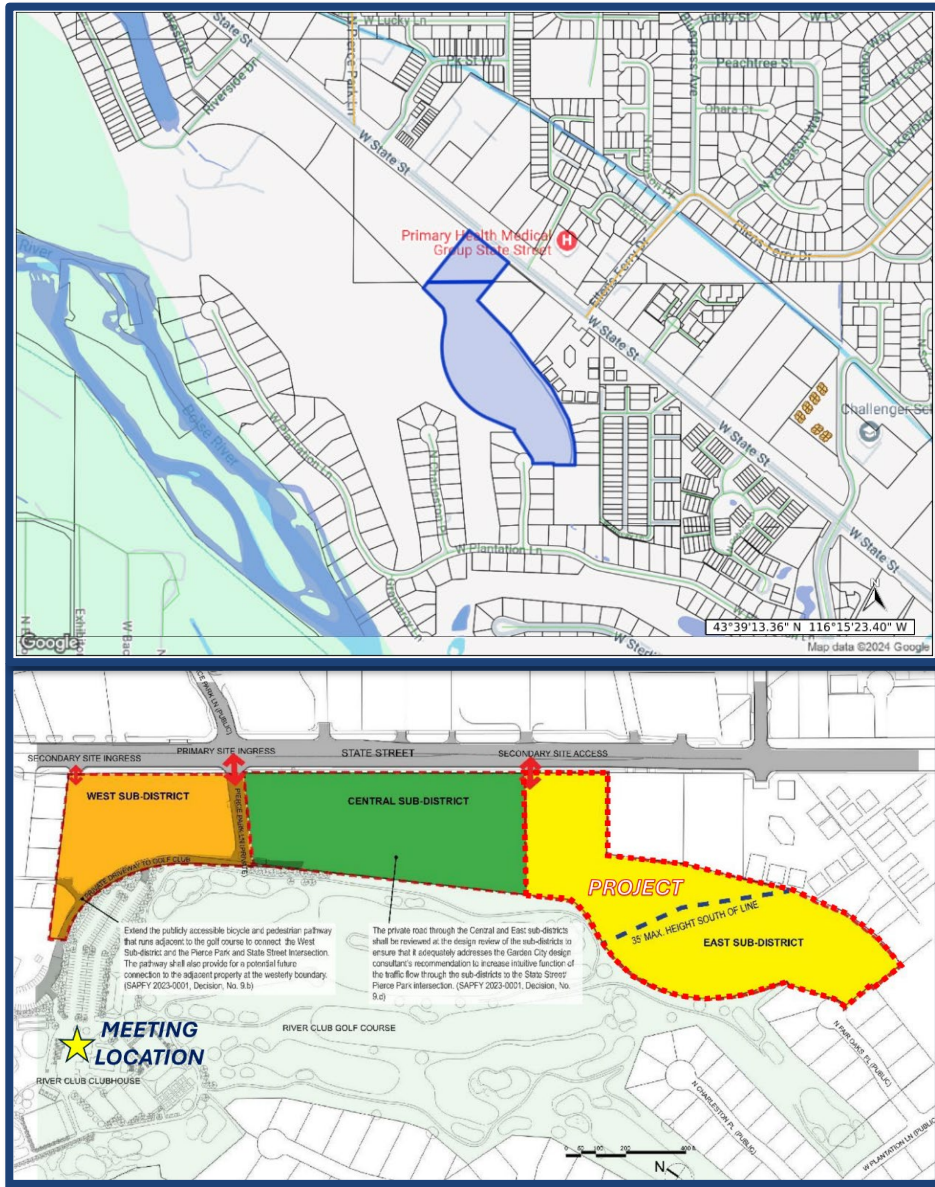
*Planning & Zoning*

July 8, 2025

- Prior Actions & East Subdistrict
- Applications
  - Combined Pre / Final Plat
- Staff Report
  - Access
  - Sidewalks & Pathways
  - Landscape Standards
- Discussion



# Prior Actions

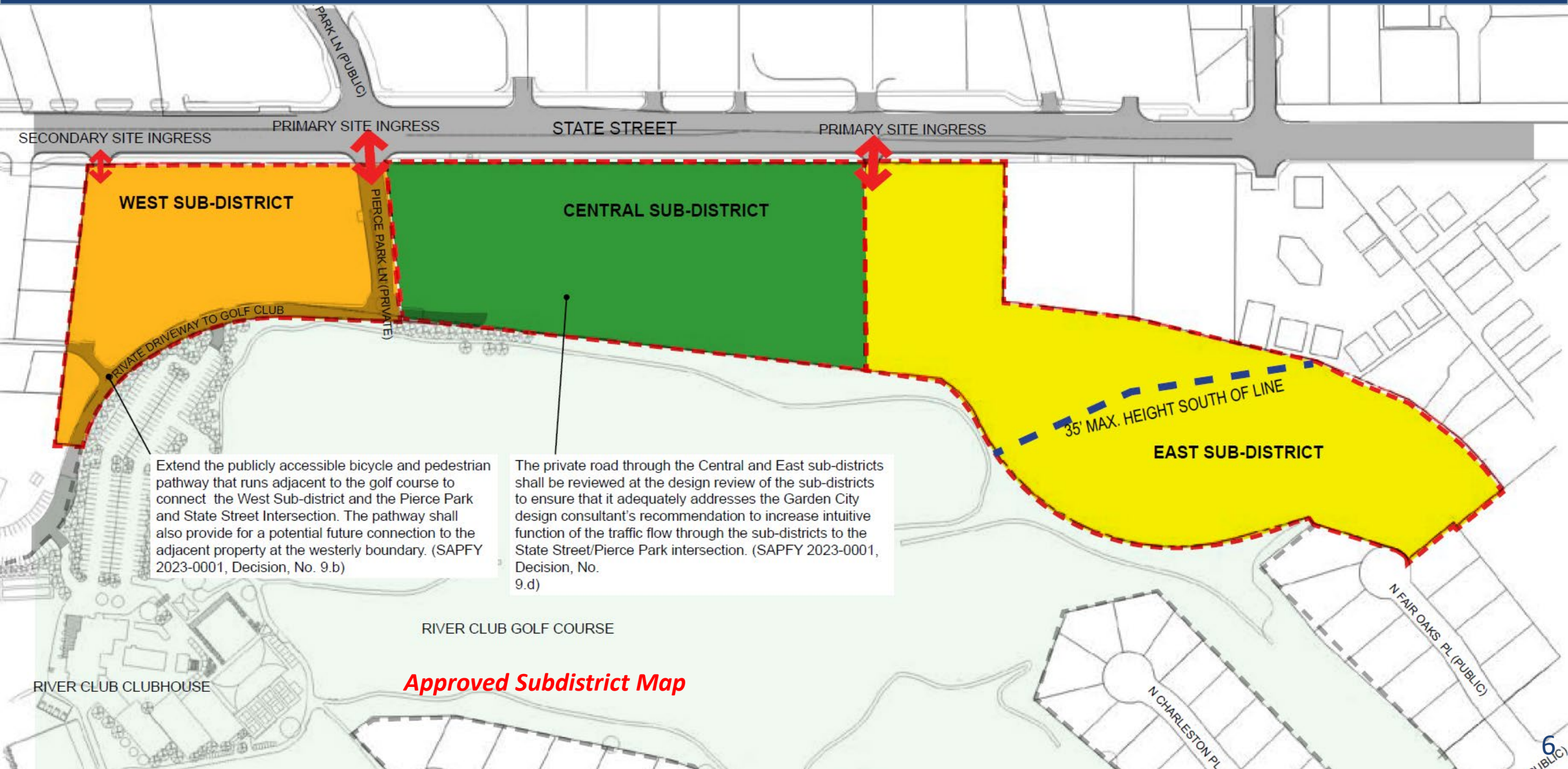


The Residences at the River Club received the following approvals from Garden City:

- **Rezoned** 22.68 Acres from R-2 to Specific Area Plan District
- Approved **Development Agreement**
- Adopted **SAPD Ordinance**
- Adopted **Zoning Ordinance**
- **Minor Land Division Administrative Approval**
- Recorded **Record of Survey of Four Legal Parcels**
- **Design Review May 2025**

