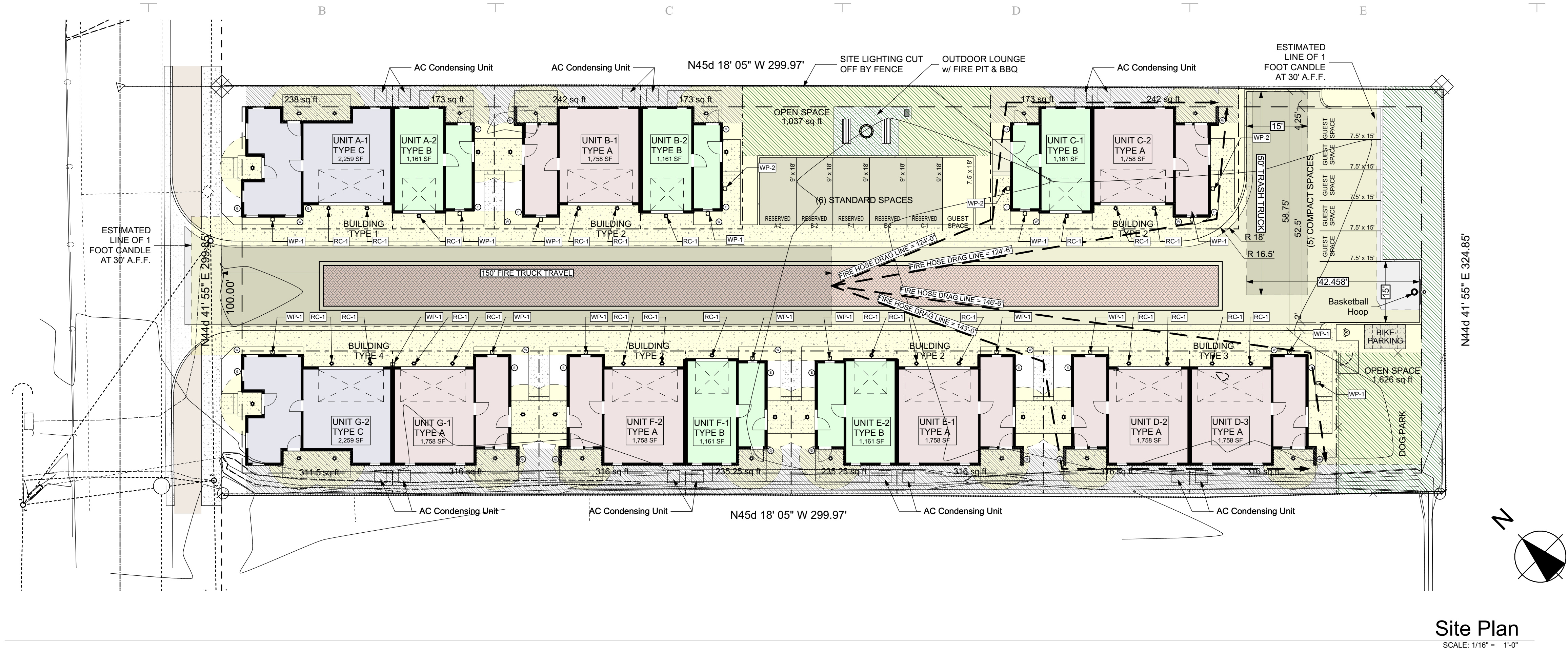




Site Plan
SCALE: 1/16" = 1'-0"

EXTERIOR ILLUMINATION
RC-1 RECESSED DOWN LIGHT
LITHONIA LIGHTING WR6
6" WAFER LED RECESSED DOWNLIGHT
10'-0" MOUNTING HEIGHT
ILLUMINATION AREA: 1.3' DIAMETER @ .9 FOOT CANDLES
WP-1 SURFACE MOUNTED WALL PACK
KEYSTONE TRADITIONAL LED WALLPACK
14"X5" 35w WALL MOUNTED ARCHITECTURAL WALL LUMINAIRE
12'-0" MOUNTING HEIGHT
ILLUMINATION AREA: 26' X 40' 1.0 AVERAGE FOOT CANDLES
WP-2 SURFACE MOUNTED WALL PACK
KEYSTONE TRADITIONAL LED WALLPACK
14"X5" 35w WALL MOUNTED ARCHITECTURAL WALL LUMINAIRE
20'-0" MOUNTING HEIGHT
ILLUMINATION AREA: 36' X 64' 1.0 AVERAGE FOOT CANDLES

PROJECT INFO	
Site Data	
Address:	311 East 48 th Street Garden City, ID 83714
Parcel:	R2734523476
Zoning:	R-3
Area:	.680 Acres (29,621 sqft)
Use:	Single Family Residential Single Family Townhomes (Individual Lots)
Existing	
Proposed	
Building Data	
Gross Area:	28,294 sq. ft. (Includes Garages)
Units:	
Unit A	(7) 1,759 sq. ft. 12,313 sq. ft.
Unit B	(5) 1,161 sq. ft. 5,805 sq. ft.
Unit C	(2) 2,259 sq. ft. 4,518 sq. ft.
Total	14 Units 22,636 sq. ft.
Site Coverage:	
Building	8,946 sq. ft. 30.20%
Impervious Hardscape	11,733 sq. ft. 39.61%
Pervious Pavers	2,640 sq. ft. 8.91%
Landscape	6,302 sq. ft. 21.27%
Total Site Area:	29,621 sq. ft. (.68 Acres)
Open Space:	
250 FT ² Open space per unit required	
14 Units x 250 = 3,500 FT ² required	
Private Open Space = 125 FT ² x 14 = 1,750 FT ²	
Common Open Space = 1,626 FT ² + 1,037 FT ² = 2,663 FT ²	
Total Open Space = 1,750 + 2,663 = 4,413 FT ²	
4,413 > 3,500	
Automobile Parking	
Required:	
2 spaces/unit (>2 Bed Units)	x14 28.0
.5 spaces/unit (first 10)	x10 5.0
.1 space/unit (remaining)	x4 .4
Total	33.4 Spaces
Provided:	
Standard (9' x 19')	5
Compact (7.5' x 15')	6
Garage (10' x 20')	23
Total	34 Spaces
Bicycle Parking	
Required:	
19 Spaces [14 covered + 5]	
Provided:	
Standard Covered (2' x 6')	14 Unit Garage
Standard (2' x 6')	5
Total	19 Spaces

