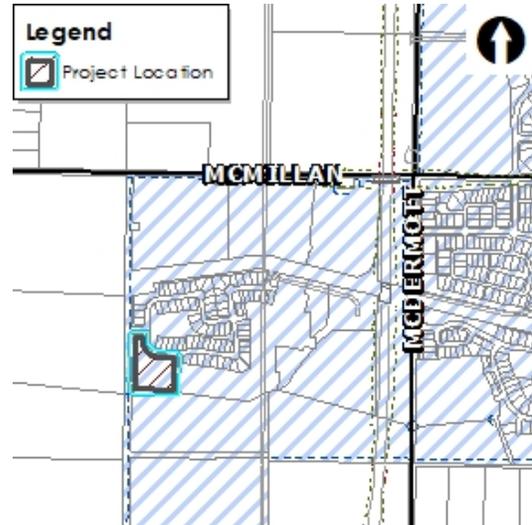


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 12/2/2021
 TO: Planning & Zoning Commission
 FROM: Alan Tiefenbach, Associate Planner
 SUBJECT: H-2021-0078
 Fire Station 8 and Police Substation
 Conditional Use Permit
 LOCATION: 4250 N. Owyhee Storm
 Near the southwest corner of W.
 McMillian Rd and N. McDermott Rd.



I. PROJECT DESCRIPTION

Conditional Use Permit to develop a 11,637 sq. ft. fire station and 11,560 sq. ft. police substation building (public or quasi-public use) on approximately 3.6 acres of land in the R-8 zoning district.

II. SUMMARY OF REPORT

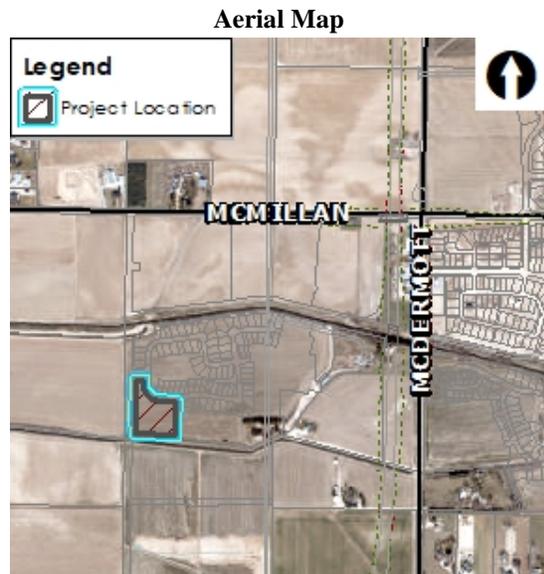
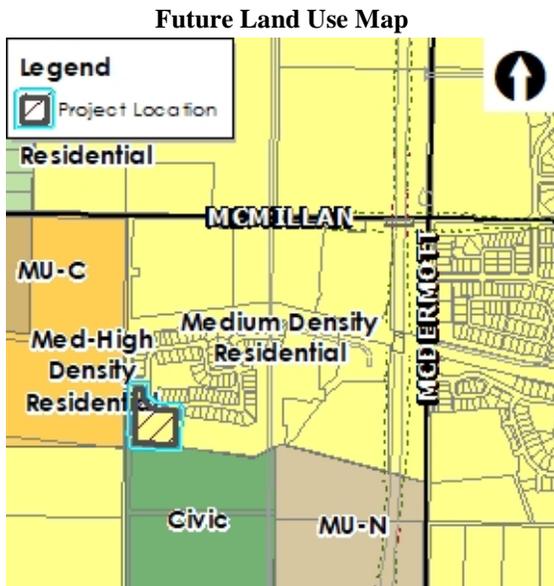
A. Project Summary