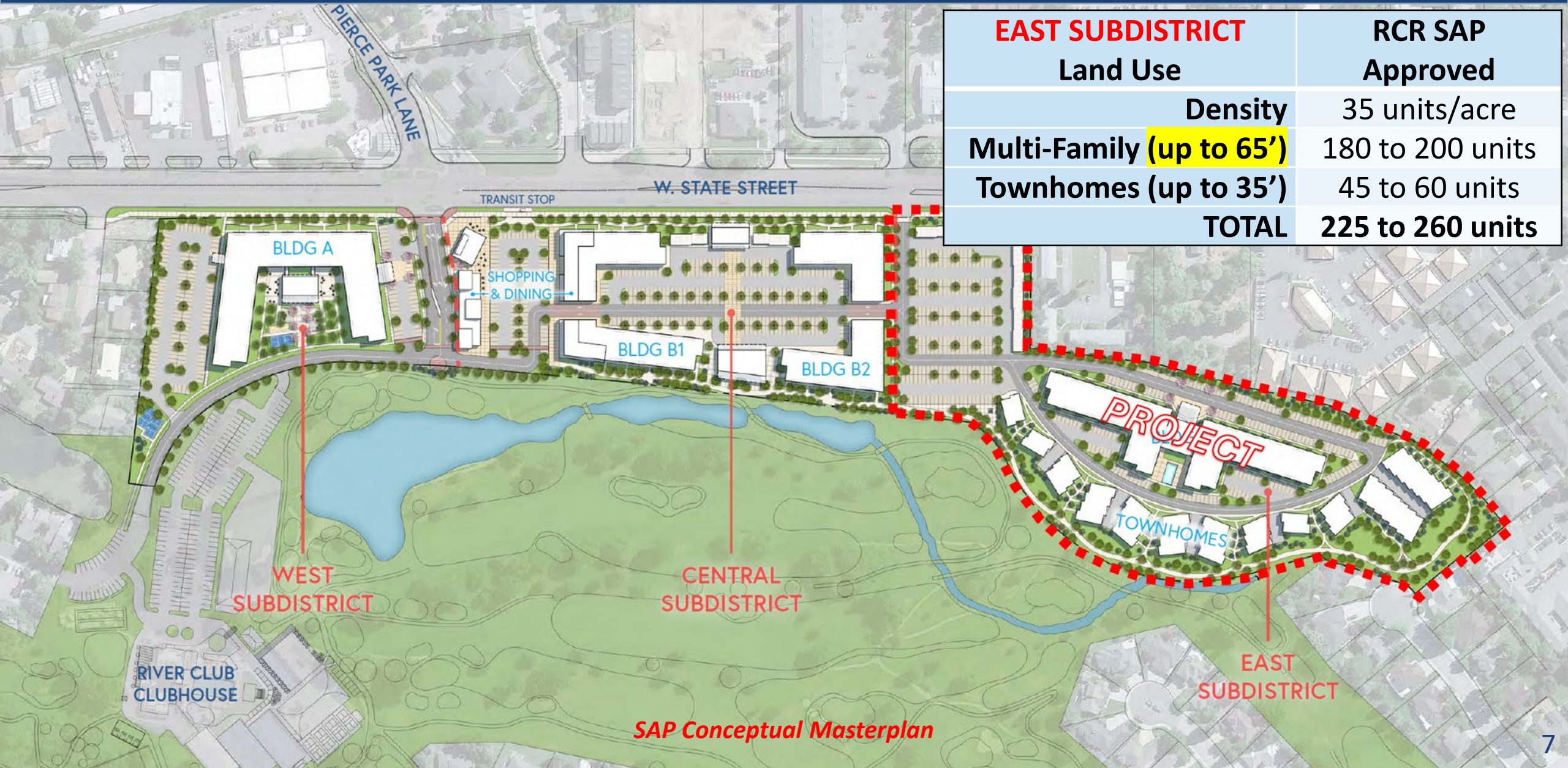


East Sub-District



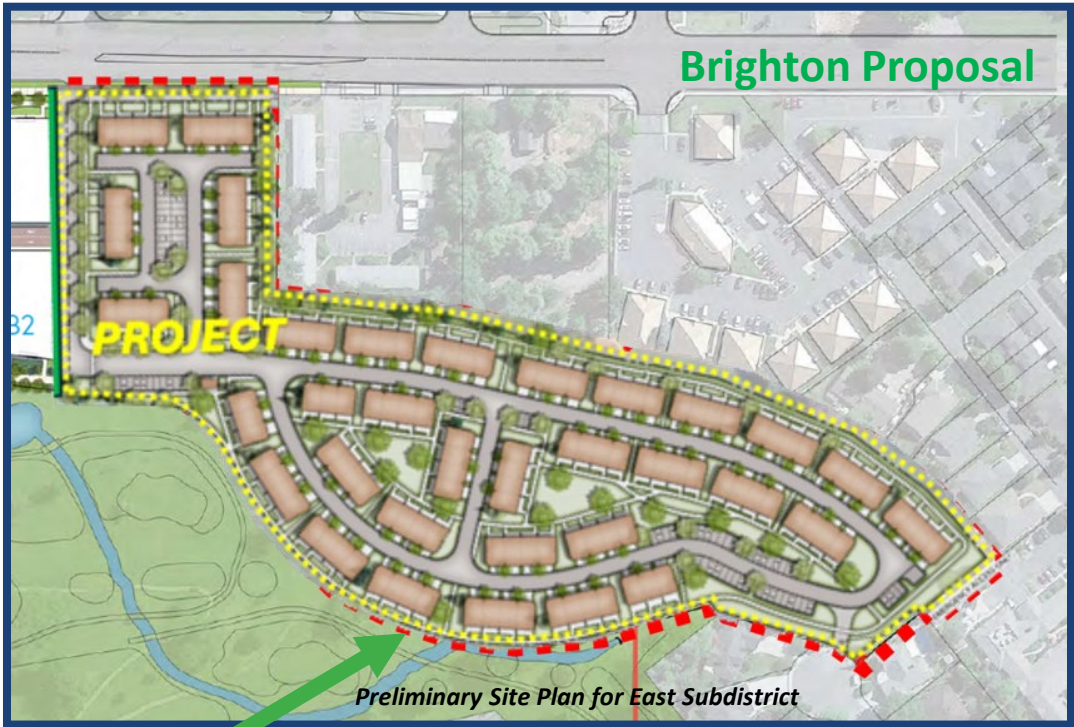
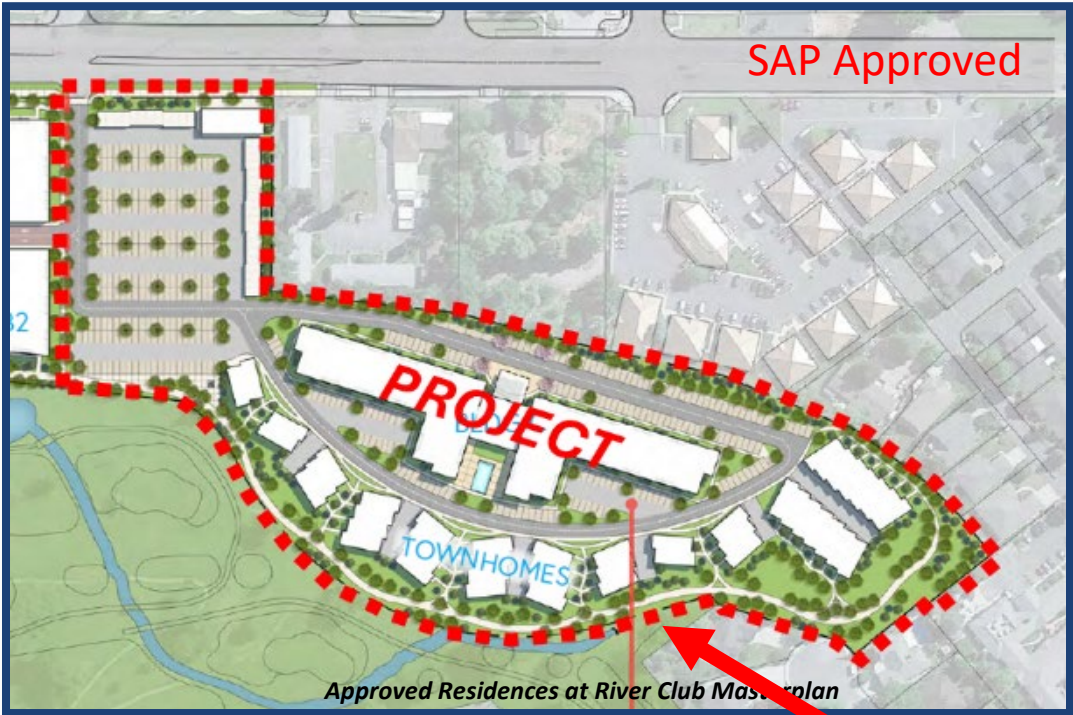
**Approved Subdistrict Map**





EAST SUBDISTRICT	RCR SAP
Land Use	Approved
Density	35 units/acre
Multi-Family (up to 65')	180 to 200 units
Townhomes (up to 35')	45 to 60 units
TOTAL	225 to 260 units





EAST SUBDISTRICT Land Use	RCR SAP Approved	Brighton Proposal	Difference
Density	35 units/acre	13 units/acre	-63%
Multi-Family (up to 65')	180 to 200 units	0 units	-200 units
Townhomes (up to 35')	45 to 60 units	134 units	+74 units
TOTAL	225 to 260 units	134 units	-126 units



