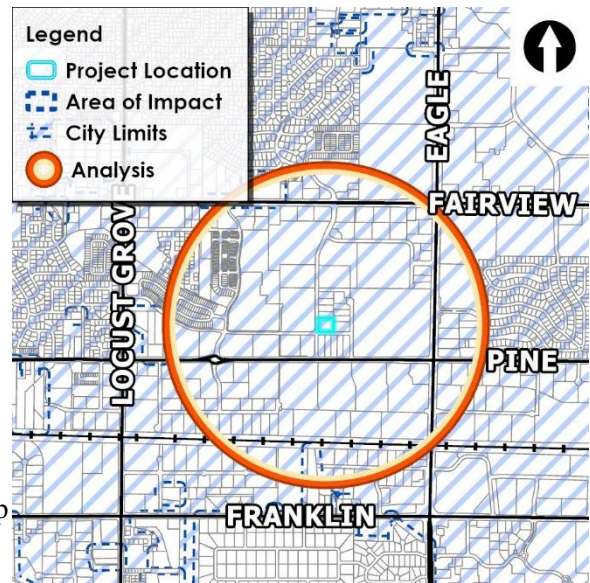


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 6/5/2025
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org
APPLICANT: Chelsi Spencer
SUBJECT: H-2025-0021
Elite Fitness

LOCATION: Located at 2640 E. State Avenue, Suite #120 in the NE ¼ of Section 8, Township 3N., Range 1E. (Parcel #R3073781000)



I. PROJECT OVERVIEW

A. Summary

Conditional Use Permit request to operate an indoor recreation facility (indoor personal training gym) from Suite 120 (3,972 square-foot) in an existing 23,000 square-foot flex building on 1.325 acres of land in the I-L zoning district.

B. Issues/Waivers

The Planning and Zoning Commission should carefully consider whether the continued expansion of commercial businesses into industrial-zoned areas is appropriate.

C. Recommendation

Staff: Approval with the conditions outlined in Section IV.

D. Decision

Commission: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Car Warehousing and Office	-
Proposed Land Use(s)	Indoor Recreation Facility	-
Existing Zoning	I-L (Light Industrial) Zoning	VII.A.2
Adopted FLUM Designation	MU-NR (Mixed Use Nonresidential)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	4/15/2025
Neighborhood Meeting	4/22/2025
Site posting date	5/27/2025

Table 2: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Existing: E. State Avenue, Local Street	-
Meridian Public Works Wastewater		
• Distance to Mainline	Existing at site	
• Impacts or Concerns	No	
Meridian Public Works Water		-
• Distance to Mainline	Existing at site	
• Impacts or Concerns	No	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public [record](#).

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview/History

The purpose of the MU-NR designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential.

The applicant proposes to establish an indoor recreation facility—specifically, a personal training gym—within a portion of an existing flex building. This building was previously approved through an administrative application (A-2021-0021), consistent with the industrial zoning and planned unit development approved in 1991 (via the Gemtone CUP). That approval allowed a broader range of uses beyond what is typically permitted in the I-L (Light Industrial) zoning district.

Although indoor recreation facilities are not standard uses within industrial zones, they may be considered through a Conditional Use Permit. As such, the Planning and Zoning Commission should evaluate whether continued expansion of commercial uses within industrial areas remains appropriate.

The surrounding area includes a mix of uses such as a church, offices, flex space, warehousing, employment centers, and other indoor recreation facilities (e.g., K1 Speed and Flying Pickle). The proposed personal training gym would be located adjacent to offices and near other recreational uses, which suggests it would be compatible with the area's character and offer additional recreational opportunities.

Based on these considerations, Staff finds the proposed use to be appropriate within the MU-NR FLUM designation.

“Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.” (3.06.02)

The proposed use will contribute to the mix of uses in this area and should add to the livability and economic vitality of the community.

“Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.” (3.06.01B)

The proposed use will contribute to the mix of uses in this area; however, the desire for industrial and employment uses are diminished.

“Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

The subject mixed-use area currently contains office, church, flex space, warehousing, and an indoor recreation facility (K1 Speed go-kart track & Flying Pickle – pickleball courts) in the warehouse on the property to the west. The proposed use will provide another recreational opportunity in close proximity to residential neighbors to the west thereby reducing vehicle trips and enhancing livability of the area.

