



SPECIFIC AREA PLAN (SAP) APPLICATION

File Number: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

An SAP may be utilized anywhere within the city on properties that would benefit from a master plan and phasing approach. An SAP application is encouraged for the development or redevelopment of properties defined in the comprehensive plan as TOD activity nodes, or as neighborhood destination activity nodes, or as future planning areas. An SAP application shall be required prior to the development or redevelopment of properties defined in the comprehensive plan as future planning areas that are not incorporated into the city on or before February 8, 2021.

APPLICANT (PERSON CITY WILL CORRESPOND WITH)	LEGAL PROPERTY OWNER
Name: Garden City	Name: LOWE DAMION EAST THIRTY SEVENTH STREET LLC GARDEN CITY WILLOW REED LLC HERNANDEZ RICHARD J ANDERSON FAMILY TRUST 4-17-2020 BOBP MARY ELLEN & WILLIAM DAVID REVOCABLE TRUST 2-18-09 HERNANDEZ WENDY HERNANDEZ FABIE ANDERSON STEPHEN J ERICKSON PATRICIA WHEELER LOREN R & DANA C TRUST 09/20/2024 S4 ENTERPRISES LLC ADA COUNTY HIGHWAY DISTRICT HYSLOP DAKOTA BRYAN MILANEZ JAVIER ADA DISTRIBUTING CO INC LOWE DAMION; EAST THIRTY SEVENTH STREET LLC GARDEN CITY WILLOW REED LLC HERNANDEZ RICHARD J ANDERSON FAMILY TRUST 4-17-2020 BOBP MARY ELLEN & WILLIAM DAVID REVOCABLE TRUST 2-18-09 HERNANDEZ WENDY HERNANDEZ FABIE ANDERSON STEPHEN J ERICKSON PATRICIA WHEELER LOREN R & DANA C TRUST 09/20/2024 S4 ENTERPRISES LLC ADA COUNTY HIGHWAY DISTRICT HYSLOP DAKOTA BRYAN MILANEZ JAVIER

	ADA DISTRIBUTING CO INC
Company: Garden City	Company:
Address: 6015 Glenwood	Address: Multiple
City: Garden City	City:
State: Idaho Zip: 83714	State: Zip:
Tel.: 208-472-22924	Tel.:
E-mail: planning@gardencityidaho.org	E-mail:

PROPERTY DETAILS ([link to Ada County Assessor Property System](#))

Address or Addresses

Addresses include: 220; 221; 301; 305; 317 E. 37th Street; 215; 300 ; 304; 308 ; 300; 306; 310; 311 E. 38th Street; 3700; 3775; 3799; 3800; 3807; 3824; 3825; 3832; 3833; 3845 N. Adams Street; 3825; 3831; 3845 N Reed Street

Garden City, Idaho 83714

Subdivision Name(s) Lot(s) Block(s)

NW 195' LOT 14 & NW 195' OF NE 25' LOT 13 BLK 8 FAIRVIEW ACRES SUB #1
 LOT 6 BLK 1 EXC R/W DEE HARDIN SUB #0060B
 LOTS 22 & 23 BLK 12 FAIRVIEW ACRES SUB NO 3
 LOT 3 EXC NWLY 84' BLK 1 DEE HARDIN SUB #0030-B
 LOT 15 BLK 8 FAIRVIEW ACRES SUB NO 1
 PAR #1700 @ CTR NE4 SEC 5 3N 2E #141690-B
 PAR #2623 POR LOTS 16-17 BLK 8 FAIRVIEW ACRES SUB 1 #2621B
 PAR #0049 POR LTS 3 & 4 BLK 1 DEE HARDIN SUB #0048-B
 PAR #2637 POR LTS 16 & 17 BL 8 FAIRVIEW ACRES SUB #1 #2635-B
 PAR #0012 POR LOT 01 BLK 01 DEE HARDIN SUB #0011-B
 LOTS 20 & 21 BLK 11 FAIRVIEW ACRES SUB NO 3 #0172 0178 C
 LOT 12 & SW 75' LOT 13 BLK 8 FAIRVIEW ACRES SUB NO 1 #2580-S
 PAR #1650 OF S2NE4 SEC 5 3N 2E #9115156
 PAR #0022 POR LOT 02 BLK 01 DEE HARDIN SUB #0021-B
 LOT 22 BLK 11 FAIRVIEW ACRES SUB NO 3 #8827750
 PAR #2617 OF LOTS 16-17 BLK 8 FAIRVIEW ACRES SUB #1 #2615B
 LOT 12 BLK 12 FAIRVIEW ACRES SUB NO 3 #9213674
 PAR #1695 IN CTR POR NE4 SEC 5 3N 2E & OF BLK 12 FAIRVIEW ACRES #3 R/S
 9143
 PAR #2627 POR LOTS 16-17 BLK 8 FAIRVIEW ACRES SUB #1 #2625B
 LOT 5 BLK 1 EXC R/W DEE HARDIN SUB #0050B
 PAR #2631 OF LOTS 16-17 BLK 8 FAIRVIEW ACRES SUB #1 #2630B