**SAP Approved**



*SAP Approved Residences at River Club*

**Brighton Proposal**



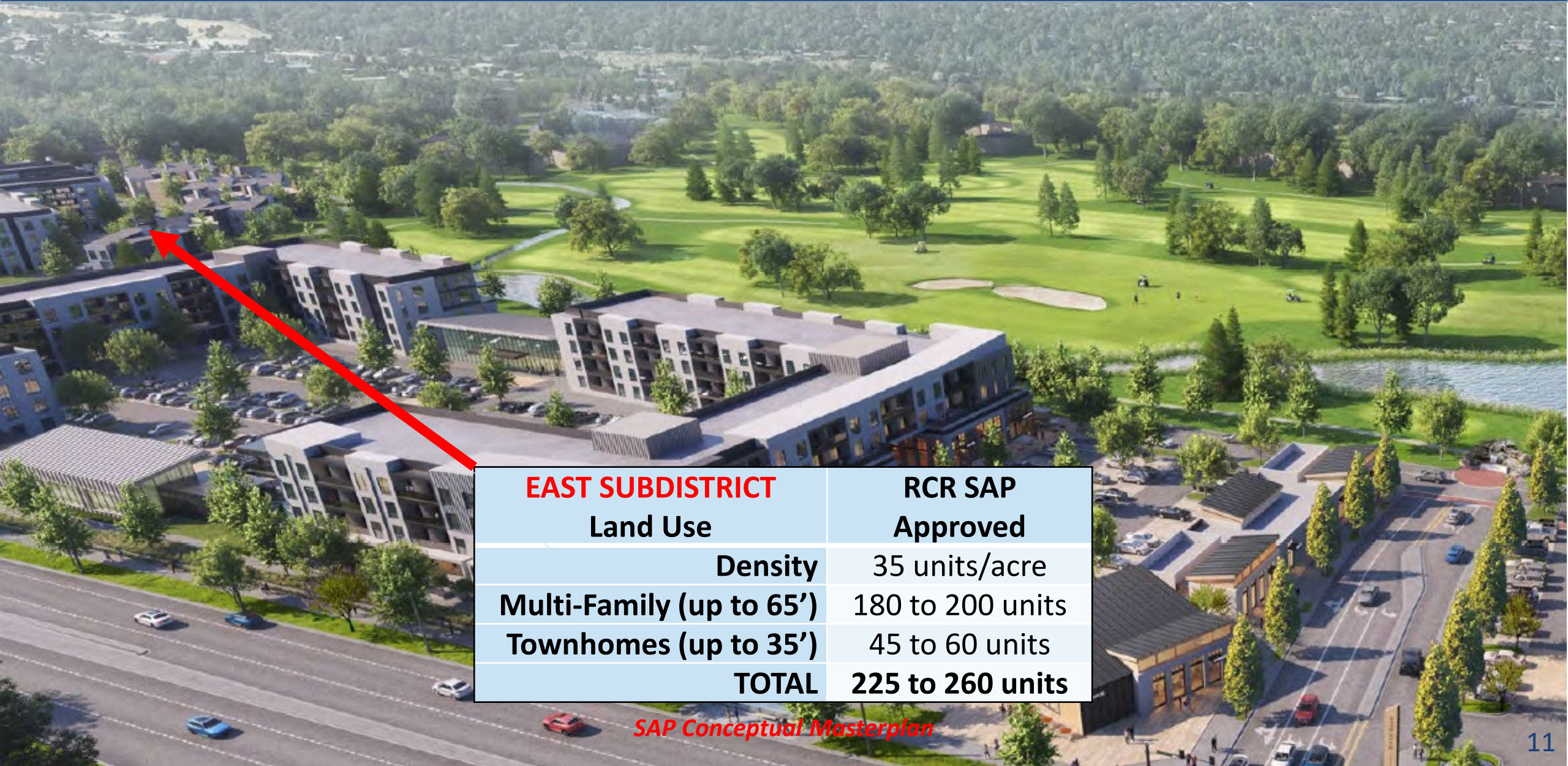
*Conceptual – Subject to Change*

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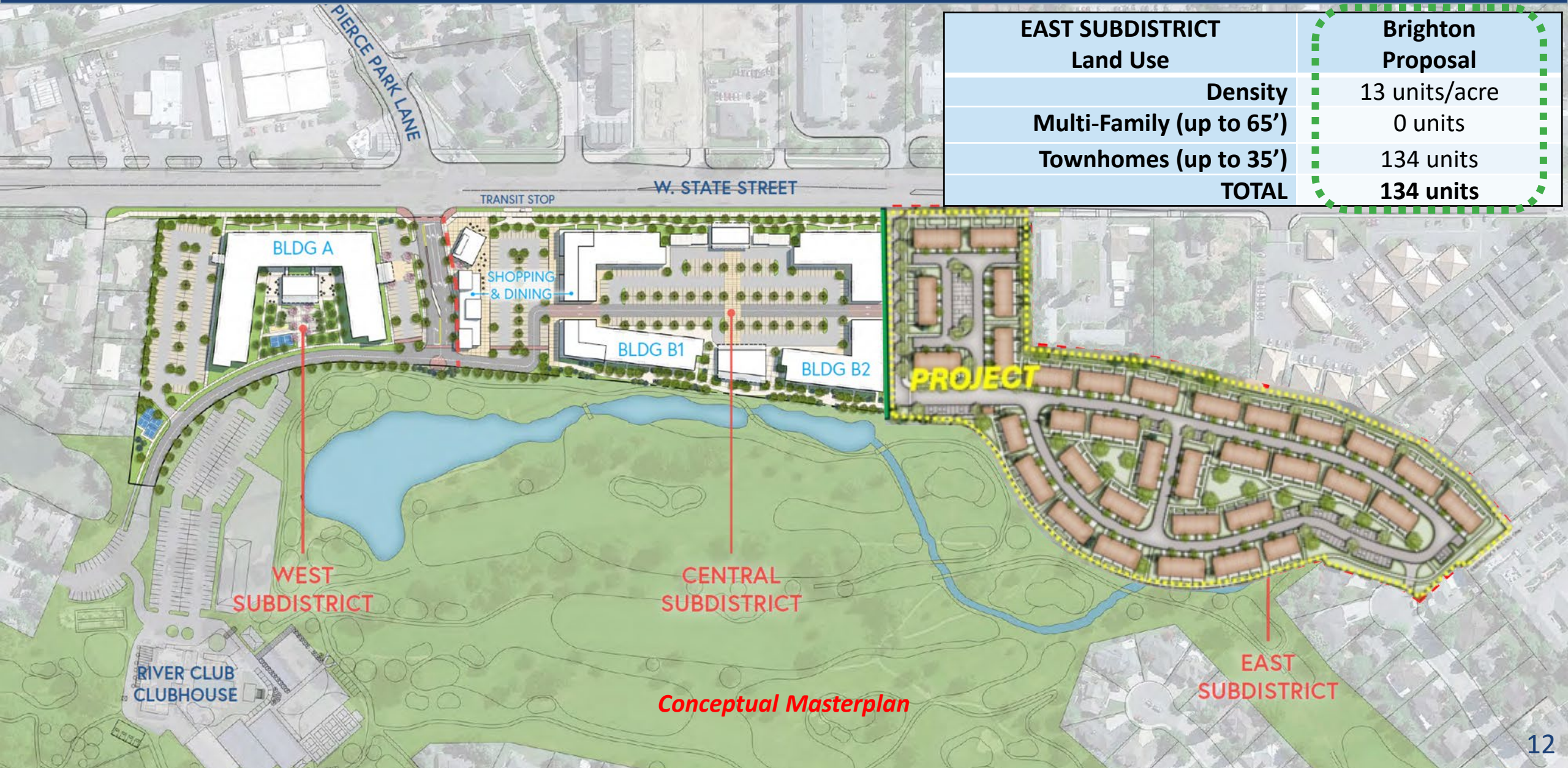


**EAST SUBDISTRICT**  
Land Use

**RCR SAP**  
Approved

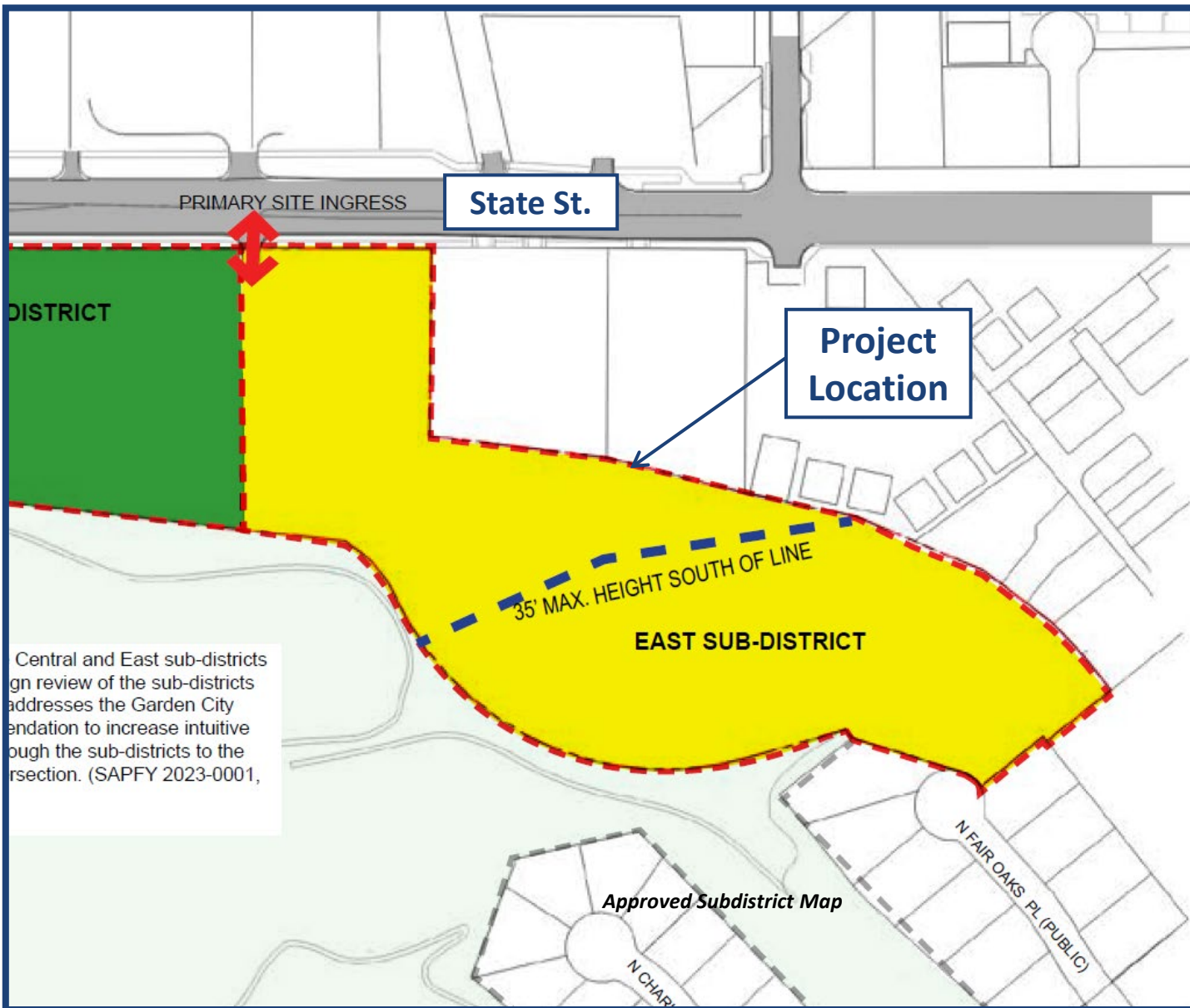
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Conceptual Masterplan





## CRITERIA (per SAP)

- Design a masterplan for the East Subdistrict
- 10.27 acres

## PROPOSAL

- 134 For Sale Townhomes
- All 3-Story: **Below 35'**
- Density: **13 homes/acre**
- **NO MULTI-FAMILY**

# Staff Report

- Applications
  - Combined Pre / Final Plat
- Draft Findings (page 9)
  - *“The application for the most part is compliant with the applicable sections of code.”*
- Discussion Items
  - Access
  - Sidewalks & Pathways
  - Landscape Standards



Applications

*Pre/Final Plat*

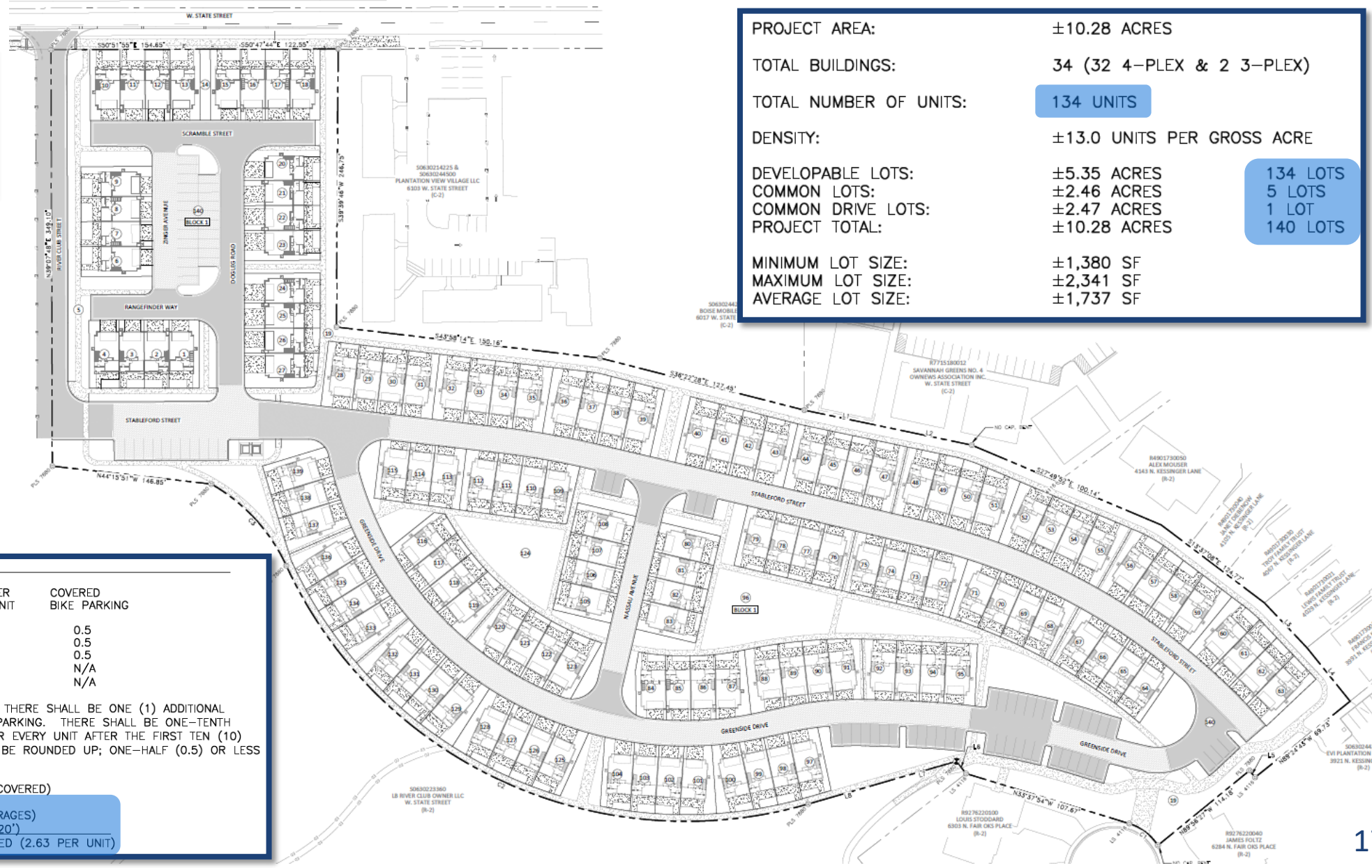


## SAP DIMENSIONAL STANDARDS

FRONT YARD: 5'  
 REAR YARD SETBACK: 5'  
 INTERIOR SIDE YARD SETBACK: 3'  
 STREET SIDE YARD SETBACK: 3'

