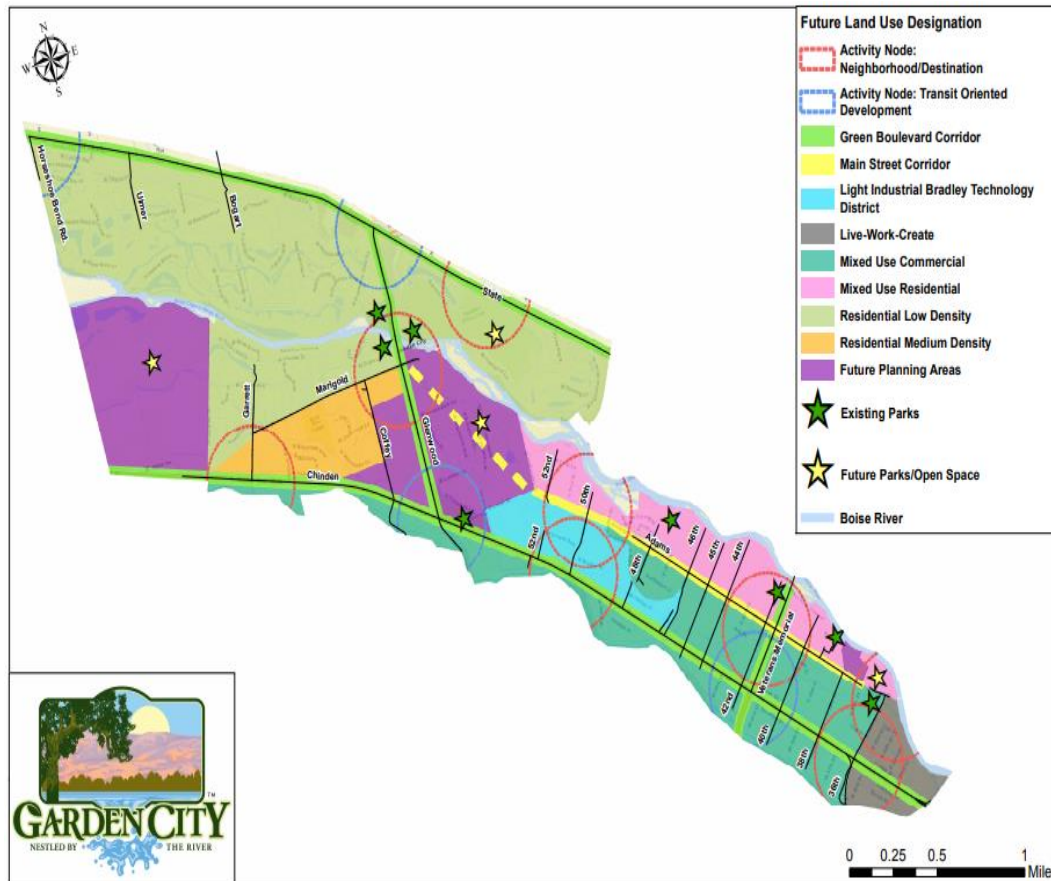




April 27, 2023



WHAT IS A SPECIFIC AREA PLAN (SAP)?



COMPONENTS

Master Plan: The concept plan for a property

- Rezone a property to implement the Master Plan
 - Development Agreement Suggested

Code Amendment: **Specific Area Plan Project Ordinance (SAPPO)**: Any city-approved specific area plan that is adopted by ordinance as a separate chapter in Garden City Development Code

- The proposed unique permitted, conditional, and prohibited land uses
- The form standards

Rezone: **Specific Area Plan District (SAPD)**:

- The zoning designation of a property including to be governed by the SAPPO

STATED GOALS

1. Implement the goals and objectives of the city's comprehensive plan.
2. Contribute to the social, economic, and environmental sustainability of the city.
3. Develop in a manner that is highly respectful of the natural setting, that is at a human scale and ensures neighborhood compatibility.
4. Provide for a safe and comfortable integrated transportation system that prioritizes a pedestrian-bicyclist environment and mass transit and reduces vehicular trips.
5. Result in a contribution of amenities to the community including maintaining public access to the Boise River and recreational facilities.
6. Designate and protect open site areas in perpetuity.
7. Provide for a mix of uses, including housing types.
8. If necessary, plan for the coordinated and phased construction of infrastructure, including public facilities and transportation system components.
9. Remain consistent with the intent of the Garden City Development Code.

