



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers

Tuesday, May 5, 2009 4:30 P.M.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. Call the meeting to order.**
- II. Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. Public Comment**
- IV. Approval of Minutes:**
The minutes of the Board meeting of March 3, 2009
Note: **Tuesday, April 7, 2009 meeting was cancelled due to a lack of agenda items.
- V. Regular Business:**
 - A.** Opening of public hearings.
 - B.** Reading of rules for the procedure by which the public hearings will be conducted.
 - C.** Reading of notices of the public hearings on the following items:

Public Hearings:

1. **City Special Review #876 – 2156 Central Avenue** – A special review request to allow a drive through service adjacent to a residential zone (R-70) for a new coffee shop in a new multi-tenant retail building on Lots 25-27, Block 5, Central Heights Subdivision, a 30,253 square foot parcel in a Community Commercial (CC) zone. Michael Stock, owner. Council Ward III, Planner: Nicole Cromwell 247-8662
2. **City Special Review #877 – 2434 Grand Avenue** – A special review request to allow a drive through service adjacent to a residential zone (R-70) for a new Burger King in a new building on Lot 2 of Sweet Subdivision 2nd Filing (aka C/S 263, Tract 5), a 39,478 square foot parcel in a Community Commercial (CC) zone. Montana CVS Pharmacy and Food Service Concepts, owners and Morrison Maierle, Inc. agent. Tax ID: D00290 Council Ward V, Planner: Nicole Cromwell 247-8662

3. **Re-submitted City Zone Change #851 - South East Corner of 54th Street West and Rimrock Road** – A zone change from Residential 9,600 (R-96) & Public (P) to Planned Development with underlying zoning districts of Residential 9,600 (R-96), Residential 7,000 (R-70), Residential 7,000-Restricted (R-70-R), Residential Multi-Family (RMF) & Public (P) on a 60.4 acre parcel of land directly east of 54th Street West and south of Rimrock Road, Tract 1 of C/S 2054 with the exception of the 4.29 acres in the north west corner (tbk as Block 1, Mont Vista Subdivision), Tract 2 C/S 2054, and Yerger Heights Park (aka Cynthia Park) Tax IDs D04700, D04701 and C03434A. Proposed Mont Vista Subdivision, Krutzfeldt Ranch LLC, owner and William Krutzfeldt is the agent. Council Ward IV, Planner: Nicole Cromwell 247-8662 A Preliminary Review Meeting is scheduled for April 28, 2009, 10:00 am, Small Conference Room, 4th Floor Parmlly Library. Zoning Commission hearing will be June 2, 2009.

The City Council has designated **Tuesday, May 26, 2009 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned items. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes.

VI. Other Business:

VII. Announcements:

VIII. Adjournment