



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-2921 □ Fax (208)472-2926

DESIGN REVIEW REPORT AND DECISION

File Number: DSRFY2026 - 0012

Review Status: APPROVED AS CONDITIONED

Plan Review Number: 3

Reviewer: Mariia Antonova

Design Consultant: Brett Labrie

Design Consultant: Derek Hurd

Date: July 28, 2026

Applicant: Tony Thurber with Anchored Architects



REPORT CONTENT

SITE INFORMATION3

PROJECT INFORMATION4

AGENCY COMMENTS4

PUBLIC COMMENT6

MEETING SUMMARY7

CODE AND POLICY REVIEW9

DECISION PROCESS28

REQUIRED FINDINGS, CONCLUSIONS OF LAW AND DECISION29

IMAGES38

SITE INFORMATION

- 1) Owner: CHAPS DEVELOPMENT GROUP LLC
- 2) Street Address: 471 E 47th Street
- 3) Ada County Tax Parcel Number(s): R2734522881
- 4) Property Description: W 200' OF LOT 31 BLK 21 FAIRVIEW ACRES SUB 03 VIN # 24444436405 TITLE B918255
- 5) Legal Lot of Record: Yes
- 6) Property Size: 0.450 acres or 19,602
- 7) Zoning District: R-3 Mixed-Use Residential
- 8) Zoning Overlay: None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Residential
- 10) The project is in the:
 - a) 500 Year and 100 Year of the Special Flood Hazard Area according to the 2020 adopted FIRM (the FIRM has adopted seclusion and utilizes the 2003 Flood Insurance Study).
 - b) 100 Year of the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
- 11) Adjacent Uses:
 - a) Health club
 - b) Dwelling unit, single family detached
- 12) Existing Use: Vacant
- 13) Easements on site : UTILITY, DRAINAGE, IRRIGATION EASEMENT; 200600047
- 14) Site Access:
 - a) Front: 47th Street
- 15) Sidewalks: No sidewalk
- 16) Wetlands on site: None identified

PROJECT INFORMATION

- 1) Proposed development: New construction
- 2) Noticing was completed on: June 4, 2026
- 3) The neighborhood meeting was held on: June 23, 2026
- 4) Site Coverage:
 - a) Building: 1,589 SF, 8% of the site
 - b) Landscaping: 5,811 SF, 30% of the site
 - c) Paved Areas: 12,202 SF, 62 % of the site
- 5) Square footage dedicated to use: Multi-family
- 6) Number of Structures: 1
- 7) Number of residential units total:
 - a) One-bedroom units:16
- 8) Total number of vehicular parking spaces: 22
 - a) Covered: 16
- 9) Total number of bicycle parking: 22
- 10) Trash Enclosure: The refuse will be in a common location;
- 11) Fencing: 6' fence
- 12) Sidewalk:
 - a) detached proposed
- 13) Landscaping:
 - a) Street Trees: 5 class II trees
 - b) Parameter Landscaping: trees, perennials, shrubs, ornamental grasses, sod, rock mulch
- 14) Connections:
 - a) Closest VRT Stop:
 - i) ~0.5 mi; W Chinden Blvd & W 47th St SWC
 - ii) ~1.4 mi;
 - b) Greenbelt: ~0.1 mi.

AGENCY COMMENTS

The following agency comments were provided:

Agency		Comment Date	Summary
Garden Engineer	City	6/23/2026	Legal Parcel of Record The applicant needs to provide documents that verify the parcel is an original parcel of land per city code. Fire District Approval Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans. The review by the District will need to include review of access and locations of fire hydrants. Gravity Irrigation Facilities Should any modifications to any gravity or pressure irrigation facilities occur, the change requires an approval of the project from the irrigation entity. Should changes occur, the applicant must review the changes and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

		Will Serve Letter Has a “will serve” letter been requested for this project? If not, one should be required. Water and Sewer Connections Water and sewer services must be reviewed and approved by the city’s Public Works Department. The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing service depth is adequate to serve the project. Erosion and Sediment Control Prior to performing any new grading on the site, if any, the applicant must prepare and have approved by the city an erosion and sediment control plan. Site Geotechnical Report and Grading and Drainage Plan A site geotechnical report meeting the city’s storm water design manual and a storm water design report for handling of storm water each prepared by an Idaho licensed design professional that is sealed, dated and signed is required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site. We note a preliminary plan has been provided prepared by Bronze Bow and dated May 2026. A full review of the plan will occur when all information necessary for a grading and drainage review is provided. The grading plan must assure that proposed elevations match the perimeter ground and storm water capture remains on the site. The storm water report needs to address how roof drainage will be managed. The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation from the storm water system to seasonal high groundwater must be at least three feet. Storm Water Operation and Management Agreement The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site’s storm water system. The agreement must be fully executed, have approved plans attached and be recorded by the city with final plan approval. Storm Water Operation and Maintenance Manual The design professional must provide a storm water operation and maintenance manual that is sealed, signed and dated by the design professional. Said manual must be reviewed and approved by the city. FEMA Flood Maps The parcel appears to be partially within FEMA Zone AE (panel 16001C0169J). A floodplain application will be required. The current map panel indicates a BFE of approximately 2642. Compliance with the city’s floodplain ordinance is required. The applicant must also review the original FEMA work maps (not the current adopted maps) on the city’s website as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.
Idaho Transportation Department Link to Comment	6/9/2026	The Department has no comments or concerns.

North Ada County Fire and Rescue Link to Comment	6/15/2026	1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105). 2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105, IFC C105). 3. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105) 4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1) 5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1) 6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4) 7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1) 8. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8) Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures. Specific building construction requirements of the International Building Code and International Fire Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.
Republic Services Link to Comment	6/4/2026	The enclosure meets the requirements.
DEQ Link to Comment	6/10/2026	While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

PUBLIC COMMENT

The following public comments were provided:

Commenter	Comment Date	Summary
Charles Leffler Link to Comment	6/3/2026	It looks like an area upgrade in that neighborhood. It would not be suitable @ the Bible College property though
Jerri Miller The comment was part of the discussion during the neighborhood meeting. Link	06/23/2026	Opposed to development.

MEETING SUMMARY

The Design Review consultation was held on July 6, 2026, to discuss application DSRFY20260012, a proposed multifamily residential development at 471 E. 47th Street. The project consists of a three-story multifamily building with associated parking, landscaping, private and common open space amenities, and site improvements. Staff, consultants, and the applicant reviewed several outstanding design and code compliance issues, with particular focus on amenities, pedestrian-oriented design, architectural articulation, open space, and building frontage activation.

Key Discussion Points Included:

- **Amenities and Community Features**

- Extensive discussion regarding the proposed community garden amenity and whether several raised planting beds adequately satisfy the intent of a community amenity.
- Design Review members expressed concern that simple planter boxes may not function as a meaningful amenity for all residents and suggested alternatives such as a larger community garden, pollinator garden, or shared landscaped gathering feature.
- Discussion regarding equitable access to garden spaces and whether garden plots should be designated for individual units or accessible to all residents.
- Parcel lockers were reviewed as a potential amenity, with support expressed for secure package locker systems similar to Amazon lockers that provide enhanced resident convenience and security.
- Staff emphasized that amenities should provide meaningful value beyond ordinary residential features and should serve as a distinctive attraction for residents.