Similarly Functioning Codes

Ada County

- [Avimor](#)
- [Cartwright Ranch](#)
- [Dry Creek Ranch](#)
- [Hidden Springs](#)


City of Boise

- [Barber Valley](#)
- [Harris Ranch](#)
- [Syringa Valley](#)



REVIEW OF PROPOSAL

SAP is a process that is adopted by Garden City Code and is available to the applicant



Decision makers responsibility to determine if the application complies with the criteria set forth in code to approve the proposed SAP

PROCESS

- Step 1: Application: Develop a Master Plan and ordinance and rezone properties plan
- Step 2: Implementation
 - Uses that are conditional will still go through Conditional Use Permit
 - Redevelopment will still trigger Design Review
 - Subdivisions will still trigger subdivision process

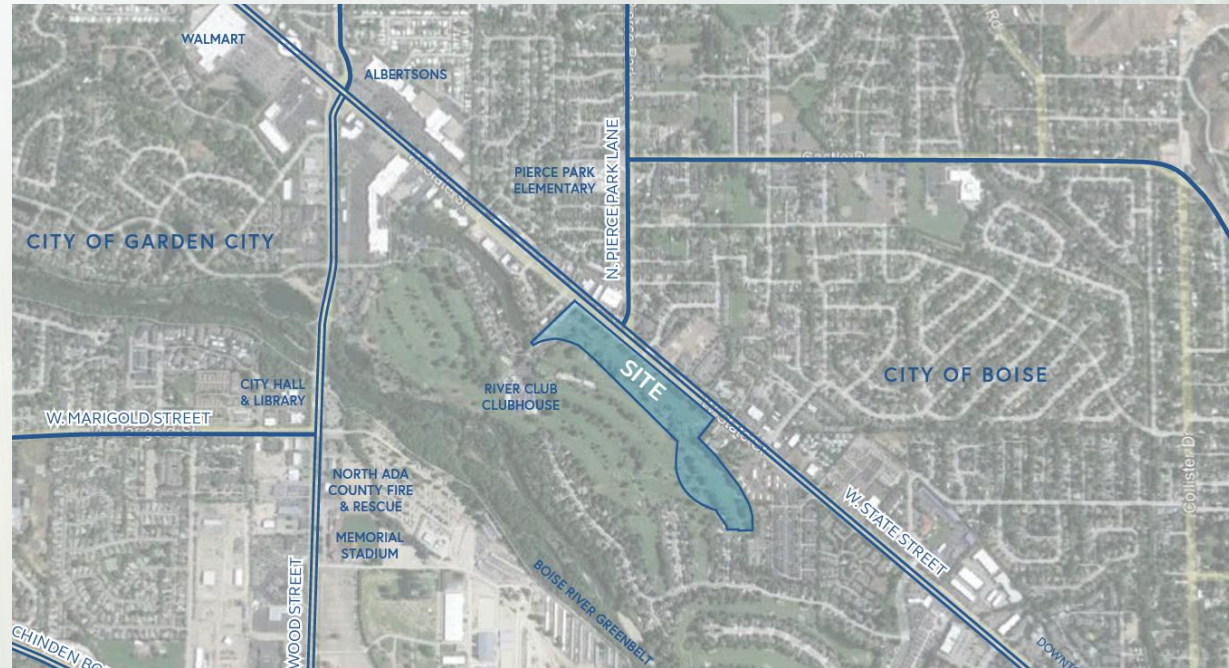
