

Stateside Subdivision

SUBFY 2025-0002

Preliminary / Final Plat

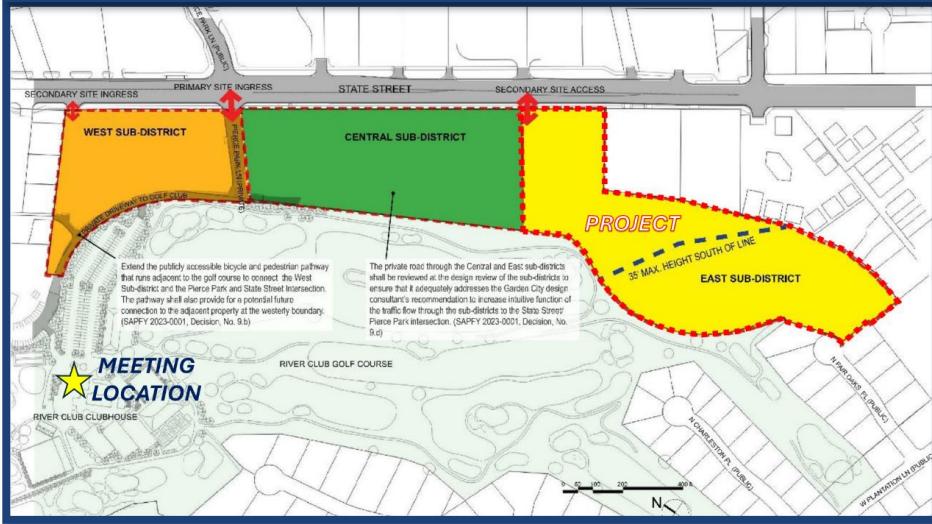
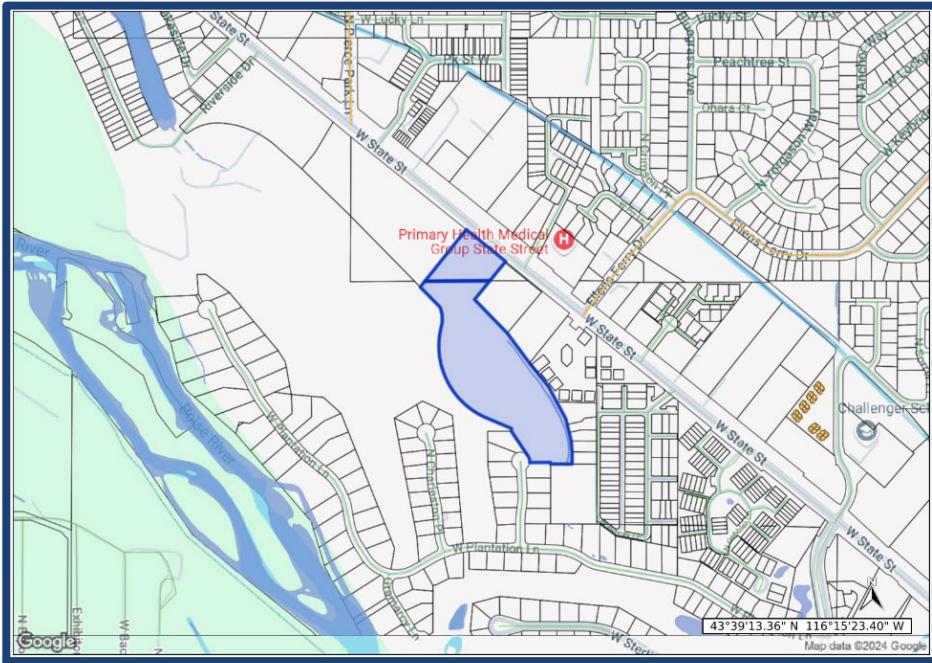
Planning & Zoning

