



## CITY ZONING COMMISSION AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Tuesday, February 5, 2008 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 January 2, 2008.
- 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:

**Return Item #1 City Zone Change #829 – 4345 King Ave West, proposed Lenhardt Square Planned Development** – A zone change request from Agriculture Open Space to Planned Development with multiple underlying zoning classifications on Tracts 1 through 5 of C/S 2063 a 113.29 acre parcel of land. Tax IDs D00514, D00514A, D00514B, D00514C & D00514D. Lenhardt Property LP, owner and Engineering, Inc. agent.

**Item # 2 City Zone Change #832 – 206/208 Hilltop Road** – A zone change request from Residential 9,600 (R-96) to Residential 7,000 (R-70) on Lot 15, Block 3 of Hilltop Subdivision, 1<sup>st</sup> Filing a 14,000 square foot parcel of land with an existing two-family residence. Tax ID A09107G, Steve Zimmerer is the owner.

**Item #3 City Special Review #854 – 3178 Gabel Road** – A special review request to locate an all-beverage liquor license with gaming on a 1.92 acre parcel of land in a Controlled Industrial (CI) zone, on Lot 1, Block 1A, Tierra Yellowstone Industrial Subdivision. Tax ID C11801, Copper King Resources, Inc. is the owner and Darrell Kreitzberg is the agent.

**Item #4 City Zone Change #833 – 927 Bench Boulevard** - A zone change request from Residential 7,000 (R-70) to Residential 6,000 (R-60) on the south half of Tract 2 C/S 3303 a 3.978 acre parcel of land with an existing single family residence. Tax ID D05384, Gene Culver is the owner and Engineering, Inc. is the agent.

**Item #5 City Special Review #855 – 927 Bench Boulevard** – A special review request to construct ten (10) fourplex multi-family dwellings on a 3.978 acre parcel of land in an existing

and proposed Residential 6,000 (R-60) zone, on Tract 2 of C/S 3303. Tax ID D05384, Gene Culver is the owner and Engineering, Inc. is the agent.

**Item #6 City Zone Change #834 – 1442 Bench Boulevard** – A zone change request from Residential 7,000 (R-70) to Residential 6,000 (R-60) on Tract 1 of C/S 1531 a 2.11 acre parcel of land with an existing single family residence. Tax ID D05264, Gene Culver is the owner and Engineering, Inc. is the agent.

Council Ward II, Planner : Nicole Cromwell, 247-8662

**Item #7 City Special Review #856 – 1442 & 1432 Bench Boulevard** – A special review request to construct seven (7) fourplex multi-family dwellings on a 3.055 acre parcel of land in an existing and proposed Residential 6,000 (R-60) zone, on Tract 1 of C/S 1531 and Tract 2 of C/S 193. Tax IDs D05264 and D05269, Gene Culver is the owner and Engineering, Inc. is the agent.

**Item #8 City Zone Change #835 – Southeast corner of Shiloh Road & King Avenue West** – A zone change request from Entryway Light Industrial (ELI) to Controlled Industrial (CI) on Tract 1 of C/S 2560 a 74.342 acre parcel of land, the proposed Shiloh Crossing Subdivision. Tax ID D00574, Shiloh Crossing, LLC is the owner and Collaborative Design Architects is the agent.

\*\*The City Council has designated **Monday, February 25, 2008** 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**