



4115 Adams CUP

Arthur Brown

4115 N Adams St, Garden City, ID 83714

No.	Description	Date
Project Status	CUP Application	
Project Number	2446	
Date	11/12/2025	
Drawn by	Erik	
Checked by	Hagen	

A1

Cover, Site, Code

4115 Adams CUP

Arthur Brown

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CUP Application

11/12/2025

Project Data

Project Description: Conditional Use Permit for a Change of Use to Industry Flex to accomodate existing tenants

Parcel: R2734501563

Primary Owner: BROWN ARTHUR E

Address: 4115 N ADAMS ST GARDEN CITY, ID 837140000

Assessor ID: PAR #1563 CTR POR OF LOTS 16-17 BLK 05 FAIRVIEW ACRES SUB NO 01#1561-B

Township/Range/Section: 3N2E05

Zone Code: C-2 (surrounded by C-2 all adjacent properties)

Total Acres: 0.71

Commercial Group Type: COMM SHOP GARDEN CITY

Year Built: 1977

Total Square Feet: 7,200 GSF

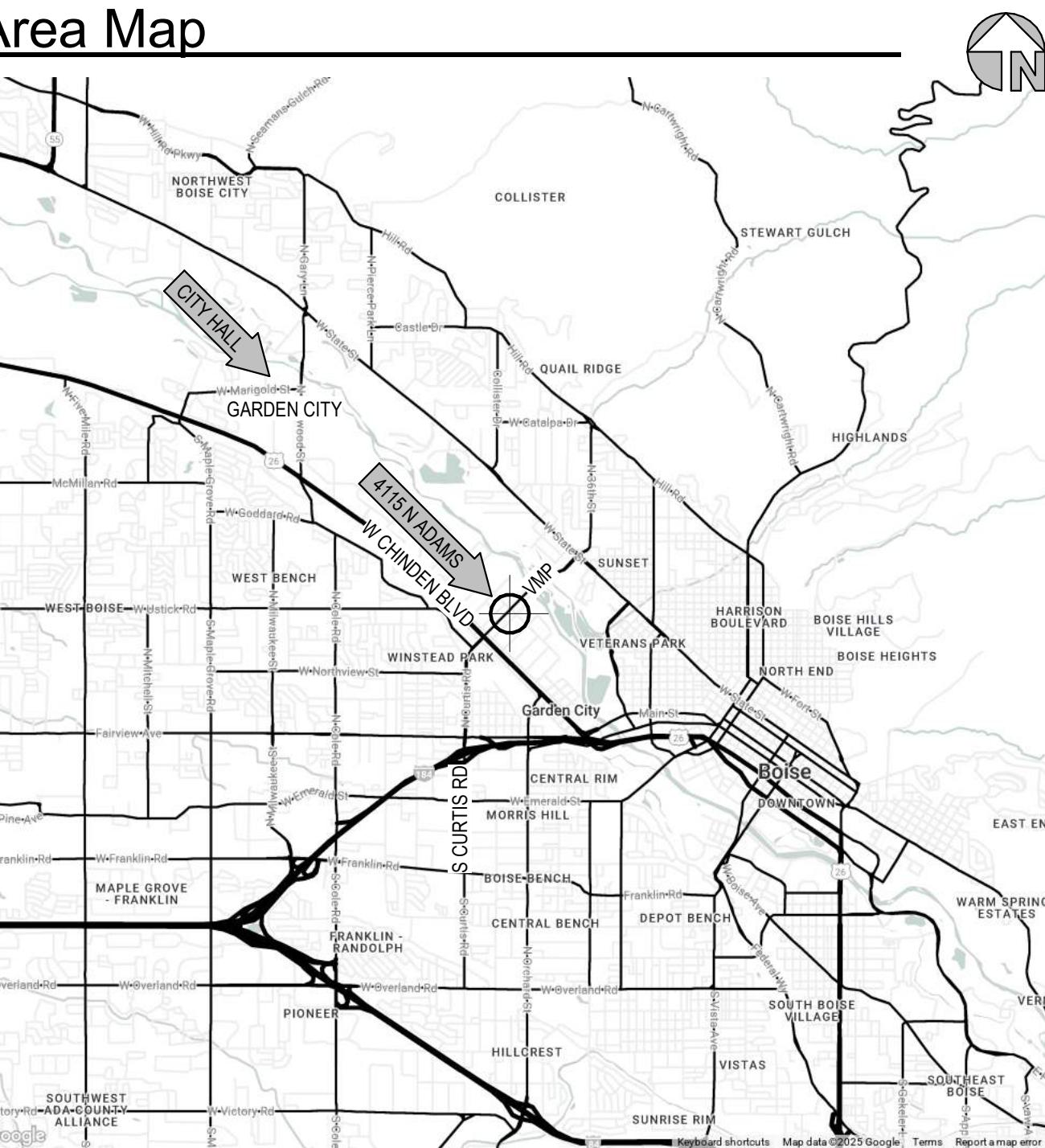
Business Names, Addresses & Areas:

Suite 101: Eagle Heating & AC: 2,354 GSF

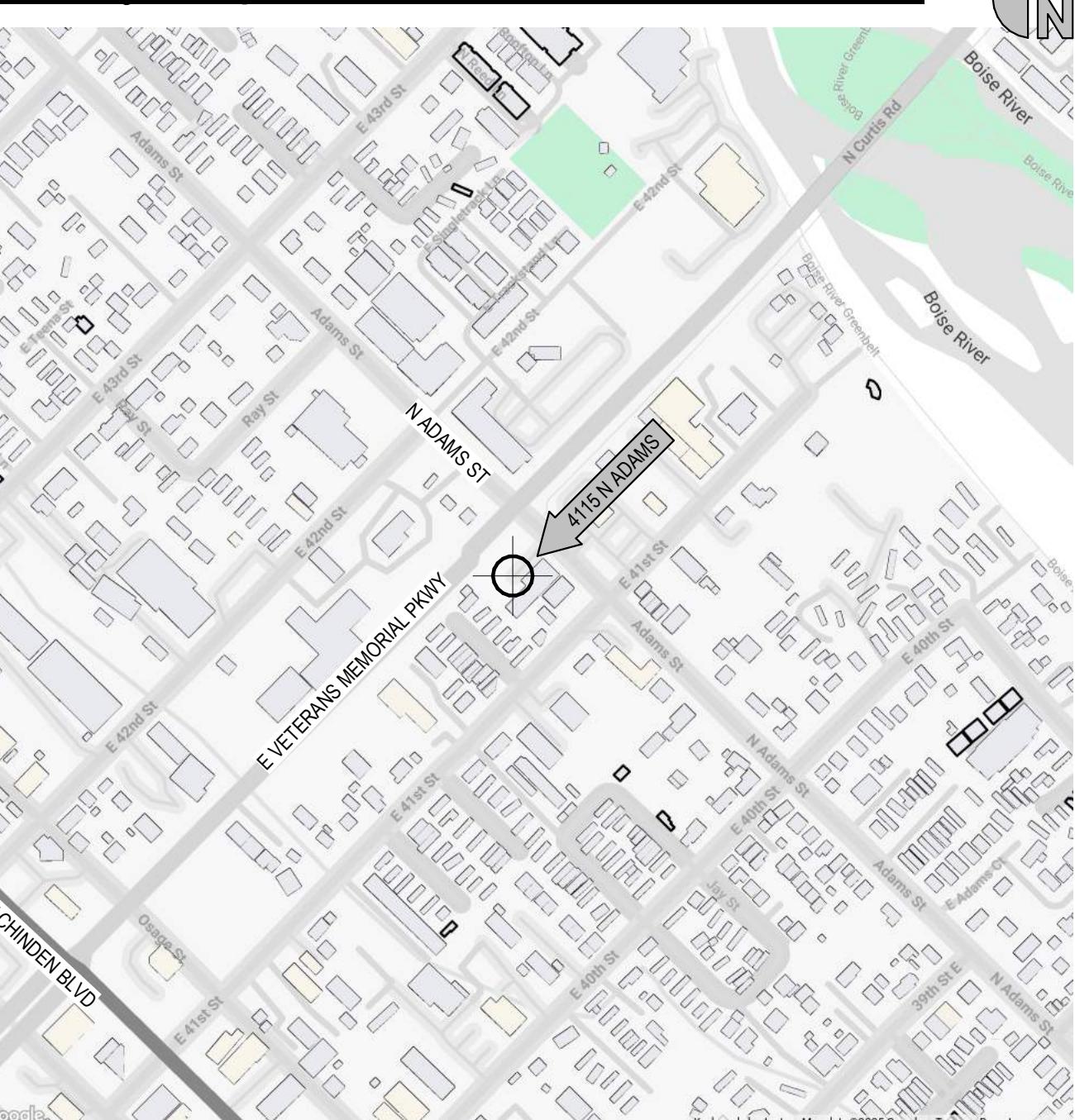
Suite 102: Fabricator: 1,572 GSF

Suite 103: Recovery Automotive: 1,573 GSF

Suite 104: Native Landscape: 1,560 GSF



Vicinity Map



International Building Code Evaluation

Applicable Codes: 2018 International Fire Code and current NFPA Standards

2018 International Building Code w/ 2009 ICC/ANSI/A117.1

2018 International Existing Building Code

2018 International Energy Conservation Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2017 Idaho State Plumbing Code

2017 National Electrical Code

Occupancy Group: Heating & AC, Building Product Fabrication, Auto Repair, Landscape Supply Storage

S-1: Moderate-Hazard Storage: Cardboard & boxes, Furniture, Linoleum, Lumber. Motor vehicle repair garages, Resilient flooring, Self-service storage.

F-1: Moderate-Hazard Factory Industrial: Automobiles & other motor vehicles. Construction machinery, Engines, rebuilding.

Construction Type: Type V-B (not sprinklered), Pre-Engineered Metal Building (PEMB)

Allowable Height: 60' & 2-stories (IBC Tables 504.3 & 504.4)

Allowable Area: BIM 9,000 SF, S-1,000 SF & F-1,8,500 SF (Table 506.2)

Occupancy Separations: No requirement between directly adjacent BIM, S-1 & F-1 (Table 508.4)

Structure Fire Ratings: No Rating (IBC Table 601)

Fire Separation Ratings: 1-hour rated <10', no-rating >10'

Number of Occupants (Table 1004.1): Max Total Occupant Load: 39 site occupants

Suite 101: Eagle Heating 8 occupants total

Storage/Warehouse 6 1 occupant / 500 GSF = 5 occupants

Offices @ 1 occupant / 150 GSF = 4 occupants

Suite 102: Building Product Fabricator: Shop Business @ 1 occ / 150 SF = 10 occupants