July 8, 2025

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



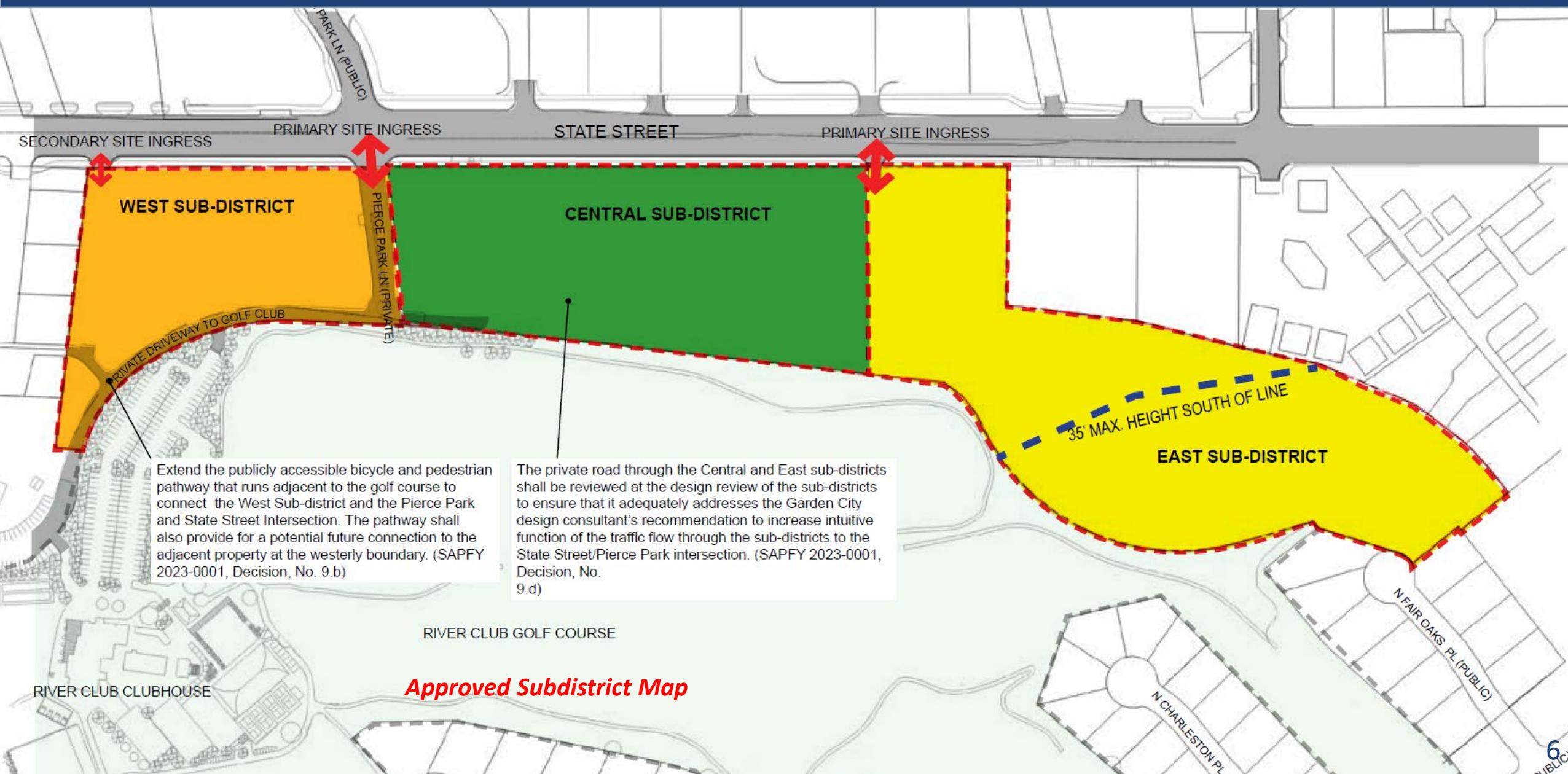
Prior Actions

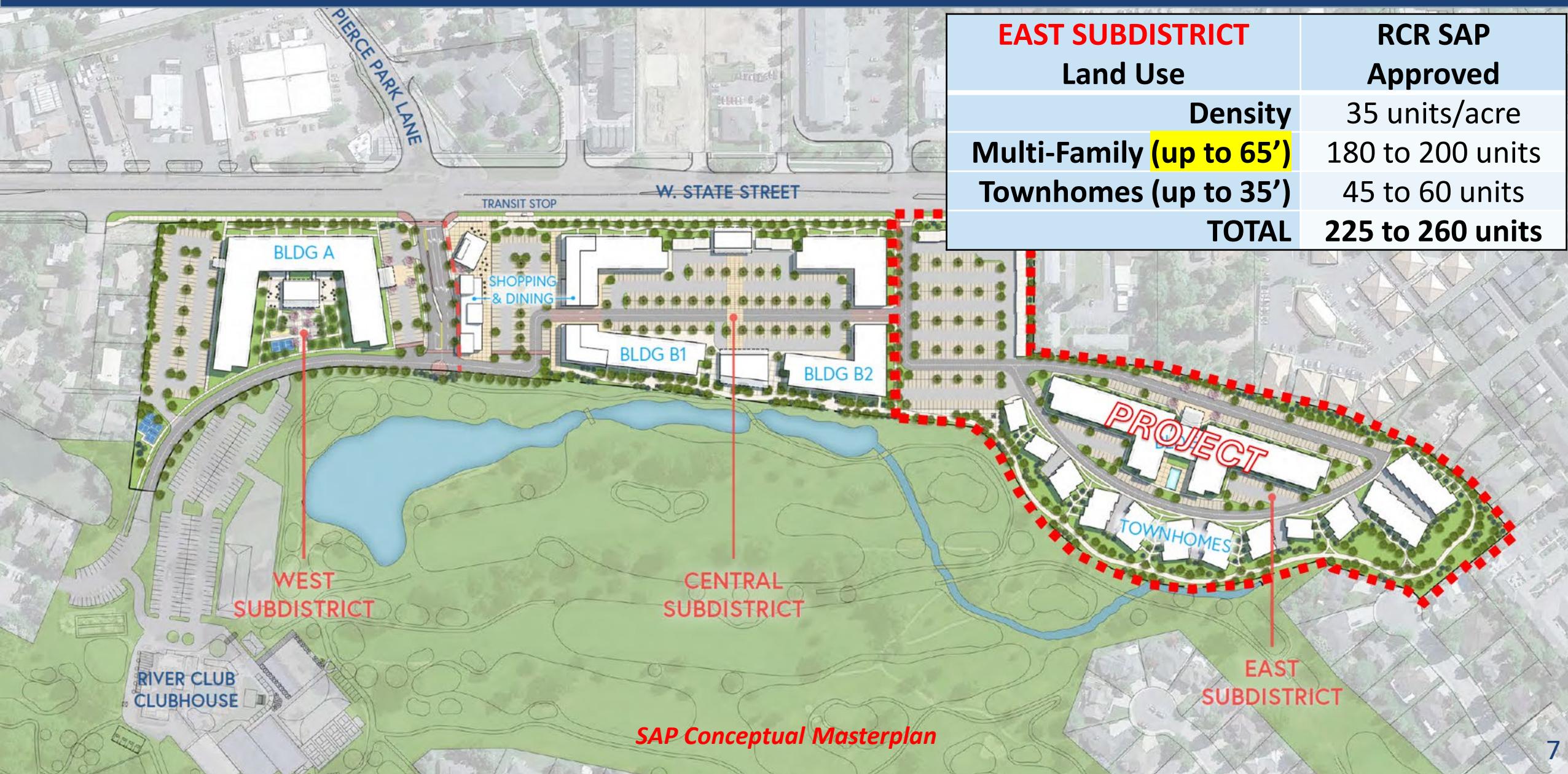


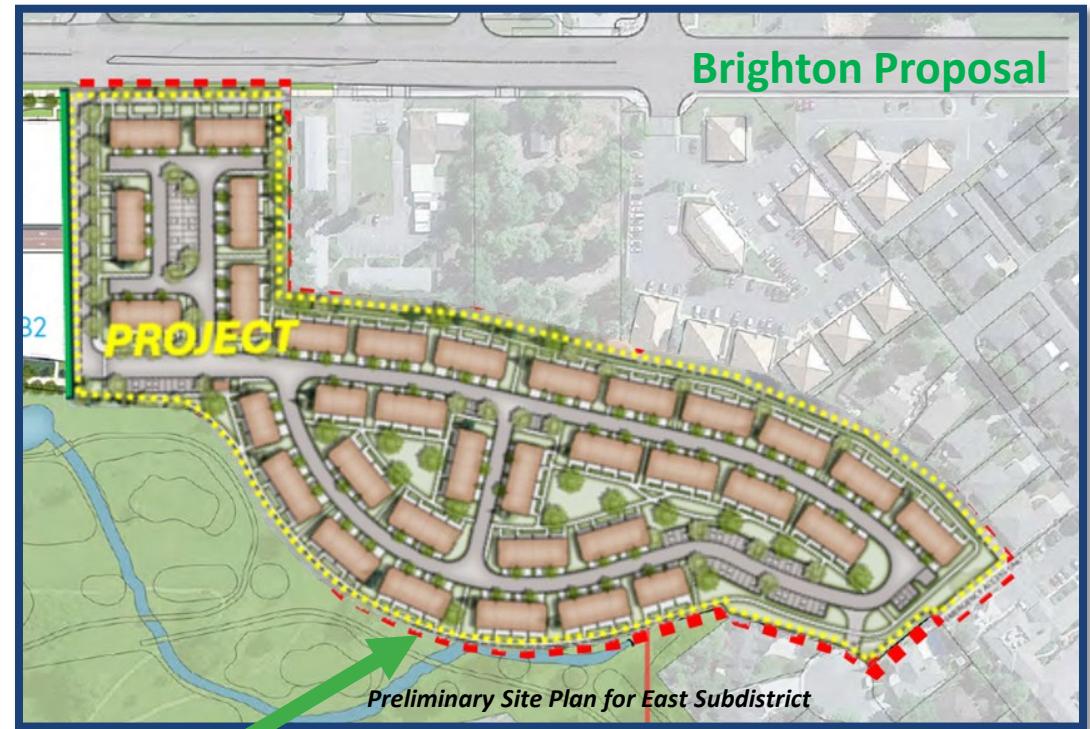
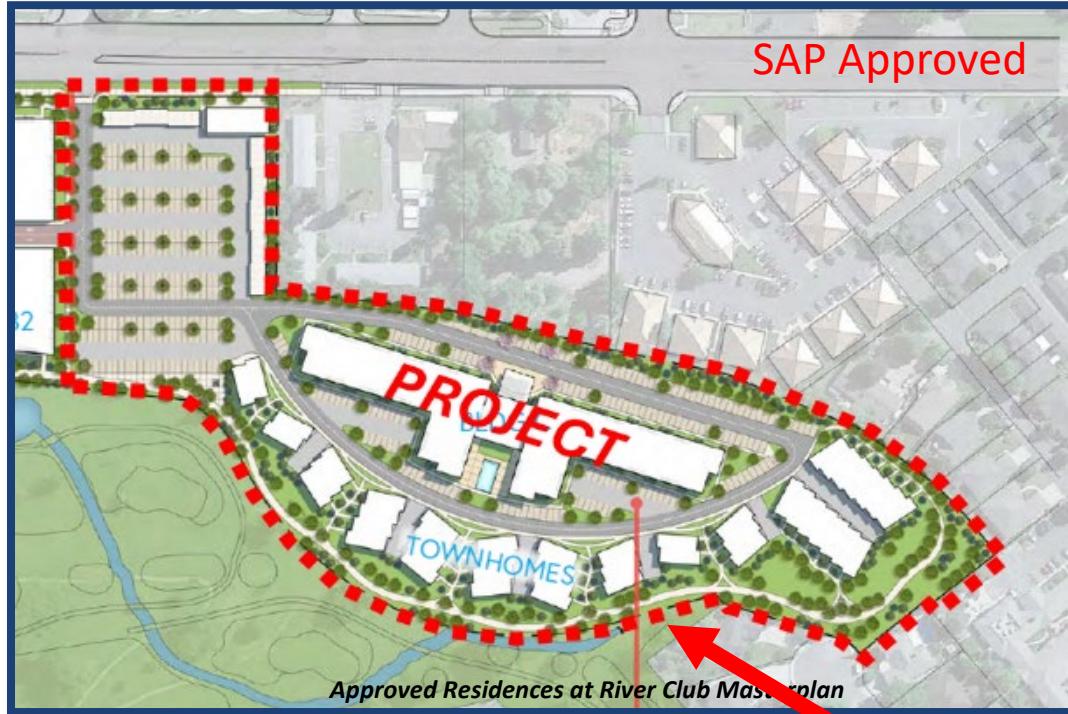
The Residences at the River Club received the following approvals from Garden City:

- **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**

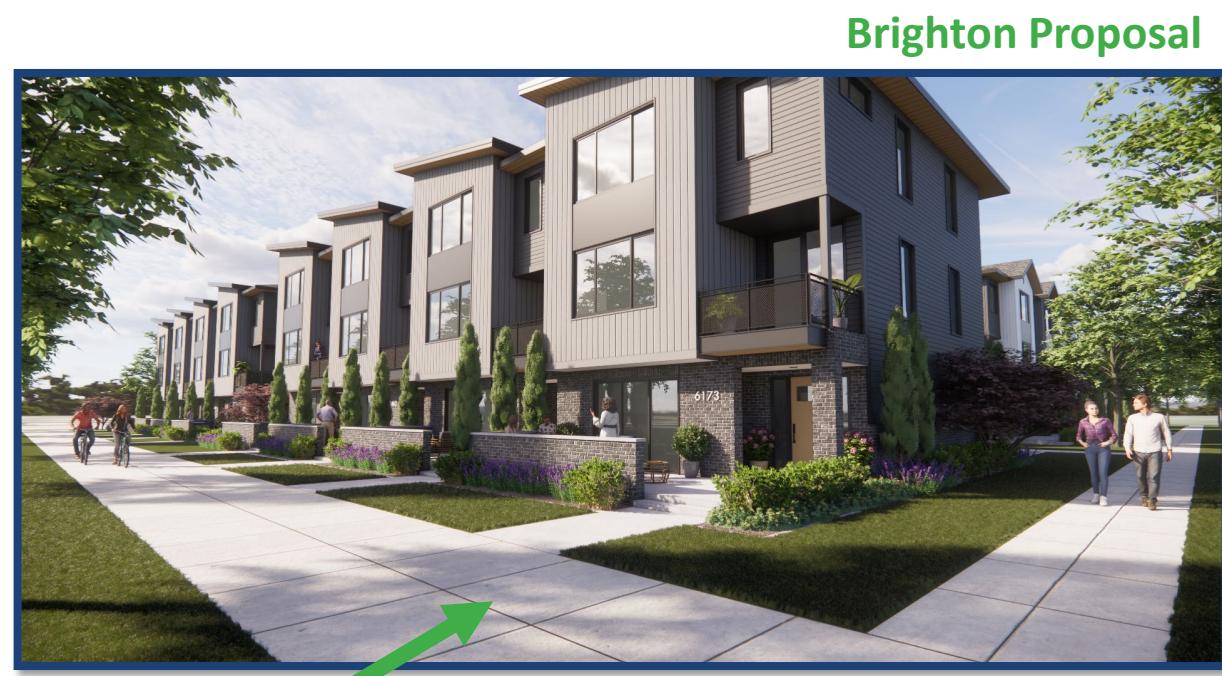
East Sub-District





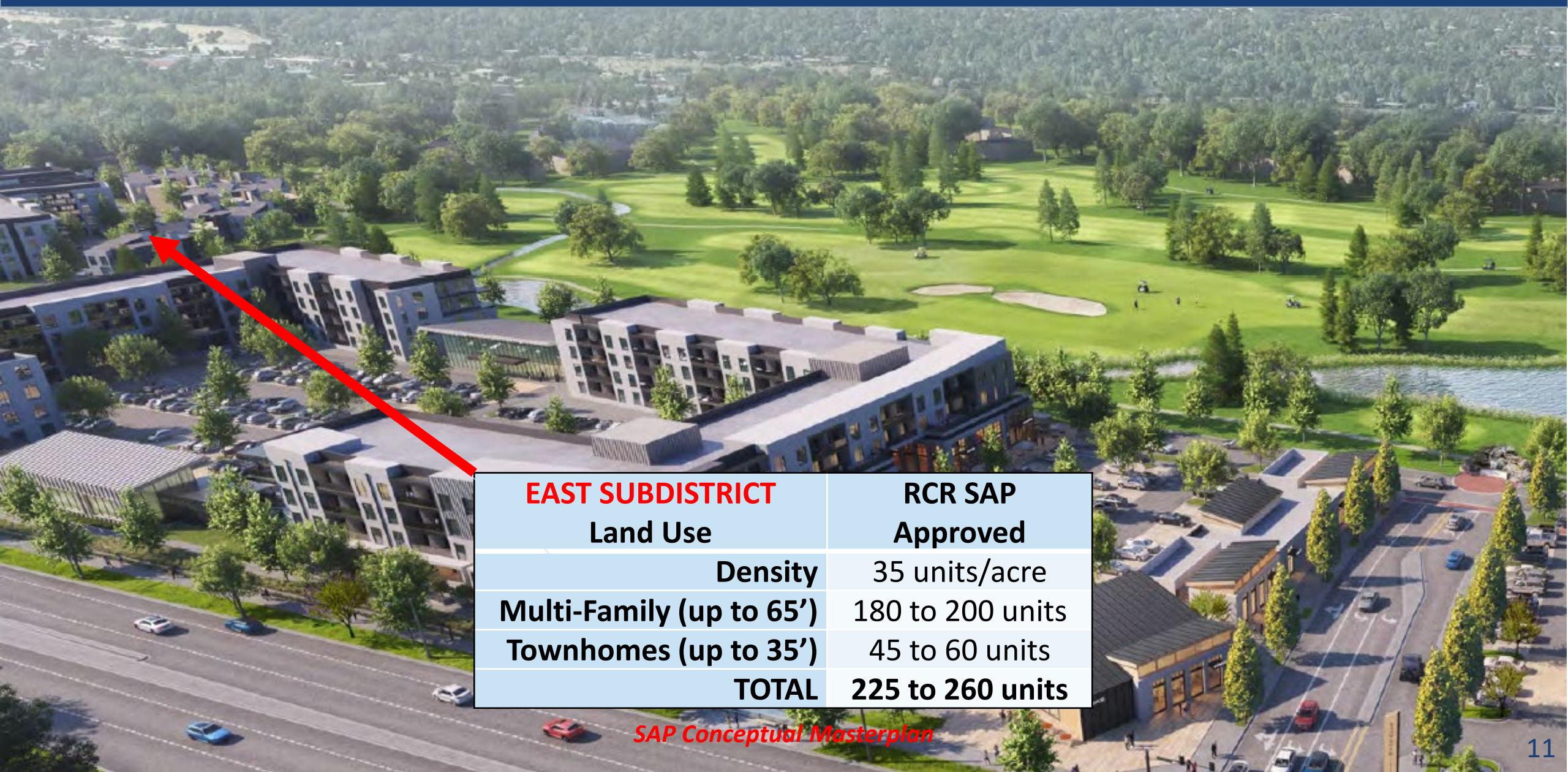


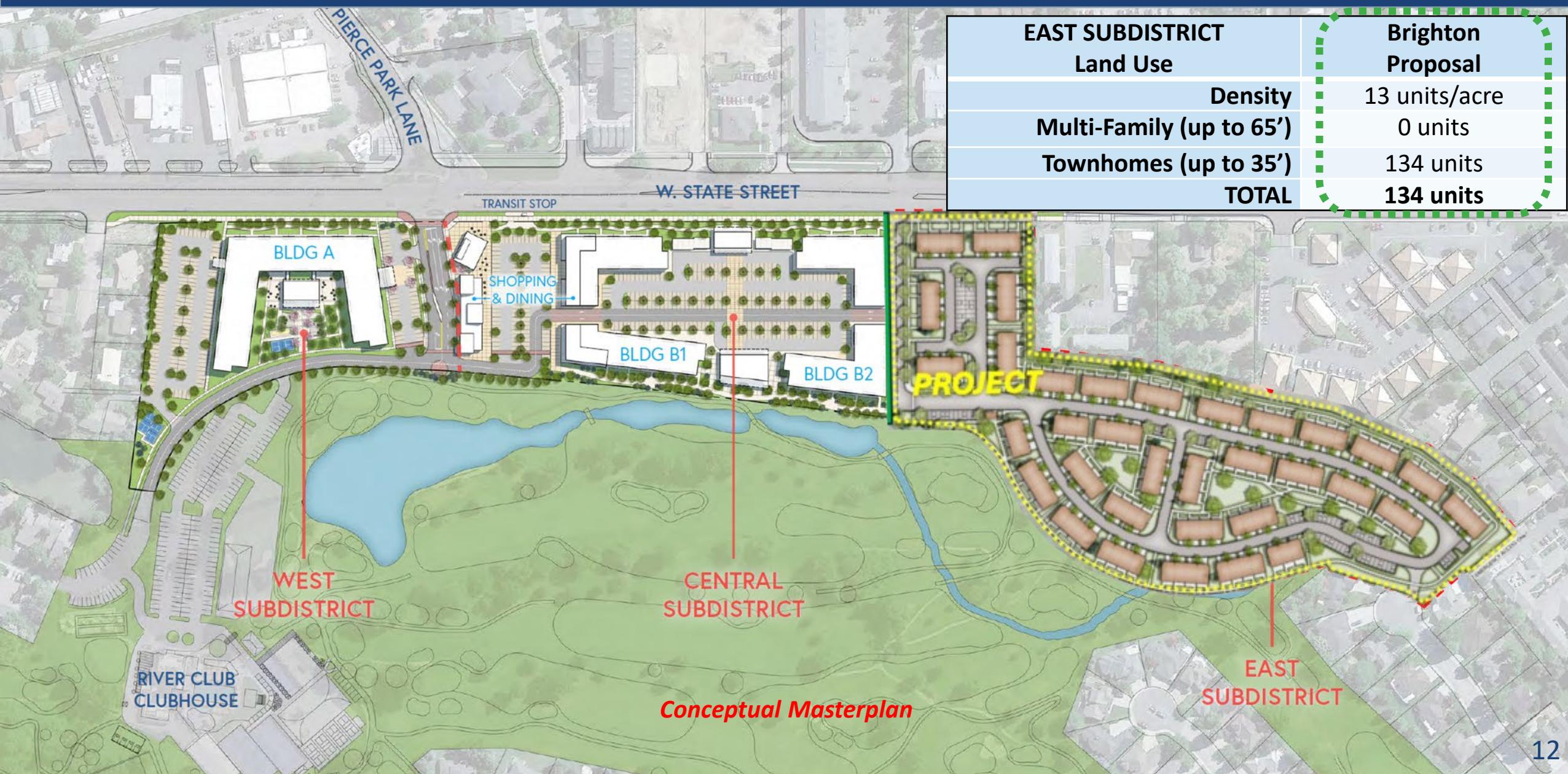
EAST SUBDISTRICT Land Use	RCR SAP Approved	Brighton Proposal	Difference
Density	35 units/acre	13 units/acre	-63%
Multi-Family (up to 65')	180 to 200 units	0 units	-200 units
Townhomes (up to 35')	45 to 60 units	134 units	+74 units
TOTAL	225 to 260 units	134 units	-126 units

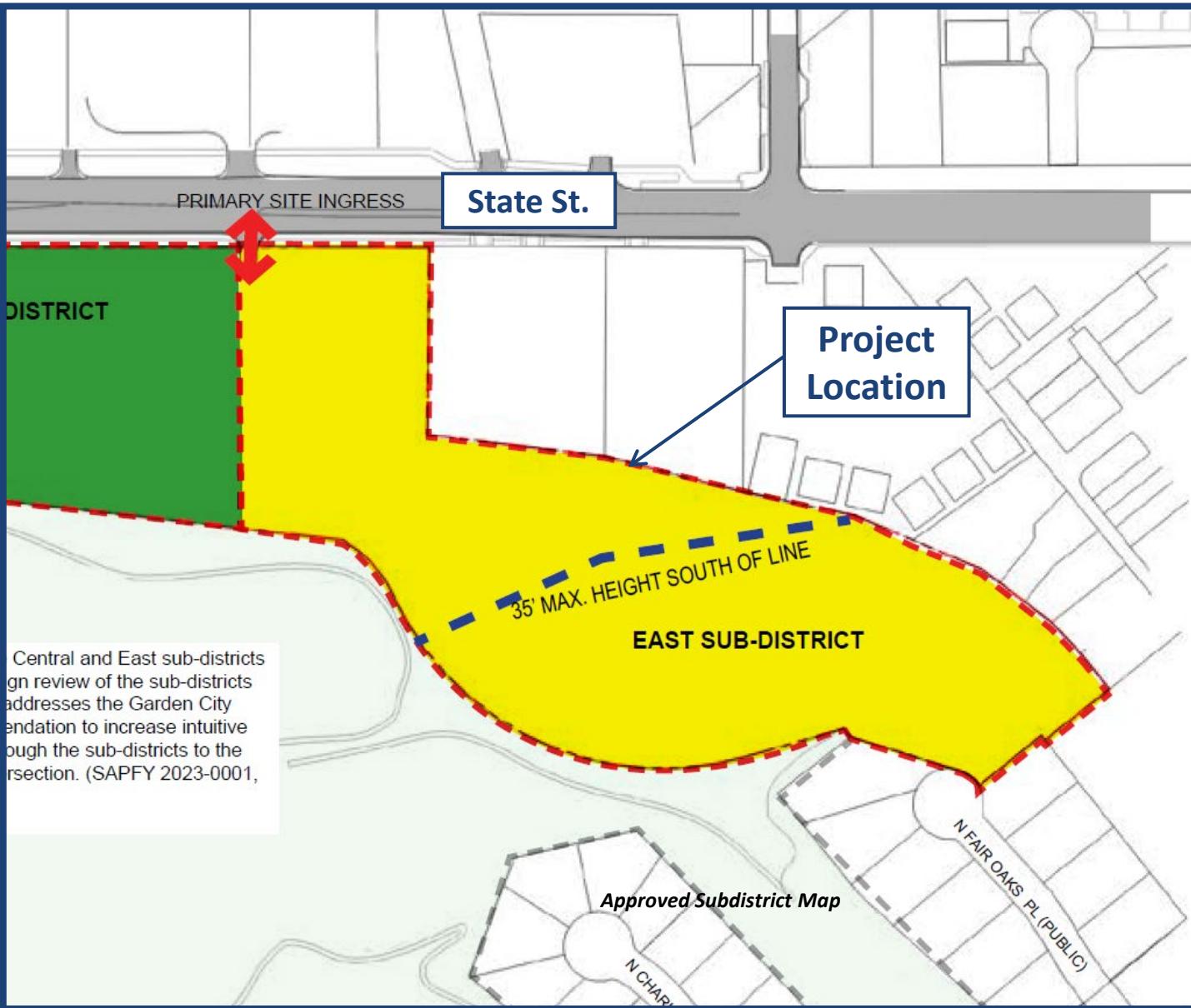


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TOTAL	225 to 260 units	134 units	-126 units









