

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

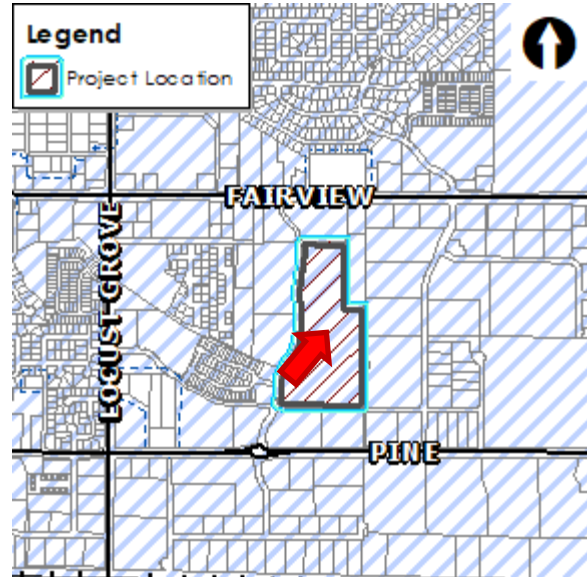
HEARING DATE: 4/15/2021

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: MCU-2021-0002
Pine 43 Apartments – MCU

LOCATION: 2255 E. Fairview Ave., in the NW ¼ of Section 8, T.3N., R.1E.



I. PROJECT DESCRIPTION

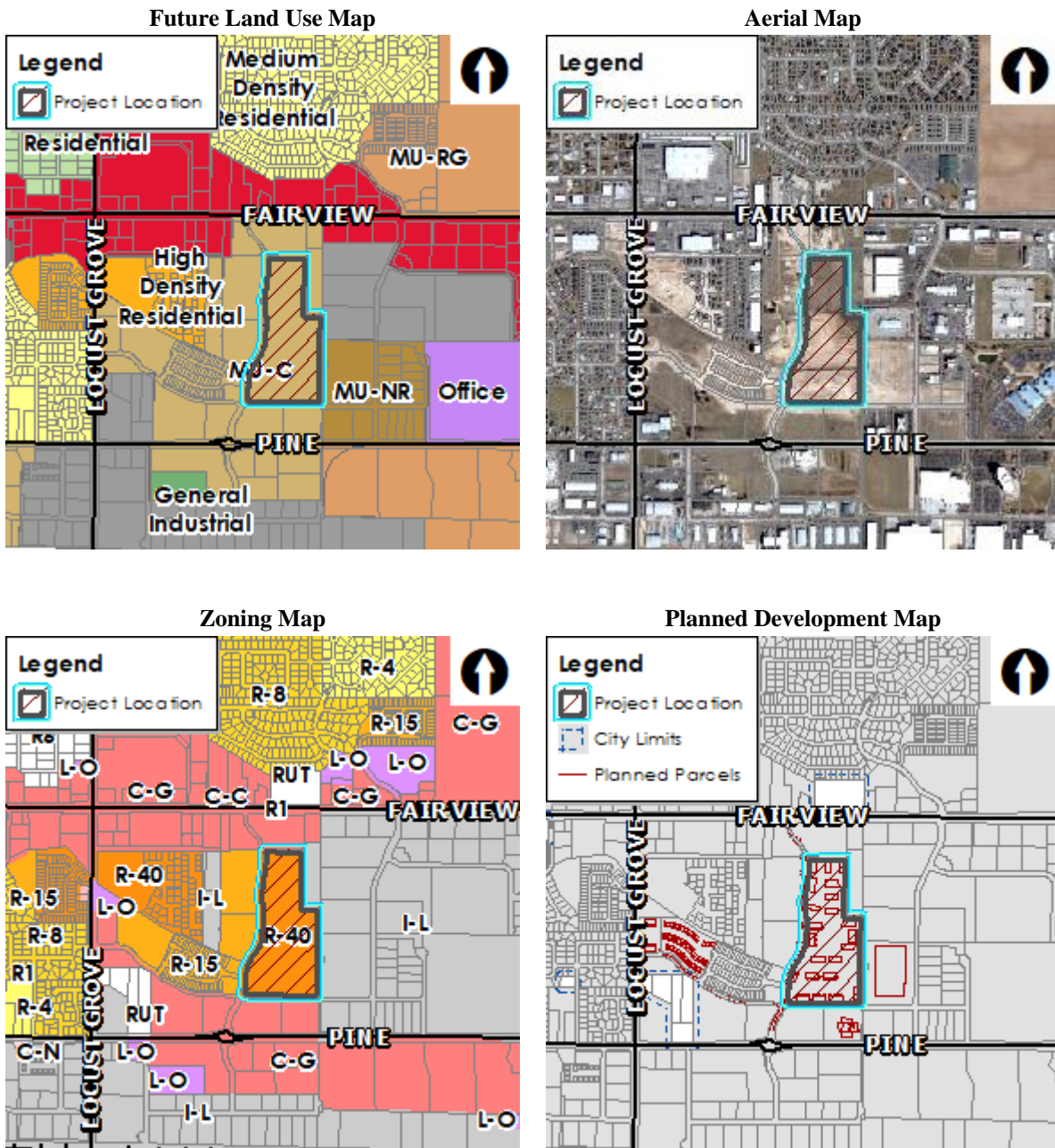
Modification to the previously approved Conditional Use Permit (H-2018-0001) to revise the site layout for the northeast 11.22-acre portion of the development to include a consolidation of common open space into more usable areas, the addition of a clubhouse and other amenities, and a change to the mix of unit types within the development.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	11.22 (site); 26.17 acres (overall)	
Future Land Use Designation	Mixed Use – Community (MU-C)	
Existing Land Use	Multi-family development in the development process (apartments)	
Proposed Land Use(s)	Multi-family residential	
Current Zoning	R-40 High-Density Residential	
Physical Features (waterways, hazards, flood plain, hillside)	The Jackson Drain runs along the southern boundary and the Settler’s Canal bisects this site	
Neighborhood meeting date; # of attendees:	2/8/21; 1 attendee	
History (previous approvals)	H-2017-0058 (Pine 43 DA Inst. #2018-000751); H-2018-0001 (Pine 43 Apartments – CUP); A-2018-0054 (Property Boundary Adjustment); A-2020-0143 (CZC, DES for 1 st phase); FP-2021-0006	