MARK	DATE	DESCRIPTION

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Architecture • Planning

1257 West River Street, suite 110 | Boise, Idaho 83702

p. 208.345.0566 208.345.1718 | e. office@boise.com

Stonewater 48

311 E. 48th Street

Parcel No. R2734523476

Garden City, Idaho 83714

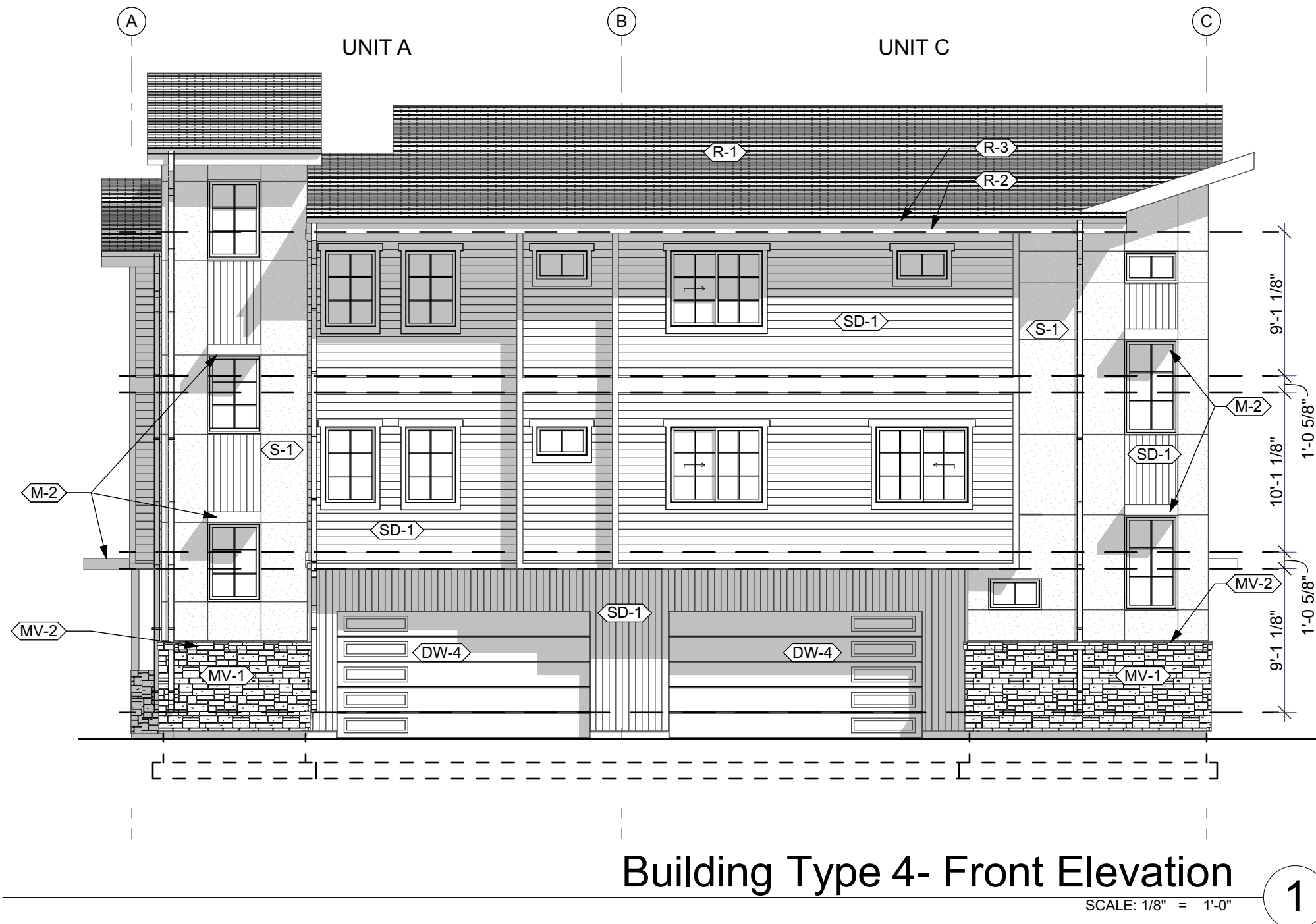
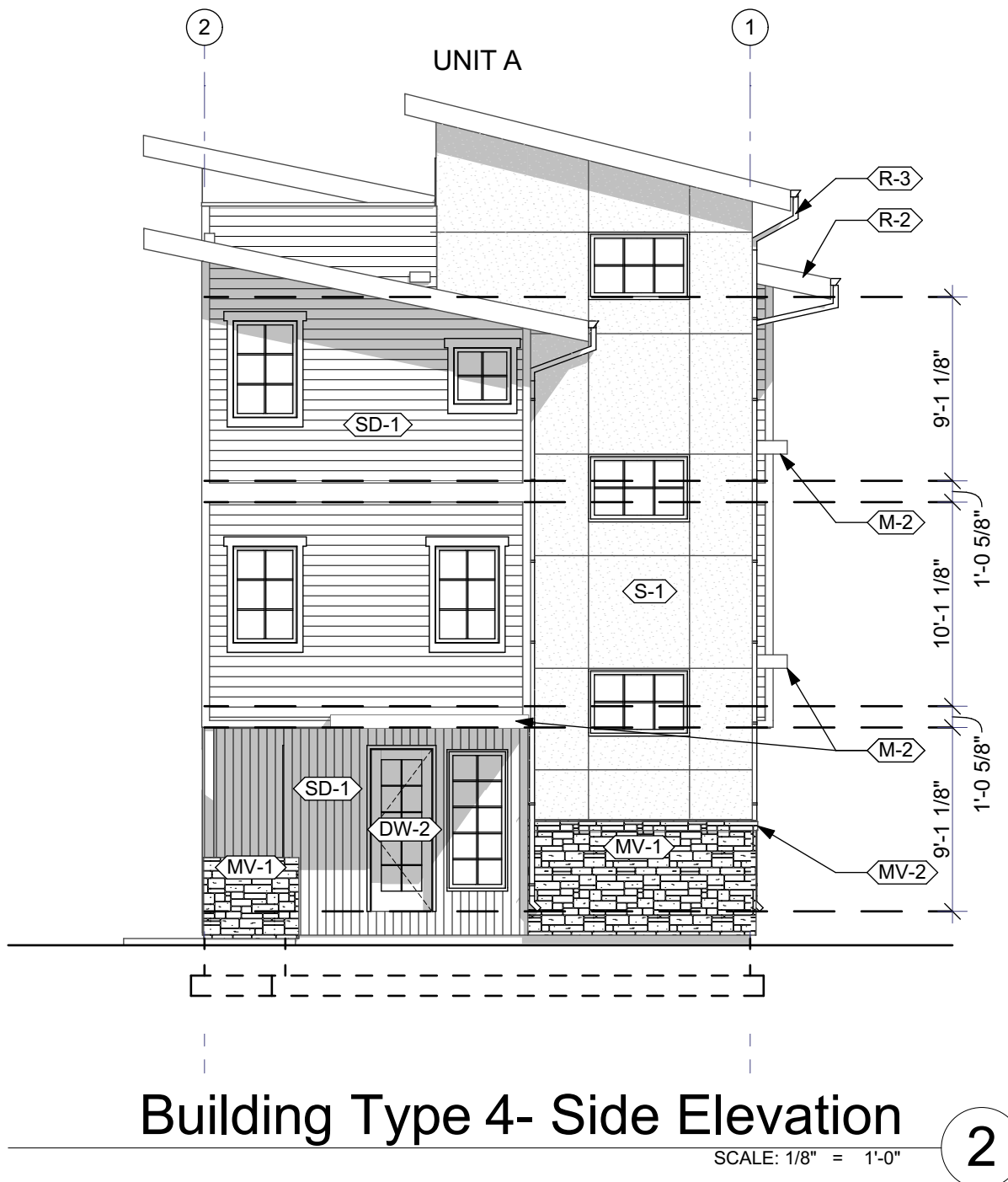
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CHECKED BY: DG
SCALE: AS NOTED
DATE: 7/10/2026
PROJECT NO: 25-048
SHEET TITLE

Site Plan

A-0.01

1
2
3
4
5



Exterior Finishes:

Wall Finishes:

- SD-1 Siding. Cementitious siding with 6" exposure, Prime & Paint, color to match Sherwin Williams "Java SW6090"
- S-1 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Lazy Gray SW 6254"
- S-2 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Dovetail SW 7018"
- S-3 Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Serengeti Grass SW 9116"
- MV-1 Masonry Veneer. Fully adhered manufactured masonry veneer. Basis of Design: Eldorado Stone, Roughcut "Falling Spring"
- MV-2 Masonry Wainscot Sill. Manufactured stone masonry accessories. Basis of Design: Eldorado Stone, Split-Edge Wainscot Sill "Grey Sky"

Roofing:

- R-1 Architectural Shingles. CertainTeed Landmark, Color: "Moire Black"
- R-2 Fascia. Prime trim 5/4 fascia o/ structural subfascia, Prime & Paint, color to match Sherwin Williams "Peppercorn SW7674"
- R-3 Gutters. K-style seamless gutter & box downspouts, integrated color selected from manufacturer's full line to match Sherwin Williams "Peppercorn SW7674"

Metals:

- M-1 Metal/Wire Railing System. Galvanized steel aircraft cables @ 3" o.c. with powder paint posts & top rail, color to match Sherwin Williams "Peppercorn SW7674"
- M-2 Metal Awnings. Prefabricated metal awnings, basis of design: Sharchs Aluminum Fabricated Awnings, color to match Sherwin Williams "Peppercorn SW7674"
- M-3 Parapet Cap. Prefabricated metal parapet cap with powder paint finish. Color to match Sherwin Williams "Peppercorn SW7674"

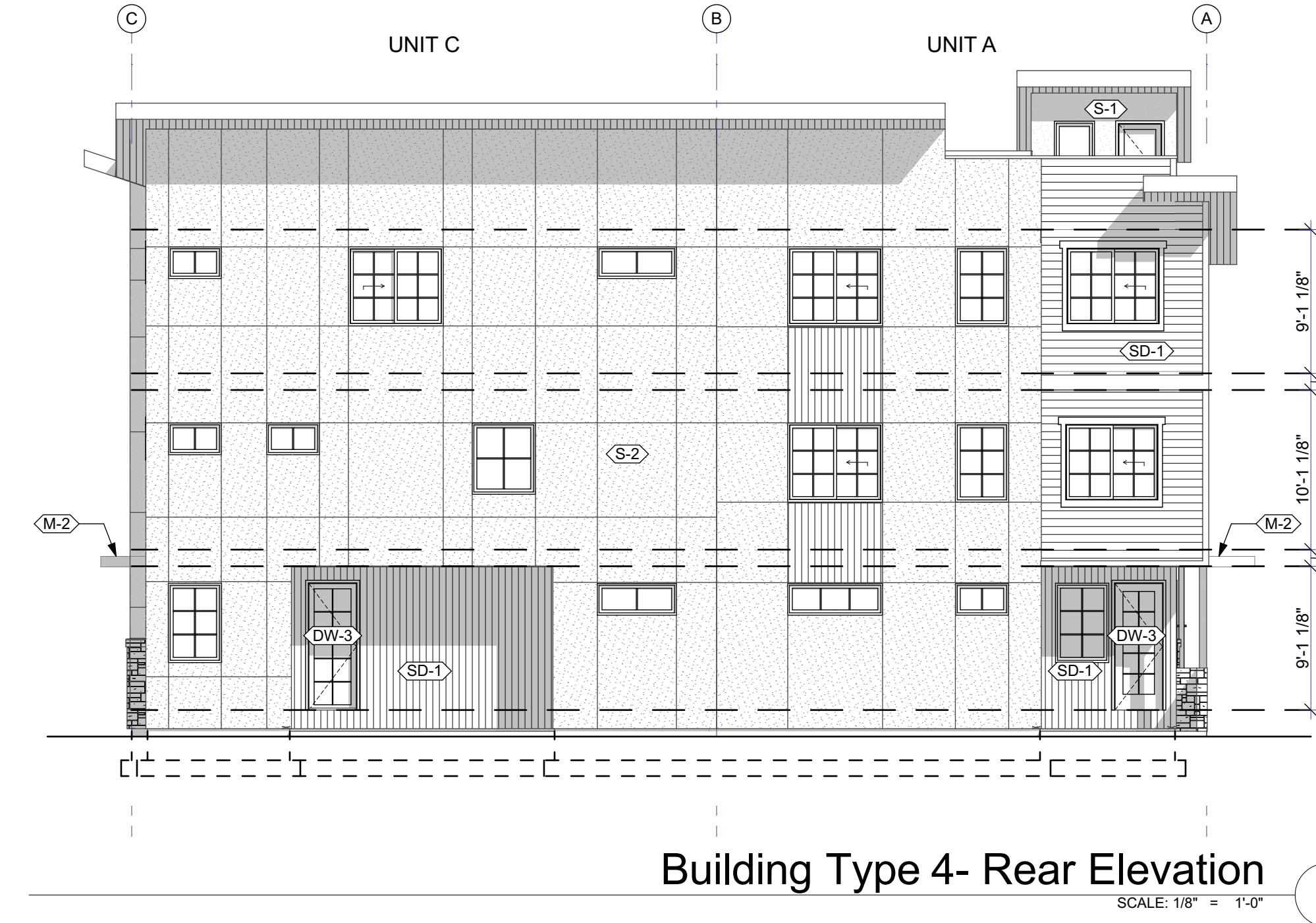
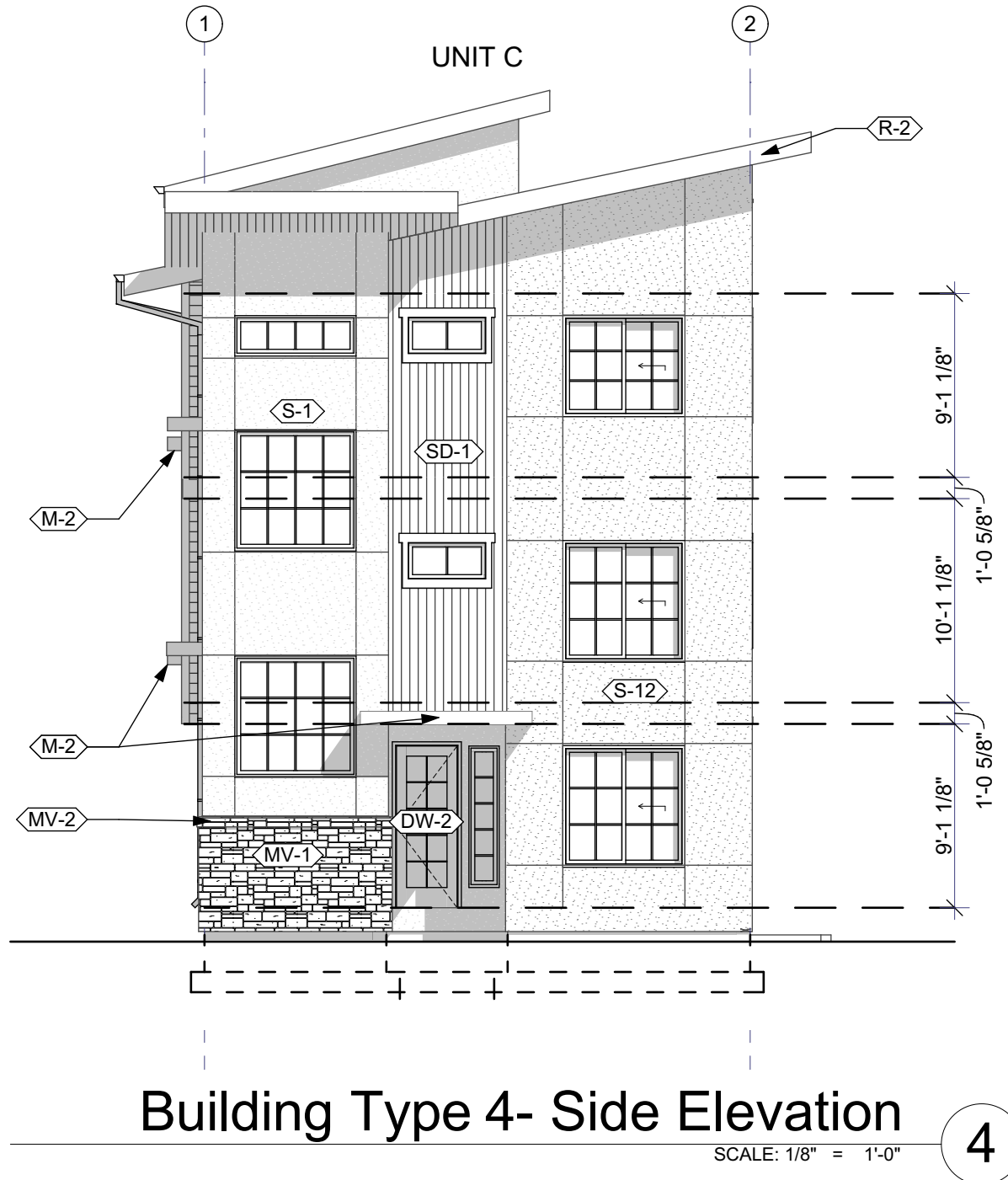
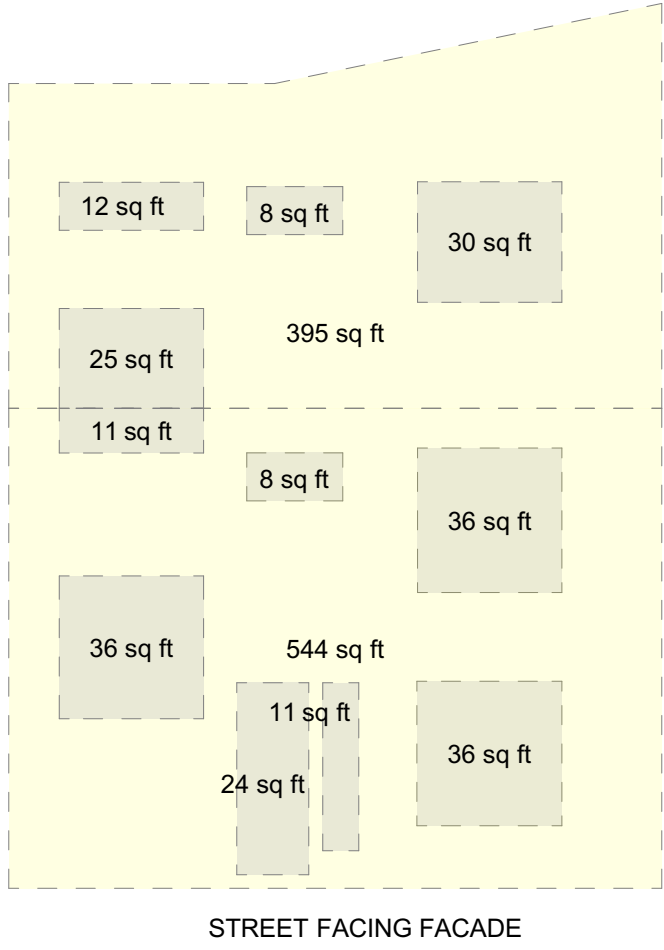
Doors/Windows:

- DW-1 Windows. Vinyl windows, basis of design: Alside "Fairfield 80 Series" Color "Black"
- DW-2 Entry Door. Fiberglass exterior entry door with sidelight where shown on elevations, basis of design: Masonite "Performance Door System"
- DW-3 Glass Door. Fiberglass exterior patio door, basis of design: Masonite "VistaGrande Flush-Glazed Full Lite" Color "Black"
- DW-4 Overhead Door. Flush finish residential garage door w/ narrow glazed panels in vertical window column placement. Basis of design: Overhead Door Company, "Thermacore Model 5740" color "Black"

General Notes:

- SETBACKS AND ZONING COMPLIANCE: All building setbacks, building separations, height limitations, and site development requirements shall comply with the 2018 International Residential Code (IRC) and the City of Garden City Zoning Ordinance, including any approved Planned Unit Development (PUD) or subdivision conditions of approval applicable to this project. The Contractor shall verify all setback requirements and applicable development standards with the local Authority Having Jurisdiction (AHJ) prior to commencement of construction. Any discrepancies between these drawings and jurisdictional requirements shall be brought to the attention of the Architect prior to proceeding with the work.
- FIELD VERIFICATION OF DIMENSIONS AND CONDITIONS: The Contractor shall verify all field dimensions, property lines, existing conditions, specifications, elevations, and utility locations prior to construction. The Contractor is responsible for coordinating the work with the civil drawings, survey information, and site conditions. Any discrepancies between field conditions and the construction documents shall be reported to the Architect for clarification before proceeding with construction. The Contractor shall not scale dimensions from drawings.
- DIMENSIONING CRITERIA: Unless otherwise noted, all dimensions indicated on the architectural drawings are to the face of framing members (face of stud). Dimensions at masonry, concrete, or other structural materials shall be to the face of the material indicated unless specifically noted otherwise. Where conflicts occur between dimensions and scaled measurements, the written dimensions shall govern.
- SMOKE AND CARBON MONOXIDE DETECTORS: Refer to the Electrical Drawings for the required locations of smoke detectors and carbon monoxide detectors. All life safety detection devices shall be installed in accordance with the 2018 IRC, manufacturer's installation requirements, and applicable local amendments. Smoke alarms shall be hardwired with battery backup and interconnected so that activation of one alarm activates all alarms within the dwelling unit.
- FIRE SEPARATION BETWEEN UNITS: Provide area separation wall consisting of (2) layers of 1" shaftliner gypsum wallboard installed vertically in galvanized H-studs, with independent 2x4 wood stud framing each side and minimum 1/2" gypsum board interior finish. Assembly shall achieve minimum 2-hour fire-resistance rating per GA File No. ASW 1000, UL U336, or approved equivalent, and comply with IRC 2018 Section R302.2. Extend wall continuously from foundation to underside of roof sheathing.

GLAZING AREA:
30*25+12*8=75
UPPER FLOOR FACADE
AREA = 395 SF
GLAZING / FACADE RATIO =
75 / 395 = 18.9%
GLAZING AREA:
36*36+36*24+11*8+11=173
1ST FLOOR FACADE AREA
TO 20' = 544 SF
GLAZING / FACADE RATIO =
173 / 544 = 31.8%



Building Type 4 - Glazing Summary

Building Type 4- Side Elevation

Building Type 4- Rear Elevation

MARK	DATE	DESCRIPTION

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p. 208.345.0566 208.345.1718 | e. office@grboise.com

Stonewater 48
311 E. 48th Street
Parcel No. R2734523476
Garden City, Idaho 83714

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SCALE: AS NOTED
DATE: 7/10/2026
PROJECT NO: 25-048
SHEET TITLE

Building Type 4
Elevations

A-2.04

Glancey ♦ Rockwell & Associates

Architecture • Planning

October 9, 2026

City of Garden City

Planning and Zoning Department
Garden City, Idaho

RE: Stonewater 48 – Residential Amenity Compliance

Project Address: 311 E. 48th Street, Garden City, Idaho

Development: 14-Unit Residential Subdivision

Code Reference: Garden City Code §8-4B-3(C)

To Whom It May Concern:

The proposed Stonewater 48 development consists of fourteen (14) residential townhome units. In accordance with Garden City Code §8-4B-3(C), residential developments containing three (3) to fifteen (15) dwelling units are required to provide one of the following amenity combinations:

- Four (4) Class A amenities;
- Two (2) Class B amenities;
- Two (2) Class A amenities and one (1) Class B amenity; or
- One (1) Class C amenity.

To satisfy these requirements, the proposed development incorporates the following residential amenities:

1. Smart Locks and Smart Thermostats – Class A, Quality of Life

All fourteen (14) dwelling units will be equipped with smart door locks and smart thermostats. These improvements are specifically identified as a Class A Quality of Life amenity in Table 8-4B-3.