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

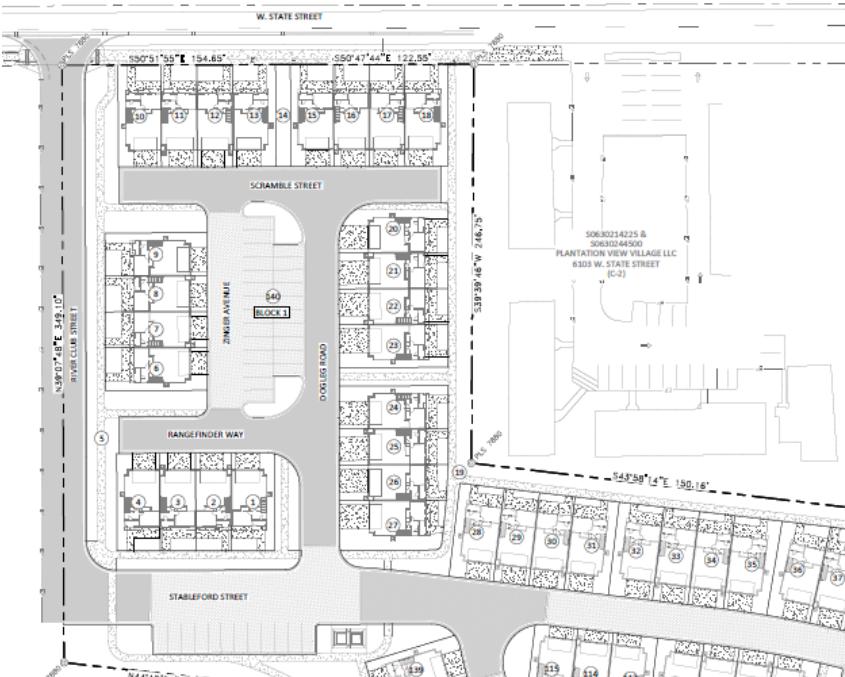


Applications

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

134 LOTS

5 LOTS

1 LOT

140 LOTS

MINIMUM LOT SIZE:

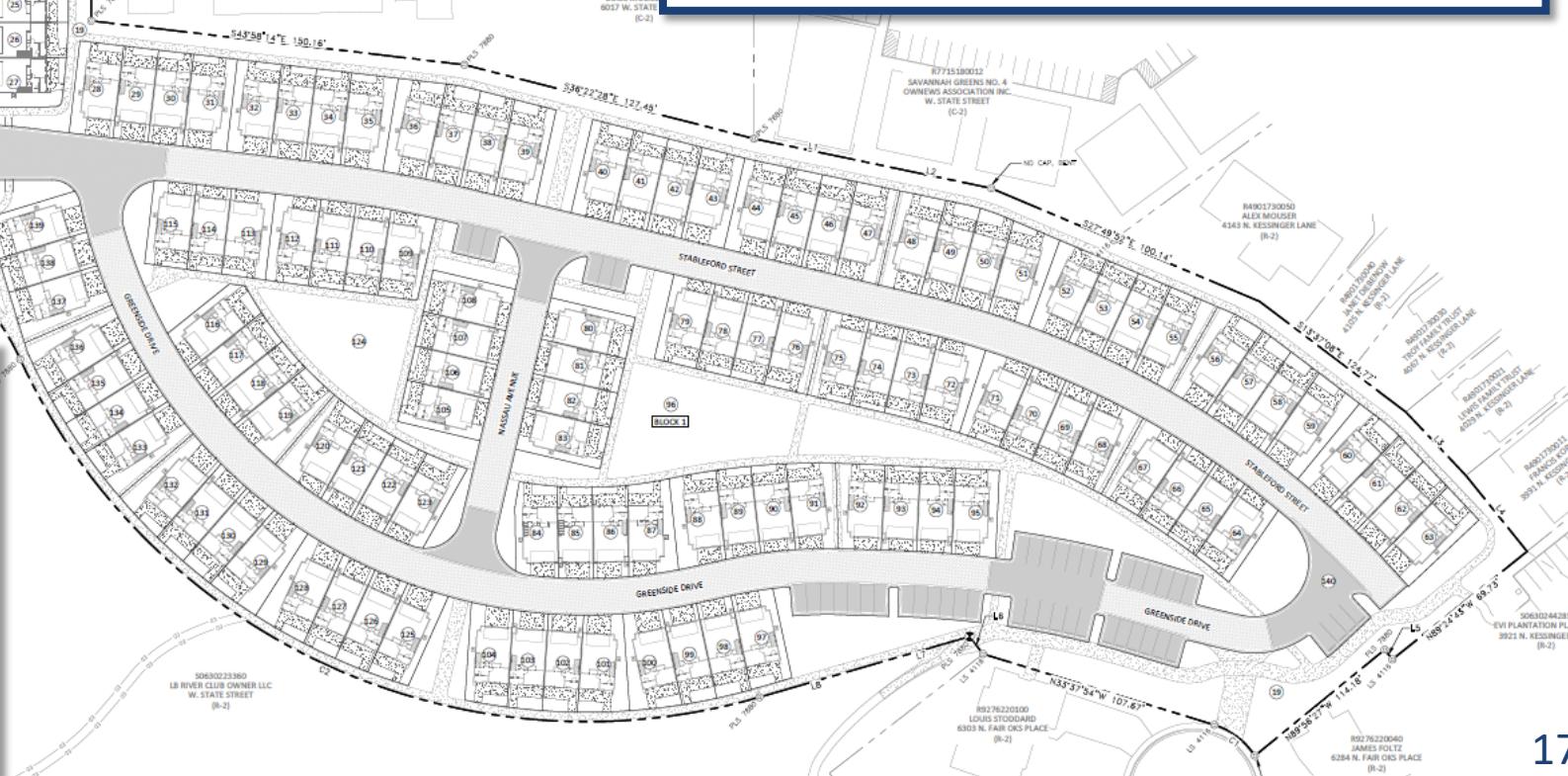
±1,380 SF

MAXIMUM LOT SIZE:

±2,341 SF

AVERAGE LOT SIZE:

±1,737 SF



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 DWELLING, SF DETACHED	1	0.5	0.5
DWELLING, TOWNHOUSE	2	2	N/A
	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)

◆ BRIGHTON

Combo Pre / Final Plat

SAP DIMENSIONAL STANDARDS

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

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TOTAL NUMBER OF UNITS: 134 UNITS

DENSITY: ±13.0 UNITS PER GROSS ACRE

DEVELOPABLE LOTS:	±5.35 ACRES	134 LOTS
COMMON LOTS:	±2.46 ACRES	5 LOTS
COMMON DRIVE LOTS:	±2.47 ACRES	1 LOT
PROJECT TOTAL:	±10.28 ACRES	140 LOTS

MINIMUM LOT SIZE: ±1,380 SF

MAXIMUM LOT SIZE: ±2,341 SF

AVERAGE LOT SIZE: ±1,737 SF

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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