- **Site Layout and Pedestrian Connectivity**

- Discussion focused on activating the street-facing façade along 47th Street and meeting code requirements for pedestrian-oriented design.
- Reviewers noted that the proposed frontage lacks a clearly identifiable entrance, direct street engagement, and pedestrian-focused elements.
- Recommendations included creating a more welcoming entrance sequence, opening portions of the central courtyard area to the street, incorporating seating or gathering spaces, and improving visibility into the site.
- Concerns were raised regarding how visitors, guests, and delivery services would identify and access individual units. Discussion included wayfinding signage and directory requirements.

- **Building Design and Architecture**

- Significant discussion centered on compliance with design standards requiring façade articulation, visual interest, and pedestrian engagement along public frontages.
- Reviewers expressed concern that the building presents long uninterrupted wall and roof forms that do not adequately demonstrate articulation or variety.
- Recommendations included modifications to rooflines, architectural detailing, building orientation, entry features, and façade treatments to reduce the appearance of a flat modular structure.
- A proposal to incorporate a mural as a design enhancement was discussed. While generally viewed as a positive addition, reviewers noted that artwork alone would

not satisfy façade articulation requirements and should be supplemental to architectural improvements.

- **Privacy and Adjacent Development Compatibility**

- Discussion occurred regarding window placement on elevations adjacent to future residential development.
- The applicant explained that windows facing neighboring properties would be transom-style windows and, where appropriate, incorporate privacy glazing.
- Consultants generally agreed that window placement and privacy measures may adequately address potential visual impacts to adjacent residential properties.

- **Open Space and Private Outdoor Areas**

- The adequacy of the proposed private and semi-private open space areas was extensively reviewed.
- Staff and consultants expressed concern that several designated semi-private spaces are not directly accessible from individual dwelling units and may function more as common space than private outdoor areas.
- Discussion focused on distinguishing between common open space and semi-private open space, emphasizing that semi-private areas should be primarily associated with specific units while still maintaining some visual connection to the larger development.
- The applicant was encouraged to revise layouts to provide more usable and clearly defined open space areas for residents.

- **Parking and Site Screening**

- Parking lot landscaping and covered parking design were reviewed. Staff indicated the parking lot generally appears capable of meeting code requirements with the revised landscaping plan.
- Concerns were raised regarding views of a long prefabricated carport structure from the site entrance and public areas.
- Reviewers suggested decorative screening elements, trellises, landscaping, or other visual treatments to soften views of the carport and improve site aesthetics.

- **Mechanical Equipment and Screening**

- HVAC unit locations were discussed after reviewers observed equipment mounted along pedestrian walkways and near unit entrances.
- Staff noted that mechanical equipment should be integrated into the overall building design and screened where required to minimize visual impacts.

- **Floodplain and Site Grading Considerations**

- Discussion occurred regarding floodplain mapping, building elevation requirements, and site grading assumptions.
- Reviewers noted that portions of the site appear to fall outside the regulatory floodplain and questioned whether some proposed fill and elevation increases may be unnecessary.
- The applicant agreed to further evaluate grading strategies and potential opportunities to improve site design while reducing associated costs.

Conclusion and Next Steps:

No approvals were granted during this consultation meeting. Staff and Design Review consultants identified several items requiring additional refinement, including enhancement of community amenities, activation of the street-facing façade, establishment of a clear primary entrance, increased architectural articulation, revisions to semi-private open space design, carport screening, mechanical equipment integration, and further consideration of site grading and floodplain requirements. The applicant will revise and resubmit plans addressing these

comments. Staff and consultants will continue the Design Review process upon receipt of updated architectural, landscape, and site design materials.

CODE AND POLICY REVIEW

Initial Discussion

Tony Thurber with Anchored Architects is proposing a new multifamily residential development at 471 E. 47th Street. The proposed building is a three-story modular construction.

Connectivity

The subject site is located adjacent to the approved Quad 6 and Point Pierce Villas subdivision projects (see Exhibit 1). These subdivisions are owned by different entities. However, because of their unique location and the fact that they were processed as Planned Unit Developments (PUDs), there was an opportunity to establish connectivity between the developments.

Quad 6 has a recorded plat. The recorded plat includes a note stating that an ingress/egress easement will be available for use by Point Pierce Villas as well as the property located north of Quad 6. This arrangement creates connectivity among several sites, supporting not only pedestrian and vehicular circulation but also providing opportunities for emergency vehicle access and Republic Services access through the interconnected developments. This approach is consistent with the City's long-standing goal of increasing connectivity within large blocks.

This application is a Design Review for multifamily development, and the connectivity requirements differ somewhat from those applicable to PUDs. However, one of the required Design Review findings is that the project provides effective bicycle and pedestrian access and movement to, from, within, and across the site.

In addition, Section 8-4E-7 of the code requires pathways to be designed to connect to, or provide stubs for future connections to, adjacent private properties, transit stops, adjacent trails, plazas, future phases of development, and open space areas.

The proposed development does not provide internal pedestrian or bicycle connectivity to adjacent properties. While the proposal includes a detached sidewalk along the street frontage that connects to the adjacent properties, it does not provide through-site connectivity between neighboring developments.

Staff discussed the potential for pedestrian, bicycle, emergency access, and trash service connections through adjacent sites with the applicant. However, the applicant indicated that they had not contacted the owners of the neighboring properties to explore those opportunities. The applicant also stated that providing such connectivity would not benefit the site design due to the constraints associated with the modular building layout and other applicable code requirements.

Consultant Comments and Subsequent Revisions

During the review of the resubmitted materials, the consultant raised concerns regarding the lack of articulation along the south elevation and the absence of a clearly identifiable primary entrance that functions as a focal point of the building. The consultant interpreted the code as requiring additional architectural articulation, including wall offsets, bays, recessed elements, or other features to break up long building planes, and expressed concern that the proposed multiple stair access points did not establish a clear main entrance. Staff acknowledged these concerns but noted that the code requires architectural features that provide articulation and

variety rather than mandating every listed feature be incorporated simultaneously. Staff also noted that the applicant had already provided material changes, slat wall elements, awnings, additional windows, and other architectural treatments similar to those found in previously approved multifamily developments. To resolve the remaining concerns, staff worked with the applicant to identify specific design modifications that would better demonstrate compliance with the intent of the standards, including additional façade articulation through projecting architectural elements or alternative material treatments, enhancements to the primary entrance area through an awning or similar feature to create a more obvious street-facing focal point, and incorporation of pollinator pathway refinements. The applicant subsequently agreed to incorporate these modifications into the building permit package. Based on the applicant's commitment to address the remaining design concerns and the project's overall consistency with applicable design review standards, staff finds that the proposal can meet the intent of the code with the conditions of approval.