2. Resident Dog Park – Recreation Amenity

A dedicated, landscaped dog park will be provided within the common open space for use by residents and their pets. This amenity promotes outdoor recreation, social interaction, and community engagement. Although dog parks are not expressly identified in Table 8-4B-3, the applicant requests recognition of this improvement as an additional recreational amenity consistent with the intent of the ordinance.

3. Basketball Recreation Area – Class B, Recreation

A dedicated paved recreational area with a permanently installed basketball hoop will be provided for resident use. The area is located outside the vehicular drive aisle and is intended to

function as a recreational basketball court. This improvement is proposed to satisfy the Class B Recreation category for sports courts identified in Table 8-4B-3.

4. Community Outdoor Lounge – Class C, Quality of Life

A dedicated common outdoor living and lounge area will be provided for residents, incorporating a fire pit, barbecue facilities, and communal seating. This space is intended to encourage outdoor gatherings, social interaction, and community activities.

Table 8-4B-3 specifically identifies an "outdoor living room or lounge" as a Class C Quality of Life amenity. The proposed community lounge is designed to fulfill this classification and independently satisfy the minimum residential amenity requirement for a development containing fourteen (14) dwelling units.

Conclusion

The proposed Stonewater 48 development provides a combination of Quality of Life and Recreation amenities intended to enhance the residential experience and encourage community interaction.

The proposed Community Outdoor Lounge qualifies as the Class C Quality of Life amenity identified in Garden City Code §8-4B-3(C), satisfying the minimum requirement for a fourteen-unit residential development. The additional smart-home features, dog park, and basketball recreation area further support the objectives of the City's residential amenity standards.

Based on the improvements described above, the applicant respectfully requests confirmation that the proposed residential amenities satisfy the requirements of Garden City Code §8-4B-3(C).

Please contact our office if additional information or clarification is required.

Sincerely,



David Glancey, AIA, LEED AP
Principal Architect
Glancey Rockwell & Associates

APPLICANT'S BRIEF REGARDING ENCLOSURE OF EXISTING IRRIGATION DITCH

Stonewater 48 – 311 E. 48th Street, Garden City, Idaho

Brundage Bungalows, LLC – Owner/Applicant

Issue Presented

Whether the existing irrigation ditch crossing the Stonewater 48 property may remain enclosed/piped pursuant to Garden City Code § 8-4A-9(B)(2).

The answer is **yes**. Stonewater independently satisfies **two separate exceptions** contained in the ordinance. Most directly, it satisfies subsection **(c)** because:

1. the ditch is enclosed on both ends immediately adjacent to Stonewater;
2. the adjoining properties are developed residential properties; and
3. those properties are developed in a manner that makes future reopening of the enclosed ditch infeasible.

Stonewater also independently qualifies under subsection **(b)** because maintaining the ditch as an open facility across this exceptionally constrained development site would make reasonable use of the Stonewater property infeasible.

1. Applicable Garden City Code

The current applicable provision is **Garden City Code § 8-4A-9(B)(2)**. It states that irrigation ditches, laterals, canals and drains shall generally remain open unless the applicant demonstrates one of three alternative circumstances:

- a.** the ditch and associated easement encumber more than 50% of the property; **or**
- b.** the ditch is located on the property in such a manner that a use of the property is infeasible; **or**
- c.** the ditch is enclosed on both ends adjacent to the property, **and the adjacent properties are fully developed in a manner that future opening of the enclosed ditch is infeasible.**

The ordinance expressly separates these alternatives with “**or**.” An applicant need satisfy only one. Stonewater satisfies both **(b)** and **(c)**.

This brief focuses primarily upon subsection **(c)** because the existing conditions shown in Exhibit A directly satisfy each of its elements.

2. Exception (c) Is Satisfied

Element One: The ditch is enclosed on both ends adjacent to Stonewater.

Stonewater's architect has confirmed (and provided photos) that the irrigation ditch is **pipd immediately upstream and downstream of the Stonewater property.**

Accordingly, the first element of § 8-4A-9(B)(2)(c) is satisfied.

This is not a proposal to begin piping an otherwise continuous open irrigation ditch. Stonewater represents one segment within an irrigation facility that is already enclosed as it enters the property and already enclosed as it leaves the property.

Element Two: The adjoining properties are developed.

The adjoining properties are plainly developed residential properties.

Exhibit A shows existing homes, mobile/manufactured homes, accessory structures, drive aisles, parking areas, landscaping, utilities and other physical improvements on the adjoining parcels. These are not vacant parcels, agricultural land, or bare ground awaiting initial development. They contain established residential uses and physical development.

Garden City's Development Code itself strongly supports that conclusion.

Garden City currently defines **“development”** as:

“Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures...”

The same code's definition of **“structure” expressly includes manufactured and mobile homes.**

Garden City also maintains an entire article entitled **“Manufactured And Mobile Home Provisions.”** Its stated purpose expressly includes standards for the **“development and continuance of manufactured home parks within the city.”** Existing manufactured/mobile-home parks may continue, and the code regulates their establishment, alteration, replacement homes and ongoing operation.

Thus, the City's own Development Code recognizes a mobile-home park as a form of **development**, recognizes mobile homes themselves as **structures**, and regulates their continued residential use.

The fact that City staff may believe one of these properties could someday be redeveloped into townhomes, apartments, or another use does not make the property presently undeveloped.

“Fully developed” does not mean “incapable of future redevelopment.”

Section 8-4A-9 does **not** define “fully developed” to mean:

- developed to the maximum density permitted by zoning;

- developed to its highest and best use;
- incapable of being demolished;
- incapable of changing ownership;
- incapable of receiving a different development proposal in the future; or
- permanently immune from redevelopment.

If the mere theoretical ability to demolish an existing use and construct something different meant that a property was not “fully developed,” then almost no property in Garden City could ever satisfy subsection (c).

A single-family neighborhood can be redeveloped. An apartment building can eventually be demolished. A commercial building can be replaced. Townhomes themselves can someday be redeveloped.

That cannot reasonably be the test created by the ordinance.

The text instead addresses the **existing developed condition of the adjoining properties** and then separately asks whether those properties are developed “**in a manner that future opening**” of the ditch is infeasible.

The two concepts should be given independent meaning.

The adjoining parcels shown in Exhibit A contain established residential development. Whether the City considers another future land use preferable or possible is a different question and does not transform existing occupied residential property into undeveloped land.

Element Three: The adjoining properties are developed in a manner that makes reopening the ditch infeasible.

Exhibit A is particularly important on this element.

The exhibit traces the piped ditch through the properties immediately beyond Stonewater. Existing homes and other physical improvements occupy or substantially conflict with the historic/piped ditch corridor. Reopening the facility would therefore not simply require removing soil above an unobstructed pipe and converting it into an open ditch. It would require substantial alteration of existing residential development, including interference with existing homes and structures.

That is precisely what subsection (c) asks the City to evaluate: whether the neighboring properties are developed “**in a manner that future opening**” is infeasible.

“Infeasible” cannot reasonably mean **physically impossible under every imaginable future circumstance**.

Given enough demolition, virtually any buried ditch could theoretically be reopened. Homes could be demolished, residents displaced, parking removed, utilities relocated and properties completely redeveloped.

If that hypothetical possibility were enough to defeat subsection (c), the exception would have virtually no practical application.

The relevant question is whether reopening the ditch is feasible **given the manner in which the adjoining properties are actually developed**.

Here, the answer is no.

The aerial evidence demonstrates existing residential structures and improvements occupying the area through which an open ditch would need to pass. Reopening that facility would require substantial demolition, displacement or reconstruction of existing development.

That is not a reasonably feasible reopening of a ditch. It is hypothetical wholesale redevelopment of the adjoining properties.