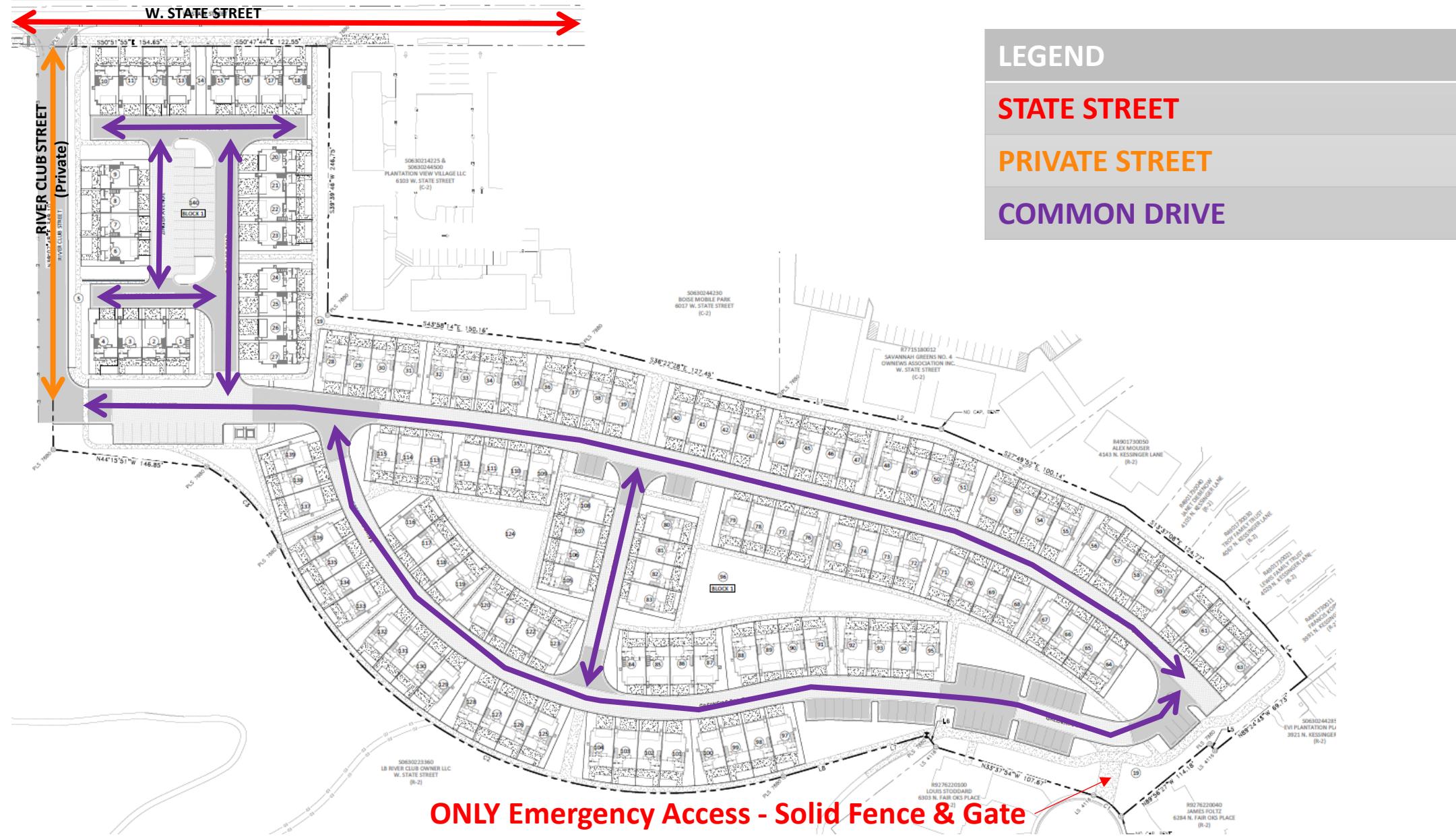


Vehicular Access Designation

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

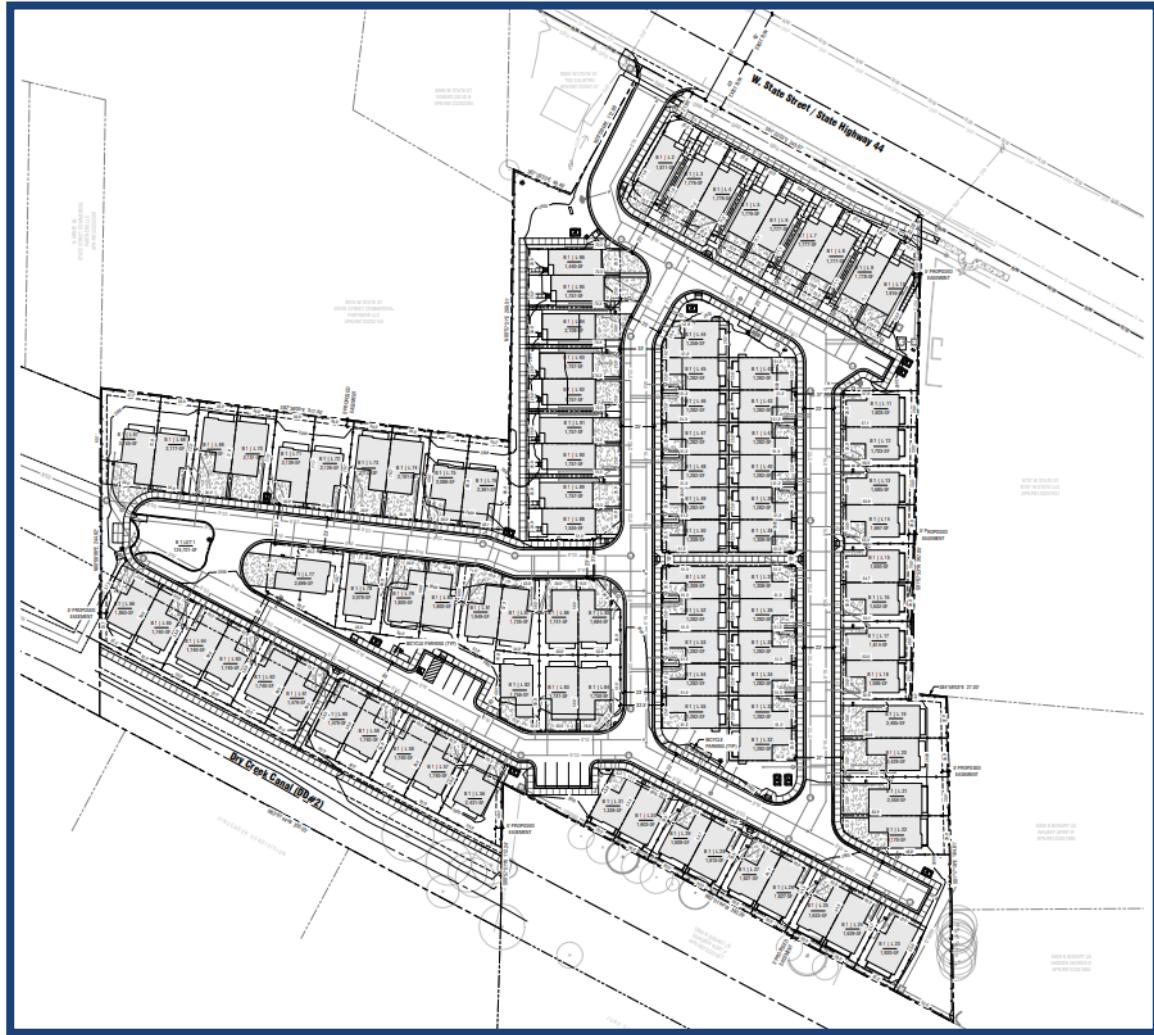
SAP Defined: 8-8A-4A-2

- *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.”

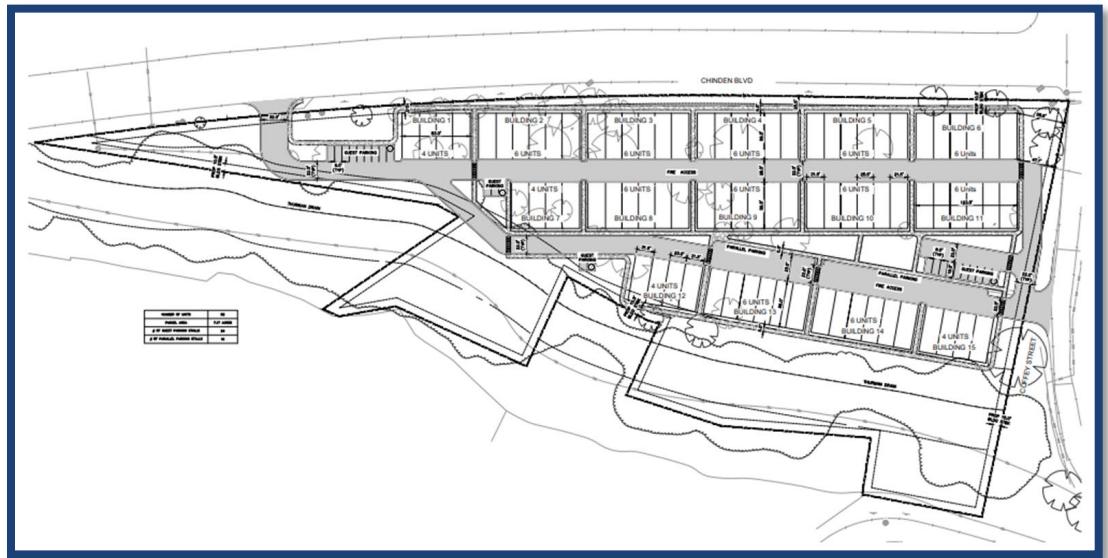


ONLY Emergency Access - Solid Fence & Gate





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.

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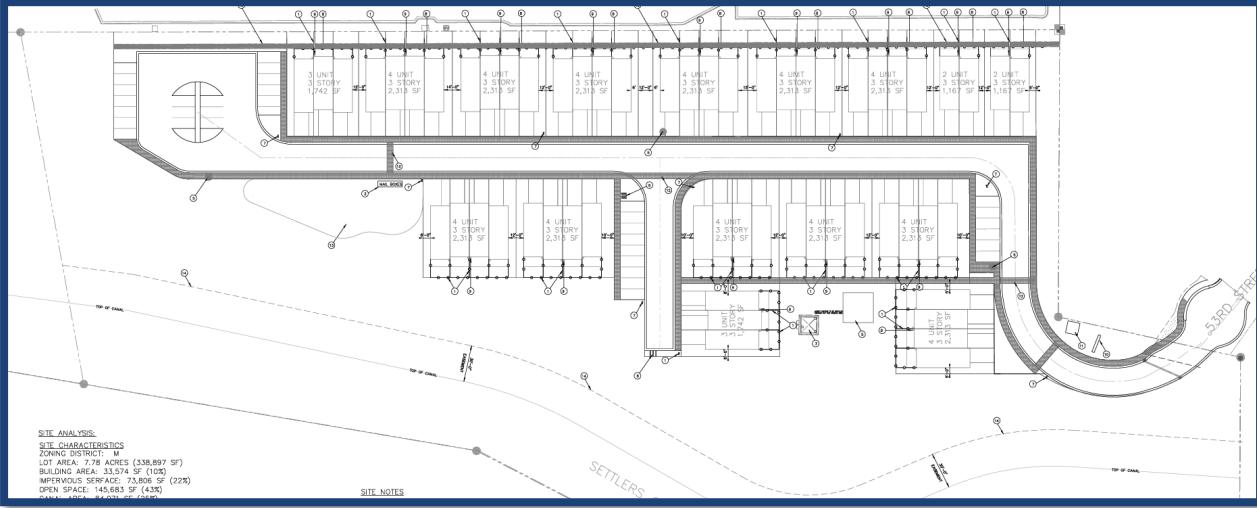
The Staff Report has Misapplied “Parking Area” to include Residential “Garages” for Single Family Detached, Attached and Townhouses. In Garden City the following standards **CANNOT** be met where:

- 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

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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).



