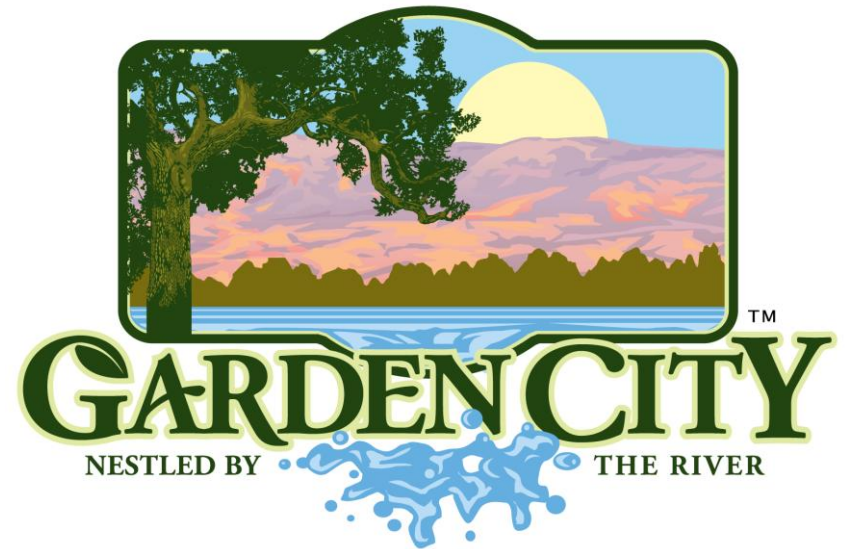


Heron Commons: Specific Area Plan



Planning and Zoning Commission

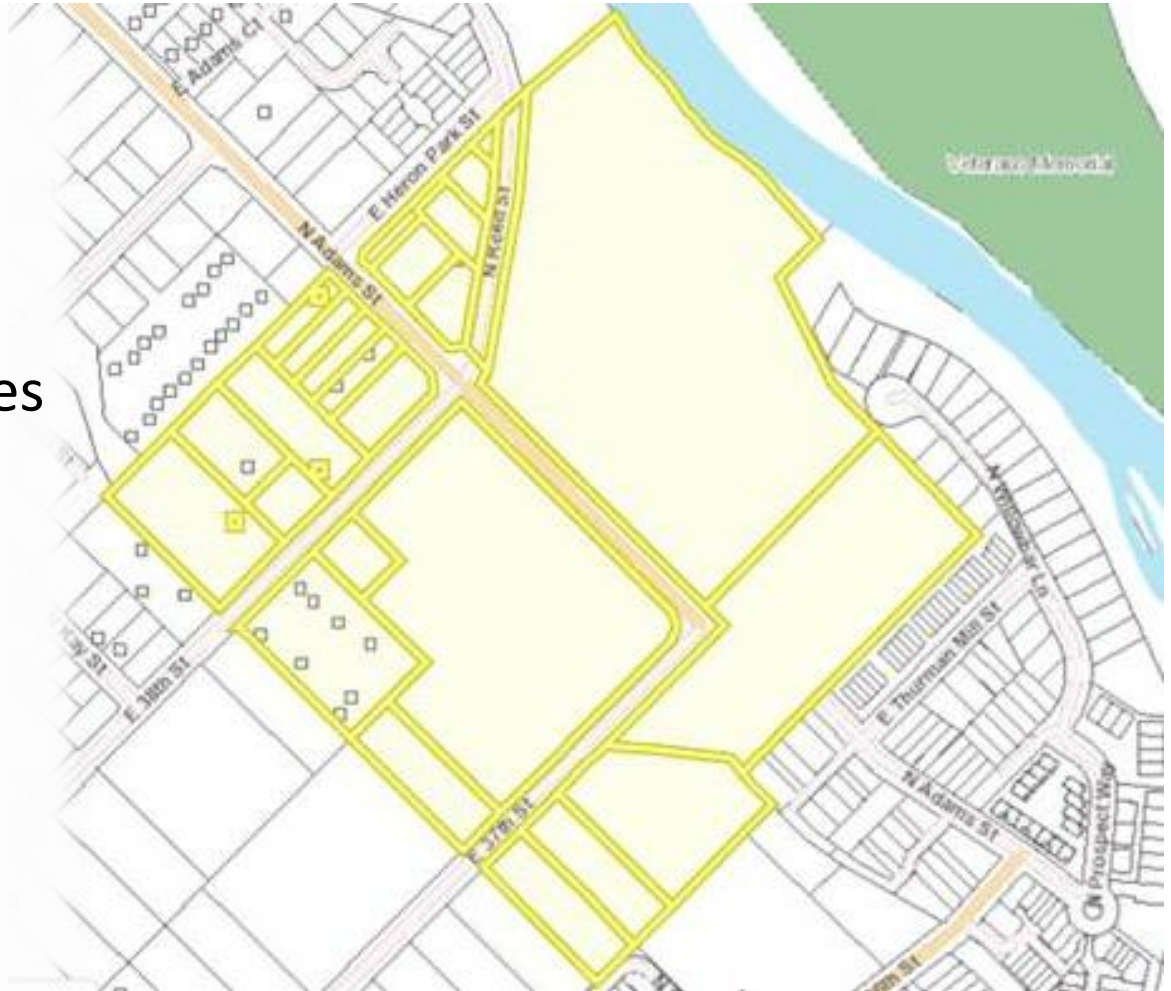
Date: July 15, 2026, continued from May 20, 2026

Background

ACHD is getting ready to sell their property.