PROPERTY BACKGROUND

Address-6515 W. State Street portion of parcels S0630223350 & S0630212910

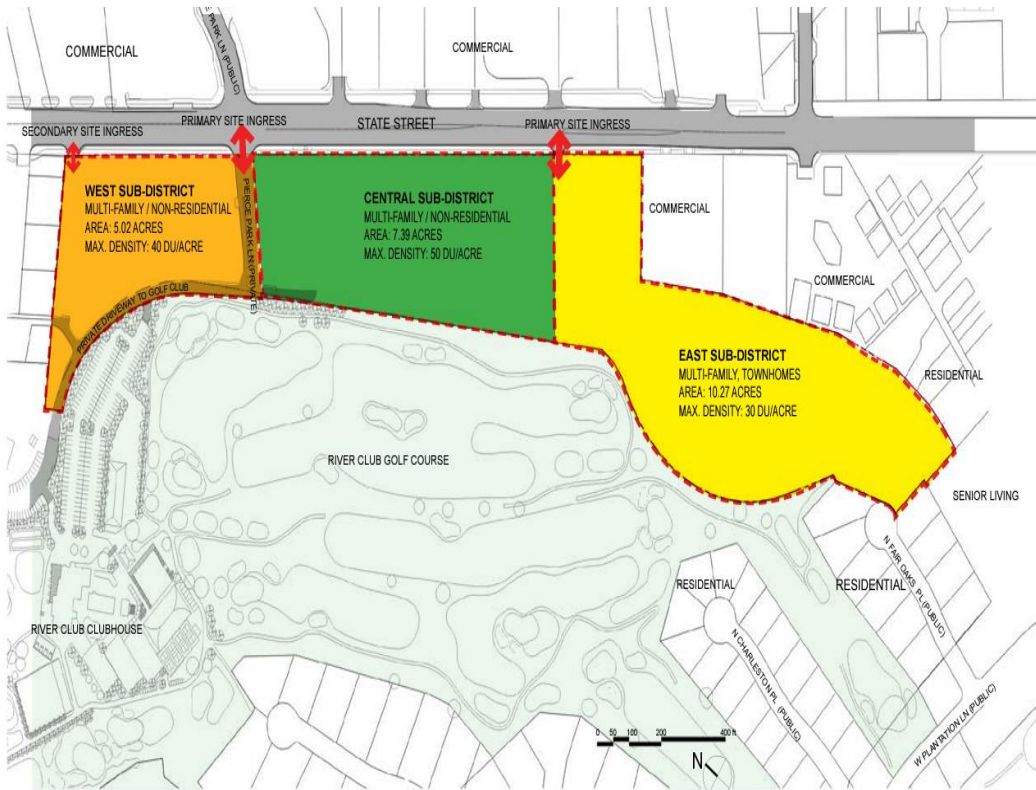
Size-22.68 acres of 100.72

Zone-R-2 Low Density Residential

Comprehensive Plan Designations- Green Boulevard Corridor; Activity Node: Neighborhood Destination; Residential Low Density; Future Parks/ Open Space



SUBDISTRICTS



- 33 units/ acre average with a build out of up to 750 dwellings and up to 40,000 square feet of commercial.

- Minimum density of 14 units/ acre with density to be focused on transit and activity nodes.

West Sub-District:

- 40 units/acre.
- Multi-family with allowances for non-residential retail and offices.
- Setbacks from the adjacent residences will be a minimum of 75' (the setback shown in the conceptual site plan is 140').

