

Response to Garden City's Staff Report & Drafted Decision Document

CUPFY2023-0012
Planning & Zoning Hearing
October 18, 2023 - 6:30 p.m.

Presented By Paula Tonkin and LaVonne Niccolls
For Christ Presbyterian Church of Boise, Inc. (Lessee)

In Conjunction With:

Matthew Rhees, Architect
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Response to GARDEN CITY STAFF REPORT

The Lessee and Architect's Perspectives

This is an existing mixed use commercial development that has already been approved under previous codes and ordinances. We are merely a tenant wishing to occupy three tenant spaces (37%) of the existing development with very little proposed improvements to the interior of the space.

- ▶ Because codes and ordinances are frequently changed, revised and updated, most buildings fall under the category of “Legal Non-Conforming Use”.
- ▶ We are not proposing any physical change to the development that should act as a trigger to require exterior changes.
- ▶ We are also not proposing a new development project or a substantial redevelopment project.

Response to GARDEN CITY STAFF REPORT Code/Policy Review

Our perspective on the six “Compliant as Conditioned” Codes of this Report:

- ▶ 8-4A-7 There are no proposed changes to the existing stormwater systems, therefore changes to this system should not be made a requirement.
- ▶ 8-4A-8 There are no proposed changes to the existing site utilities, therefore changes to the site utilities should not be made a requirement.
- ▶ 8-4D-3 There are no proposed changes to the existing parking, therefore changes to the parking should not be made a requirement.

(Angled parking spaces are 10 ft. wide by 20 ft. long)

Response to GARDEN CITY STAFF REPORT Code/Policy Review

- ▶ 8-4E-7 A direct connection between the tenant entrance and the detached pedestrian pathway along N. Glenwood Street entrance exists and is not through the parking lot.
- ▶ 8-4I There are no exterior modifications or redevelopment of the site proposed. Modification of the existing landscaping should not be made a requirement for this tenant.
- ▶ 8-4D-5 There are no development changes proposed to the site, therefore adding additional bicycle parking should not be made a requirement (Architect).

***(The church will add bike racks for up to 12 bicycles
if they are required - Lessee)***

Response to Decision Document

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- ▶ **Item 3:** A direct and convenient concrete and asphalt pathway from the main entrance of the tenant space(s) to the public sidewalk on Glenwood is already provided. The drive aisle is wider than required allowing for safe pedestrian travel beyond the drive aisle. Pedestrians are allowed per code to cross drive aisles. Condition is satisfied.
- ▶ **Item 4:** Vehicular parking stalls were designed, developed and approved under previous applications. Condition is satisfied.
- ▶ **Item 5:** There is no new development or redevelopment of the site or building proposed, therefore no modifications to the current gross site landscaping should be required. Condition is not applicable.

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- ▶ **Item 6:** There is no new development or redevelopment of the site or building proposed, therefore no modifications to the landscaping should be required. However,

Christ Presbyterian will provide planters on the sidewalk in front of Suites 6846, 6858, and 6864 and maintain the current landscape islands included in the lease.

- ▶ **Item 7:** There is no new development or redevelopment of the site or building proposed, therefore no additional bicycle parking should be provided. However, this condition may be met by *Christ Presbyterian providing bicycle racks for 12 bicycles if required.*

In Conclusion

The Shops at Plantation Shopping Center is an existing mixed use commercial development that has already been approved under previous codes and ordinances.

We are merely a tenant wishing to occupy Suites 6846, 6858 and 6864 in this development with very little proposed improvements to the interior.

Therefore, please approve:

- ▶ Finding 1 - Our use of 37% of the development is appropriate to the location, the lot, and the neighborhood and is compatible with uses within the C-2 General Zoning District.
- ▶ Finding 2 - There are public services available that can accommodate the proposed use.
- ▶ Finding 3 - Our use will not diminish the health, safety and welfare of the community.
- ▶ Finding 4 - Our use supports the Garden City Comprehensive Plan and other adopted plans, policies and ordinances of the city.
 - ▶ Our changes to the POTENTIAL CONDITIONS FOR APPROVAL DECISION
and
 - ▶ Approve CUPFY2023-0012

Your Questions are Welcome