Section 8-4A-9(B)(2)(c) does not require Stonewater to establish that neighboring owners could **never** demolish their properties and redevelop them in some different configuration. It requires a showing that the adjoining properties are presently fully developed **in a manner that makes future reopening infeasible**.

Exhibit A makes that showing.

3. Garden City's Own Application of the Code Supports Stonewater

Garden City's recent application files confirm that § 8-4A-9(B)(2) is applied according to actual physical site conditions rather than hypothetical future possibilities.

Reese Townhomes – SUBFY2024-0003

In the City's August 2024 staff analysis for Reese Townhomes, staff considered another Fairview Acres gravity irrigation ditch proposed to be piped. Staff specifically noted that the irrigation ditch was **“enclosed on both ends adjacent to the property”** and ultimately reported **“No compliance issues noted”** under §8-4A-9.

This demonstrates that the enclosed condition of the irrigation system on adjoining developed property is directly relevant to the City's application of subsection (c).

The Strand / Shavasana Urban Living – SUBFY2025-0003

Garden City also considered an already-tiled Fairview Acres irrigation facility in SUBFY2025-0003. The City's review recognized the existing tiled condition rather than requiring the applicant to reopen the facility merely because the City's comprehensive planning policies encourage waterways as amenities. The project proceeded through preliminary plat approval and ultimately final plat review in 2026.

These examples are consistent with the plain language of §8-4A-9: the ordinance specifically recognizes circumstances in which an existing irrigation facility may remain enclosed.

4. Stonewater Independently Qualifies Under Exception (b)

Even if the City were to disagree with Stonewater's interpretation of subsection (c), Stonewater independently qualifies under **§8-4A-9(B)(2)(b)**.

That subsection permits enclosure when:

the irrigation ditch “is located on the property in such a manner that a use of the property is infeasible.”

Stonewater is an approximately **100-foot-wide infill parcel**. Maintaining an open irrigation ditch through the project would require not merely the physical ditch width, but appropriate grading, access and maintenance area around the irrigation facility. On a parcel this narrow, that linear encumbrance materially conflicts with the site's residential layout, circulation, parking, utilities, landscaping and required open space.

Garden City has previously recognized precisely this type of site-specific analysis when determining whether an irrigation facility should remain open. The ordinance itself makes the physical feasibility of using the subject property an express independent basis for enclosure.

Thus, even apart from subsection (c), the physical constraints of Stonewater independently support piping under subsection (b).

Conclusion

Stonewater is not requesting an exception unsupported by the Development Code. **The Development Code expressly provides the exception.**

The evidence establishes:

First, the ditch is already enclosed immediately upstream and downstream of Stonewater.

Second, the adjoining parcels are existing developed residential properties containing homes, structures and associated improvements. Garden City's own code defines development broadly, expressly includes manufactured/mobile homes within its definition of structures, and expressly regulates the “development and continuance” of manufactured-home parks.

Third, those properties are developed in a manner that makes reopening the buried ditch infeasible. Exhibit A demonstrates that existing residential structures and improvements conflict with the ditch alignment. Reopening the ditch would require substantial demolition or alteration of existing residential development—not simply uncovering pipe through undeveloped ground.

Nothing in §8-4A-9(B)(2)(c) requires the adjoining properties to have reached their maximum theoretical development potential or establishes that the mere possibility of future redevelopment makes an existing residential property “undeveloped.”

Accordingly, **Stonewater satisfies all three factual elements of §8-4A-9(B)(2)(c)** and should be permitted to maintain the irrigation facility in an enclosed/piped condition.

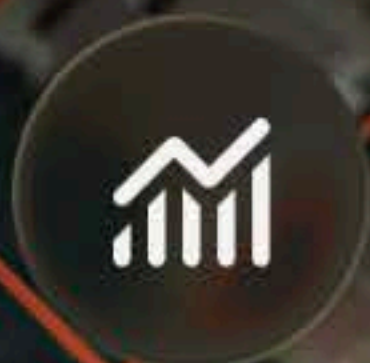
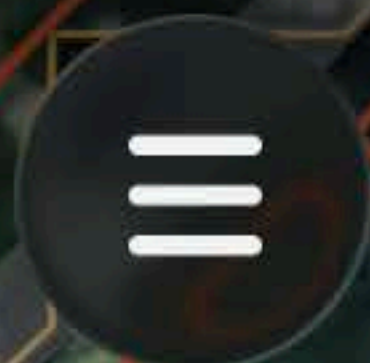
Independently, Stonewater also satisfies the site-feasibility exception contained in **§8-4A-9(B)(2)(b)**.

Brundage Bungalows, LLC therefore respectfully requests approval of the proposed piping of the existing irrigation ditch pursuant to Garden City Code §8-4A-9(B)(2)(b) and (c).

EXHIBIT A



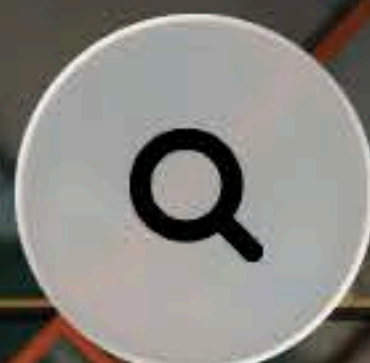
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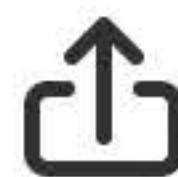
NEWMAN
DEBORAH

GARDEN
CITY
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ESTATES
INC

VICTORY
ESTATES
LLC

MCCONNEL

ID Private Lands



GARDEN CITY MOBILE ESTATES INC

Overview Hunt Unit Weather Content

Coordinates

43.6404, -116.25661



Add to Hunt Area

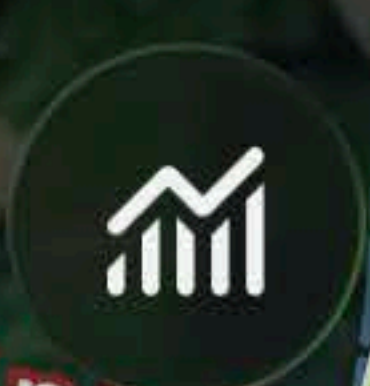
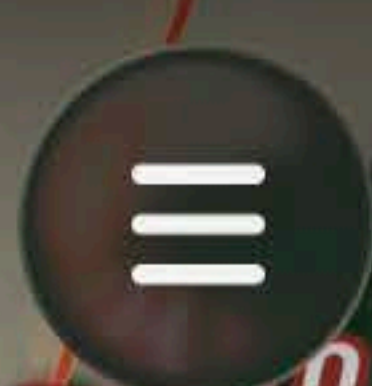