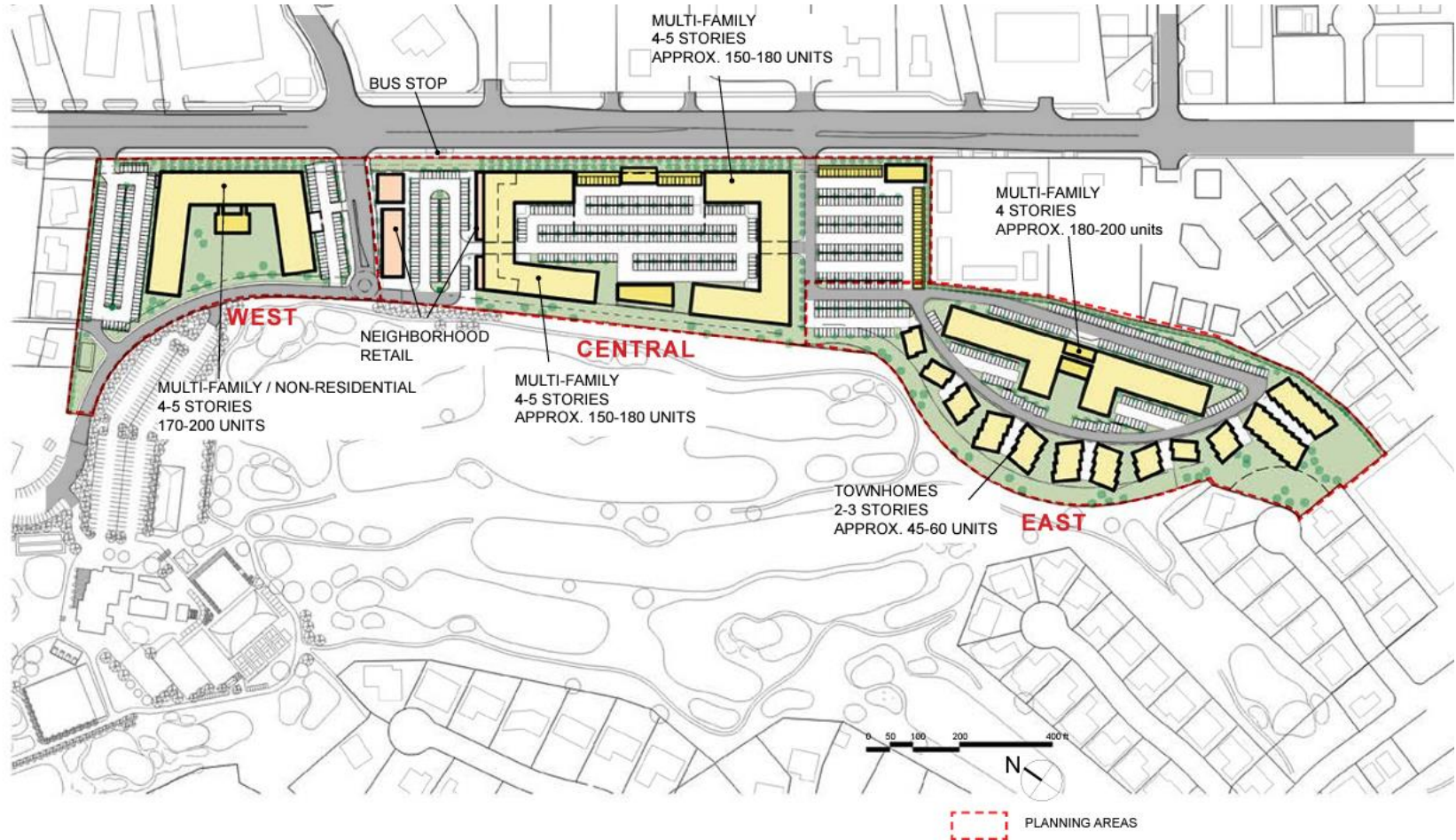
Central Sub-District:

- 50 units/acre.
- Multi-family with allowances for non-residential retail and offices. Akin to Boise's Bown Crossing.