**PROJECT AREA:** ±10.28 ACRES  
**TOTAL BUILDINGS:** 34 (32 4-PLEX & 2 3-PLEX)  
**TOTAL NUMBER OF UNITS:** 134 UNITS  
**DENSITY:** ±13.0 UNITS PER GROSS ACRE  
**DEVELOPABLE LOTS:** ±5.35 ACRES  
**COMMON LOTS:** ±2.46 ACRES  
**COMMON DRIVE LOTS:** ±2.47 ACRES  
**PROJECT TOTAL:** ±10.28 ACRES  
**MINIMUM LOT SIZE:** ±1,380 SF  
**MAXIMUM LOT SIZE:** ±2,341 SF  
**AVERAGE LOT SIZE:** ±1,737 SF

134 LOTS  
 5 LOTS  
 1 LOT  
 140 LOTS



## PARKING REQUIRED (PER TABLE 8-8A-3D-5)

	TOTAL PER DWELLING UNIT	COVERED PER DWELLING UNIT	COVERED BIKE PARKING
UP TO 1 BEDROOM	1	0.5	0.5
2+ BEDROOMS	2	0.5	0.5
ACTIVE ADULT COMMUNITY	1	0.5	0.5
DWELLING, SF DETACHED	2	2	N/A
DWELLING, TOWNHOUSE	2	2	N/A

FOR DEVELOPMENT WITH MORE THAN TWO (2) DWELLING UNITS THERE SHALL BE ONE (1) ADDITIONAL SPACE/PER TEN (10) DWELLING UNITS PROVIDED FOR GUEST PARKING. THERE SHALL BE ONE-TENTH (0.1) PARKING SPACE/UNIT PROVIDED FOR GUEST PARKING FOR EVERY UNIT AFTER THE FIRST TEN (10) UNITS. ANY FRACTION GREATER THAN ONE-HALF (0.5) SHALL BE ROUNDED UP; ONE-HALF (0.5) OR LESS MAY BE ROUNDED DOWN.

TOTAL PARKING REQUIRED: 281 SPACES (268 TO BE COVERED)

TOTAL PARKING PROVIDED: 268 COVERED SPACES (GARAGES)  
 84 STANDARD SPACES (9'x20')  
 352 TOTAL SPACES PROVIDED (2.63 PER UNIT)



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*Preliminary Townhome Rendering*

- 3 stories with a maximum height of 35 feet
- Sidewalks, pathways and open space for enhanced pedestrian access and circulation
- Buildings grouped in 3 to 4 townhomes
- 3 & 4 bedrooms
- Two-car garages with additional guest parking





**CONCEPTUAL SUBJECT TO CHANGE**



Access

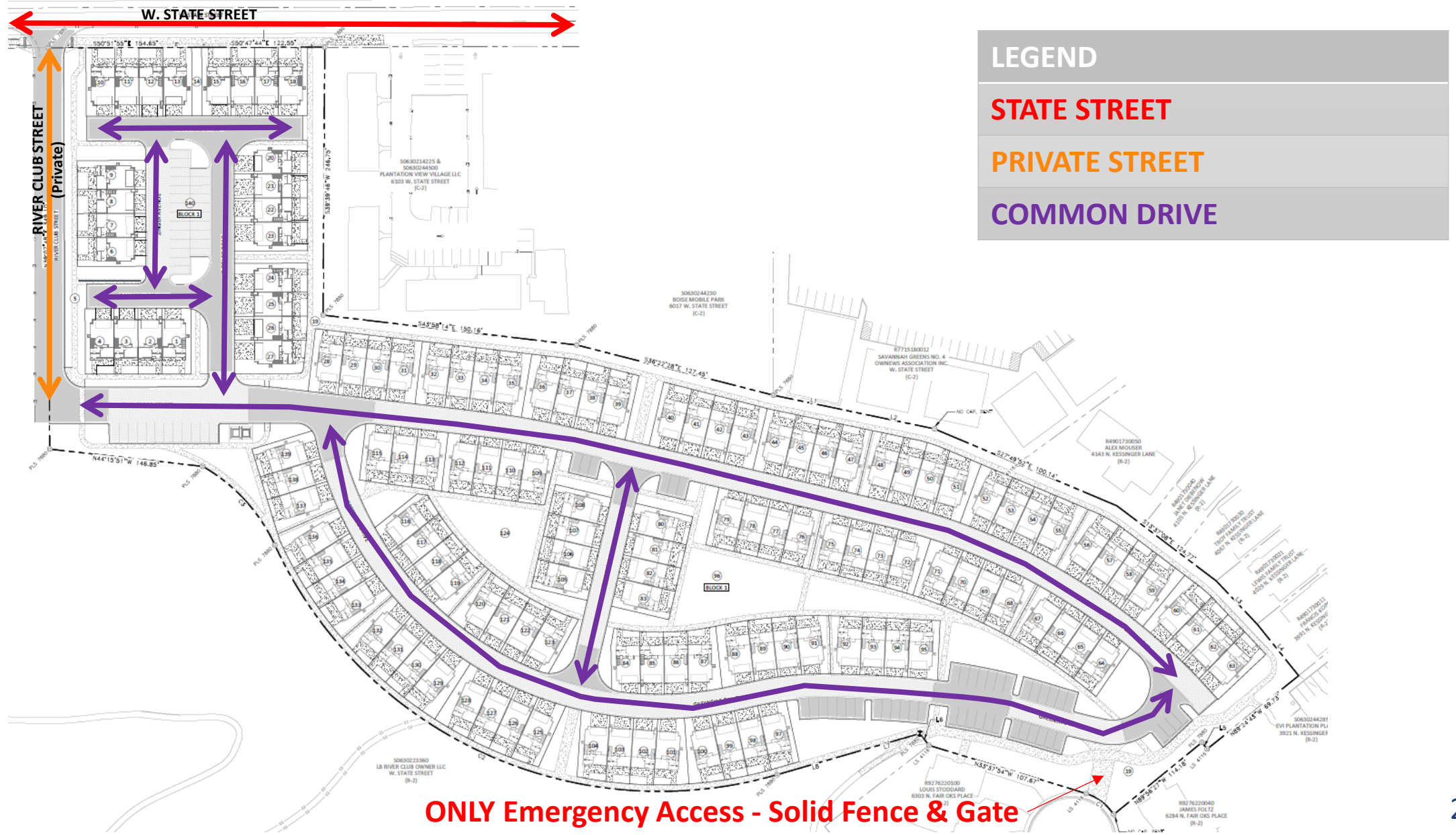


## Vehicular Access Designation

- River Club Drive (Private Street)
- Common Drive (shared access)

## SAP Defined: 8-8A-4A-2

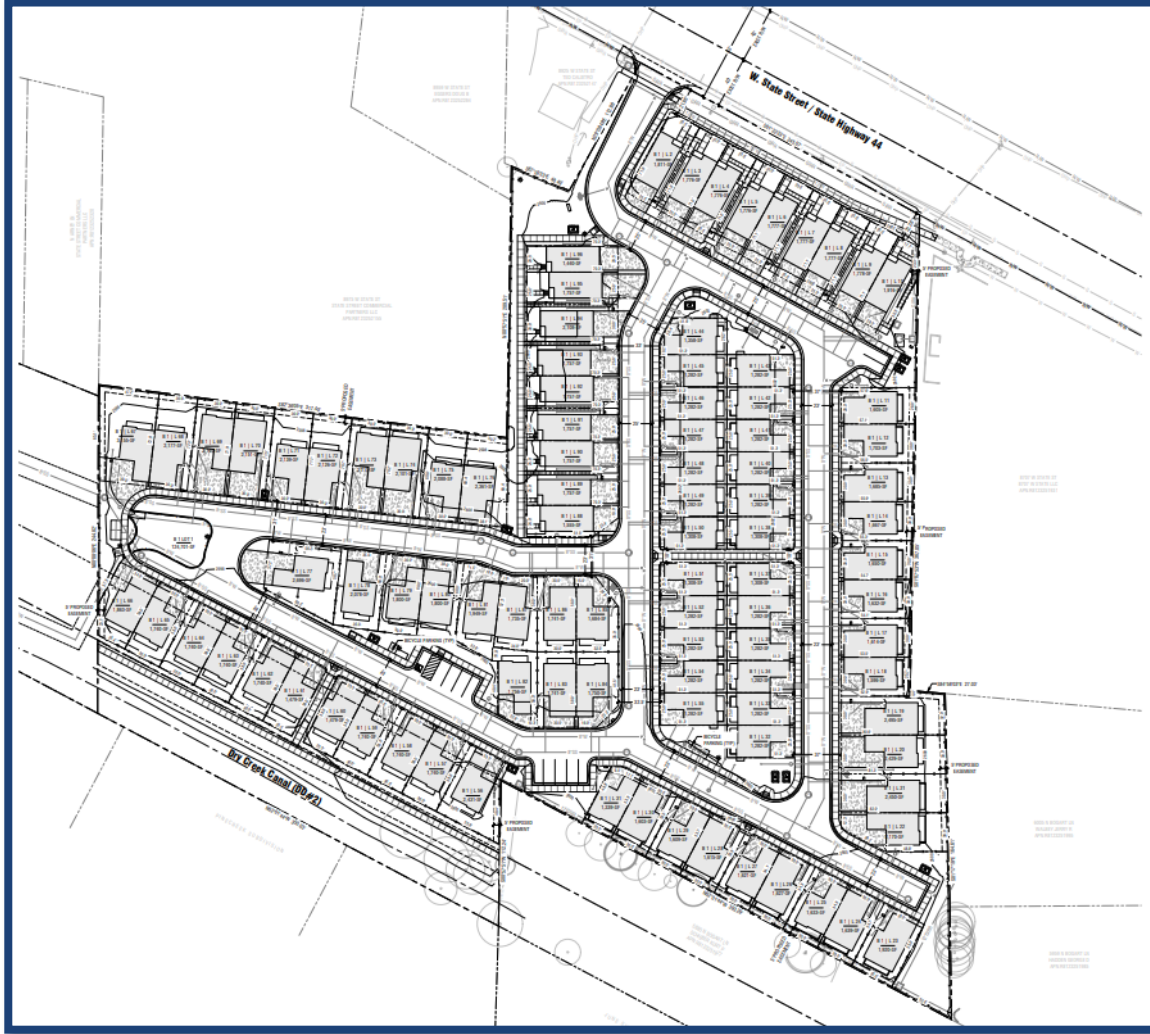
- *“DRIVEWAY, COMMON: A shared access that serves two (2) or more parcels or uses or dwelling units.”*
- *“ACCESS LANE: A travel surface that provides internal circulation within a site and may have the potential to provide access to adjacent parcels.”*



