



CITY OF GARDEN CITY

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~ AGENDA ~

Planning & Zoning Commission

6:30 PM

Wednesday, February 17, 2016

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

II. ROLL CALL

A. L. Kent Brown; Stephanie Butler; Tom Jensen; Chuck Kennedy; James Page

III. CHANGES TO AGENDA

IV. CONSENT AGENDA

A. January 20, 2016, Minutes

V. OLD BUSINESS: None

VI. PUBLIC HEARING:

- A. **CUPFY2016-1:** BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Residential Low Density areas of the Comprehensive Plan. **Staff Recommendation – APPROVAL**
- B. **CUPFY2016-2:** Grace at State Street, represented by David Ruby of The Architects Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment. **Staff Recommendation – APPROVAL**
- C. **SUBFY2016-1/ZONFY2016-1:** Parkway Station LLC, represented by Hutchison Smith Architects is requesting a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), Preliminary Plat, and Planned Unit Development approvals for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42nd Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The application is subject to review by the Design Review Committee. THE FOLLOWING ITEM, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2016, WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT 6:00 P.M. MONDAY, MARCH 28, 2016. **Staff Recommendation – APPROVAL**

VIII. DISCUSSION

A. Sidewalk Requirements and Policy

IX. ADJOURNMENT