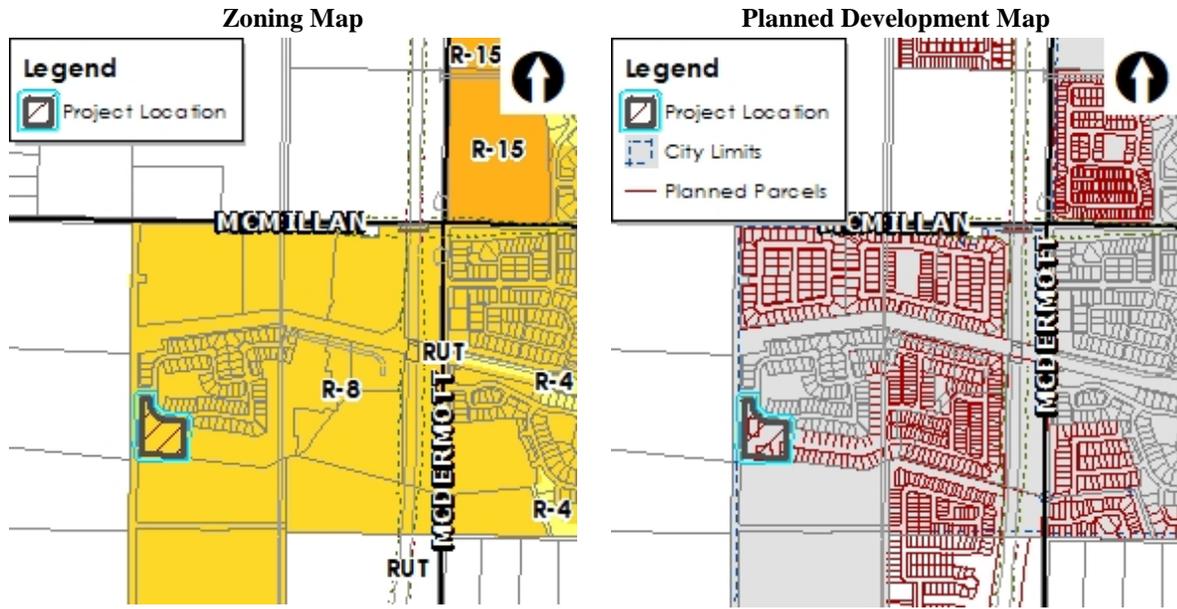
Description	Details	Page
Acreage	3.6 acres	
Future Land Use Designation	Medium Density Residential – Fire Station and Police Station	
Existing Land Use(s)	Rural	
Proposed Land Use(s)	Public or quasi-public use (Fire Station and Police Substation)	
Lots (# and type; bldg./common)	1	
Phasing Plan (# of phases)	2, with the fire station proposed for development first.	
Physical Features (waterways, hazards, flood plain, hillside)	McFadden Drain is to the south, although not on the subject property.	
Neighborhood meeting date; # of attendees:	September 22, 2021, no attendees	
History (previous approvals)	AZ H-2019-0013, DA Instr. 2019-060657, FP H-2019-0108	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) 	Staff report was completed with the annexation / rezoning (Gander Creek Subdivision)	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	N. Owyhee Storm Ave (Collector)	
Existing Road Network	N. Owyhee Storm Ave (Collector)	
Existing Arterial Sidewalks / Buffers	Existing 10 ft. wide pathway along the eastern side of N. Owyhee Storm Ave, 5 ft. attached sidewalks along W. Black Butte St and W. Grand Rapids Dr.	
Proposed Road Improvements	None	
Fire Service		
	This proposal is for a fire station.	
Police Service		
	This proposal is for a police sub-station.	
Wastewater		
<ul style="list-style-type: none"> No changes to public sewer infrastructure shown in record. Any changes must be approved by Public Works. Ensure no sewer services pass through infiltration trenches. Flow is committed. 		
Water		
<ul style="list-style-type: none"> There is no water infrastructure shown in this record. Water will be served from the east from Gander Creek South No 2. 		