Prior to redevelopment Garden City Code requires an SAP to be adopted.

An SAP is two things: 1) Zoning Code 2) Master Plan



Purpose



PUBLIC OPEN SPACE



WALKABLE, MIXED-USE
NEIGHBORHOOD THAT
CAN FUNCTION AS A
COMMUNITY
DESTINATION



PUBLIC ACCESS TO THE
BOISE RIVER GREENBELT

Two Drafts

Category	Option A – Structured, Code-Based	Option B – Flexible, Master Plan–Based
Approach	Uses pre-defined subdistricts (riverfront, residential edge, mixed-use core) with fixed rules.	Uses a Regulatory Master Plan (RMP) to organize development rather than preset subdistricts.
Regulatory Style	Prescriptive: detailed standards for form, frontage, pedestrian spine, etc.	Outcome-based: standards focus on results; specifics resolved through design review.
Open Space	Has defined minimums and location and a structured allocation system.	Required but flexible , guided by targets rather than fixed minimums.
Intensity & Form	Fixed height and scale by subdistrict.	Target-based (e.g., density), finalized through the Master Plan. Adjacent to edges of
Calibration / Buildability Risk	Higher risk of unintended constraints due to over-prescriptive standards; may limit design flexibility, increase costs, or create conflicts. Objective in nature.	Lower risk of over-constraint due to flexibility; may require stronger oversight and can create uncertainty if expectations are unclear. More subjective.
Implementation	Uses prescribed standards- and a Development Allocation Plan (DAP) to manage development rights and open space. Administratively burdensome.	Uses a Regulatory Master Plan (RMP) to set the overall development framework.
Uses	Specific; streamlined approach	Defers to MU
Key Policy Choice	Prioritizes certainty, structure, and coordinated outcomes.	Prioritizes flexibility, adaptability, and design evolution.

May 20, 2026



CONTINUED/HEARING LEFT
OPEN



JOINT WORK SESSION

Hybrid

Reviewed during June 17, 2026



Provide prescriptive standards, but introduce flexibility via a master plan that can allow for alternative proposals that meet or exceed the code



Require regulatory master plan 1 acre or greater

Prescriptive Standards can be adjusted via a Regulatory Master Plan



Removed subdistricts



Maintain Allowed Uses



Draft Ordinance Draft 4

- Prescriptive standards required unless amended through Regulatory Master Plan
- Added: District Framework/ Interpretation Hierarchy/ Acknowledgment that the code is intended to be outcome based.
- Refined: Regulatory Master Plan: What can be amended/ findings
- Require public open space- target 25%; can be amended for more meaningful open space
- Require greenbelt access @ 300' or less/
- Adjacent to Greenbelt 2 stories; 30' 60% accessible; ground floor residential CUP
- Address adjacent existing residential: Height limits 2 stories/24' above adjacent residences; stepbacks
- Connectivity:
 - 38th Street; Reed Street; Adams Street
 - Thurman Mill as bicycle path
 - Pedestrian Spine as a mixed-use shared road or pedestrian path
- Require Adams connection
 - Emergency Access
 - Bicycles access to allow for a secondary connection off the Greenbelt
 - Require design standards to repress cut-through
 - ACHD must approve* Letter has been sent to ACHD requesting determination
 - Performance evaluation removed
- Pedestrian Spine adaptability to guide redevelopment towards mixed use overtime as market conditions adapt- no longer prescriptive

Additional Suggestions



REVISE LANGUAGE REGARDING ADAMS STREET & 37TH STREET TO MAKE IT CLEAR THAT THE SECTION WEST OF 37TH STREET AND 37TH STREET ARE COLLECTORS WHEREAS WITHIN THE WATERFRONT DISTRICT ADAMS IS A LOCAL STREET. (PGS. 16-18)



CLARIFY THAT THE GREENBELT CONNECTION, PEDESTRIAN SPINE, AND ADAMS CONNECTION FOR EMERGENCY ACCESS AND BICYCLE/PEDESTRIAN ACCESS CAN NOT BE MODIFIED.



ALLOW FOR REED STREET AND 38TH STREET EXTENSIONS TO BE MODIFIED SO AS LONG AS ADEQUATE CIRCULATION, EMERGENCY SERVICE ACCESS, AND PUBLIC PARKING IS PROVIDED. (PGS. 60-62)



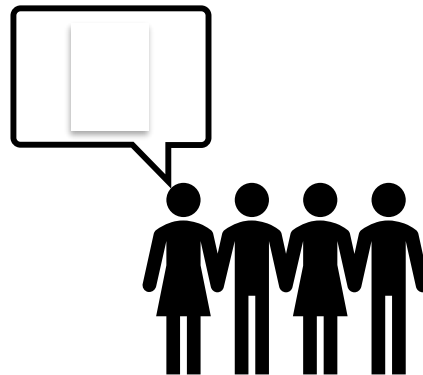
Google Image



Copestone: 408 E. 43rd (4 stories)

Public Comment

Continue for more time to review and provide written comment





Recommendation

Next Planning and Zoning Commission meeting: August 19, 2026, 6:30pm

City Council: August 24, 2026, at 6:00 PM