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Applicable Code Sections: link to City Code		
Code Section	Compliance	Analysis/ Discussion
Title 8, Chapter 1: General Regulations		
8-1A-4 Applicability		The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-1 Nonconforming Properties	No compliance issues noted	Based on Resubmittals dated 07/02/2026 Legal lot of record .
8-1B-3 Nonconforming Uses	No compliance issues noted	Permitted Use
8-1C-3 Property Maintenance Standards	Compliant as Conditioned	Per 8-1C-2, this article applies to all existing residential and non-residential buildings, structures, and lands.
Title 8, Chapter 2: Base Zoning District Regulations		
8-2B-1 Purpose		This zoning district is intended to implement the Comprehensive Plan's designations of residential neighborhoods that are more urban in nature such as in the mixed-use residential area or in the Neighborhood Destination or Transit Oriented Development Nodes.
8-2B-2 Allowed Uses	No compliance issues noted	Multifamily Dwellings are a permitted use.
8-2B-3 Form Standards	Compliant	The required setbacks are: Front: 5' Interior Side: 0' interior to the property that is being developed and 5' exterior to the development

		Rear: 15' Street side: 5' Maximum density: 35 du/acre except for in an activity node there is no maximum density Minimum density: 14 du/acre in activity nodes unless a mixed-use development or a successful obtainment of a conditional use permit The site is not located within an Activity Node. The maximum density permitted on the site is 16 dwelling units. There are not encroachments.
Title 8, Chapter 4: Design and Development Regulations		
8-4A-3 Fences and Walls	Compliant as Conditioned	The use of barbed wire, razor wire, boxes, sheet metal, old or decayed wood, broken masonry blocks, chain link, chain link with slats, or other like unsightly materials for fencing shall be prohibited. There is an existing chain-link and wooden fence on the site. The applicant is proposing a 6-foot fence; Any future fencing will be required to be in compliance with code at the time of occupancy.
8-4A-4 Outdoor Lighting	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026 The updated photometric plan shows lower light levels in the middle of the site along the south property line, adjacent to residential units within the same zoning district. Any future outdoor lighting will be required to be in compliance with code at the time of development.
8-4A-5 Outdoor Service and Equipment Areas	Compliant as Conditioned	The applicant proposes a trash enclosure within the site. Republic Services has not provided any comments. All other equipment appears to be screened or enclosed. Any future outdoor service equipment area will be required to be in compliance with code at the time of development.
8-4A-7 Stormwater Systems	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026 Standards: 1. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Such swales shall also be designed to accommodate the required number of trees as per subsection 8-4I-4A, "Landscaping For Single-Family Residential Units", of this chapter if located in a required landscape area. 2. A rock sump may be incorporated into a vegetated swale to facilitate drainage. The rock sump inlet may not exceed more than five feet (5') in any horizontal dimension. Grates for sand/grease interceptors may also be incorporated, but the inlet structures may not exceed two feet (2') in any horizontal dimension. 3. Gravel, rock, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature. 4. Plant materials shall be a species that are able to withstand the anticipated changes in soil wetness and moisture levels. 5. Organic mulch shall not be used against drainage catch basins due to potential sediment clogging.

		6. Slopes shall be less than three to one (3:1) (horizontal to vertical) for accessibility and maintenance. 7. The stormwater facility shall be designed free draining with no standing water within twenty four (24) hours of the completion of a storm event. The infiltration swale appears to incorporate planting materials. A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.												
8-4A-8 Utilities	Compliant as Conditioned	Another draft condition of approval is provided requiring that all utilities be underground.												
8-4A-9 Waterways	No compliance issues noted													
8-4B-3 Dwelling Units, General Provisions	Compliant as Conditioned	Based on Resubmittals dated 07/09/2026 Architectural design: All residential developments of greater than two units shall provide unified and integrated architectural variety. Dwellings that are in a mixed-use development must adhere to both residential and nonresidential standards: 1. Architectural variety shall be provided so that the units within the development are distinct from one another as described below: Individual units within the same structure that have exterior access shall have unique entrances from one another distinguished by paint, architectural design, or materials. Door color variations are provided and include off-white, black, and dark green Amenities: All residential developments of three (3) or more units shall provide amenities. 1. The three (3) categories of amenities are: a. Quality of Life - a physical improvement intended to bolster the health, comfort, or happiness of those who utilize the improvement. b. Open Space - a space which improves livability, connects the community, or preserves and protects existing natural features. c. Recreation - improvement or improvements intended to facilitate an activity done for enjoyment. 2. Each category of amenities is divided into class A, B and C amenities. <table><tr><th colspan="4">TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES</th></tr><tr><th>Category</th><th>Class A</th><th>Class B</th><th>Class C</th></tr><tr><td>Quality of Life</td><td> • communal dog washing facilities • smart locks and smart thermostats for all units • reservable business center or office space • green/living walls • secure package lockers • secure bicycle storage (for multi-family or mixed-use developments) </td><td> • the inclusion of a nonresidential use such as a gym, daycare, or pharmacy • structures and facilities designed to be physically accessible to people with disabilities • outdoor living room or lounge </td><td> • clubhouse • the inclusion of a use that provides access to food or drink such as a restaurant, cafeteria, coffee shop, grocery, or bodega store </td></tr></table>	TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES				Category	Class A	Class B	Class C	Quality of Life	• communal dog washing facilities • smart locks and smart thermostats for all units • reservable business center or office space • green/living walls • secure package lockers • secure bicycle storage (for multi-family or mixed-use developments)	• the inclusion of a nonresidential use such as a gym, daycare, or pharmacy • structures and facilities designed to be physically accessible to people with disabilities • outdoor living room or lounge	• clubhouse • the inclusion of a use that provides access to food or drink such as a restaurant, cafeteria, coffee shop, grocery, or bodega store
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Recreation	• walking trail(s) for the benefit of the development	• fitness facilities • swimming pool • children's play structure • game room • sports courts	A recreational space such as trails, picnic area, playground, pavilion, or other recreational space dedicated to the public • A public bicycle path of at least 100' that is separated and buffered from a motor vehicle travel way by vegetation, curbing, bollards, or the like								
8-4B-6 Multi-family Dwelling Units and Mixed-Use Development	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Building Setbacks: Building setbacks shall take into account windows, entrances, porches, and patios, and how they impact adjacent properties, rights-of-way, the Greenbelt, and Nature Path. Building Design: 1. The design of the site and structures shall comply with the provisions of 8-4C-3 general Provisions for Nonresidential Development and 8-4C-4 Special Provisions for Special Nonresidential Development unless in conflict with this section. See the analysis in Section 8-4C-3 and 8-4C-4 2. All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows,									

		bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet. 3. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification. Door color variations are provided and include off-white, black, and dark green. Awnings and lighting are also provided. On July 24, 2026, the consultant raised concerns regarding the prominence of the building's primary entrance. In response, the applicant agreed to revise the plans to provide a more obvious entrance treatment. Staff finds that these modifications adequately address the consultant's comments and support a finding of compliance with the intent of the City's design review standards. 4. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. Provided 5. Roof forms shall be distinctive and include variety and detail when viewed from the street. Flat roofs should include distinctive cornice treatments. Compliant 6. Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as metal, masonry, stone, stucco, wood, terra cotta, and tile are encouraged. Appears to be compliant. 7. Windows are required to allow views to exterior activity areas or vistas. Windows shall be provided on any building facing any common area including where there are pedestrian access elements. Appears to be compliant. 8. All roof and wall mounted mechanical, electrical, communications, and service equipment should be screened from public view from public streets and the Greenbelt or Nature Path, by the use of parapets, walls, fences, enclosures, or by other suitable means. Appears to be compliant. 9. The design of all structures that are adjacent to a single-family dwelling shall consider measures to include visual privacy. Examples of ways to achieve this include, but are not limited to, adding a smaller scale structure, or placing trees between the existing dwelling and the development to prevent views into neighboring rear yards, stepping back the structure, increased setbacks, or strategic window placement. There is an approved subdivision along the south property line that has not yet been constructed. The applicant is proposing columnar trees along this property line, as well as transom-style windows. 10. The first-floor façade fronting the Greenbelt or public right-of-way shall include fifty percent (50%) of the first-floor façade dedicated to pedestrian elements such as, but not limited to windows, decks, balconies, showcases, plazas, etc. Compliant
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		11. The scale, arrangement, and texture of buildings and open space shall vary through the development to reflect function, interest, and significance. Appears to be Compliant. 12. Blank Walls: No blank walls should front a public street or an existing single-family dwelling in the R-1, R-2, or R-M zoning districts. Any blank walls should be treated in one or more of the following ways: - Installing a vertical trellis in front of the wall with climbing vines or plant materials; or - Providing a landscaped planting bed at least five feet (5') wide or raised planter bed at least two feet (2') high and three feet (3') wide in front of the wall, with plant materials that obscure or screen at least fifty percent (50%) of the wall's surface within three (3) years; - Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least fifty percent (50%) of the blank wall surface. 13. Developments with fifteen (15) units or more shall provide the following: - A property management office. Compliant - A maintenance storage area. This is included in part of the property management office. - A central mailbox location, including provisions for parcel mail that provide safe pedestrian and/or vehicular access Provided - A directory and map of the development at an entrance or convenient location for those entering the development. Provided All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, and common areas. Compliant as Conditioned
8-4C-3 Design Provisions for Nonresidential Structures	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 <i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i> Floor Area Ratio (FAR): n/a Street Setback: The maximum front setback is 15 feet from curb edge for a minimum of 60% of the length of the street frontage. Compliant First Floor Facades: First floor facades that face a public street, or the Greenbelt shall include elements to activate the ground floor. The facade should include surfaces in windows, showcases, displays, plaza, or pedestrian access elements as follows: for front façade at least 50%, for other facades visible from the public right-of-way at least 30%. The applicant proposes a see-through area in the middle of the building along the primary façade on 47th Street. The applicant has provided steps and a seating area within this space, as well as two entrance doors along the street—one for a unit and one for the office. Street Frontage: 60% of the street frontage along the front setback should be occupied by a structure or a plaza. The building occupies 61% of the site. Upper Story Facades: Upper story facades should be set back an additional 10 feet from the required side yard setback after the first two stories where the