C. Project Area Maps





III. CITY INFORMATION

- A. City / Representative: Stacy Redman, City of Meridian
33 E. Broadway Ave, Meridian, ID 83642
- B. Owner: City of Meridian
33 E. Broadway Ave, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	11/16/2021	
Radius notification mailed to properties within 300 feet	11/10/2021	
Sign Posting	11/15/2021	
Nextdoor posting	11/12/2021	

V. STAFF ANALYSIS

The property is 3.6 acres in size, is zoned R-8, and was transferred to the City as part of the Gander Creek South No. 1 Final Plat in 2019. The subject lot is specifically designated for a fire station and police sub-station by the Future Land Use Map (FLUM). UDC defines fire station and police stations as a “public or quasi-public use.” This use is allowed in the R-8 zone district as a conditional use.

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The property is designated for medium density residential (MDR). This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The FLUM shows a fire and police station symbol in the general vicinity (east of N. Owyhee Storm Ave. and south of N. Jarbridge Ave.). The purpose of this designation is to preserve and protect existing and planned fire and police station locations throughout the Area of City Impact which provide efficient emergency response. The proposed fire and police station in this location would be consistent with the recommendations of the FLUM.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City. (3.02.01).

The subject property is shown to be within an area designated as a fire / police station on the Future Land Use Map.

- Support the appropriate expansion of City facilities, services, staff, and other resources to keep up with demand and established levels of service. (3.02.01D)
- Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian. (4.11.03)
- Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks. (3.02.01G)

A significant amount of land has been annexed and platted in the surrounding area. This includes the Owyhee High School, Gander Creek Subdivision (400 +/- lots), the Oaks North and South Subdivision (approximately 1,000 lots), Chukar Ridge (63 lots) and Jump Creek Subdivision (318 single family lots and 2 multifamily lots). There are also several significant nearby developments presently in the entitlement process such as Aviator Springs and Aegean Estates. The proposed fire station and police sub-station would increase response times and the approved and tentative developments anticipated location of these facilities during the project analysis. This conditional use would support appropriate expansion and maintenance of services and would ensure quality fire and emergency services and would significantly improve the emergency response times.

- Ensure that new development and subdivisions connect to the pathway system. (4.04.01A)

The Gander Creek South Subdivision No. 1 provides 10 ft. wide detached pathways along N. Owyhee Storm Ave. These pathways connect to the Owyhee High School to the south.

- Reduce the number of existing access points onto arterial streets by using methods such as cross access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity. (6.01.02B)

The Gander Creek South Subdivision No. 1 contains a plat note which prohibits direct lot access to N. Owyhee Storm Ave. with the exception for the subject property. This is to allow expeditious and unimpeded emergency access without traveling through the local neighborhood.

The site plan indicates one point of access from W. Grand Rapids Dr, (local street) and two points of access from N. Owyhee Storm Ave. a collector. The southern N. Owyhee Storm driveway provides the primary public access for the property. The northern driveway from N. Owyhee Storm Ave. is reserved only for fire equipment access. The access from W. Grand Rapids Dr. serves as access for employee parking.

- Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices. (3.07.01A)

The site plan shows landscape buffers along S. Owyhee Storm Ave. at the west and W. Grand Rapids Dr. at the north and east. Access for emergency vehicles will occur at N. Owyhee Storm Ave., a collector, to reduce impacts on the internal neighborhood. Design review will be required during the time of Certificate of Zoning Compliance (CZC) to ensure the future facilities are compatible with the surrounding properties.

C. Existing Structures/Site Improvements:

The property is presently vacant.

D. Proposed Use Analysis:

UDC defines fire station and police stations as a “public or quasi-public use.” This use is allowed in the R-8 zone district as a conditional use, subject to the specific use stated below.

E. Specific Use Standards (*UDC 11-4-3*):

UDC 11-4-3-30 states public or quasi-public uses shall meet the standards for office use in accord with the district in which the use is located.

F. Dimensional Standards (*UDC 11-2*):

This is a conditional use to allow public or quasi-public uses in the R-8 zone district. Dimensional standards in the R-8 zone district include a minimum lot size of 4,000 sq. ft., front setbacks of 25 ft. from a collector street, rear setback of 12 ft. and 10 ft. side setback. Building height is limited to 35 feet. A 20 ft. wide buffer is required along collector roads. The site plan as submitted appears to meet the minimum dimensional standards.