SE 105' LOT 14 & SE 105' NE 25' LOT 13 BLK 8 FAIRVIEW ACRES SUB #1
 PAR #0600 OF W2NE4 SEC 05 3N 2E
 1998 CHAMPION 14 X 52 VIN 16987075900A
 PAR #2617 OF LOTS 16-17 BLK 8 FAIRVIEW ACRES SUB #1 #2615B
 LOT 12 & SW 75' LOT 13 BLK 8 FAIRVIEW ACRES SUB NO 1 #2580-S
 LOT 23 BLK 11 FAIRVIEW ACRES SUB NO 3
 PAR #0430 NW POR LOTS 20 & 21 BLK 12 FAIRVIEW ACRES SUB NO 3

Ada County Tax Parcel Number(s)	Current Zoning R-3 and C-2	Total Acres 34 acres
R2734502585		
R3459000061		
R2734520441		
R3459000035		
R2734502610		
S1005141700		
R2734502623		
R3459000049		
R2734502637		
R3459000012		
R2734520174		
R2734502575		
S1005141650		
R3459000022		
R2734520190		
R2734502617		
R2734520390		
S1005141695		
R2734502627		
R3459000051		
R2734502631		
R2734502590		
S1005120600		
MCHAM981403		
R2734502617		
R2734502575		
R2734520200		
R2734520430		

<p>Comprehensive Plan Land Use Designations (List all applicable) Future Planning Area ACHD Site Mixed Use Commercial Mixed Use Residential Main Street Corridor</p>	<p>Describe the existing uses ACHD yard; residential, Bare Land, Manufactured Home Park; Commercial</p>
<p>Is the property or properties within the regulatory 100 Year Flood Plain or Floodway? Link Yes</p>	<p>Is the property or properties within the anticipated 100 Year Flood Plain or Floodway? Link (labeled as draft floodplain changes, seclusion) Yes</p>

PROJECT DETAILS

Specific Area Plan Name: TBD

<p>Date of Initial Neighborhood Meeting: 4-22-2026</p>	<p>Date of Staff Pre-App Conference: NA City Driven</p>
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What are the surrounding uses(s)? How does this plan interact and impact the adjacent properties?
 The zoning proposal will be refined based on the neighborhood meeting.

How does this proposal implement the goals and objectives of the city's [comprehensive plan](#)?
 It is intended to implement the Future Planning Area ACHD Site, Mixed Use Commercial Mixed Use Residential, Main Street Corridor, designations and allow for open space as identified in the Comprehensive Plan future land use designations.

How does this proposal contribute to the social, economic, and environmental sustainability of the city?
 The intent is to implement the Comprehensive Plan, address the adjacent neighborhoods, and allow for the redevelopment of the site. The floodplain and river will be addressed in the ordinance.

How does this proposal facilitate development in a manner that is highly respectful of the natural setting, which is at a human scale and ensures neighborhood compatibility?
 The code will specifically address the human scale and neighborhood compatibility via uses and form criteria.

How does this proposal provide for a safe and comfortable integrated transportation system which prioritizes a pedestrian-bicyclist environment and mass transit and reduces vehicular trips?

The code will specifically address a safe and comfortable integrated transportation system.

How does this proposal result in a contribution of amenities to the community including maintaining public access to the Boise River and recreational facilities?

The code will specifically address the Boise River and requiring access to the Greenbelt.

Does this proposal designate and protect open site area in perpetuity, and, if so, how?

The code will create a sub-district that is designed to protect open space.

Does this proposal provide for a mix of uses, including housing types, and, if so, how? Yes, through the use allowances.

How does will the public facilities and transportation system components be coordinated and phased?

There will be a requirement for the facilities and a phasing requirement.

Do the proposed design standards concepts deviate from Garden City Code related to the development interface with street and public realms and street trees? If so, how?

There are some enhanced requirements to address a vibrant, mixed use destination location and replacement of public parking.

Do the proposed design standards concepts deviate from Garden City Code seventy-foot (70') minimum setback to the ordinary high-water mark of the Boise River? No

Do the proposed design standards concepts deviate from Garden City Codes relating to drainage or the floodplain? If so, how?

Yes, there will be provisions to address the 100 year floodplain from a structural or other solution.