		side yard is adjacent to a residential district or the Greenbelt. The site is located within a residential district and is adjacent to the same residential district. Wall Plane: Facades should have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet. <i>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</i> Parking Lot Locations: The parking lot is not located along the street. Driveway Lanes: The driveway lane is 22 feet wide. Code requires special pavement or coloring where a drive lane crosses a public sidewalk. City planners and ACHD engineers recently met to discuss these requirements. ACHD noted challenges in maintaining different colored concrete or materials when they alternate along the public sidewalk. They also expressed the opinion that this requirement could be excessive in areas with low traffic or residential driveways. Staff explained the intent of the code, which is to make sidewalks that cross drive lanes safer for pedestrians and more visible to drivers. ACHD provided an alternative design option: crossings of drive aisles shall be in concrete, and the apron shall be placed so that the sidewalk does not change elevation from the adjacent sidewalk. Truncated domes may be required to identify the drive aisle. The difference in pavement materials would be achieved by constructing the sidewalk in concrete, while surrounding areas would likely be asphalt or other materials. Staff agrees with this option. Pedestrian Pathways: a. Pedestrian pathways should be designed to provide a direct connection between the main building entrance and the public sidewalk. Compliant b. Direct, convenient, and attractive pedestrian pathways should be provided that are clearly marked and connect all portions of the site. Provided c. Pedestrian pathways should be functionally separate from parking lots and driveways except where they cross driveways. Primary Entrance: a. The building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building. The applicant has provided two entrance doors along the street—one for a unit and one for the office. b. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee. Provided c. Pedestrian amenities should be provided at the entrance including a minimum of 100 square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop. Provided <i>Objective 3: Buildings shall be designed and constructed of quality materials.</i> 1. Suitable Materials: Materials should be selected for suitability to the type of building and design for which they are used.
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2. Encouraged Materials: Quality finish materials should be utilized, including, but not limited to, brick, masonry, or stone integrally tinted, textured masonry block, stucco, wood, or concrete siding.
3. Discouraged Materials: Corrugated fiberglass, aluminum siding, mirror or metalized reflective glass, plywood, chipboard siding, vinyl, cinderblock, plastic tilt-up concrete, highly tinted or mirrored glass, and all types of imitation building materials should not be used as the primary building material.
4. Discouraged Finishes: Finishes that reflect light and glare; or bright, heavily saturated and/or reflective shades of primary colors are discouraged.
5. Matched Colors: The color of roof stacks, flashing, vents, power exhaust fans, and metal chimney caps should blend with the roof colors.
6. All structures visible from the right-of-way shall be compatible within the development.

The applicant proposes wood and metal siding.



Objective 4: *The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.*

All existing trees, significant vegetation and surface water features should be maintained.

Scraped Sites:

- a. Any existing site that is entirely scraped of existing natural and structural site conditions, should meet the requirements set forth in article I, "Landscaping And Tree Protection Provisions," of this chapter and should be well integrated with the site design.
- b. Any existing site that is entirely scraped of existing natural and structural site conditions in which a natural waterway, irrigation canal, lateral or drain has previously been tiled or piped should meet the requirements set forth in section 8-4A-13, "Waterways," of this chapter.

Please see the analysis in Section 8-4I-7.

Objective 5: *The design of all buildings shall provide visual interest, not be in conflict with the comprehensive plan, and positively contribute to the overall urban fabric of the community. Buildings should interrelate with the public realm and should augment the pedestrian experience adjacent to public streets, multi-use paths, gathering places, parks, Greenbelt and Nature Path.*

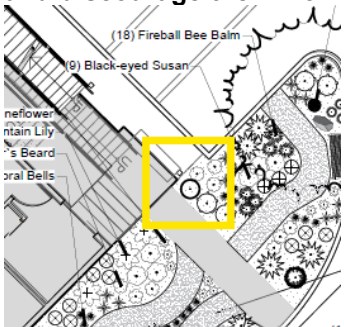
1. Building Orientation: Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street, or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street. **Compliant**
2. Articulation: Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow

		lines and break up the flat surfaces of the facade. The following are ways to achieve building articulation: a. Window Treatments: Provide ample articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale. Windows should be articulated with mullions, recesses, etc., as well as applying complementary articulation around doorways and balconies. b. Architectural Elements: The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns. c. Rooflines: A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building. i. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval. ii. Roofs that incorporate a variety of vertical dimensions such as multiplaned and intersecting rooflines are encouraged. iii. Flat roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline. d. The scale, arrangement, and texture of the buildings and open space shall vary throughout the development to reflect function, visual interest, and architectural significance. 3. Building Details: The design of buildings should be enhanced with appropriate details. The following elements are examples of techniques used on buildings to provide detail: a. Ornate Rooflines: Examples include ornamental molding, entablature, frieze, or other roofline devices. b. Detailed Treatment Of Windows And Doors: Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks. Window sizing and treatment should be as follows: i. Windows should not have individual glass panes with dimensions greater than five feet by seven feet (5' x 7'). ii. Windows should be surrounded by trim, molding, and/or sill at least four inches (4") wide. Commercial buildings with no trim or molding should have window frames at least two inches (2") wide. iii. Individual window units should be separated from adjacent window units by at least six inches (6") of the building's exterior finish material. c. Ornamentation: Examples include ornamental railings, grillwork, landscape guard, and trellises. d. Distinctive Light Fixtures: Examples include lights with a decorative shade or mounting. e. Artwork Or Decorative Paving: The artwork may be freestanding or attached to the building, and may be in the form of mosaic, mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork. The applicant proposes changes in the roofline along the street frontage and partially along the south elevation. Window treatments have also been provided. The applicant proposes a combination of differently colored wood siding on the building façades, with variations in its orientation. Some sections of the wood siding are installed horizontally, while others are installed vertically. The applicant also added slat walls to the front and south
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		façades. However, during the review of the resubmitted materials on July 24, 2026, the consultant raised concerns regarding the level of architectural articulation provided on the south elevation. Following discussions between staff, the consultant, and the applicant, the applicant agreed to incorporate additional façade articulation, including two-foot wall extensions. Staff finds that these proposed modifications adequately address the consultant's concerns and support compliance with the intent of the applicable design standards. <i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i> No comments <i>Objective 7: The design of all structures shall consider visual privacy for adjacent residential properties. Examples of ways to achieve visual privacy include, but are not limited to, adding a smaller scale structure between the existing dwelling and tall portions of the proposed development, placing trees to prevent views into neighboring rear yards, stepping back the structure, increased setback, or strategic window placement.</i> Comments above																														
8-4C-4 Special Provisions for Specific Non residential Development	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Facades longer than fifty feet (50') (measured horizontally along the facade) should incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. The doorways on buildings abutting or within three feet (3') of the sidewalk should be recessed in order to avoid conflicts with pedestrians. Appears to be Compliant. Rooflines exceeding fifty feet (50'), should incorporate relief to the perceived building mass by providing roofline variation. Roofline variation should be achieved using one or more of the following methods: a) vertical offset in ridgeline; b) horizontal offset in ridgeline; c) variations in roof pitch; d) gables; and e) dormers. Compliant HVAC equipment, trash dumpsters, trash compaction, and other service functions should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Compliant as Conditioned																														
8-4C-5 Prohibitions	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.																														
8-4D Parking and Off Street Loading Provisions.																																
8-4D-3 Parking Design and Improvement Standards	Compliant as Conditioned	Vehicle parking: <table border="1"><thead><tr><th colspan="5">Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</th></tr><tr><th>Parking Angle</th><th>Stall Width</th><th>Stall Depth</th><th>Length Per Car</th><th>Driveway Width* <u>Must also meet fire requirements</u></th></tr></thead><tbody><tr><td colspan="5">Standard</td></tr><tr><td>90°</td><td>9'0"</td><td>20'0"</td><td>9'0"</td><td>22'0"</td></tr><tr><td colspan="5">Compact</td></tr><tr><td>90°</td><td>7'6"</td><td>15'0"</td><td>7'6"</td><td>22'0"</td></tr></tbody></table>	Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS					Parking Angle	Stall Width	Stall Depth	Length Per Car	Driveway Width* <u>Must also meet fire requirements</u>	Standard					90°	9'0"	20'0"	9'0"	22'0"	Compact					90°	7'6"	15'0"	7'6"	22'0"
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		Compliant Parking Provided: <u>16 regular parking spaces</u> Stall Width: 9' Length per car: 20' <u>5 compact parking spaces</u> Stall Width: 7'6" Length per car: 16' <u>1 ADA parking space</u> Stall Width: 9' Length per car: 20' Access aisle: 7' Total: 22 vehicle parking spaces A pedestrian route that is compliant with current Americans With Disabilities Act (ADA) standards must be provided from the parking area to each primary entrance; Parking lots shall be designed in compliance with the requirements as set forth in chapter 8-4, article C of this title, Design Provisions For Nonresidential Structures; Parking lots shall be designed in accordance with chapter 8-4, article I of this title, Landscaping And Tree Protection Provisions; All parking and loading zones shall provide proper drainage of surface water to prevent the flow of water onto adjacent properties, walkways, or streets. The design of the parking area shall minimize the trespass of lights from motor vehicles on adjacent properties and rights-of-way. Pedestrian routes shall facilitate passage from parking spaces to the principal entrance and meet standards set forth in sections 8-4E-6 and 8-4E-7 of this chapter. Bicycle parking spaces shall: 1. Be a minimum space six feet (6') long by two feet (2') wide; 2. On-site spaces shall be located within fifty feet (50') of the building entrance(s); 3. Public bicycle spaces may be provided within three hundred feet (300') of the property in lieu of on-site spaces. If public bicycle spaces are provided, legally binding documentation including property owner approval, maintenance responsibility, and public use allowance shall be provided to the city; 4. Be separated by a physical barrier to protect the bicycles from damage by motor vehicles if located within a motor vehicle parking area. The physical barrier can be curbs, poles, wheel stops, or other similar features; 5. Be visible, unless specified for the use of tenants, in which case the bicycle parking spaces must be covered; 6. Be easily accessible from the street; 7. Not impede pedestrian movement or loading zones; 8. Not impede pedestrian or vehicular circulation or loading zones. The facilities shall be incorporated, whenever possible, into the structure's design or street furniture; and 9. Be properly illuminated to increase security and avoid accidents and adhere to section 8-4A-4 of this chapter, Outdoor Lighting.
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8-4D-4 Parking Use Standards	Compliant as Conditioned	A. Number Of Spaces: No use shall provide less than the minimum spaces required by this article. B. Use Of Property; Phased Projects: The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this code.												
8-4D-5 Required Number of Off- Street Parking Spaces	Compliant	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 <table border="1"> <thead> <tr> <th colspan="3">Dwelling Parking</th></tr> <tr> <th>Dwelling Type</th><th>Required Parking Spaces Per Each Dwelling Unit (Including Covered And Uncovered)</th><th>Required Covered Parking Per Each Dwelling Unit</th></tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom</td><td>1</td><td>1</td></tr> <tr> <td>More than 1 bedroom</td><td>2</td><td>1</td></tr> </tbody> </table> Guest Parking For developments with more than two (2) dwelling units there shall be one-half (0.5) additional parking space/unit provided for guest parking for the first ten (10) dwelling units. There shall be one-tenth (0.1) parking space/unit provided for guest parking for every unit after the first ten (10) units. Vehicle parking: Required: 16 covered parking spaces Required Guest Parking: 6 spaces Total: 22 vehicular parking spaces Provided: 22 (16 covered) Bike Parking: 0.5 spaces/unit for the first 10 dwelling units, then 0.1 parking spaces/unit for every unit after the first 10 units; and, and 1 covered space for every dwelling unit or home Required: 22 bike parking spaces Provided: 22 A maximum of thirty percent (30%) of the required parking spaces can be compact. Multifamily, mixed use, and nonresidential compact spaces shall be clearly marked as such on the pavement or curb or otherwise signed. Allowed: 7 compact parking spaces Provided: 5 compact parking spaces	Dwelling Parking			Dwelling Type	Required Parking Spaces Per Each Dwelling Unit (Including Covered And Uncovered)	Required Covered Parking Per Each Dwelling Unit	Studio and 1 bedroom	1	1	More than 1 bedroom	2	1
Dwelling Parking														
Dwelling Type	Required Parking Spaces Per Each Dwelling Unit (Including Covered And Uncovered)	Required Covered Parking Per Each Dwelling Unit												
Studio and 1 bedroom	1	1												
More than 1 bedroom	2	1												
8-4D-6 Standards for Equivalent Parking Adjustments	No compliance issues noted	Equivalent parking was not requested.												
8-4D-7 Off Street Loading Standards	No compliance issues noted	Off Street Loading was not proposed.												
8-4E Transportation and Connectivity Provisions														
8-4E-3 Public Street Connections	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 This article provides design standards that shall apply <u>to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.</u> All streets and driveways shall adhere to the standards of a clear vision triangle.												