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.” (3.07.01D)

The proposed use is a non-industrial use requesting a CUP to occupy an industrial land use area approved for flex space. Staff has some concerns about approving another

commercial use for an indoor recreation facility (personal training gym) within the vicinity proposed for industrial uses. If approved, this would be the third such use in this building.

“Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.” (5.01.01C)

The proposed indoor recreation facility offers opportunities for recreation through a personal training gym to the public and will contribute to the range of physical activities offered in the City.

Table 3: Project Overview

Description	Details
History	A Certificate of Zoning Compliance and Design Review (A-2021-0021) to construct a 23,000-square-foot flex building.
Acreage	1.325 Acre Property

B. Site Development and Use Analysis

1. Proposed Use Analysis (*UDC 11-2*):

The proposed use of an indoor recreation facility (indoor gym) is a conditional use in the I-L zoning. The I-L zoning and FLUM designation is meant to provide opportunities for low-impact business areas which typically includes professional offices, research and development, etc. This use adheres to Policy 3.07.02B, which promotes a mix of land uses that ensures connectivity, livability, and economic vitality. While there are several indoor recreation facilities in the area, this indoor recreation facility is more specialized, allowing trainers and clients to have a more privatized training environment with no more than 14 people at the facility at any one time. Additionally, there will be no outside activity. The proposed indoor recreation facility provides a unique neighbor serving use that can be an essential use for residents in the city.

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

The proposal meets the dimensional standards for setbacks, landscape buffers, landscape requirements and maximum building height.

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

A. General standards.

1.All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred (100) feet from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. *No outdoor recreation areas are proposed; all activities will take place within the building.*

2.No outdoor event or activity center shall be located within fifty (50) feet of any property line and shall operate only between the hours of 6:00 a.m. and 11:00 p.m. *No outdoor events or activities are proposed.*

3.Accessory uses including, but not limited to, retail, equipment rental, restaurant and drinking establishments, may be allowed if designed to serve patrons of the use only. *Noted.*

4.Outdoor speaker systems shall comply with section 11-3A-13, "outdoor speaker systems", of this title. *No outdoor speakers are proposed.*

B. Additional standards for swimming pools. Any outdoor swimming pool shall be completely enclosed within a six-foot nonscalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this Code. *Not applicable.*

C. Additional standards for outdoor stage or musical venue. Any use with a capacity of one hundred (100) seats or more or within one thousand (1,000) feet of a residence or a residential district shall be subject to approval of a conditional use permit. *No outdoor stage or musical venue is proposed.*

D. [Outdoor lighting.] Outdoor lighting, including lighted fields, designed for the site shall comply with Section 11-3A-11, "outdoor lighting," of this title. These standards may be modified through the approval of a conditional use permit. *Noted.*

C. Design Standards Analysis

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

The site has already been approved under permit A-2021-0021 and no additional improvements will be required.

2. Parking (*UDC 11-3*):

i. Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 2,000 square feet (s.f.) of gross floor area. Based on the 23,000-square-foot multi-tenant buildings, a minimum of 12 parking spaces are required. *A total of 49 parking spaces were built with the building, exceeding UDC standards for the I-L zoning. However, these standards are for industrial buildings with industrial users. The parking standards for a commercial building and commercial user, such as an indoor recreation facility, are one (1) off-street parking space per 500 square feet of gross floor area. At staff's request, the applicant provided a parking study to evaluate available parking on the site.*

<i>Day of the Week</i>	<i>Time of Day</i>	<i>Spaces Available</i>
<i>Monday</i>	<i>Morning/Evening</i>	<i>44/32</i>
<i>Tuesday</i>	<i>Morning/Evening</i>	<i>39/39</i>
<i>Thursday</i>	<i>Midday</i>	<i>41</i>
<i>Friday</i>	<i>Evening</i>	<i>34</i>
<i>Saturday</i>	<i>Midday/Evening</i>	<i>33/47</i>

With the more specialized nature of this indoor recreation facility and the maximum number of people in the gym being 14, staff is in support of the proposed use. There is also the ability for on-street parking on E. State Avenue if the parking lot were to fill up.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. Bicycle parking is depicted on the plans submitted with this application that meet the requirements.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):

The approved building elevations and perspectives were submitted for the flex building as shown in Section IX.D. *As stated throughout this report, these elevations have already been*

approved through the administrative process and the building is already existing. The submitted elevations are for supplementary purposes only.

D. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

One (1) driveway access is depicted and approved on the overall site plan via E. State Avenue (local street). ACHD and the City has approved the location of the access driveway with the administrative approvals for the overall flex building (A-2021-0021).

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

There are existing 5-foot wide attached sidewalks along E. State Avenue and N. Hickory Avenue that meet UDC standards. Any damaged curb, gutter, or sidewalk is required to be replaced.

E. Services Analysis

1. Pressurized Irrigation (*UDC 11-3A-15*):

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

2. Storm Drainage (*UDC 11-3A-18*):

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

3. Utilities (*Comp Plan, UDC 11-3A-21*):

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with the site plan, landscape plan, and building elevations approved with A-2021-0021, including the modifications listed below.

2. The proposed project shall comply with the standards listed in UDC 11-4-3-2 for Art, Entertainment, or Indoor Recreation Facility.

- **Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only, and not the general public.**
- **All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. (Ord. 07-1325, 7-10-2007).**
- **No outdoor event or activity center shall be located within fifty feet (50') of any property line and shall operate only between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.**
- **Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only.**

- **Outdoor speaker systems shall comply with section 11-3A-13, "Outdoor Speaker Systems", of this title.**
3. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6 A time extension may be requested as set forth in UDC 11-5B-6F.
 4. Prior to occupying the space, the applicant shall obtain either a tenant improvement or certificate of occupancy fast track approval from the Building Division.

V. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

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 the dimensional and development regulations of the I-L zoning district for the proposed use. Therefore, 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 use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use, which will contribute to the mix of uses desired in the MU-NR Comprehensive designation as desired.
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.
Staff finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.
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.
Staff finds the proposed use will be served by essential public facilities and services as required.

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 will not create 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.
Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.
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.
Staff finds the proposed use will not result in the destruction, loss or damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
Not Applicable.
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,
Not Applicable.
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.
Not Applicable.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