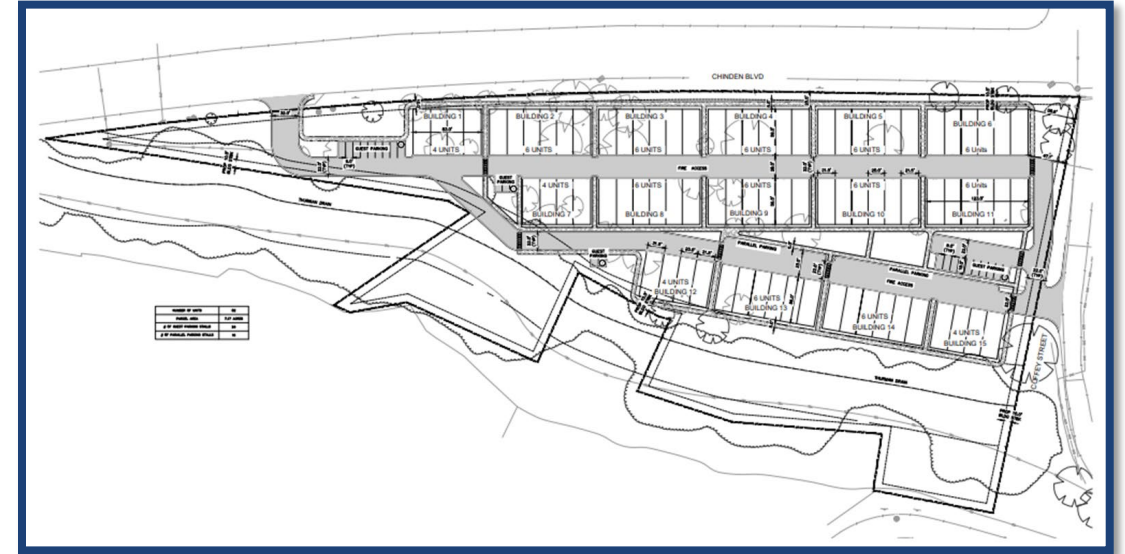








SUBFY2024-0001 – Shindig  
95 lots



SUBFY2022-0007 – Coffey  
82 Units



SUBFY2023-0001 – Mod Court  
22 Units

## TITLE 8, Chapter 4, Article D, Section 3: GARDEN CITY CODE 8-4D-3A: PARKING DESIGN AND IMPROVEMENT STANDARDS

### A. Design And Layout Of Motor Vehicle Parking Areas:

#### 7. Parking Area Access Requirements:

- a. Parking areas shall be designed in such a manner that any vehicle leaving or entering the parking area from, or onto, a public or private street shall be traveling in a forward motion. Except for an alley and parallel spaces, driveway configurations which require backing in, from, or out onto the street are not allowed;
- b. Parking areas shall be designed so that motor vehicles are able to turn around within the site boundaries;

## TITLE 8, Chapter 8, Article A, Section 3: RIVER CLUB SAP 8-8A-3D-3: PARKING DESIGN AND IMPROVEMENT STANDARDS

### A. Design And Layout Of Parking Areas:

#### 6. Parking Area Access Requirements:

- a. Parking areas shall be designed in such a manner that any vehicle leaving or entering the parking area from, or onto, a public or private street shall be traveling in a forward motion. Except for an alley and parallel spaces, driveway configurations which require backing in, from, or out onto the street are not allowed.
- b. Parking areas shall be designed so that all vehicles are able to turn around within the site boundaries.

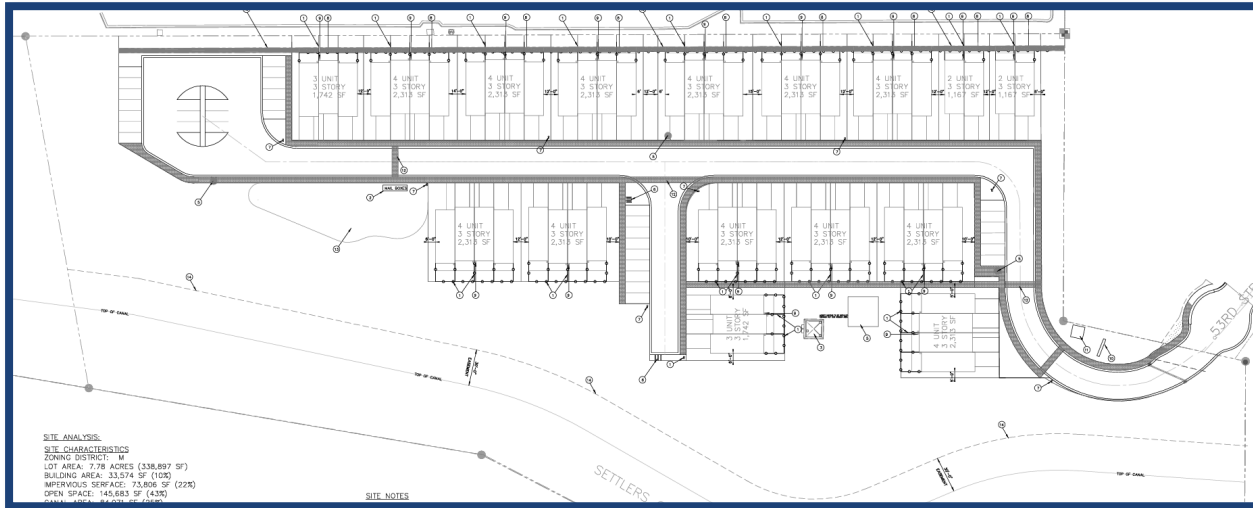
The Staff Report has Misapplied “**Parking Area**” to include Residential “**Garages**” for Single Family Detached, Attached and Townhouses. In Garden City the following standards **CANNOT** be met where:

- Vehicles stored in a **Garage** could leave or enter in a forward motion. (**GC 8-4D-3A.7.a** / **SAP 8-8A-3D-3A.6.a**)
- Vehicles in a **Garage** are able to turn around within the site boundaries. (**GC 8-4D-3A.7.b** / **SAP 8-8A-3D-3A.6.b**)

**Garden City Code Section 8-4D-3** and **Residences at River Club Code Section 8-8A-3D-3** are the **SAME** and clearly refer to **Parking (lot) Area** standards and requirements — not residential **Garages** contained within a lot or residential unit.

If interpreted, Garden City is unable to approve ANY single family detached, attached or townhome development unless vehicles can:

- Enter and leave in a forward motion; **AND**
- Turn around within the site boundaries.



**SUBFY2020-0001 – Mountain View**  
58 Lots



**SUBFY2022-0001 – River Path**  
23 Lots

## **TITLE 8, Chapter 4, Article D, Section 3: GARDEN CITY CODE** **8-4D-3A: PARKING DESIGN AND IMPROVEMENT STANDARDS**

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- Parking areas shall be designed so that motor vehicles are able to turn around within the site boundaries;

### **Examples of Townhome Developments with Garages:**

- Mountain View
- River Path

### **Vehicles are unable to:**

- Enter and leave in a forward motion
- Turn around within the site boundaries





## Internal Access

- Designate all internal access lanes as COMMON DRIVES

## Parking Area

- Remove all references to “PARKING AREA” because they DO NOT APPLY to Single Family & Townhome within the SAP or Garden City Code.

# Sidewalks & Pathways

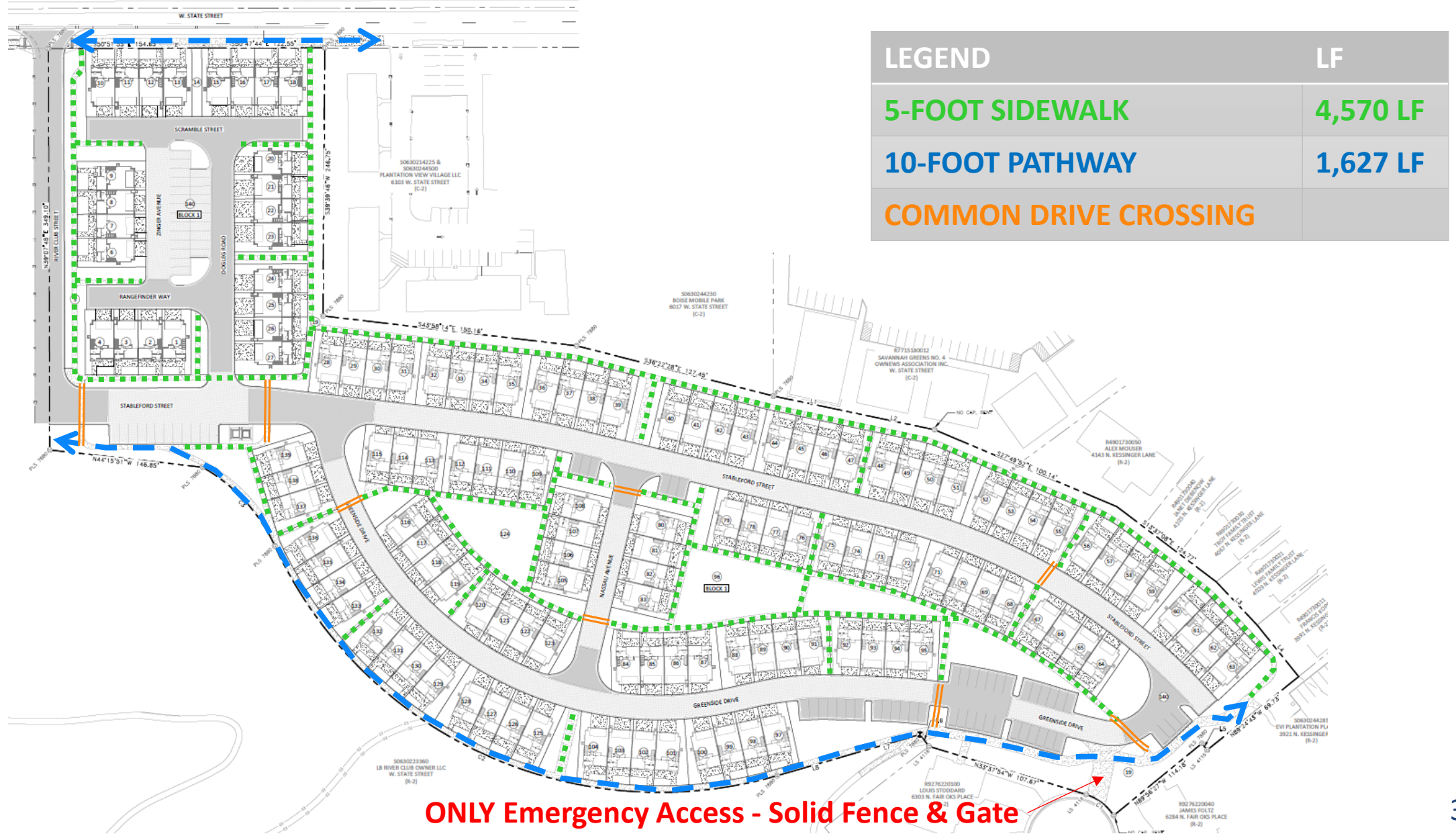




Primary Home Entrances are accessed from:

- Sidewalks (5-foot)
- Pathway (10-foot)

Garages are accessed from Common Drives (shared access lane).