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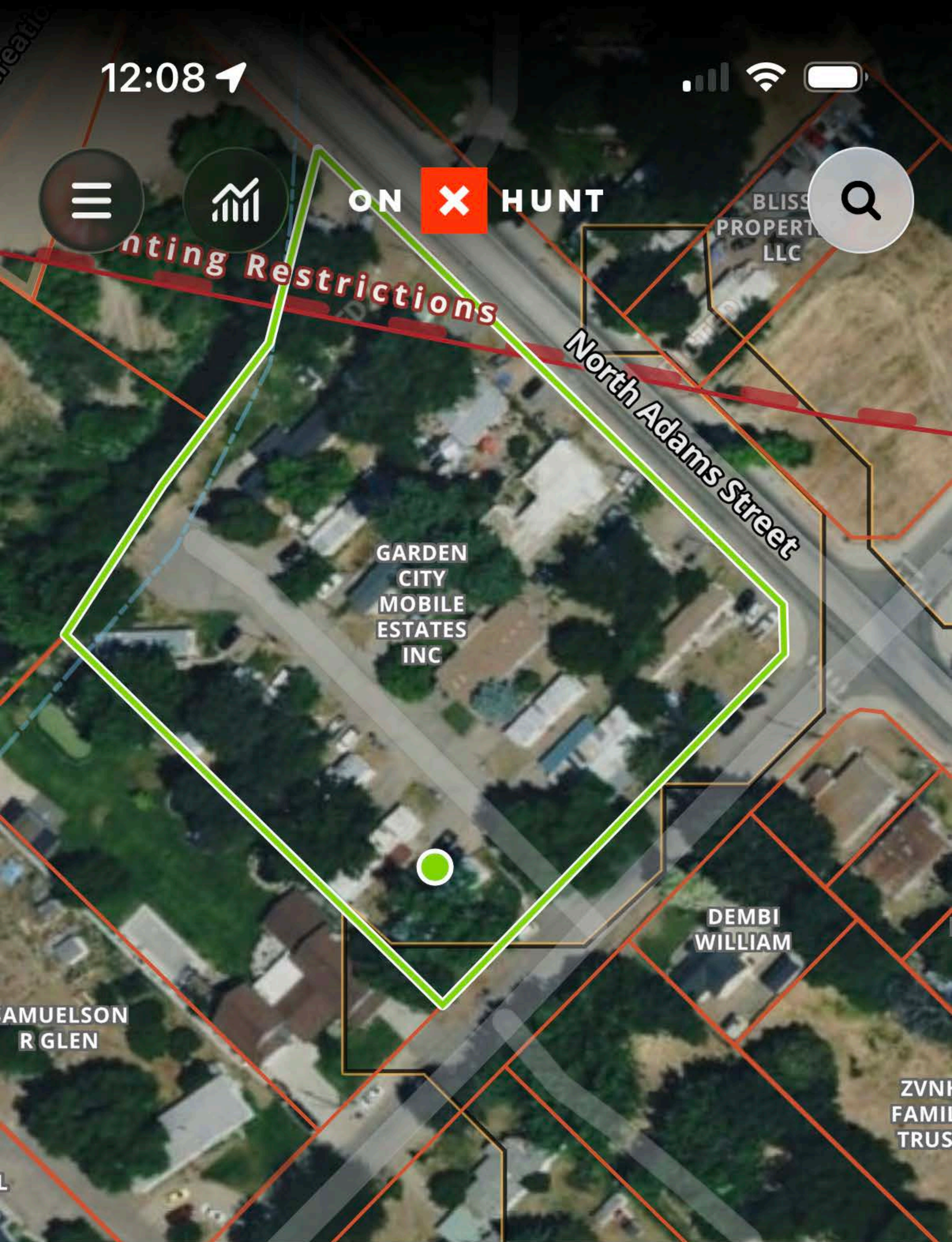
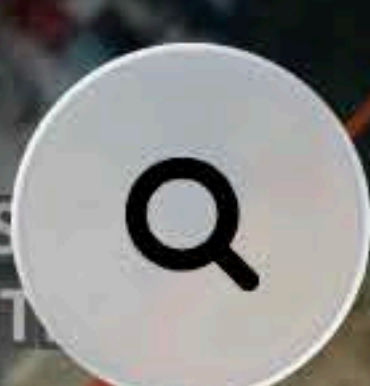


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ON  HUNT



ID Private Lands



GARDEN CITY MOBILE ESTATES INC

Overview **Hunt Unit** Weather Content

Coordinates

43.64158, -116.25856

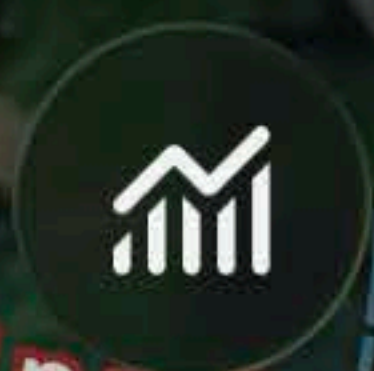
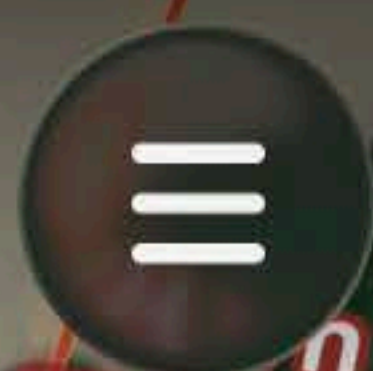


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ON  HUNT



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North Adams Street

GARDEN CITY MOBILE ESTATES INC

DEMBI WILLIAM

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ID Private Lands



MONTGOMERY SUE ELLEN

Overview Hunt Unit Weather Content

Coordinates

43.64146, -116.25899



 Add to Hunt Area

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 Driving D

APPLICANT'S BRIEF REGARDING APPLICABILITY OF THE ORIGINAL TOWN CIRCULATION NETWORK PLAN

Stonewater 48 – 311 E. 48th Street, Garden City, Idaho
Brundage Bungalows, LLC – Owner/Applicant

Issue Presented

Planning staff has cited the **Garden City Original Town Circulation Network Plan**, adopted by City Council through **Resolution No. 914-09**, as the basis for requesting a micro-street or alternative pathway along Stonewater 48's northern boundary.

Before addressing the design, width, location, or appropriateness of such a facility, there is a more fundamental threshold question:

Does the Original Town Circulation Network Plan apply to Stonewater 48 at all?

Based upon the adopted document itself, subsequent Garden City transportation planning documents, and the City's Comprehensive Plan, it does not appear that it does. Stonewater is located **west of Veterans Memorial Parkway**, while the adopted Original Town Circulation Network Plan repeatedly and expressly identifies its planning area as the portion of Garden City **east of Veterans Memorial Parkway**.

1. The Adopted Plan's Title Expressly Defines Its Geographic Area

The September 2009 document adopted by Resolution No. 914-09 is titled:

**GARDEN CITY ORIGINAL TOWN
(VETERAN'S MEMORIAL PARKWAY – 30TH STREET)**

Thus, the adopted document itself identifies Veterans Memorial Parkway as the western extent of the Original Town planning area.

Stonewater 48, located at **311 E. 48th Street**, is west of Veterans Memorial Parkway and therefore outside the geographic area identified in the title of the adopted plan.

2. The Text of the Adopted Plan Expressly Defines “Original Town” as East of Veterans Memorial Parkway

The introductory section removes any potential ambiguity regarding the geographic scope of the plan.

Under “Background,” the document describes the Original Town area and expressly states:

“‘Old Town Area’ this plan refers to everything east of Veterans Memorial Parkway as ‘Original Town’.”

This is particularly important because it is not merely a description of one project or one map. The document expressly establishes what **“Original Town” means for purposes of the plan itself.**

Stonewater is west of Veterans Memorial Parkway.

Accordingly, under the adopted plan's own definition, Stonewater is **not located within the Original Town area governed by the plan.**

3. The Adopted Circulation Network Map Confirms the Same Geographic Boundary

The adopted plan's **Figure 1 – Original Town Circulation Network Acquisition Plan** likewise depicts the circulation network within the Original Town planning area east of Veterans Memorial Parkway.

Thus, three separate components of the adopted document establish the same geographic limitation:

1. The title: Veterans Memorial Parkway – 30th Street.

2. The written definition: Original Town is everything east of Veterans Memorial Parkway.

3. The adopted circulation map: the depicted Original Town circulation network is within that same planning area.

Stonewater is outside that area.

4. The Micro-Street Discussion Itself Is Expressly Directed to “Original Town”

The language concerning local roads and micro-streets does not state that the micro-street concept is intended as a citywide circulation system.