B. Commission:

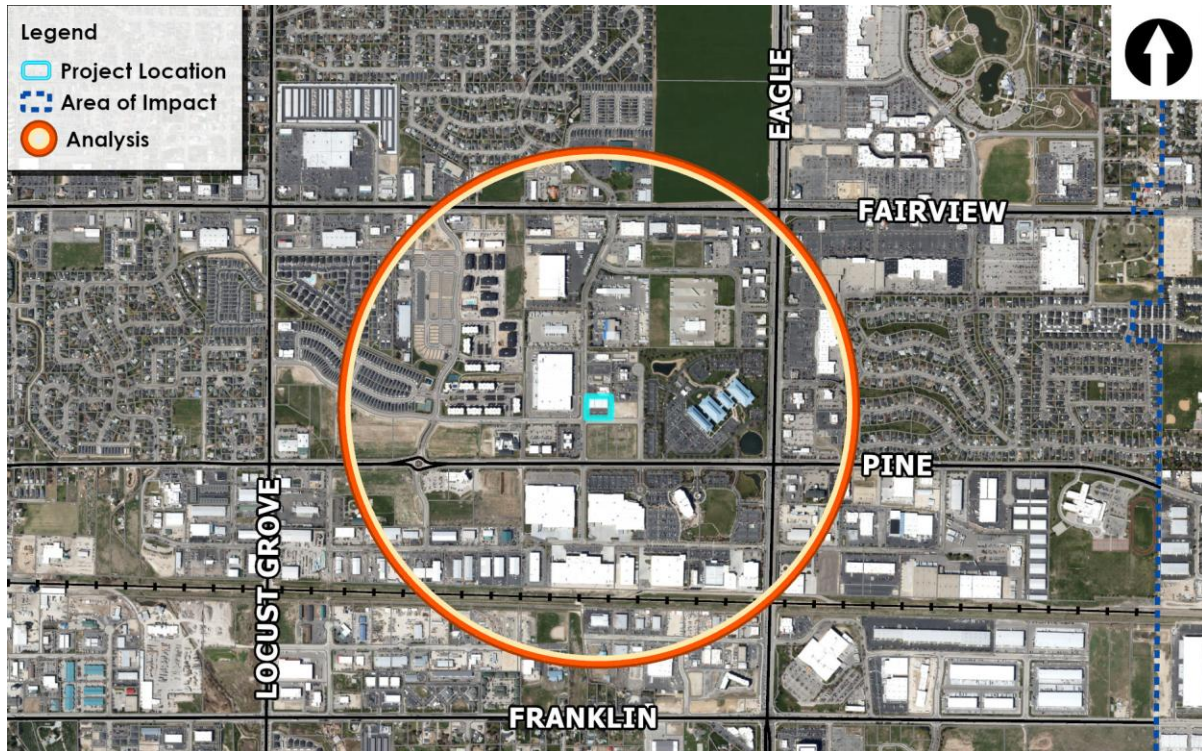
Pending

VII. EXHIBITS

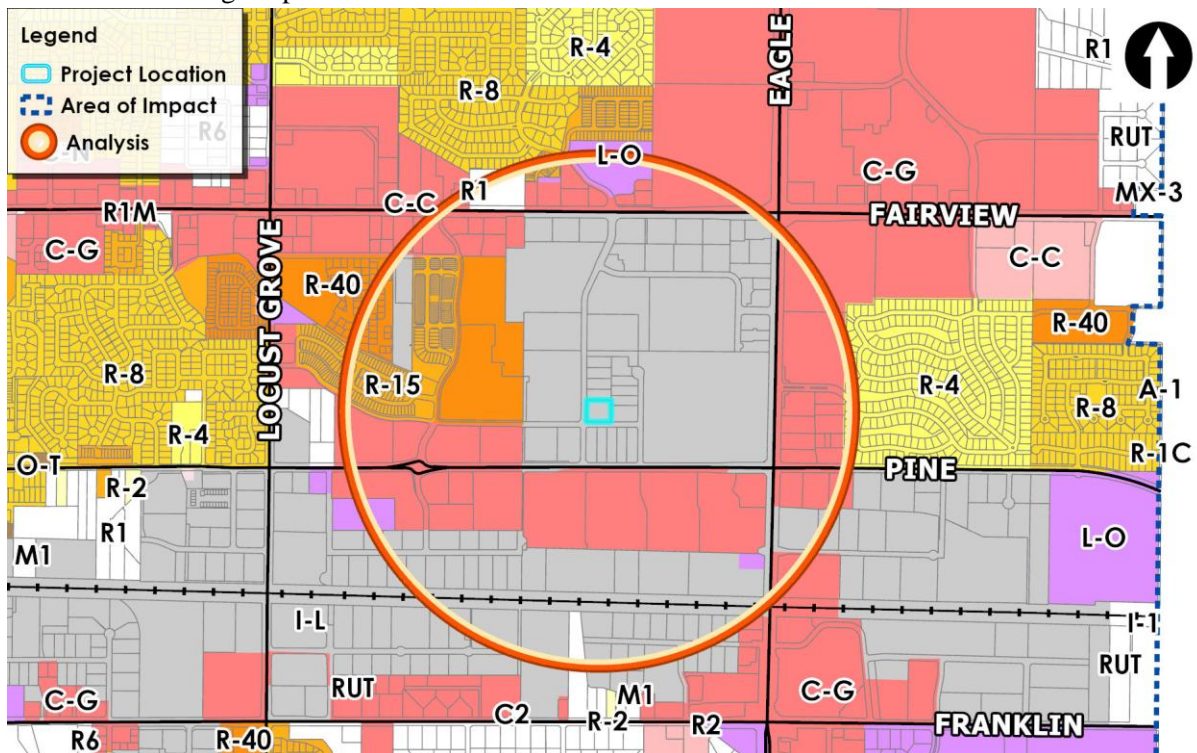
A. Project Area Maps

(link to [Project Overview](#))