Suite 103: Recovery Auto: Shop/Business @ 1 occupant / 150 GSF = 10 occupants

Suite 104: Native Landscape: Shop/Business @ 1 occupant / 150 GSF = 10 occupants

Number of Exits (Table 1006.2.1): No load in excess of 29, only 1 exit required per suite

Common Path of Travel Distance: 75' max to a point where access to two different exits are provided.

Dead-end Corridors: <50' (IBC 102.4 exception for Sprinklered Building)

Plumbing Fixtures (IBC Table 2002.1):

1 toilet & 1 sink per 100 occupants

No one business has > 15 occupants at any given time.

Each suite has a single unisex restroom.

Zoning Code

Garden City Municipal Code - Title 8: Development Code & Ordinance 1057-25

Allowed Uses: Artist studio, Bicycle sales, service, storage, rental, Food products, small scale processing*, Health Club*, Kennel, hobby, Laboratory, Laundromat, Nursery, Personal or professional service*, Research & development, Retail production* & sales, Small cell facility*

Conditional Uses: Animal care facility*, Building material, garden & equipment*, Church or religious institution*, Club*, Equipment rental, sale, & service*, Industry flex*, Laundry dry cleaning, commercial plant or establishment, Vehicle rental, sales, & service*, Warehouse storage & wholesale*

Not Allowed: Food processing, Lending institution, Storage facility or yard, Vehicle washing facility, Wireless communication facility.

Definitions (8-7A-1): INDUSTRY, FLEX: The use of a multi-tenant structure for the uses of: equipment rental and sales; light industry (Eagle Heating, Fabricator); motorcycle sales, service; storage rental; service provider (Native Landscape); storage yard; vehicle service (Recovery Auto) or other permitted uses within the zoning district which it is.