Instead, the plan explains:

local roads and pathways are a key component for creating the foundation for a more urban land use which **“Garden City hopes to achieve in Original Town.”**

The plan further explains that smaller blocks provide additional circulation options **“through Original Town.”**

Those references are significant because the document has already expressly defined **Original Town** as the area east of Veterans Memorial Parkway.

Nothing in this portion of the plan states that the mapped Original Town micro-street network extends throughout Garden City or west to the 48th Street area.

5. The 2013 Garden City Livable Streets Plan Continued to Define Old Town as East of Veterans Memorial Parkway

Four years after adoption of Resolution No. 914-09, Garden City participated in the **2013 Garden City Livable Streets Plan**.

That later transportation planning document expressly identifies:

“Zone 1: Old Town Garden City—East of Veterans Memorial Parkway to I-184.”

It then states:

“This section is the original town site area of Garden City.”

Thus, as late as 2013, Garden City's subsequent transportation planning continued to identify the Original/Old Town area as being **east of Veterans Memorial Parkway**.

The same 2013 plan demonstrates that the City was capable of planning transportation improvements farther west when desired. For example, it identifies extension of Clay Street from 37th to 47th Street among its priority projects.

That distinction is important. The existence of transportation planning elsewhere in Garden City does not expand the geographic scope of the **Original Town Circulation Network Plan**.

6. We Have Identified No Amendment Expanding The 2009 Plan’s Geographic Area

We have reviewed the subsequently available Garden City planning materials and have **not identified an adopted amendment to Resolution No. 914-09 expanding the Original Town Circulation Network Plan west of Veterans Memorial Parkway to include the 48th Street area**.

If such an amendment exists, Applicant respectfully requests that staff identify the specific adopted resolution, ordinance, map, or amendment establishing that expansion.

Absent such an amendment, the geographic scope of the adopted plan remains the scope stated in the document itself.

7. The Comprehensive Plan References the Plan “As Adopted” Rather Than Expanding It

Garden City's subsequent Comprehensive Plan materials direct the City to:

“Continue to Implement the Original Town Circulation Network Plan as adopted by City Council Resolution 914-09.”

That language does not expand the geographic scope of the Original Town Circulation Network Plan. Instead, it specifically refers back to the plan **“as adopted”** through Resolution No. 914-09.

The plan adopted by Resolution No. 914-09 is the same plan that identifies its geographic area as Veterans Memorial Parkway to 30th Street and defines Original Town as the area east of Veterans Memorial Parkway.

Accordingly, the Comprehensive Plan's direction to continue implementing Resolution No. 914-09 does not provide a basis for extending that plan west of its adopted geographic area.

Conclusion

The threshold issue is not whether a micro-street should instead become a pedestrian pathway, how wide such a pathway should be, or how a mapped facility might be accommodated on the Stonewater site.

The threshold issue is whether the Original Town Circulation Network Plan applies to Stonewater at all.

The adopted record presently indicates that it does not:

- The adopted plan is titled **“Garden City Original Town (Veteran's Memorial Parkway – 30th Street).”**
- The plan expressly defines **Original Town as everything east of Veterans Memorial Parkway.**
- The adopted circulation map depicts the network within that Original Town planning area.
- The micro-street discussion repeatedly describes those facilities as serving circulation **“through Original Town.”**
- The 2013 Garden City Livable Streets Plan continued to identify **Old Town Garden City as east of Veterans Memorial Parkway** and expressly described that area as Garden City's “original town site area.”
- The Comprehensive Plan subsequently directed implementation of the Original Town Circulation Network Plan **“as adopted by City Council Resolution 914-09,”** rather than expanding its geographic scope.
- Although Resolution No. 914-09 contemplated future amendments, Applicant has identified **no adopted amendment expanding the Original Town Circulation Network Plan west of Veterans Memorial Parkway to include Stonewater or the 48th Street area.**

Stonewater 48 at 311 E. 48th Street is west of Veterans Memorial Parkway and outside the geographic area identified by the adopted Original Town Circulation Network Plan.

Accordingly, **the Original Town Circulation Network Plan should not be used as the basis for requiring a micro-street, pathway, easement, or other Original Town circulation facility along Stonewater's northern boundary.**

If staff believes that the Original Town Circulation Network Plan has subsequently been expanded to include Stonewater, Applicant respectfully requests identification of the **specific adopted ordinance, resolution, amendment, or map** that expanded the geographic boundary of Resolution No. 914-09 to encompass 311 E. 48th Street.

Brundage Bungalows, LLC

Owner/Applicant – Stonewater 48

From: [David Glancey](#)
To: [Hanna Veal](#)
Subject: SUBFY2026 - 0003 - Stonewater 48 Subdivision Response
Date: Friday, October 9, 2026 5:12:49 PM
Attachments: [A-0.01 Site Plan.pdf](#)
[A-2.04 Building Type 4 Elevations.pdf](#)
[Stonewater Ditch Piped Brief.pdf](#)
[Stonewater Not in Old-Original Town Brief.pdf](#)
[Stonewater 48 – Residential Amenity Compliance.pdf](#)

Hanna,

See attached revised drawings and supporting letters addressing the City's review comments. I've summarized the revisions and our responses below.

REVISED DRAWINGS

A0.01 – Site Plan

1. Trash Truck Turnaround: Revised the turnaround configuration to address Republic Services' requirements. I walked through a similar layout with Bill over the phone and have provided him with the updated exhibit for review. We are currently awaiting his final confirmation.
2. Fire Access: Added the 150' fire access line along with the corresponding 150' hose drag distance.
3. Residential Amenities: Revised the proposed amenities to address the City's requirements. See the attached Residential Amenity Compliance letter and updated calculations.
4. Open Space: Updated the open space calculations to comply with the new zoning code, including qualifying individual unit open spaces.

A2.04 – Building Type 4 Elevations

1. Street-Facing Glazing: Revised the façade facing 48th Street to comply with the minimum 30% glazing requirement.

SUPPORTING LETTERS AND CODE CLARIFICATIONS

1. Existing Irrigation Ditch – Request to Maintain Piped Condition

Pursuant to Garden City Code § 8-4A-9(B)(2)(b) and (c), we believe the existing irrigation ditch qualifies for an exception allowing it to remain enclosed. The ditch is already piped immediately upstream and downstream of the property, and the adjacent residential properties are fully developed, making reopening the ditch impractical. Additionally, requiring an open ditch through this constrained site would significantly impact the property's ability to be reasonably developed. The attached brief provides supporting code analysis and exhibits outlining the basis for this exception.

2. Original Town Circulation Network Plan – Applicability

We respectfully disagree with the requirement to provide a micro-street or pedestrian pathway along the northern property boundary based on the Original Town Circulation Network Plan. The adopted plan, established by Resolution No. 914-09, specifically identifies its geographic boundaries as east of Veterans Memorial Parkway, whereas Stonewater 48 is located west of that boundary. We have not identified any subsequent amendment expanding the plan's applicability to this property and therefore do not believe the proposed circulation requirement applies. See the attached brief for supporting documentation and analysis.

3. Residential Amenity Compliance

We believe the proposed development satisfies the residential amenity requirements of Garden City Code § 8-4B-3(C). The project includes a community outdoor lounge with a fire pit, barbecue facilities, and communal seating, which qualifies as a Class C Quality of Life amenity and independently satisfies the minimum requirement for a fourteen-unit development.

We believe these revisions address the outstanding site planning and design comments. For the items discussed in the supporting letters, we would appreciate the City's review and confirmation of our interpretations so we can move forward without additional revisions that may not be required by the applicable code.

Please let me know if you'd like to discuss any of these items. I'm happy to jump on a call to work through any remaining questions.

Thanks,
Dave

David Glancey, Architect, AIA, LEED AP

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