G. Access (*UDC 11-3A-3, 11-3H-4*):

N. Owyhee Storm Road is improved with 2-travel lanes, and a 10 ft. wide detached pathway along the eastern side. W. Black Butte St. and W. Grand Rapids Dr., bordering the property at the north and east, contain 5 ft. wide attached sidewalk. Landscape buffers have not yet been installed.

Primary access will occur from two accesses off of N. Owyhee Storm Rd. Although UDC 11-3A-3 typically requires any property that takes direct access to an arterial and/or collector roadway to be configured to take access from a local street is available, the Gander Creek South No. 1 plat has a note which specifically allows these accesses. This is to allow unimpeded emergency access directly to the collector instead of requiring travel through the local neighborhoods. There is an additional employee access provided from W. Grand Rapids Dr., at the east side of the property.

H. Parking (*UDC 11-3C*):

UDC 11-3C-5 requires one (1) space for every five hundred (500) square feet of gross floor area. With 23,197 sq. ft. between the first station and the police sub-station, 46 parking spaces are required. The site plan indicates 69 parking spaces for the police substation, and 21 parking spaces for the fire station. 12 of the parking spaces would be covered and would be for the use of the police vehicles only. The concept plan shows at least 3 additional spaces for fire apparatus at the west side of the fire station. The parking plan appears to meet most of the landscaping requirements of UDC 11-3B-8.

I. Pathways (*UDC 11-3A-8*):

The Gander Creek South Subdivision No. 1 provides a 10 ft. wide detached pathway paralleling N. Owyhee Storm Ave. along the east. No other pathways are proposed with this project.

J. Sidewalks (*UDC 11-3A-17*):

Attached 5 ft. wide sidewalks have already been constructed along W. Black Butte St. and W. Grand Rapids Dr. at the north and east property lines. There is a 6 ft. wide walkway connecting the west side (front) of the proposed fire station to the 10 ft. detached pathway along N. Owyhee Storm Ave. This walkway also crosses the drive aisle and connects to the proposed police substation, although it appears the internal pedestrian walkway is not distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks as required per UDC 11-3A-19.

K. Landscaping (*UDC 11-3B*):

UDC 11-2A-5 requires a 20 ft. landscape buffer along collector roads. These buffers must be landscaped at one (1) tree per thirty-five (35) linear feet. Parking lot landscaping is required around the perimeter of the parking lot, and no linear grouping of parking spaces shall exceed twelve (12) in a row, without an internal planter island. Parking islands are also required at the ends of all parking rows.

The landscape plan indicates a buffer of at least 50 ft. in width along N. Owyhee Storm Ave and landscaped per the minimum requirements. There are several large landscaped areas at the north and east of the proposed fire station as well as fit pads that can benefit the employees. The landscaping plan exceeds minimum requirements.

There are no existing trees that qualify for preservation or mitigation. The City Arborist has commented that the Norway Maples and Emerald Ash Borer trees that are proposed on the landscape plan are considered invasive species. The Arborist has included lists of recommended alternatives to these trees. Staff recommends the above listed trees be replaced with one of the alternatives as a condition of approval in accord with the approved tree species listed in UDC 11-3B-5A.1.

L. Fencing (*UDC 11-3A-6, 11-3A-7*):

Wrought-iron fencing of up to 8' in height is indicated on the site plan to provide security for police vehicles. Staff notes fencing height is limited to 6' in height in the R-8 zone district. The City should apply for alternative compliance concurrently with the CZC to allow the increased fence height as proposed.

M. Utilities (*UDC 11-3A-21*):

Connection to City water and sewer services is proposed in accord with UDC 11-3A-21. Water and sewer will be provided from the Gander Creek South No. 1 to the east.

N. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

The City has submitted elevations for both buildings. Architecture consists of sloped roof buildings with CMU and wood grain metal panel as the primary field materials.

The building elevations as submitted may not meet the minimum requirements of the ASM for commercial buildings. The only field materials indicated on the elevations are smooth face CMU and horizontal metal panel whereas 5.1B requires at least two distinct field materials (material of more than 20% of the façade) and only allows metal panel and untextured concrete as a field material if there are at least two other qualifying field materials. At least 30% of the façade must use a combination of concrete, masonry, stone, landscaping or unique variation in color around

the base of the building, whereas it does not appear there are any distinct materials along the base. At the time of Certificate of Zoning Compliance (CZC) and Design Review (DE) the standards of the ASM must be met, or design exceptions may be granted.

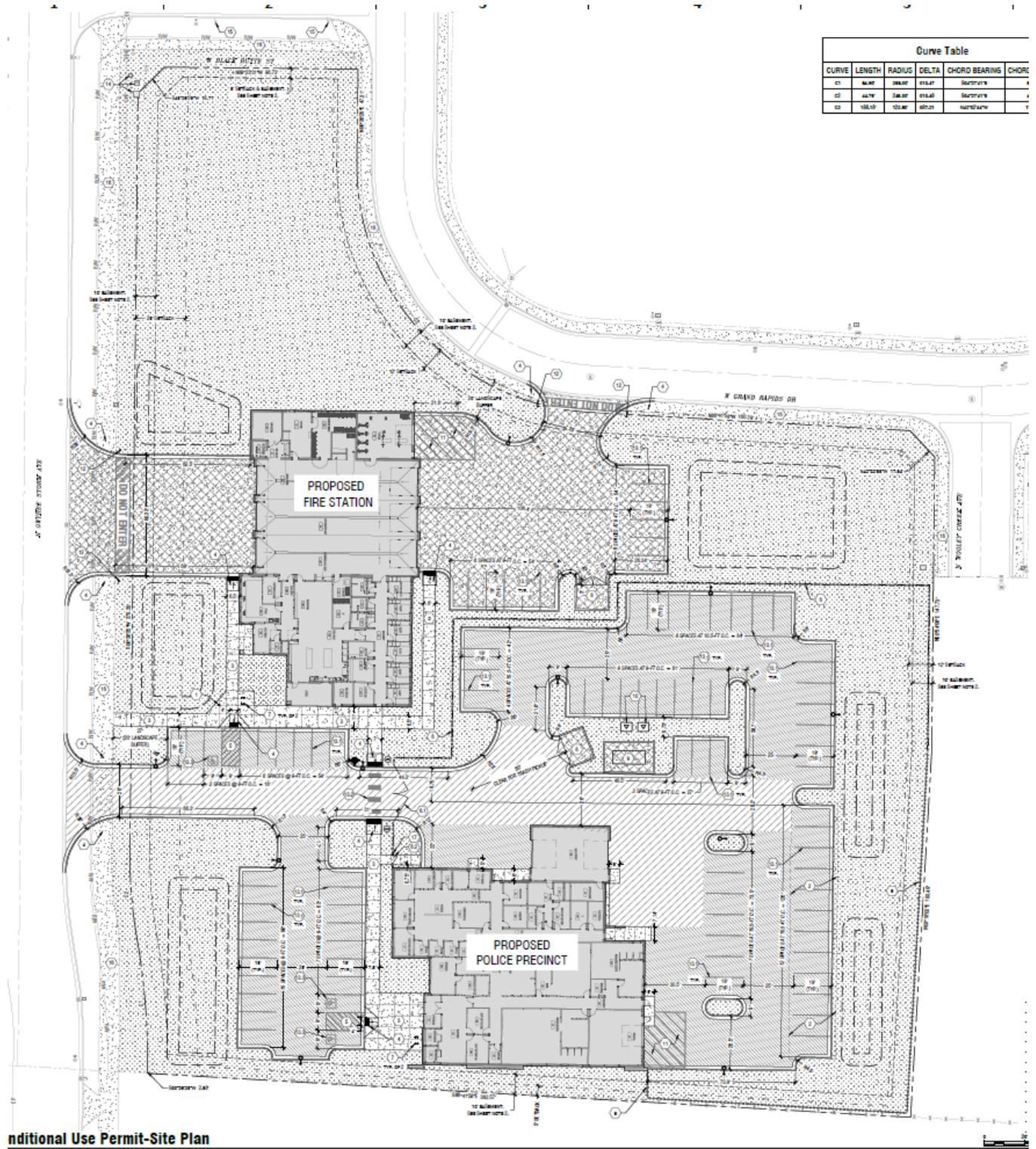
VI. DECISION

A. Staff:

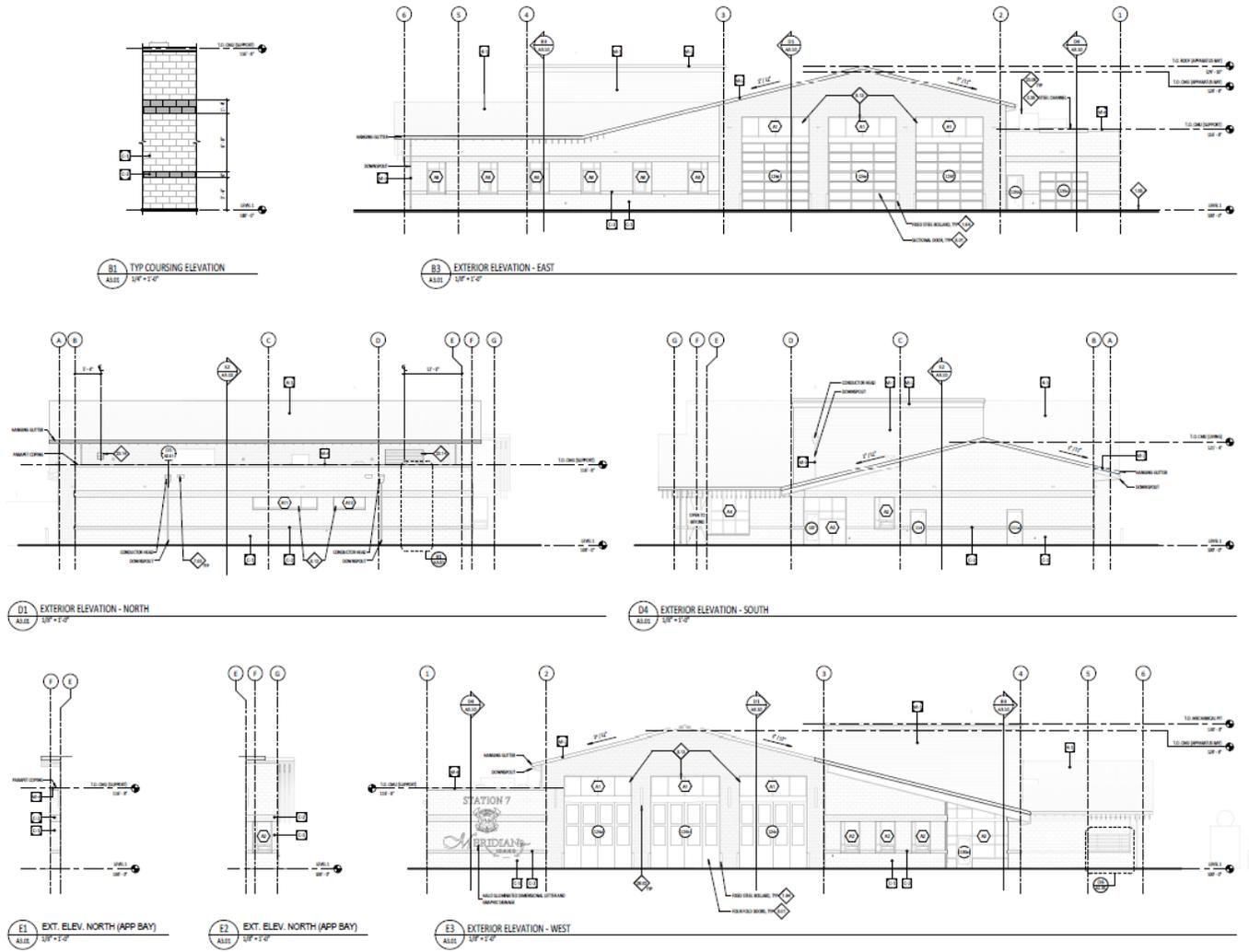
Staff recommends approval of the proposed conditional use permit per the provisions and comments included in Section V in accord with the Findings in Section IX.