Building Setbacks: Front, Street Side & Rear: 5' Interior Side Yard: 0'

Landscape Buffers: 5' measured from the property line in per Ord. 1057-25 Section 8-14-5.C.1.

Fencing (8-4A-3): 6' fences allowed when setback 10' from the back of the sidewalk.

The area between the fence and the sidewalk shall be maintained with a Type A or B landscaping.

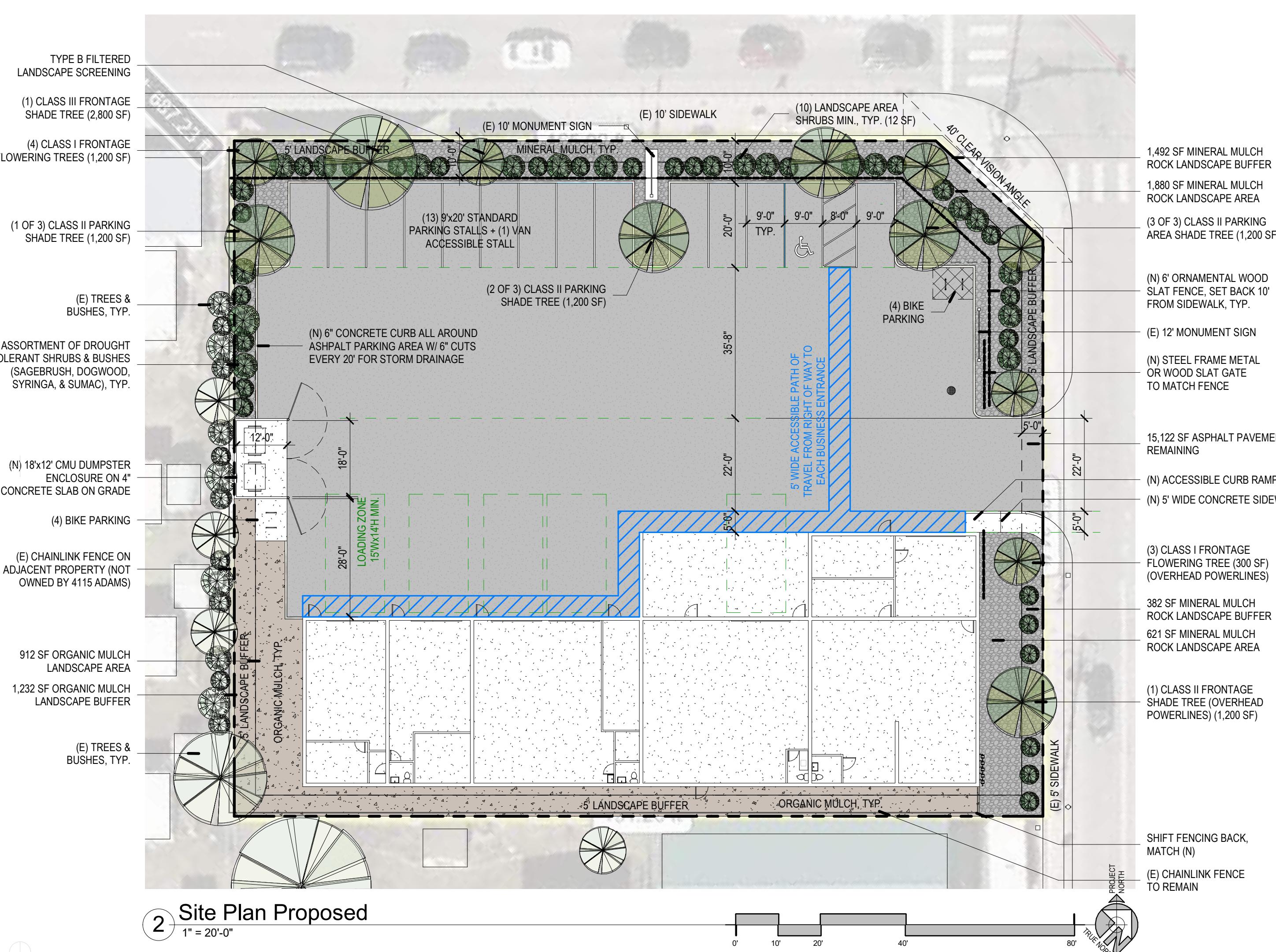
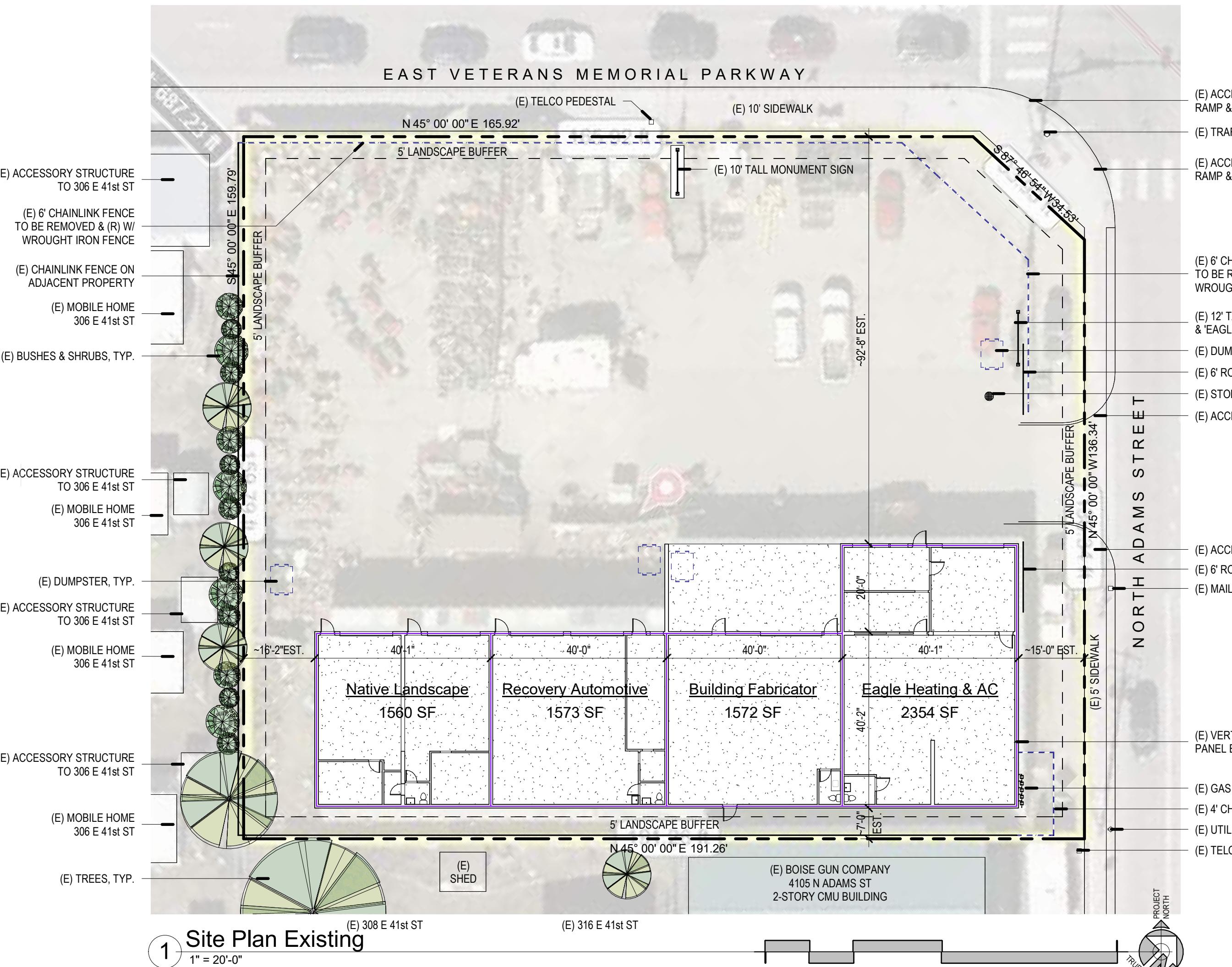
Prohibited Fencing Materials: Barbed wire, razor wire, boxes, sheet metal, old or decayed wood, broken masonry blocks, chain link, chain link with slate, or other unsightly materials.