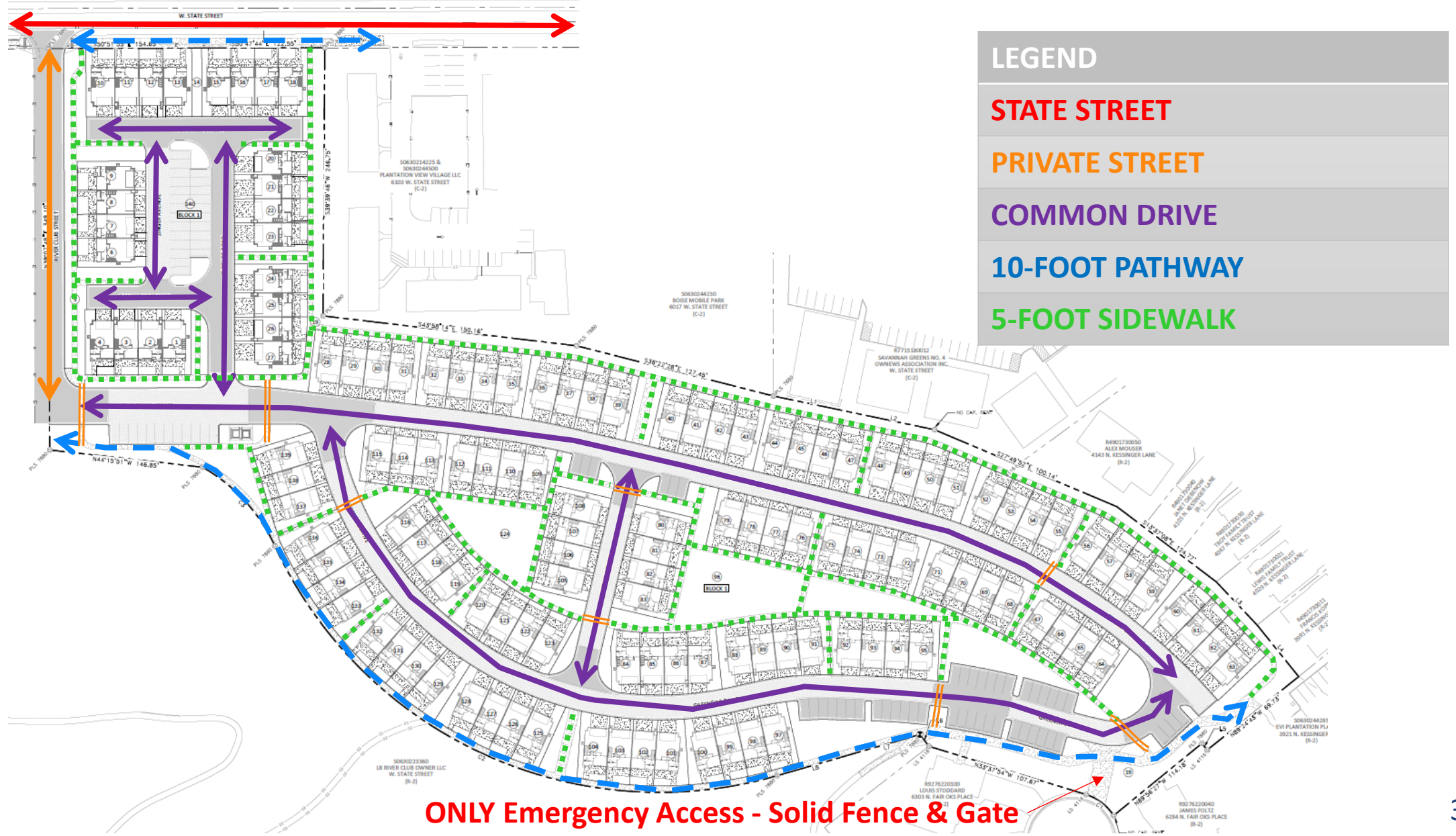




Stateside provides over 1.15 miles of new **sidewalks** and **pathways**.

## Sidewalk Standards

- Remove all references to “Does Not Meet Sidewalk Standards” can be removed





# Landscape



## Southern boundary buffer

- 12-foot Buffer

## Landscape Islands

- Irrigation Easement

## Gravity Irrigation

- Piped & Open

## Tree Mitigation

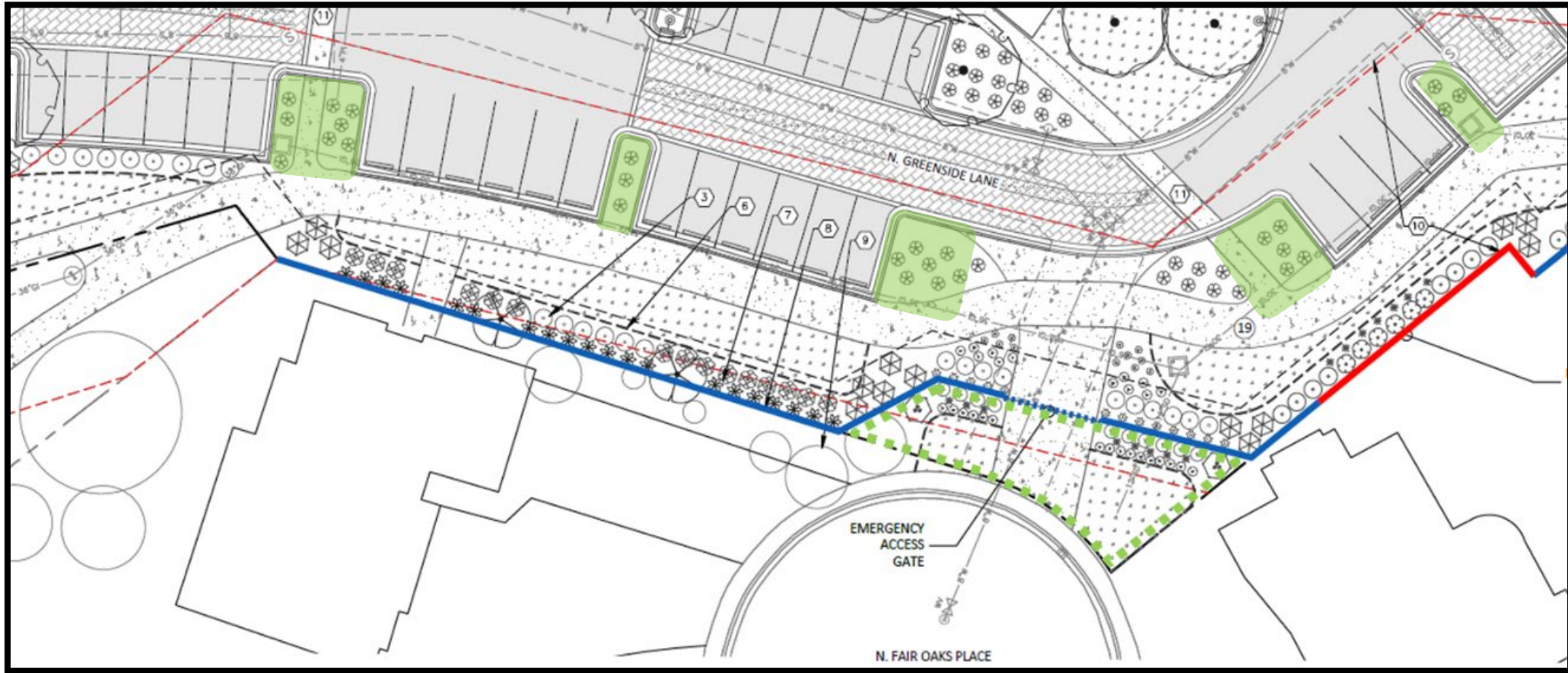
- Complies with Code





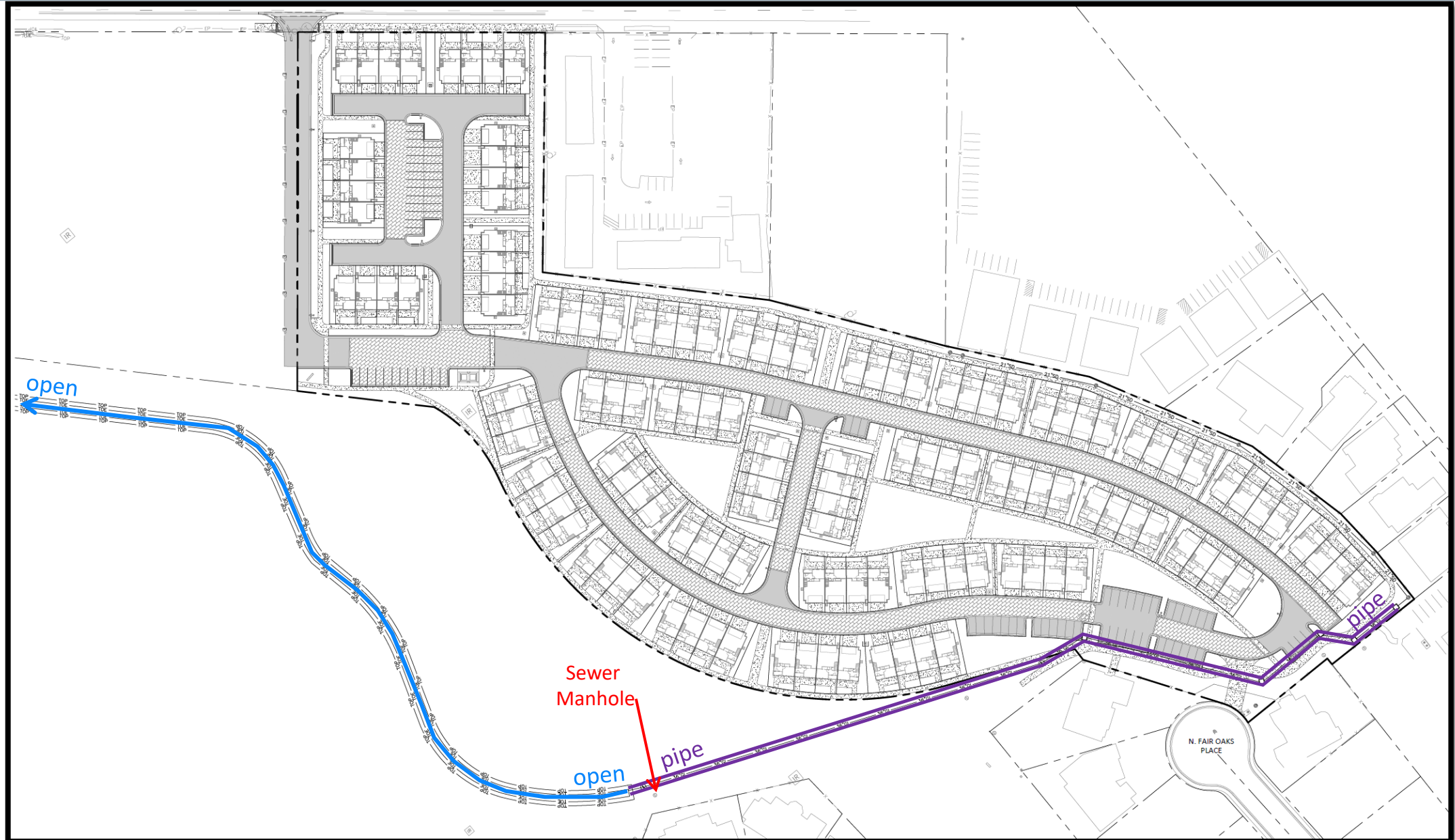
**REMOVE:** Requirement  
for continuous 6-foot-tall  
vegetative screen