		All developments shall have approved access to a public street, in conformance with the provisions of the transportation authority.
8-4E-4 Internal Circulation Standards	Compliant as Conditioned	Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards: 1. Have a minimum vertical clearance of thirteen feet six inches (13'6") for their entire length and width. 2. Have a minimum width of twenty feet (20'). 3. The design of internal circulation should be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.
8-4E-6 Sidewalk Standards	Compliant as Conditioned	Code requires that the applicant install a 5' detached sidewalk. There is a condition of approval drafted that this is installed prior to Certificate of Occupancy. The applicant will be required to install the sidewalk per the ACHD's requirements. The application will also be required to submit a Public Works and Utility application to the City for review and approval. The applicant appears to propose a sidewalk that is in alignment with the approved subdivision along the south side.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Code requires that there be a direct and convenient pathway from the main entrance of the space to a public sidewalk. The pathway shall be designed to connect or stub a pathway(s) to adjacent private property, transit stops, adjacent trails, plazas, future phases of development, and open space areas. The pathway shall be designed to connect all portions of a development in a direct manner and not involve a significant amount of out of direction travel for likely users. The pathway is free from hazards, has appropriate lighting levels, and meets the standards for ADA accessibility. A pathway shall be a minimum width of four feet (4'). Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility. Provide a subtle transition in paving materials from the existing pathway to the pathway within the pollinator garden to better direct pedestrians and discourage them from cutting the corner through the planting bed. 

8-4E-8 Transit Facilities	No compliance issues noted	No comment	
8-4G Sustainable Development Provision			
8-4G Sustainable Development Provisions	Compliant as Conditioned	The development is exempt per 8-4G-2 (D).	
8-4H Flood Hazard			
8-4H Flood Hazard	Compliant as Conditioned	The planning official is the decision maker on items regarding 8-4H. The applicant is intending to build above the anticipated FIS base flood elevations. The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property. The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer. The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.	
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	Compliant as Conditioned	The following minimum plant sizes shall be used for all required landscape areas:	
		Shade trees	2 inch caliper minimum
		Ornamental trees	2 inch caliper minimum
		Evergreen trees	6 foot height minimum
		Woody shrubs	2 gallon pot minimum
		Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited. Landscape areas shall be compatible with the character of the proposed development and the surrounding areas to reinforce neighborhood identity; Landscape design shall enhance natural drainageways and environmental features; Spacing of trees and shrubs shall allow for their natural spread; and A three foot clearance zone shall be maintained around the circumference of fire hydrants; and The placement of trees near structures shall be adjusted to allow for the anticipated mature spread of the trees at the tree's maturity.	

		Required Number Of Class II Or Class III Trees	Minimum Number Of Species
		5 to 10	2
8-4I-4 Landscaping Provisions for Specific Uses	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required: 19,602 SF x 0.05= 980 SF Proposed: 1,759 SF A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. 47th Street (100 LF): 1 Street tree + 2 Frontage trees = 3 trees Provided: 5 trees Class II A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted. Required: 2 trees and 12 shrubs Proposed trees: 66 trees Proposed: 107 shrubs. Note: Staff recommends requiring Class II street trees (or larger where planting strip width allows) along public frontages to maximize cooling, public health, habitat, stormwater, and long-term canopy outcomes; Class I trees should only be permitted where overhead utilities or substandard planter widths preclude larger forms. This is consistent with regional practices and local streetscape precedents of new developments in Garden City.	
8-4I-5 Perimeter Landscaping Provisions	Not Applicable		
8-4I-6 Parking Lot Landscaping Provisions	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. Include landscaped islands with at least one tree at the beginning and end of each parking row and to break up longer rows or highlight special features. Plant high branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces.	
8-4I-7 Tree Preservation Provisions	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed or damaged from the site. Existing trees that are retained or relocated on a site may count toward the required landscaping.	

Mitigation trees are in addition to all other landscaping required by this article.

The applicant is required to provide mitigation for 94 inches of caliper.

EXISTING TREE SCHEDULE					
KEYNOTE #	TREE TYPE	SIZE (DBH)	CONDITION	STATUS	CALIPER TO MITIGATE
1	SILVER MAPLE	57"	VERY POOR CONDITION	REMOVE	0
2	PINE	17"	FAIR CONDITION	REMOVE	17"
3	SIBERIAN ELM	22"	FAIR CONDITION - NOT DESIRABLE TREE IN STATE OF IDAHO	REMOVE	22"
4	CATALPA	15"	GOOD CONDITION	REMOVE	15"
5	APPLE	27"	FAIR CONDITION	REMOVE	27"
6	PEAR	13"	FAIR CONDITION	REMOVE	13"
7	BLACK WALNUT	21"	DEAD CONDITION	REMOVE	0
8	WILLOW	13"	DEAD CONDITION	REMOVE	0
9	SIBERIAN ELM	11"	POOR CONDITION	REMOVE	0
10	SIBERIAN ELM	57"	FAIR CONDITION	REMAIN	0
TOTAL INCHES TO MITIGATE					94"

Tree mitigation at a 1:1 caliper will be required. The landscape plan shows 22 caliper inches of new deciduous trees and 44 evergreen trees in the planting schedule. The code does not clearly specify whether evergreen trees can be counted toward mitigation. Previously, evergreen trees did not count toward tree mitigation requirements. However, in August 2025, the code was amended to include buffer requirements. The updated perimeter landscaping standards specifically require a variety of tree species, including both deciduous and evergreen trees.

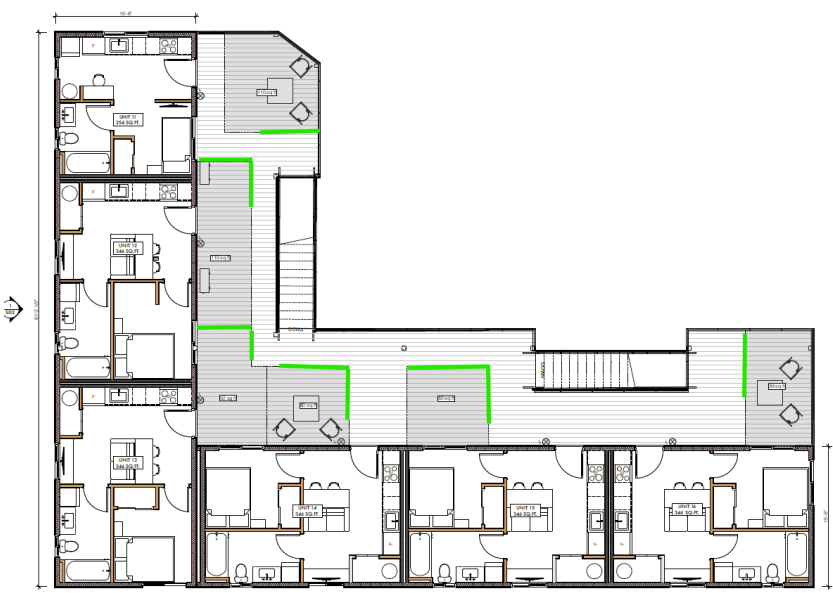
To avoid conflicting with the amended code, staff determined that evergreen trees should be counted toward the tree mitigation requirements. However, evergreens are typically measured differently than deciduous trees. Standard nursery stock for evergreen trees is generally around 6 feet in height. Therefore, since the applicant is proposing 8-foot-tall evergreens, staff may conditionally consider them equivalent to 3-inch caliper trees, consistent with the proposed deciduous tree sizing.