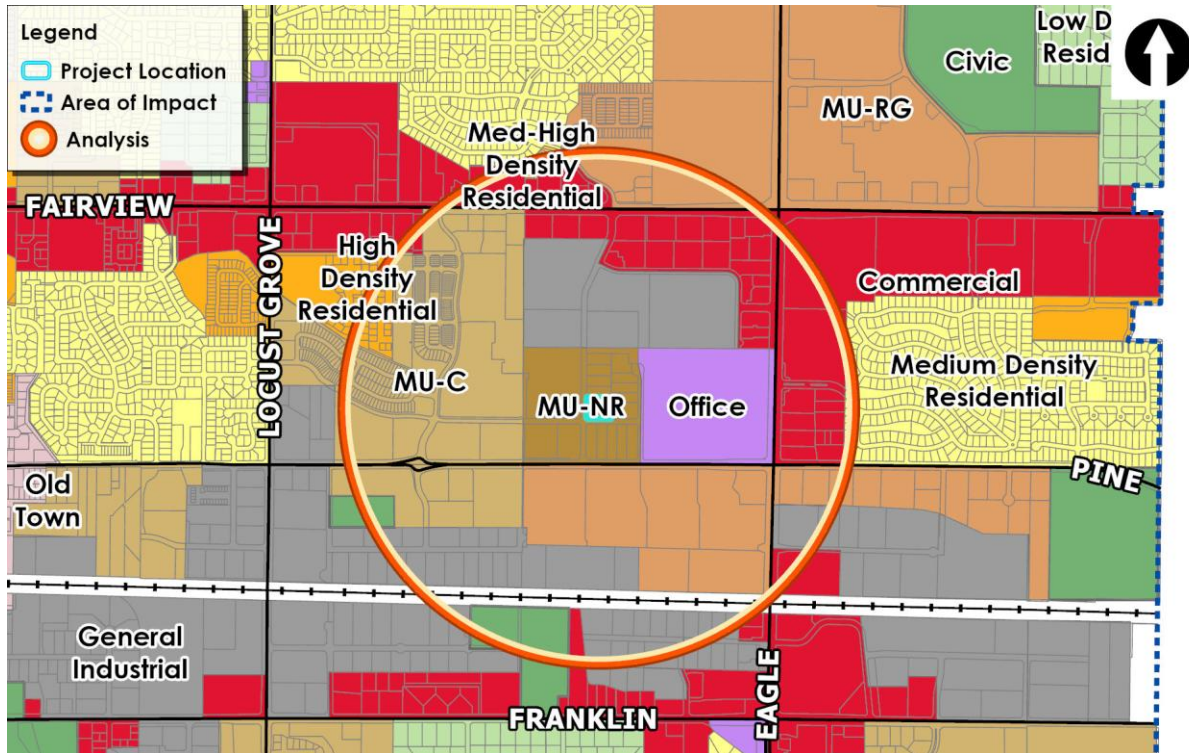
1. Aerial



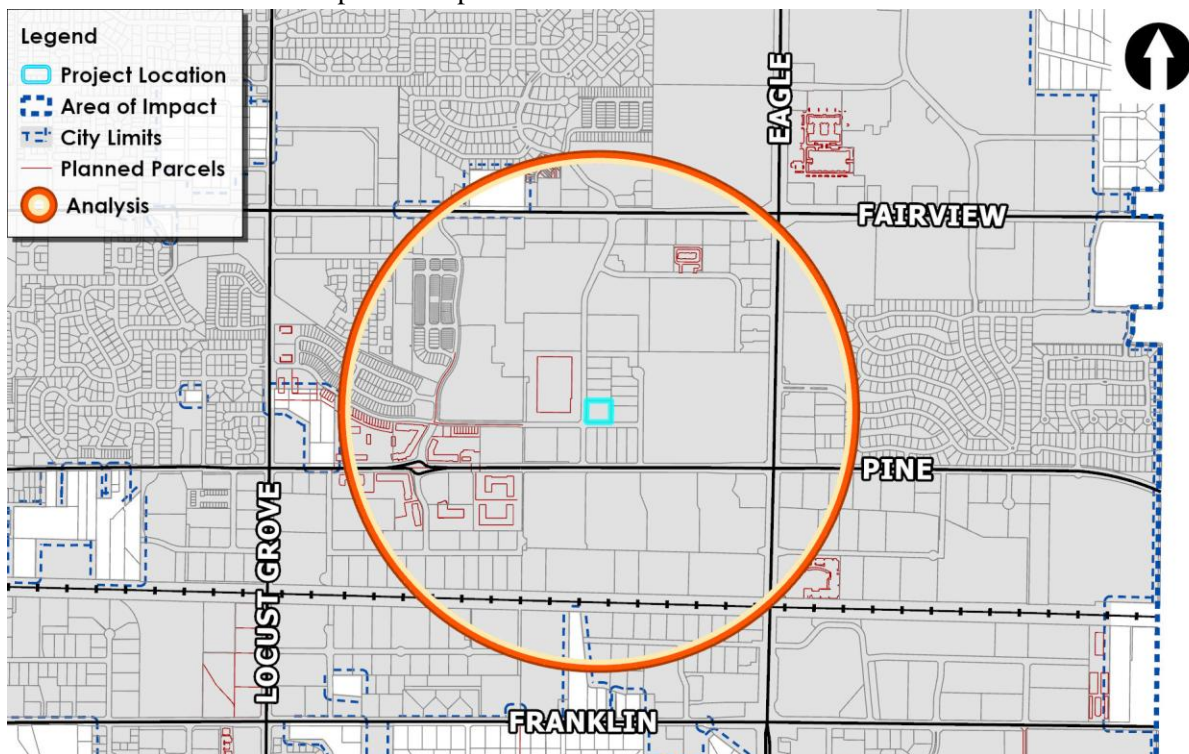
2. Zoning Map



3. Future Land Use



4. Planned Development Map



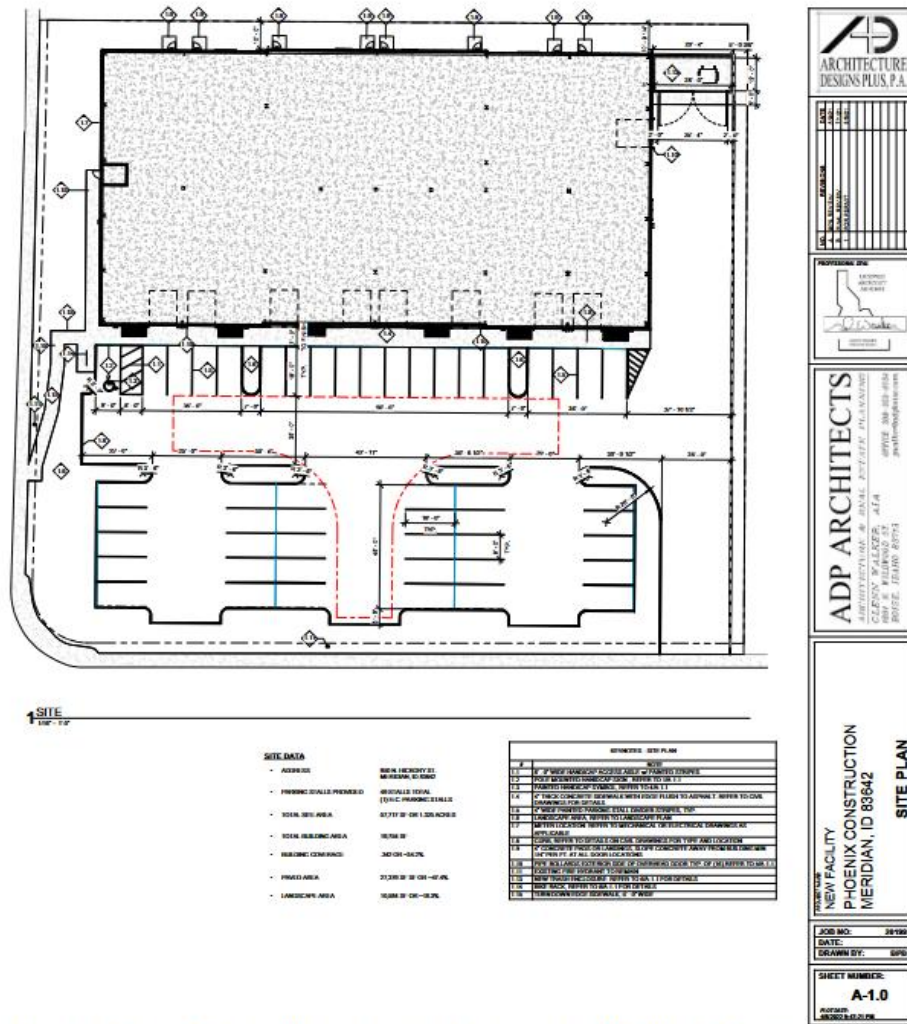
B. Subject Site Photos



C. Service Accessibility Report

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

D. Site Plan (date: 4/6/2022)



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PLANTING SOIL NOTES