LEGEND	LF
5-FOOT SIDEWALK	4,570 LF
10-FOOT PATHWAY	1,627 LF
COMMON DRIVE CROSSING	

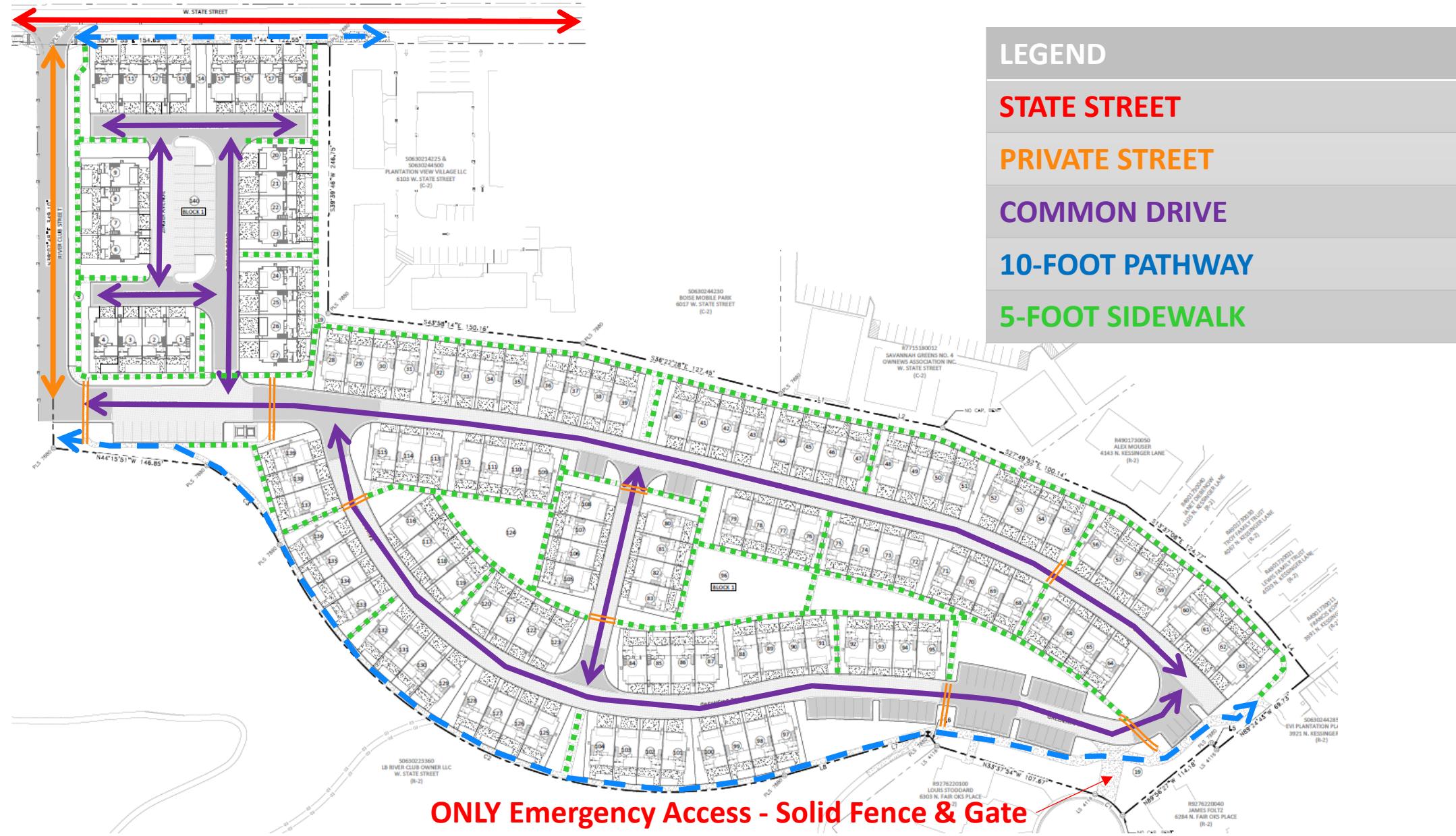
ONLY Emergency Access - Solid Fence & Gate