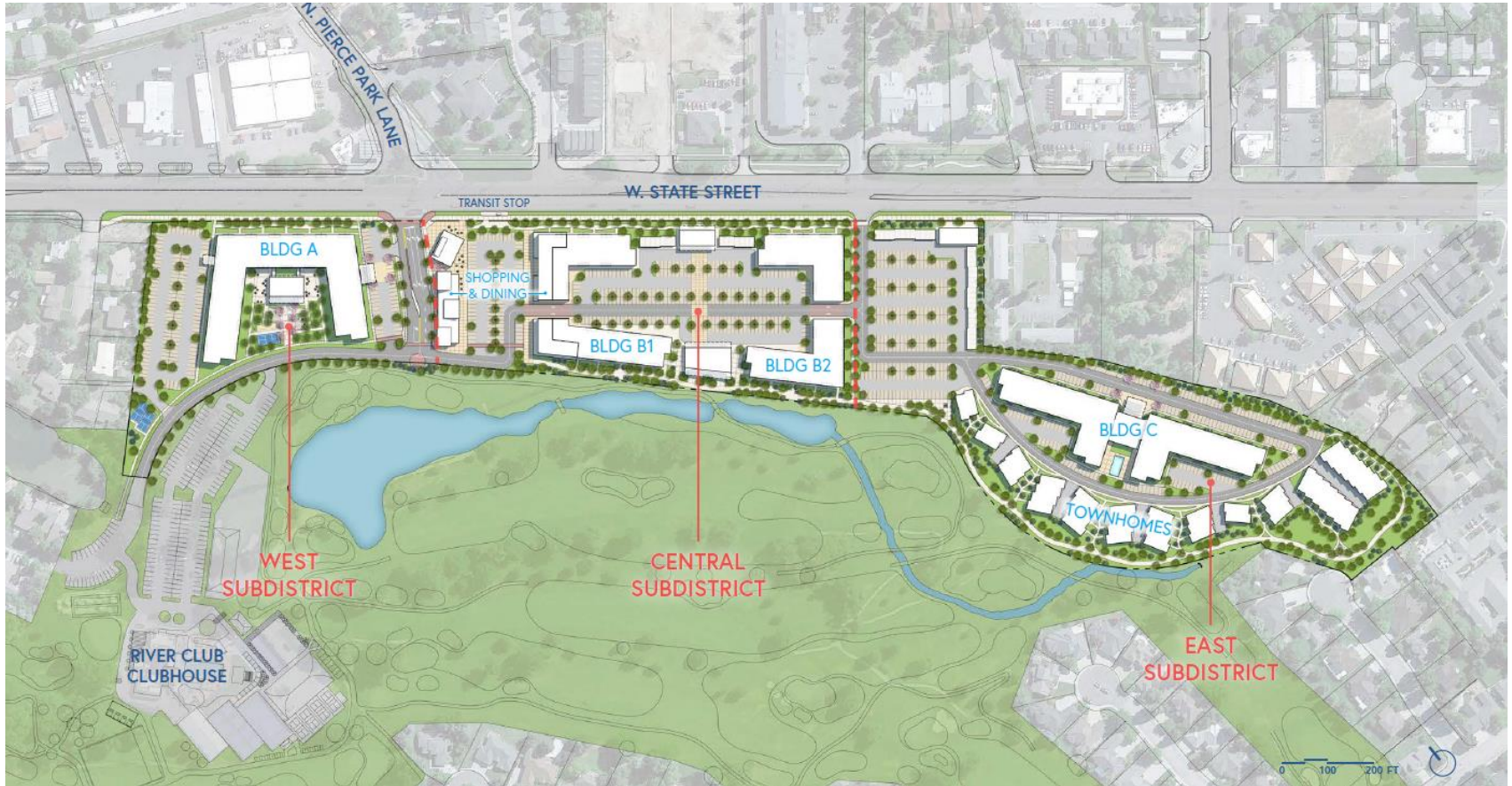
East Sub-District:

- 30 units/acre.
- Appearance of a single family detached units.
- The setback from the adjacent residences will be 168-320 feet.