Fencing Materials: The fence is to be constructed of professional and durable materials and is not intended to be of a temporary nature; and the fence provides significant creativity and uniqueness, and the intent is not to merely evade the provisions set forth in this section; or the fence is an established icon that enhances the community's assets more than a fence complying with the requirements for fence in this section.

Parking (Table 8-4D-3): Medium Demand for Industry Flex, warehouse, storage, automotive repair & building materials businesses @ 11000 SF for 2,200 GSF = 8 stalls required, including 1 ADA Van Accessible stall (per IBC 110.2.5 stalls provided)

Total Parking Prov'd: 14 stalls (including 1 Van Accessible stall).

Bicycle Racks (8-4D-4): High Demand @ 1/1000 SF for 7,200 GSF = 8 bike stalls require, or 4 U-shaped racks (provided)..



Landscaping Requirements

8-4I-3 General Landscaping Standards & Irrigation Provisions:

D. All landscaping shall conform to the standards as set forth in the "Garden City Design and Construction Guide."

F. 70% min. of required landscape area to be covered with vegetation at maturity

1,562 SF of LANDSCAPE AREA IS REQUIRED (see 8-4I-4.B.1 below)

1,094 SF of LANDSCAPING IS REQUIRED TO BE COVERED AT Maturity

K. Planting areas bordering auto zones shall be protected by curbing.

N. All required landscaping shall be provided with an automatically controlled irrigation system.

O. Required trees must be identified in the most current version of "Tree Selection Guide For Street And Landscapes Throughout Idaho".

PER THE TREASURE VALLEY TREE SELECTION GUIDE:

CLASS I TREES: RED OR WHITE FLOWERING CRABAPPLE, or RED CHOKECERRY (-25' TALL, -20' WIDE @ Maturity)

CLASS II TREES: TULIP, HACKBERRY, or HOPHORNBEAM (-40' TALL, -40' WIDE @ Maturity)

CLASS III TREES: KENTUCKY COFFEE TREE, HORSECHESTNUT, or RED OAK (-60' TALL, -50' WIDE @ Maturity)

CONIFER TREES: UPRIGHT JUNIPER, or LIMBER PINE (-25' TALL, -20' WIDE @ Maturity)

8-4I-4.1 Landscaping Provisions

B.1. 5% of site to be landscaped (excluding buffers)

TOTAL LOT AREA: 31,233 GSF, 1,562 SF REQUIRED LANDSCAPING

B.2. One Class II tree per frontage, plus one Class I tree every 50 LF.

VETERANS 190 LF = 1 CLASS II & 1 CLASS I TREES

ADAMS 160 LF = 1 CLASS II & 4 CLASS III TREES

B.3. One tree per 1,000 SF and one shrub per 150 SF of required landscaped area.

2 LANDSCAPE AREA TREES & 10 LANDSCAPE AREA SHRUBS REQUIRED

B.4. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa.

B.5. Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees

8-4I-5 Perimeter Landscaping

B.1. Type A Visual Separator Landscaping area shall be provided between a loading or utility service areas, and between parking lots or driveways and property lines. Plant variety shall be a mix of 50% evergreens, trees, and shrubs that would provide a 6' tall horizontal screen during winter months within 6 years of installation. Trees shall be 15' tall at installation, and 35' at maturity.

B.2. Type B Filtered Screen Landscaping area shall be provided along surface parking areas adjacent to public streets. Plant variety shall be a mix of deciduous and evergreen trees.

C.1. Perimeter Landscaping buffer area shall be at least five feet (5') wide measured from the property line to the interior of the lot.

C.4. At least one Class III tree, two Class II trees, or three Class I trees shall be planted for every fifty (50) linear feet of perimeter length

190 LF along Adams = 13 ADDITIONAL TREES REQUIRED (WAIVER REQUESTED)

160 LF along Adams = 11 ADDITIONAL TREES REQUIRED (WAIVER REQUESTED)

8-4I-6 Parking Lot Landscape

B. Applicability: The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more. (Ord. 944-12, 5-14-2012).

E.3. Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.

3 TREES REQUIRED

Trees shall be 2" caliper minimum, Evergreens shall be 6' high minimum, Shrubs shall be 2 gallon pot minimum.

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