VII. EXHIBITS

A. Site Plan (date: 10/7/2021)



C. Fire Station Elevations (date: 9/22/2021)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Certificate of Zoning Compliance and administrative design review application is required to be submitted to the Planning Division and approved prior to submittal of building permit applications. The buildings shall either meet all architectural requirements of the Architectural Standards Manual (ASM) or there should be a request for a design exception as part of the CZC submittal.
2. Future development of this site shall be generally consistent with the site plan, landscape plan, building elevations, and the provisions contained herein.
3. All Norway Maples and Emerald Ash Borer trees indicated on the landscape plan shall be replaced with alternatives as indicated on the list provided by the City Arborist in accord with UDC 11-3B-5A.1.
4. The project is subject to all current City of Meridian ordinances and previous conditions of approval associated with this site (H-2021-0003, H-2019-0013).
5. The required landscape buffers along streets shall be constructed consistent with the standards as set forth in UDC 11-3B-7C.
6. All ACHD conditions of approval shall be complied with.
7. All proposed fencing and/or any fencing shall be constructed as required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable, or developer shall submit a concurrent alternative compliance to increase the fence height to 8 feet as proposed.
8. Per UDC 11-3A-19, a continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses. The internal pedestrian walkway shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.
9. Outdoor lighting provisions as set forth in UDC 11-3A-11 shall be complied with.
10. The applicant and/or assigns shall have the continuing obligation to meet the specific use standards for the proposed use as set forth in UDC 11-4-3-30.
11. The Applicant shall have a maximum of two (2) years to commence the use as permitted in accord with the conditions of approval listed above. If the use has not begun within two (2) years of approval, a new conditional use permit must be obtained prior to operation or a time extension must be requested in accord with UDC 11-5B-6F.

B. PUBLIC WORKS DIVISION

Site Specific Conditions of Approval

1. Ensure no sewer services pass through infiltration trenches

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

2. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
3. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
4. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
5. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
6. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.

C. CITY ARBORIST

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=243356&dbid=0&repo=MeridianCity>

D. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=239734&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Conditional Use Permit

The Commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The site meets all dimensional and development regulations of the R-8 zoning district. The site will provide the required landscape buffers, parking is adequate, and the parking area will be landscaped as required by UDC 11-3B-8. There are additional areas for employee fitness and leisure. Staff finds the site is large enough to accommodate the proposed use.

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this title.

Staff finds the proposed fire station and police sub-station will be harmonious with the Comprehensive Plan per the analysis in Section V of this staff report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

As mentioned in the Comprehensive Plan analysis, the subject property is specifically within an area designated for a fire and police station. The required landscape buffers will be installed, all landscape requirements for a parking lot will be met, and architecture will be required to meet the standards of the ASM for commercial architecture. The proposed use should not change the character nature of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

As the subdivision was platted and designed with a fire station and police substation intended in this location, the proposed use should not adversely affect other properties in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The proposed use will be served adequately by all services and is a public facility.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff finds the proposed use should not create any additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

This proposal is for a fire station and police station. There could be sirens associated with emergency events. However, this is a critically-needed facility in this location to serve the North Meridian area.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff is unaware of any natural, scenic, or historic features on this site; thus, Staff finds the proposed use should not result in damage of any such features.