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

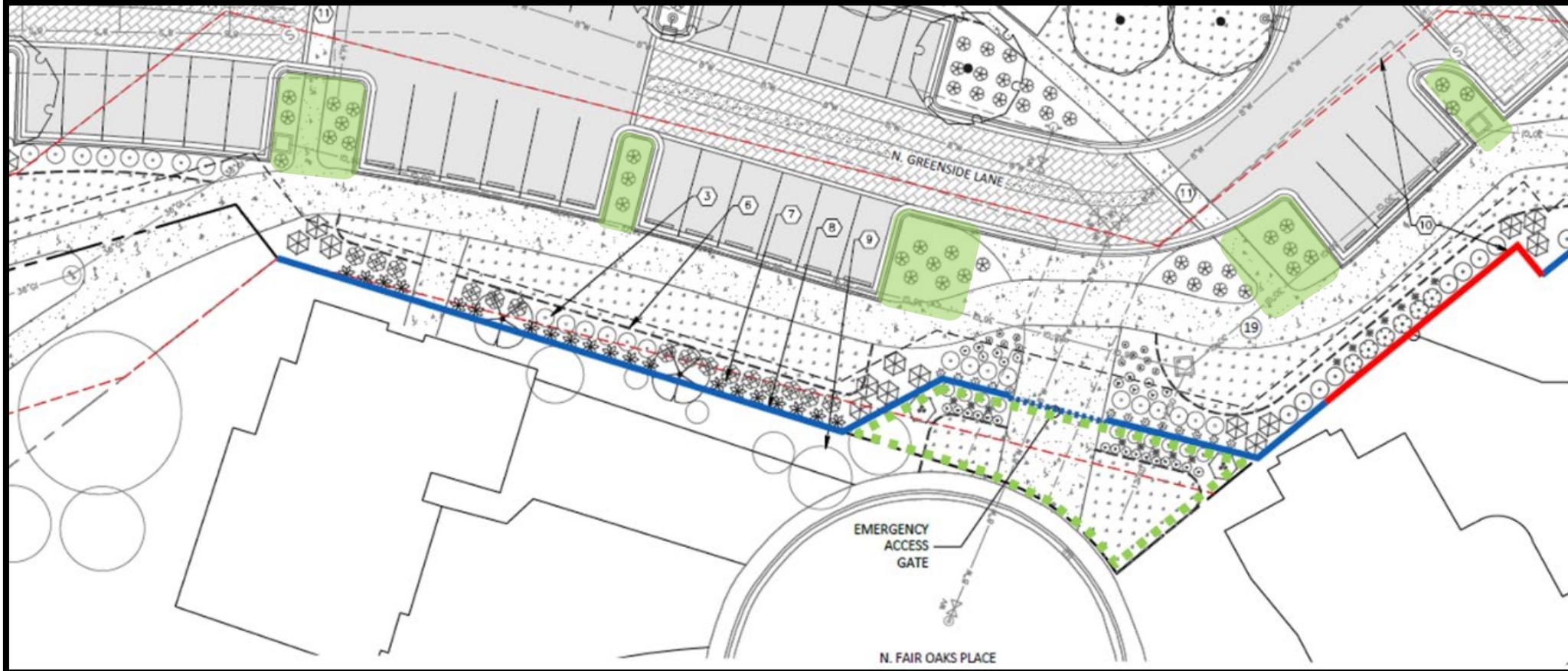
- Piped & Open

Tree Mitigation

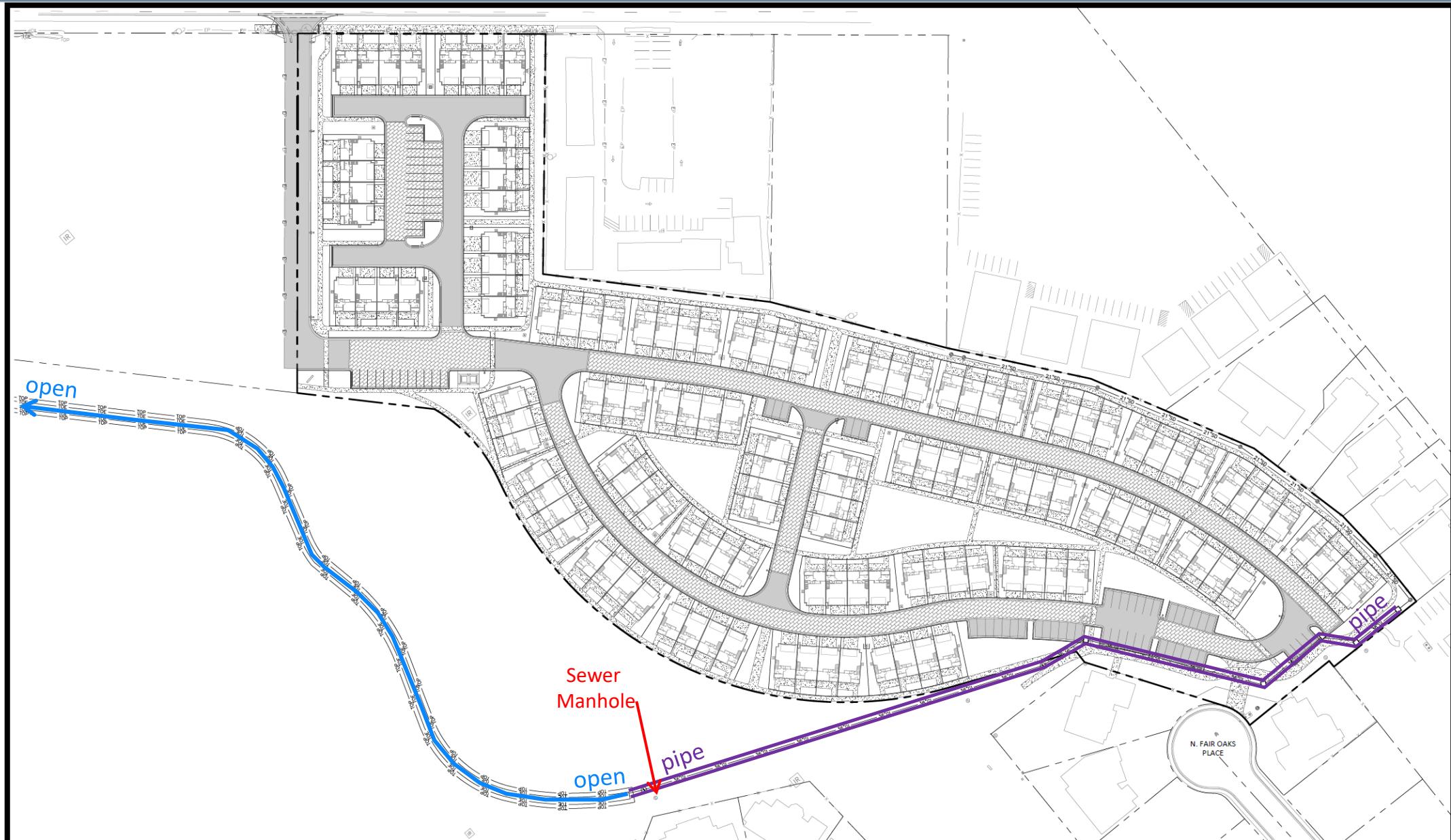
- Complies with Code

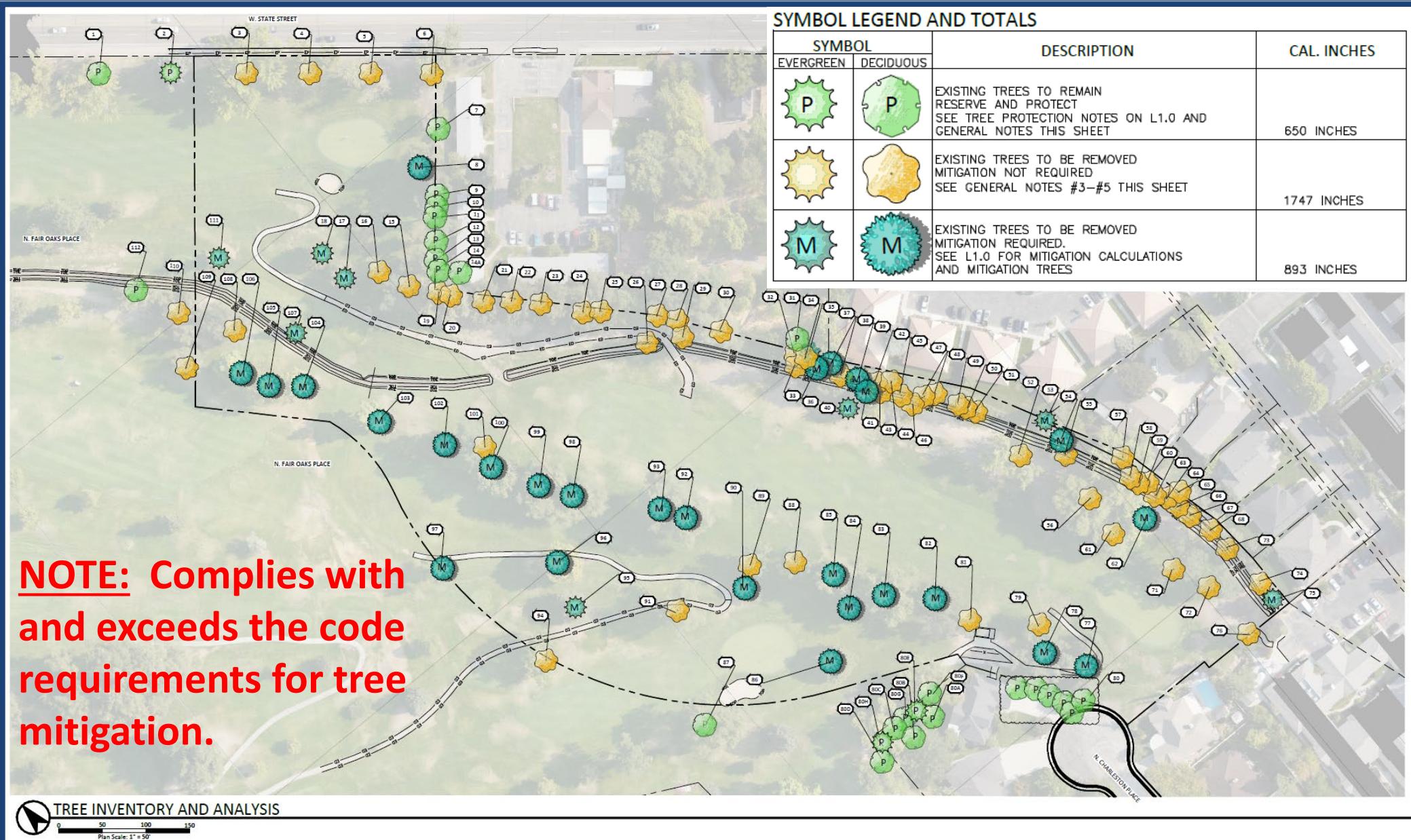


REMOVE: Requirement
for continuous 6-foot-tall
vegetative screen



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 FOR 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
W. DOGLEG LANE (PRIVATE)	192 LF	192 LF/ 50	I	4	4
	ADJACENT TO R/W	4 R/W	II OR III	4	4
W. RANGEFINDER 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
W. GREENSIDE LANE (PRIVATE)	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
W. NASSAU LANE (PRIVATE)	192 LF	192 LF/ 50	I	4	4
	ADJACENT TO R/W	2 R/W	II OR III	2	2
TOTAL STREET TREES				149	149

PERIMETER BUFFER TREE CALCULATIONS

MIN. OF (1) TREE/40 LF REQUIRED

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
TOTAL PERIMETER BUFFER TREES			81	134