Total proposed tree mitigation: 159 inches of caliper. **These figures may change depending on the caliper of the trees ultimately selected. The required total of 94 caliper inches is for mitigation trees only and does not include any trees otherwise required by the code.**

8-4L Open Space Provisions

8-4L-3 General Open Space Standards	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Common open space shall be designed as an integral part of a residential development project by demonstrating adherence to the following standards: a. Areas on the site of mature landscaping, trees, and natural features have been incorporated into the common open space area; b. The common open space area provides connectivity with other open areas, public spaces, trails, or water features within and off the site; and c. The common open space area is located and designed to serve a passive or recreational function.
8-4L-4 Common Open Space Standards for Residential Developments	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 For any new residential or mixed-use development; subdivision; planned unit development; or conditional use of more than two (2) dwelling units in size:

		A minimum of two hundred fifty (250) square feet of common open space shall be provided for each unit. The following may qualify to meet the common open space requirements: 1. Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, with length and width dimension of twenty feet (20') can be adjusted by the decision maker so as long as the quality of the open space is not diminished. Open space includes but is not limited to: a. Recreation area b. Community garden c. Ponds or water features; d. Plaza Required: 4,000 SF Provided: 4,134 SF
8-4L-5 Private Open Space Standards for Residential Development	Compliant as Conditioned	Based on Resubmittals dated 07/02/2026, 07/09/2026, and 07/20/2026 Private Open Space Requirements: For any new development with three or more dwellings: A minimum of eighty (80) square feet of private, usable open space shall be provided for the benefit of each dwelling. a. This requirement can be satisfied through a variety of private or semiprivate means including but not limited to outdoor porches, patios, rooftop gardens, decks, balconies, recreational areas, or enclosed yards. b. The minimum dimension of any space calculated as private open space shall be six feet (6') in each direction c. Landscaping, entryway and other accessways shall not count toward this requirement d. Private open space must be achieved within the development The applicant extended the decking area to incorporate semi-private open space. This area is clearly identified on the floor plans; however, in practice, it may not feel sufficiently private. The applicant proposes privacy screening on the first floor. Staff believes that some privacy screens should be provided, at least partially, to help define the space and discourage pedestrian walk-through activity through these semi-private areas. The area does not need to be fully enclosed; however, some defined areas for privacy and furniture placement should be provided. A movable solution might be appropriate if large furniture or other items need to be delivered. An example, provided only to illustrate the concept, is shown below.

		
Title 8, Chapter 6, Article A: Administration		
8-6A-3 General Application Process	No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-4 Required Application Information	N/A	Application waivers requested pursuant to 8-6A-4A
8-6A-5 Administrative Process with Notice	Compliant	A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction. If no objections are filed within 15 days, the Design Review Consultant's recommendation and the Planning Official's decision shall be considered final. Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7. Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Garden City Comprehensive Plan	The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map. This application is in future land use designations of the Comprehensive Plan:

	MIXED USE RESIDENTIAL: The mixed-use residential area is north of Adams/ Alworth Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories. The application may be supported by: Goal 1. Nurture the City 1.4 Objective: Create a premier destination place to live, work, and recreate. Goal 2. Improve the City Image 2.1 Objective: Encourage new and distinctive neighborhoods. 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. Goal 4. Emphasize the "Garden" in Garden City 4.2 Objective: Promote community gardens. 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. Goal 6. Diversity in Housing 6.1 Objective: Eliminate and upgrade substandard housing. 6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing. 6.3 Objective: Maintain the diversity of housing. Goal 7. Connect the City 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.
Garden City Sidewalk Policy	A detached sidewalk is proposed.
Garden City Street Light Policy	A streetlight is installed along E. 47 th Street in accordance with the policy.

DECISION PROCESS

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#). The Planning Official and City Council have decision authority once a Design Review Consultation has occurred.

Decision

Pursuant to GCC 8-6A-5, staff shall take one of several actions:

- Intent to approve as submitted;
- Intent to approve with changes;
- Request changes and resubmittal;
- Recommend denial; or
- Recommend public hearing.

Once the decision is rendered it will be sent to the applicant and interested parties. If the determination is a recommendation for a public hearing or if a person with standing objects, a hearing with City Council or Planning and Zoning Commission will be scheduled.

Appeals of Decision:

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. The objection shall be made on the appeal submittal form and must be accompanied by the appeal fee. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Verbal objections will not be accepted. Written objections received after the 15-day objection period will not be accepted.

When a design review consultation is required as part of an application that requires a public hearing, public testimony regarding design will be heard by the planning and zoning commission at the planning and zoning commission's scheduled hearing.

REQUIRED FINDINGS, CONCLUSIONS OF LAW AND DECISION

Required Findings

In order to approve a design review application after a recommendation by the design review consultant(s), the decision maker shall make a determination with written reasoned statements on the following findings:

GCC 8-6B-3_Required Findings	Determination	Reasoned Statements
1. The proposed design shall comply with all design standards in Garden City Code, Title 8. 2. The proposed design shall provide effective bicycle and pedestrian access and movement to, from, within, and across the site. 3. The proposed design shall be compatible with or improve the public's use of existing and planned public spaces, including but not limited to the greenbelt and pathways, sidewalks, parks, roadways, open space, public facilities, Boise river and waterways, canals, and other surface irrigation. 4. The proposed design shall be compatible with the neighborhood in scale and intensity.	Compliant as Conditioned	1. The application complies with the applicable provisions of Garden City Code Title 8, including standards for multifamily development, landscaping, parking, open space, pedestrian accessibility, and architectural design. Compliance is achieved through the submitted plans and the conditions of approval requiring additional architectural articulation, pedestrian improvements, and code-compliant site development. 2. The development provides detached sidewalks along 47th Street, internal pedestrian pathways connecting building entrances, and the required bicycle parking facilities. Conditions of approval require pathway connections

5. The proposed design shall not create an adverse impact on the surrounding neighborhood. 6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood. 7. The proposed design and landscape shall improve the design and function of the site and be consistent with the southwest Idaho climatic conditions; and 8. The proposed design shall be compatible with applicable natural, scenic, and historic features, including but not limited to wetlands, the Boise River, waterways, and historic structures.		throughout the site and enhancements to pedestrian circulation areas to further improve accessibility and safety. 3. The project contributes to the public realm through installation of a detached sidewalk, street trees, landscaping, and improved pedestrian infrastructure along the street frontage. 4. The proposed 16-unit multifamily development is a permitted use within the R-3 Mixed-Use Residential zoning district and complies with applicable density and dimensional standards. The building scale, setbacks, landscaping, and open space areas are consistent with the area's planned residential development pattern. Additionally, the approved residential subdivision immediately adjacent to the site includes three-story residential buildings, demonstrating that the proposed building height and intensity are compatible with existing and approved development in the surrounding neighborhood. 5. The proposal incorporates landscaping, screening, lighting controls, stormwater management, and privacy measures intended to minimize impacts on adjacent properties. The on-site trash enclosure is located within the interior of the development and is screened from public view, reducing visual impacts from the street and neighboring properties. Conditions of approval further require visual privacy treatments, code-compliant
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		lighting, and ongoing maintenance to ensure the development does not create adverse impacts on the surrounding neighborhood. 6. The building incorporates varied materials, windows, awnings, architectural detailing, and façade articulation designed to create visual interest and reduce building mass. Additional façade enhancements and entrance treatments required by condition will further improve compatibility with surrounding development and neighborhood character. 7. The site design incorporates substantial landscaping, shade trees, stormwater facilities, and open space areas that improve the functionality and appearance of the property. As conditioned, the landscaping and site design shall be consistent with the climatic conditions of southwest Idaho, ensuring that plant materials, irrigation, and site improvements are appropriate for the local environment and capable of long-term viability. 8. No wetlands, historic structures, or other significant natural or scenic features have been identified on the site that would be adversely impacted by the proposed development.
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The Planning Official reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application **meets** the standards of approval under **GCC 8-6B-3 Design Review**.