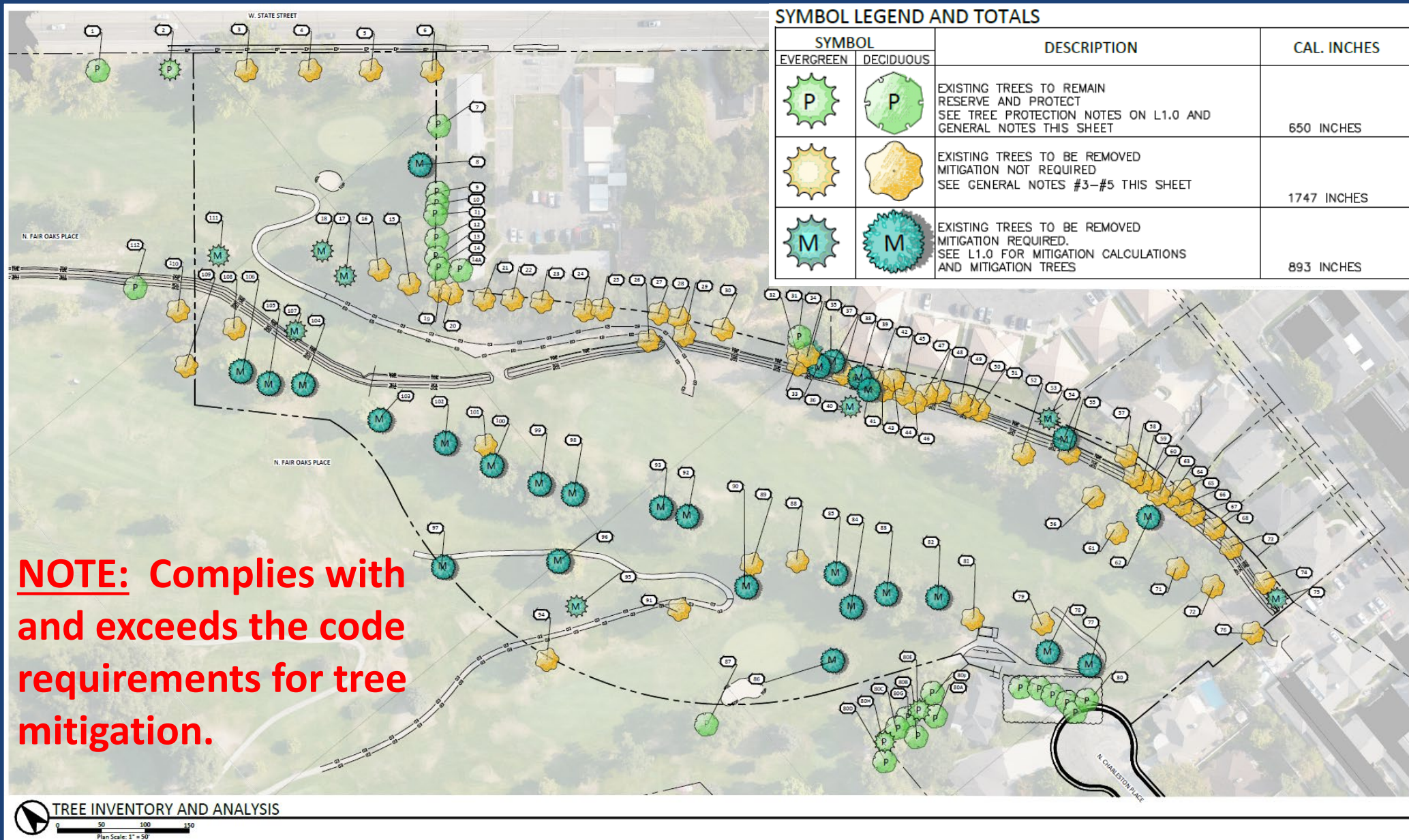




Trees cannot be planted within the landscape islands because of Irrigation Easement.  
However, the required trees will still be planted.









## LANDSCAPE CALCULATIONS

### STREET TREE CALCULATIONS

MIN. OF (1) CLASS II OR III TREE REQUIRED PER STRUCTURE AND (1) CLASS I TREE/50 LF REQUIRED. (1) CLASS II OR III TREE REQUIRED PER EVERY ADJACENT RIGHT OF WAY. SEE EX2.0 SPECIFIC USE TREE EXHIBIT.

STREET NAME	STRUCTURES/LF	CALCULATIONS	CLASS	REQ	PRVD
W. STATE STREET	2 STRUCTURES	2 STRUCTURES/1	II OR III	2	2
W. SCRAMBLE LANE (PRIVATE)	192 LF	192 LF/ 50	I	4	4
	ADJACENT TO R/W	5 R/W	II OR III	5	5
N. RIVER CLUB LANE (PRIVATE)	1 STRUCTURE	1 STRUCTURES/1	II OR III	1	1
W. ZINGER LANE (PRIVATE)	96 LF	96 LF/ 50	I	2	2
	ADJACENT TO R/W	4 R/W	II OR III	4	4
N. DOGLEG LANE (PRIVATE)	2 STRUCTURES	2 STRUCTURES/1	II OR III	2	2
	192 LF	192 LF/ 50	I	4	4
	ADJACENT TO R/W	4 R/W	II OR III	4	4
W. RANGFINDER LANE (PRIVATE)	1 STRUCTURE	1 STRUCTURES/1	II OR III	1	1
W. STABLEFORD LANE (PRIVATE)	96 LF	96 LF/ 50	I	2	2
	ADJACENT TO R/W	4 R/W	II OR III	4	4
W. STABLEFORD LANE (PRIVATE)	15 STRUCTURES	15 STRUCTURES/1	II OR III	15	15
	1416 LF	1416 LF/ 50	I	28	28
	ADJACENT TO R/W	17 R/W	II OR III	17	17
W. GREENSIDE LANE (PRIVATE)	11 STRUCTURES	11 STRUCTURES/1	II OR III	11	11
	1032 LF	1032 LF/ 50	I	21	21
	ADJACENT TO R/W	14 R/W	II OR III	14	14
N. NASSAU LANE (PRIVATE)	2 STRUCTURES	2 STRUCTURES/1	II OR III	2	2
	192 LF	192 LF/ 50	I	4	4
	ADJACENT TO R/W	2 R/W	II OR III	2	2
<b>TOTAL STREET TREES</b>				149	149

### PERIMETER BUFFER TREE CALCULATIONS

LOCATION	LF	CALCULATIONS	REQ	PRVD
NORTH	402 LF	402 LF/ 40	10	12
EAST	1343 LF	1343 LF/ 40	34	68
SOUTH	232 LF	232 LF/ 40	6	0*
WEST ADJACENT TO R-2	200 LF	200 LF/ 40	5	23
WEST ADJACENT TO GOLF	1030 LF	1030 LF/ 40	26	31
<b>TOTAL PERIMETER BUFFER TREES</b>			81	134

### PARKING TREE CALCULATIONS

ISLANDS	CALCULATIONS	REQ	PRVD
17	17 BEGINNING OR END ISLAND/1 TREE	16	11**

### OPEN SPACE TREE AND SHRUB CALCULATIONS

OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	CALCULATION	REQ	PRVD
107,182	81,371 EXCLUDES 10' BUFFERS	TREES: 81,371 / 1,000	81	101
	107,182	SHRUBS: 107,182 / 150	715	878