PARKING TREE CALCULATIONS

MIN. OF (1) TREE AT THE BEGINNING AND END OF EACH PARKING ROW

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

OPEN SPACE TREE AND SHRUB CALCULATIONS

(1) CLASS II OR III TREE/1,000 SF

(1) SHRUB 150 SF

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

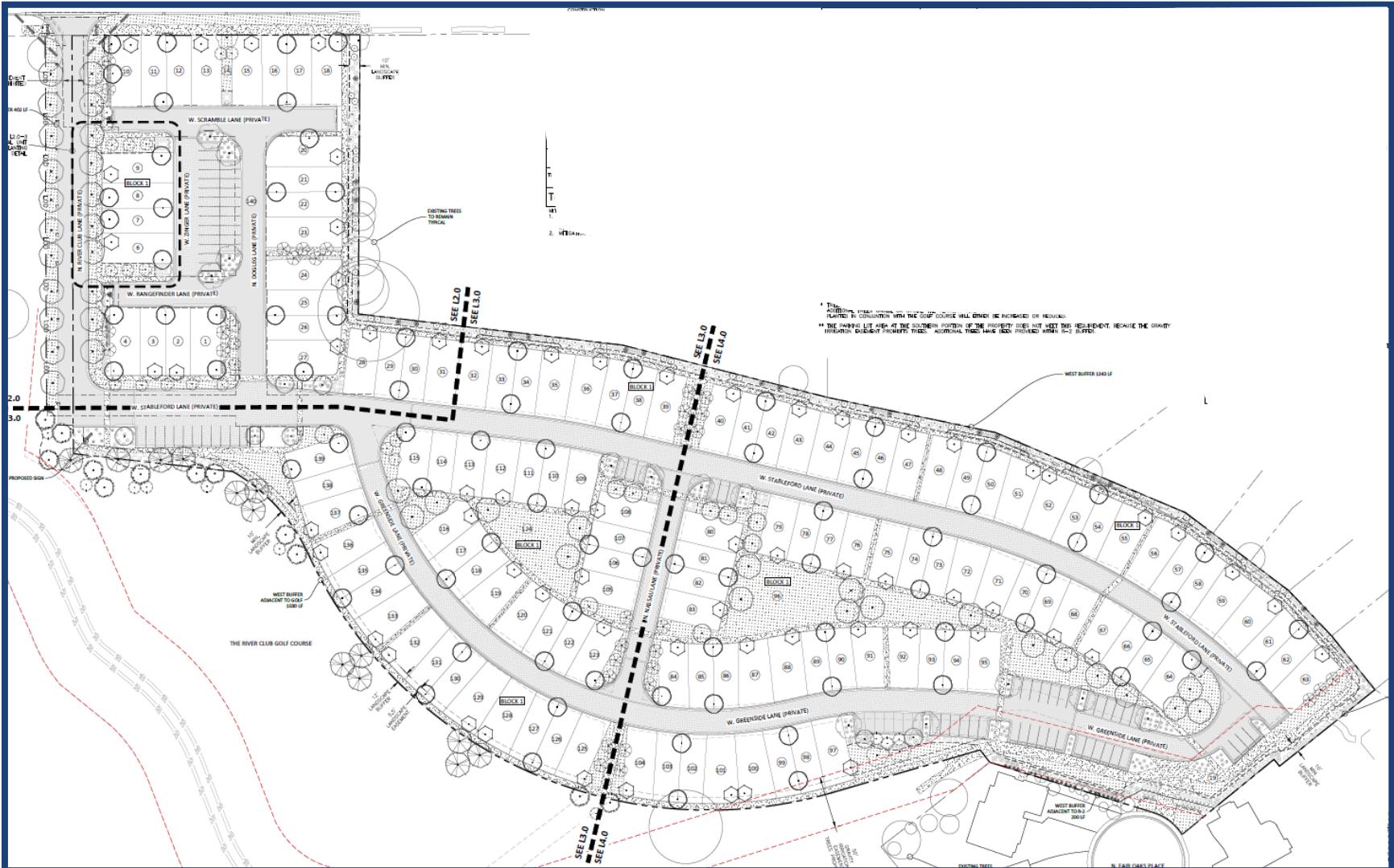
TOTAL OPEN SPACE SHRUBS	715	878
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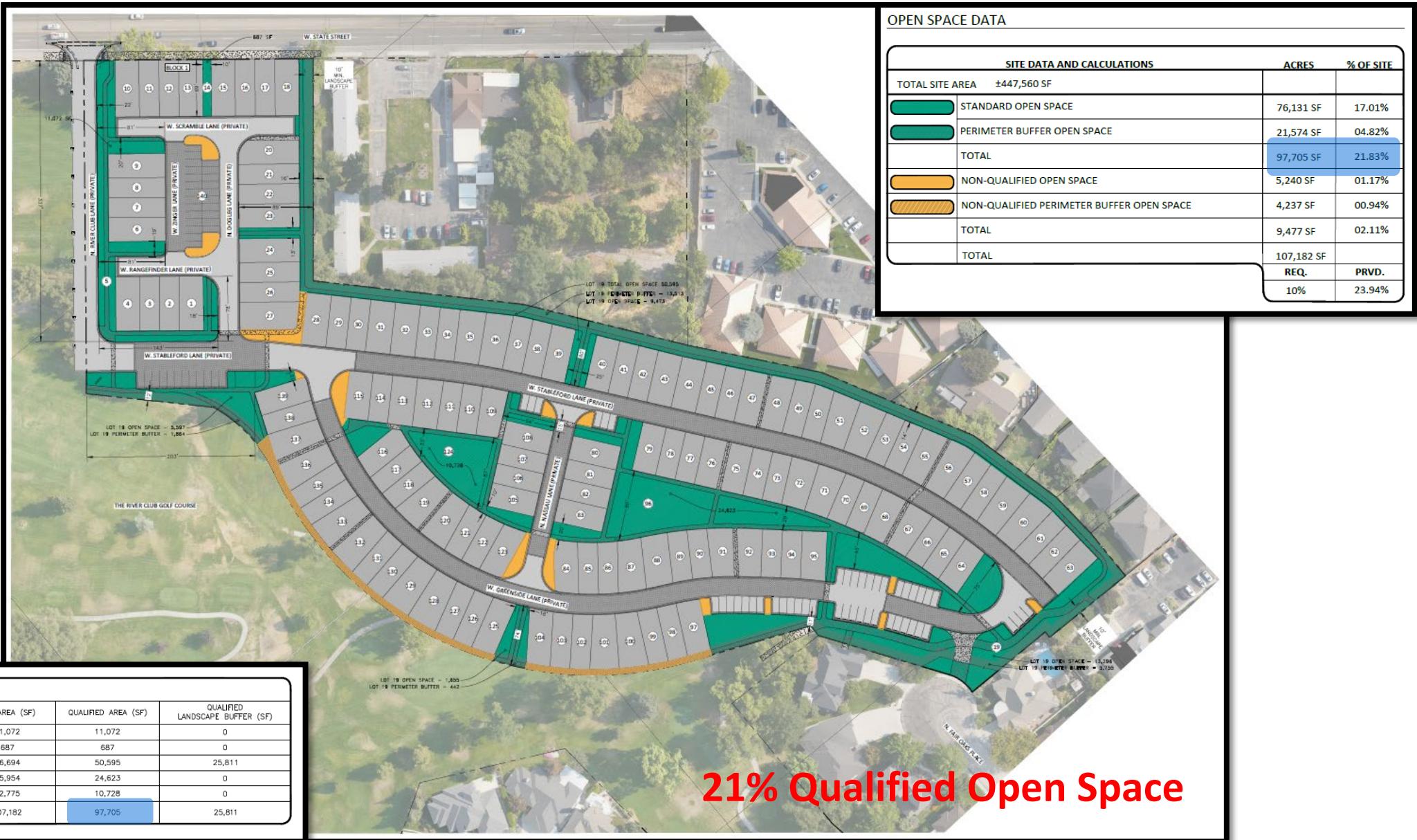
TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)

TREE SPECIES MIX	REQ	PRVD
	5	13

TOTAL LANDSCAPE AREA (SF)

107,182





PLANT SCHEDULE TYPICAL UNIT

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
INDIVIDUAL LOT TREES			
	VARIES	INDIVIDUAL LOT TREE- CLASS II OR III	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE.
	VARIES	INDIVIDUAL LOT TREE- CLASS I TREE	DECIDUOUS CLASS I FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS I TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE.
OTHER TREES			
	2	TREE - MEDIUM DECIDUOUS OR EVERGREEN	MIN. 6' HGT. OR 2" CAL. PLANTING SIZE
	7	TREE - SMALL DECIDUOUS OR EVERGREEN	MIN. 6' HGT. OR 2" CAL. PLANTING SIZE
SHRUBS, PERENNIALS, AND GRASSES			
	17	LARGE	MIN. 4' HGT. X 4' WIDTH
	57	MEDIUM	MIN. 2' HGT. X 2' WIDTH
	33	SMALL	MIN. 1' HGT. X 1' WIDTH

LANDSCAPE CALCULATIONS

COVERAGE CALCULATIONS - 40% REQUIRED

NAME	QUANTITY	COVERAGE EACH (SF)	Total Coverage (SF)
LARGE SHRUB	17	12.6	214.2
MEDIUM SHRUB	57	3.1	176.7
SMALL SHRUB	33	0.78	25.74
RHIZOMATOUS TALL FESCUE	438	1	438
TOTAL GROUND COVERAGE			854.64
TOTAL LANDSCAPE			2012
PERCENT GROUND COVERAGE			42.48%

OPEN SPACE TREE AND SHRUB CALCULATIONS

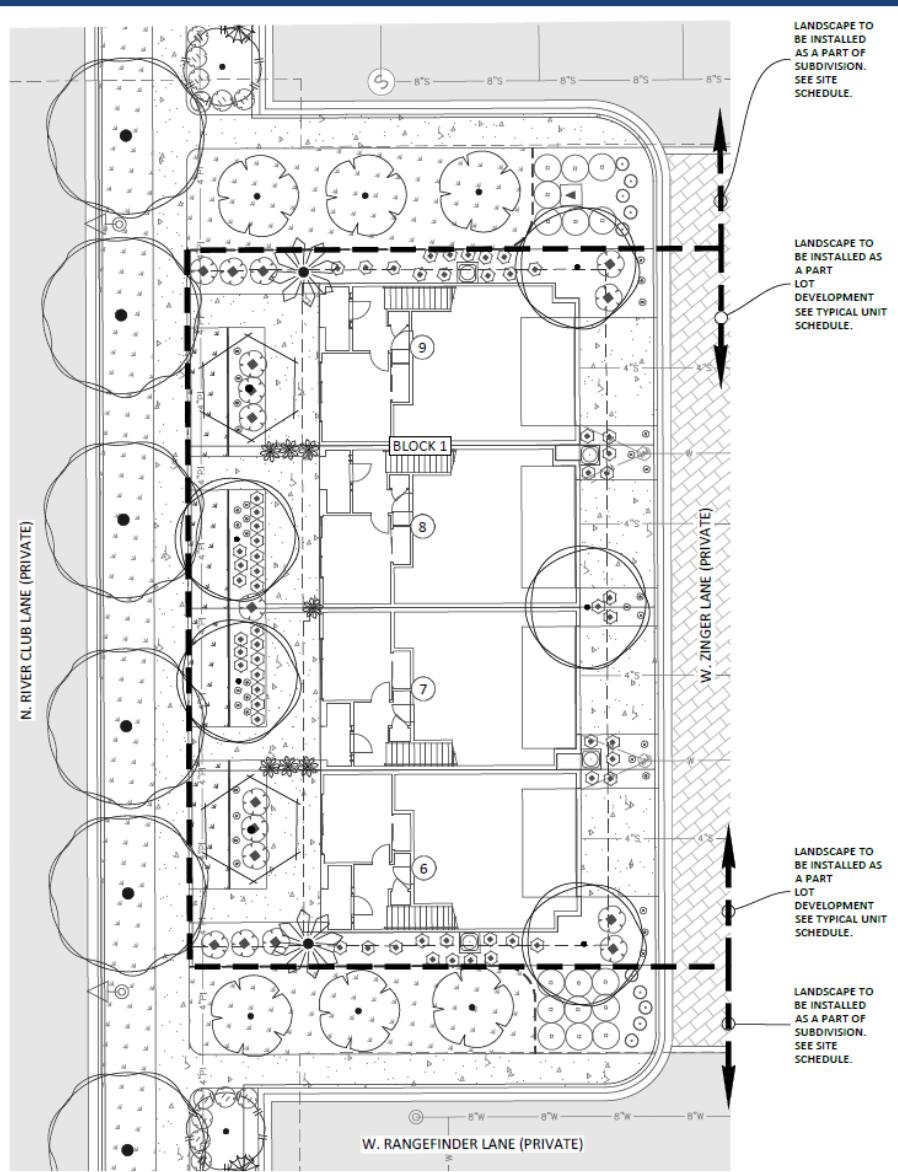
(1) CLASS II OR III TREE/1,000 SF
(1) SHRUB/150 SF

(1) SHRUB/150 SF		CALCULATION		REQ	PRVD
OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	TREES: 2012 / 1,000		2	9
2,012	2012	SHRUBS: 2012 / 150		13	107
TOTAL SITE TREES (SEE ATTACHMENT FOR CALCULATIONS)					REQ PRVD

NOTE: FINAL DESIGN TO BE APPROVED AS A PART OF EACH BUILDING PERMIT. LAYOUT IS A GUIDE AND SUBJECT TO CHANGE. A MIN. OF 40%

TYPICAL HOUSING UNIT PLANTING PLAN

11



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