SUBMITTED PLAN



PLAN IN PRESENTATION



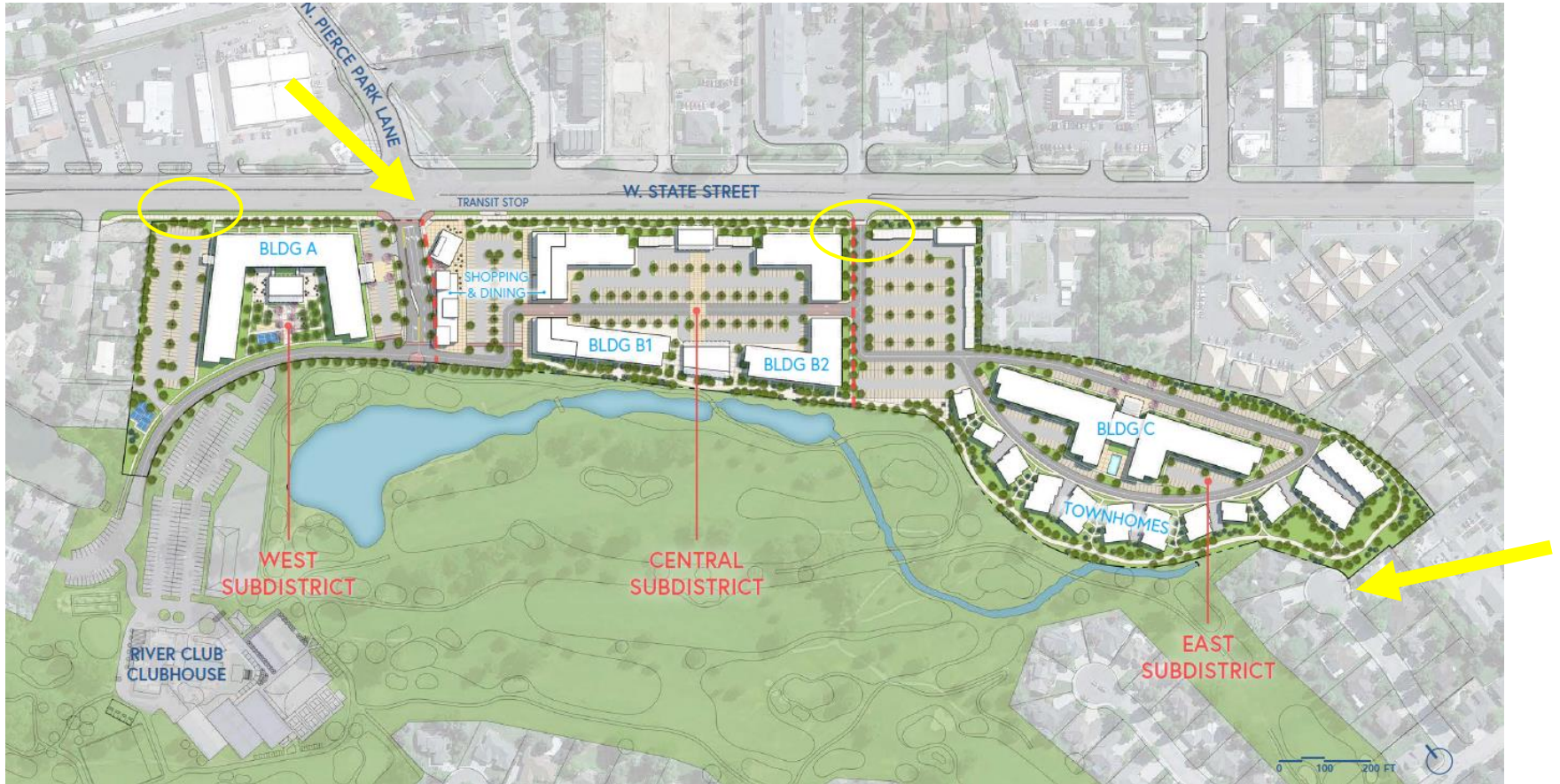
CIVIL MATTERS

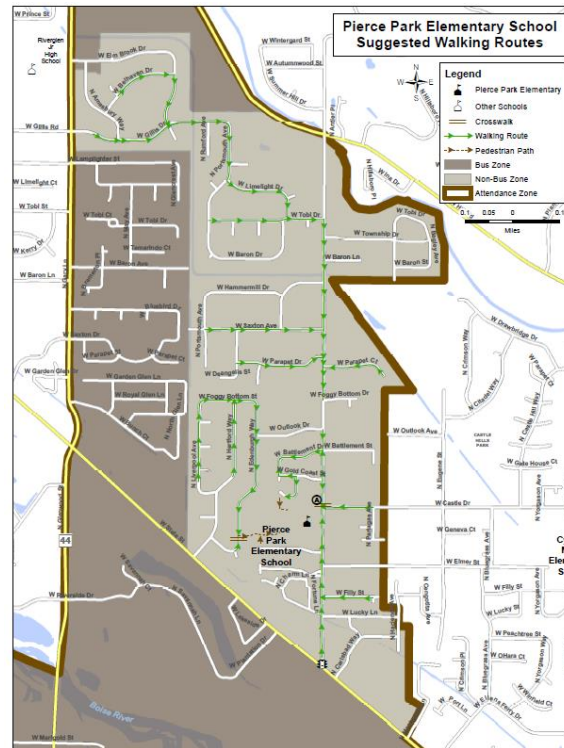
- Property Ownership
- CC&Rs

DISCUSSION

- Spot Zoning
- Housing
- Open Space
- Vehicular Connectivity
- School Bus Access
- Bicycle/ Pedestrian Connectivity