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning Official hereby **Approves** the application, subject to the following conditions:

Site Specific Requirements:

Scope of this permit:

1. The scope of this permit is to allow new construction for a multi-family development at 471 E 47th Street.
2. The building permits must be in conformance with the approved plans. Staff may approve minor changes to the approvals so if they are compliant with Garden City Code including:
 - a. Substitutions of plant species, if there is no reduction in landscaping and the species are comparable in height and width. Substitutions of trees must be of the same or larger tree classification and be comparable or larger in tree canopy and height.
 - b. Less than 5% of rearrangement of elevations or building façade materials if there is no reduction in building modulation, fenestration, or glazing.
 - c. Less than 5% of rearrangement of site.
3. Prior to initiating any demolition of existing structures, the applicant shall obtain an approved demolition permit for all structures proposed for removal.

Prior to Building Permit:

1. Prior to building permit submittal, the applicant shall verify adequate water and sewer capacity with the City Engineer.
2. The structural elevations shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
 - a. The applicant shall incorporate additional architectural articulation on the south elevation and provide enhanced primary entrance treatment consistent with applicant commitments made on July 24, 2026.
3. There shall be a minimum of 22 vehicular parking spaces provided; with 16 to be covered.
 - a. A maximum of thirty percent (30%) of the required parking spaces can be compact.
 - i. Multifamily, mixed use, and nonresidential compact spaces shall be clearly marked as such on the pavement or curb or otherwise signed.
 - b. All vehicle parking spaces shall meet the minimum dimensional standards set forth in Garden City Code 8-4D-3.
4. There shall be a minimum of 22 bicycle parking spaces provided; with 16 to be covered.
 - a. Bicycle parking spaces assigned to individual units shall be clearly identified on the floor plans.
 - b. Bicycle parking not assigned to individual units may utilize varied configurations, including double-sided rack layouts, provided each stall accommodates two bicycles and the total number of spaces can be clearly verified based on space count rather than rack count.
5. A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances.

- a. A pathway shall be a minimum width of four feet (4').
 - b. Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility.
 - c. An additional connection point needs to be provided to connect the entire stretch of the internal pathway with the pollinator garden.
6. The landscaping shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
- a. Tree mitigation shall be provided at a ratio of 1:1 caliper inch for all trees identified as being in "fair" or "good" condition in the arborist report, for a total of 94 caliper inches of required mitigation.
 - b. A minimum of 3 Class II or Class III trees shall be planted along the E. 47th Street frontage.
 - c. A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.
 - d. Internal shade trees shall be provided at a minimum ratio of one tree planted for every 5 parking spaces supplied.
 - e. Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.
 - f. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants.
 - i. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited.
 - g. The design and landscaping of the site shall enhance site functionality and be consistent with the climatic conditions of southwest Idaho.
 - h. The development shall incorporate visual privacy measures where adjacent to single-family dwellings
7. Any future outdoor lighting will be required to be in compliance with code at the time of development.
8. All stormwater systems must comply with Garden City Code 8-4A-7.
- a. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Gravel, rock, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.
 - b. If ACHD requires stormwater swales within the landscape buffer along E 47th Street, the swales shall be designed in such a way to accommodate the Garden City required Street trees.

During Construction:

- 1. Construction noise that is disruptive to the neighborhood shall be limited to Monday through Saturday from 7:00 am to 8:00 pm unless residents within 300' and the city have been notified in advance of the specific days which it will be necessary to exceed this limitation.

Prior to Occupancy:

1. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
2. A building permit including fire and environmental review shall be applied for and approved by Garden City Development Services Department.
3. Prior to occupancy, a public works and utility permit shall be submitted for review and approval of the site work that will be required to bring the site into compliance.
4. Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation
5. The color of roof stacks, flashing, vents, power exhaust fans, and metal chimney caps should blend with the roof colors.
6. A keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances shall be installed and maintained. The keyless entry system or alternative shall be subject to review and approval by the Garden City Police Department.
7. A copy of recorded legally binding documents that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features shall be provided to the City.
8. A minimum of 80 square feet of private, usable open space shall be provided for each unit.
 - a. The applicant is required to provide private/semi-private screening solutions to better define this area in practice.
9. A minimum of 250 square feet of common open space shall be provided for each unit.
 - a. The applicant shall provide a minimum of 4,000 square feet of common open space.
10. Contrasting hardscape material shall be installed at the drive aisles to better identify the pedestrian crossings along 47th Street.
 - a. The sidewalk shall extend across a drive aisle without changing elevation and meet the following conditions:
 - i. Concrete or other contrasting hardscape material, if approved by ACHD, is used to cross the drive aisles to clearly identify the pedestrian crossing.
 - ii. The design of the apron allows for the sidewalk to remain level with the adjacent sidewalk.
 - iii. Detectable warning surfaces (truncated domes) shall be installed if required to mark the drive aisle for visually impaired pedestrians, if required by ACHD.

11. All HVAC systems and outdoor service and equipment areas shall be identified in building plans for permit review and screened to be compliant with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
12. All parking areas used during non-daylight hours and all pedestrian pathways shall be adequately illuminated.
 - a. All lighting shall be designed and installed in conformance with the standards of Section 8-4A-4.
13. All utilities for a new structure shall be installed underground.
14. All stormwater systems must comply with Garden City Code 8-4A-7.
 - a. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Gravel, rock, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature
 - b. If ACHD requires stormwater swales within the landscape buffer along 47th Street, the swales shall be designed in such a way to accommodate the Garden City required Street trees.
15. The trash enclosure shall be constructed in conformance with Republic Services' requirements, including minimum size and access standards.
16. Any future fence or wall will be required to be in compliance with code at the time of development.
17. All comments from the City Engineer shall be addressed.
18. The following amenities shall be provided or replaced with an amenity from the same category of amenity as identified in Garden City Code: secure package lockers (a courier agnostic parcel locker) (Class A), smart locks and smart thermostats for all units (Class A) and a community garden (a pollinator garden) (Class B)

Site Specific Requirements for the Duration of the Use:

1. Developments with fifteen (15) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development.
2. The property owner shall be responsible for the ongoing provision, operation, and maintenance of all approved amenities associated with the development.
 - a. Approved amenities shall be maintained in good working conditions and available for their intended use.
 - b. If any approved amenity is removed, damaged, or discontinued, it shall be replaced with an amenity of the same classification (Class A, B, or C) or higher, in compliance with Garden City Code, unless otherwise approved by the City.

3. All roof and wall mounted mechanical, electrical, communications, and service equipment should be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.

General Requirements:

1. This review and approval is specific to the design of the project. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
2. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three-foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils or planted with sufficient space to provide for the full maturity of the particular tree species.
14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.

17. Demonstrate compliance with or an exemption from Garden City Code 8-4G prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. All outdoor service and equipment areas shall comply with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
22. All stormwater systems must comply with Garden City Code 8-4A-7.
23. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines but shall not necessarily be in the same trenches.
24. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
25. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
26. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
27. Occupying the site prior to Certificate of Occupancy is a criminal offense.
28. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
29. Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of action.
30. This approval shall expire two (2) years from its approval, unless otherwise extended as allowed by Garden City Code .
31. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.



Development Service Staff

7/28/2026

Date

IMAGES



Exhibit 1. Pointe Pierce Villa Subdivision



Exhibit 2. Pointe Pierce Villas Renderings