### TOTAL OPEN SPACE TREES

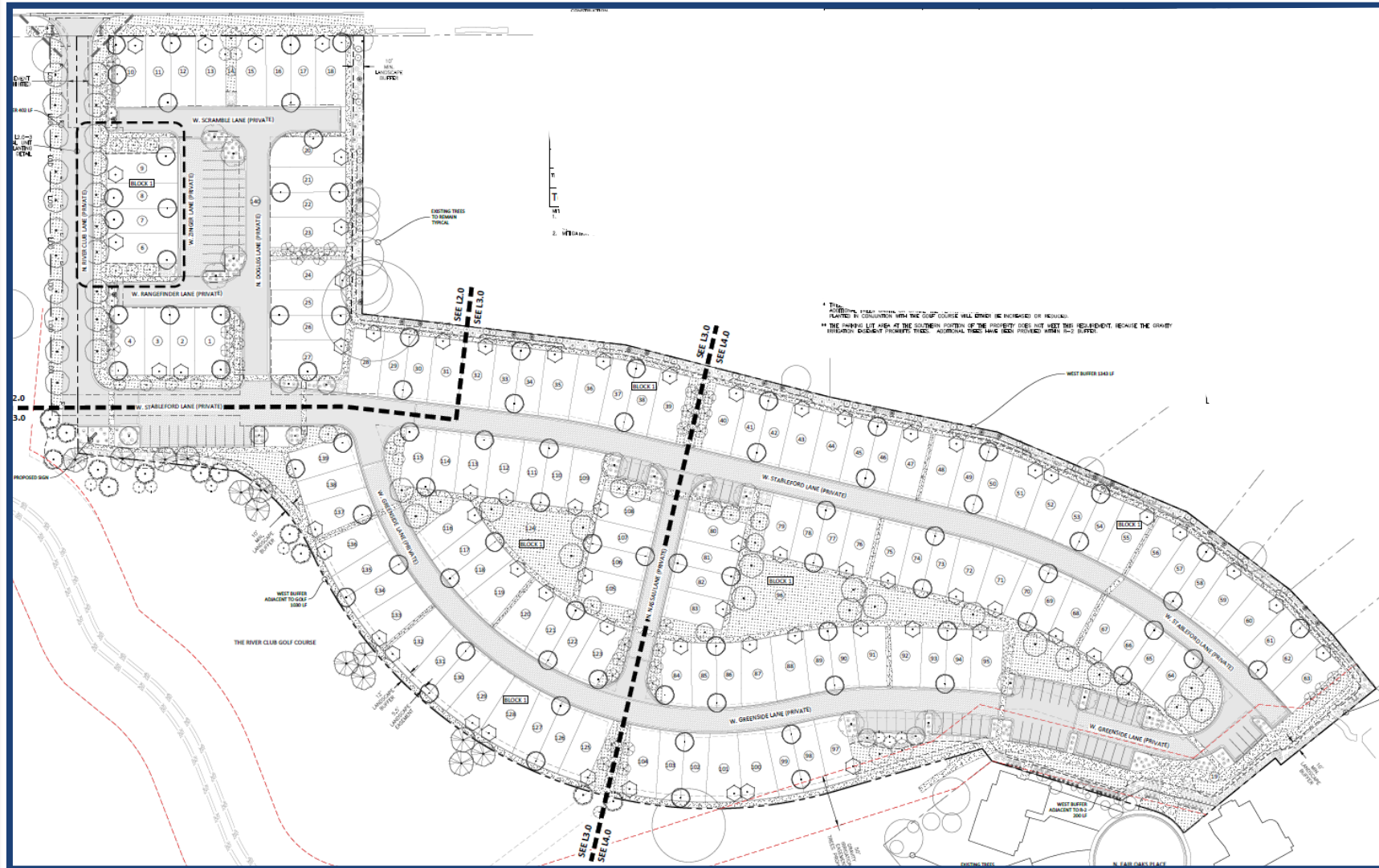
### TOTAL OPEN SPACE SHRUBS

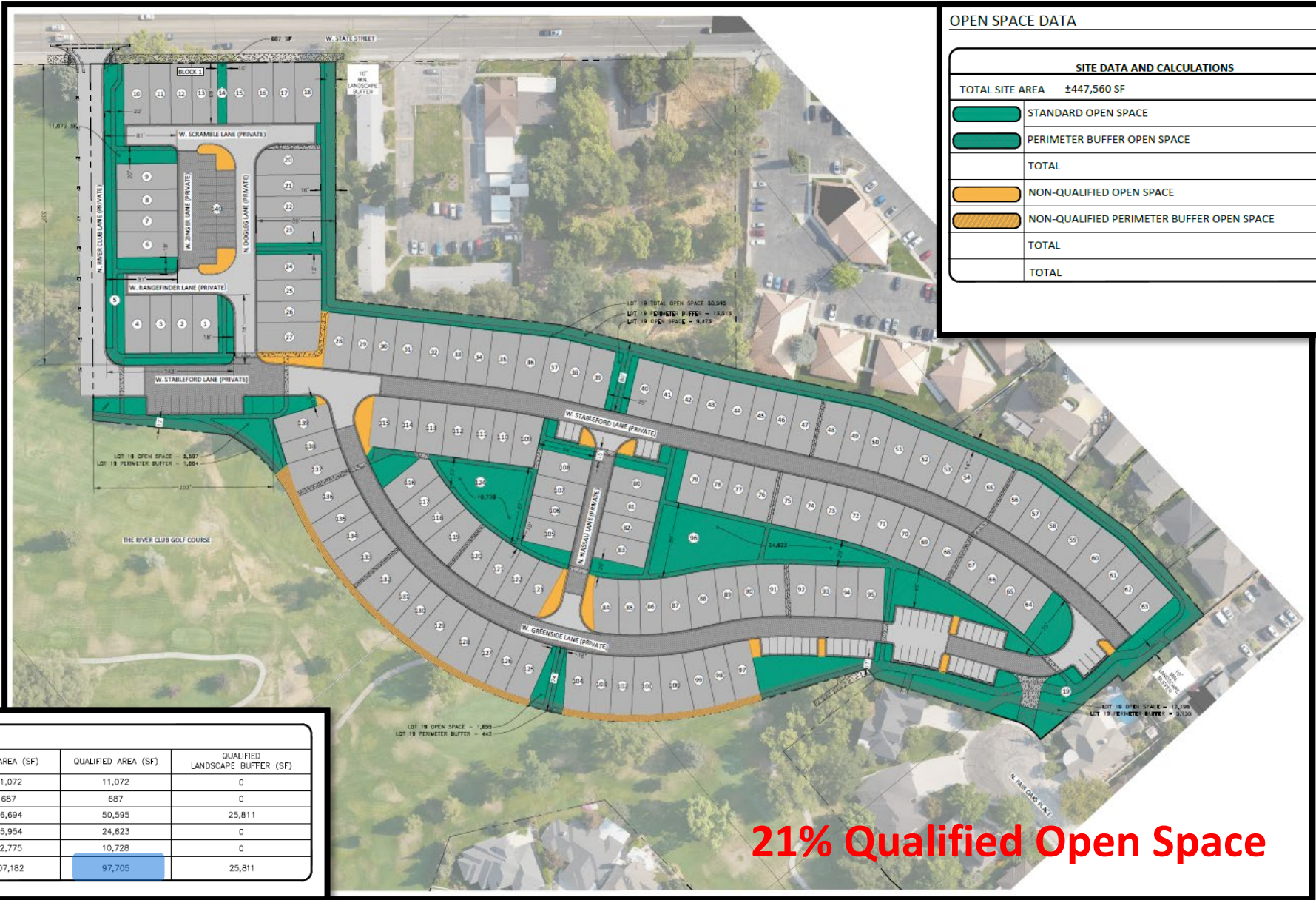
### TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)

	REQ	PRVD
	327	395*
TREE SPECIES MIX	REQ	PRVD
	5	13





### TOTAL LANDSCAPE AREA (SF)

	107,182
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OPEN SPACE DATA

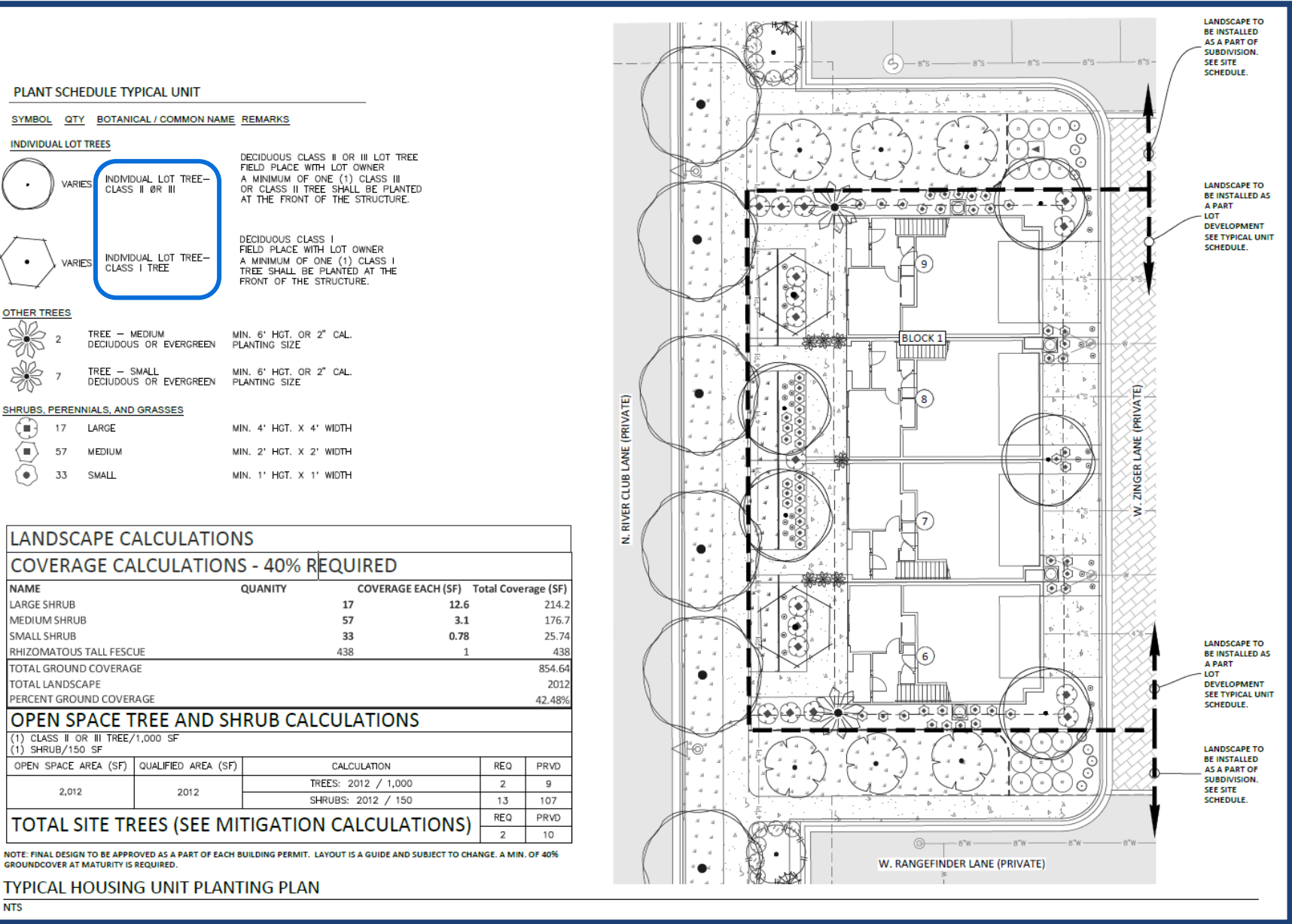
SITE DATA AND CALCULATIONS		ACRES	% OF SITE
TOTAL SITE AREA	±447,560 SF		
 STANDARD OPEN SPACE		76,131 SF	17.01%
 PERIMETER BUFFER OPEN SPACE		21,574 SF	04.82%
	TOTAL	97,705 SF	21.83%
 NON-QUALIFIED OPEN SPACE		5,240 SF	01.17%
 NON-QUALIFIED PERIMETER BUFFER OPEN SPACE		4,237 SF	00.94%
	TOTAL	9,477 SF	02.11%
	TOTAL	107,182 SF	
		REQ.	PRVD.
		10%	23.94%

OPEN SPACE CALCULATIONS

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED LANDSCAPE BUFFER (SF)
1	5	11,072	11,072	0
1	14	687	687	0
1	19	56,694	50,595	25,811
1	96	25,954	24,623	0
1	124	12,775	10,728	0
TOTAL		107,182	97,705	25,811

21% Qualified Open Space





# Conclusion



Stateside Subdivision complies with the Residences at River Club Specific Area Plan (SAP) (8-8A). We've addressed the following:

- Access
- Sidewalks
- Landscape

We concur with the staff site-specific Conditions of Approval and Findings of Facts with the requested clarifications & modifications.

We request that the Commission  
**recommend approval**  
to the City Council  
with the requested modifications of:

**Stateside Subdivision**  
*SUBFY 2025-0002*  
Combined Preliminary and Final Plat