DISCUSSION





SAPPO- CODE AMENDMENT

- Redline provided by applicant to entirety of Title 8 Development Code, amended to be specific to the Residences at River Club SAP
 - Certain provisions adopted by reference
- Applicant provided summary, and comments addressing why requested changes
- Subdistricts addressed- Density, intended development Type
- Uses updated to reflect proposed allowable uses in The Residences at River Club
- Parking code waiting for the parking ordinance update that is in progress
- How to objectively implement certain criteria that may be drafted subjectively. E.g. “High Quality”
 - Development Agreement referring to Master Plan
 - DR comments are incorporated into a condition of approval for changes

AGENCY COMMENT

- City Engineer- Connection to Boise Sewer would be coordinated with Boise Sewer
- Boise
 - Pedestrian Connectivity
 - Redesign Public Road
- Boise Schools- Stop on public road that is not an arterial
- Valley Regional Transit- Bus stop to coincide with State Street Planning Efforts
- ACHD
 - Remove westerly access to State Street
 - Right-in, Right-out
 - Redesign Private Road
 - Require Pedestrian Connectivity

ADOPTED PLAN REVIEW

- Comprehensive Plan
 - Must not be in conflict
 - State Street Access
 - Bus Stop
 - Bicycle/ Pedestrian Connectivity
- State Street Plans
 - State Street Corridor Plan
 - TOD
 - Pierce Park Intersection
- Transportation Needs Plan

PUBLIC COMMENT- SUPPORT

- Maintaining the golf course. A different developer may develop the golf course, and this would result in a loss of the golf course and open space
- Thoughtful plans
- Increased property value
- Those who are opposing are a small but vocal group
- Lincoln's portfolio includes some of the finest developments in the US and Europe
- There is capacity for traffic on State Street
- The proposal facilitates adequate parking

PUBLIC COMMENT- CONCERNS

- Assurance that the golf course open space will be preserved
- Lack of open space
- The golf course should not be considered an open space for the proposal
- Density
- Height
- Massing
- Overflow parking within the adjacent neighborhood
- Public access to the adjacent neighborhood
- Spot Zoning
- Ownership of parcel
- Traffic
- Wildlife
- Home value reduction
- Renters
- Lack of services to accommodate proposal
- Incompatibility with neighborhood
- Noise
- Crime
- Public access to N. Fair Oaks Place
- Increased presence of dogs
- Liability to golfers for errant balls

ACTIONS

- Recommend Approval
 - Recommend Approval with Changes
 - Recommend Denial
 - Continue
-
- Reasoned statement how it meets or does not meet findings
 - If denied, what could be done to seek approval

REQUIRED FINDINGS: SAP

8-6B-6E

1. The SAP application, as conditioned, is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable.
2. The SAP application, as conditioned, meets the minimum requirements of this chapter [GCC Title 8 chapter 6].
3. The SAP application promotes the orderly planning and development of land, as set forth in the purpose of this process.
4. The SAP application will create a district that is identifiable as a distinct area of the city with a distinguishing character.
5. The SAP application has been noticed and a public hearing held in accordance with this code [GCC Title 8].
6. The SAP application complies with all city zoning regulations and codes in effect at the time of the SAP application.

REQUIRED FINDINGS: REZONE

8-6B-10.F

1. The zoning map amendment complies with the applicable provisions of the comprehensive plan;
2. The zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
3. The zoning map amendment shall not be materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts;
4. The zoning map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
5. The annexation of land, if proposed, is in the best interest of the city and complies with the procedures as set forth in Idaho Code section [50-222](#).

REQUIRED FINDINGS: CODE AMENDMENT

8-6B-5 D

1. The text amendment complies with the applicable provisions of the comprehensive plan;
2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

NEXT STEPS

- The hearing may be continued
- If recommendation is rendered - City Council hearing on May 22, 2023.
- If continued- Likely to a date certain of likely May 17, 2023- contingent upon discussion with the Commission on availability
 - This would result in the City Council hearing being continued to June 12, 2023.

THANK YOU