A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Brian Wenzel, Pivot North Design – 1101 W. Grove St., Boise, ID 83702

B. Owner:

The Burrell Group – 602 E. Cooper Ave., Aspen, CO 81611

C. Representative:

Patrick Boel, Roundhouse – 1109 W. Main St., Ste. 390, Boise, ID 83702

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	3/26/2021
Radius notification mailed to properties within 300 feet	3/24/2021
Site Posting Date	4/1/2021
Next Door posting	3/24/2021

V. STAFF ANALYSIS

The existing Conditional Use Permit (H-2018-0001) approved for the overall site is for a 480-unit multi-family development on 27.48-acres of land in the R-40 zoning district. This application proposes to update the site layout on the northeast 11.22-acres to include a consolidation of common open space into more usable areas, the addition of a 1-story 7,047 square foot (s.f.) clubhouse and other amenities, and a change to the mix of unit types within the development. No changes are proposed to the number of residential units or structures.

Unit Types: The approved plan was for 240-units in ten (10) structures consisting of (60) 1-bedroom units, (120) 2-bedroom units and (60) 3-bedroom units. The proposed plan is also for 240-units consisting of (80) 1-bedroom units, (110) 2-bedroom units and (50) 3-bedroom units, which provides a better mix of unit types available for rent.

Common Open Space: The approved plan required 66,800 square feet (s.f.) of common open space and proposed 87,224 s.f. The proposed plan requires 65,000 s.f. based on 190-units containing between 500-1,200 s.f. of living area and 50-units in excess of 1,200 s.f. and proposes 118,363 s.f., in excess of UDC standards. The proposed change results in an increase in common open space of 31,139 s.f. (or 0.71-acre) and consolidated common areas for better use.

Amenities: Site amenities approved for this phase consisted of a fitness building and/or sports court/play equipment and plaza, and community grill areas with park style charcoal grills with an optional shade structure or cover dispersed throughout the development. Proposed amenities consist of a clubhouse, swimming pool with recreation deck and two (2) spas, BBQ deck, covered outdoor seating and beach volleyball court in the common area along Webb Way; and a dog run & dog wash, playground structure and community garden on the eastern portion of the development. **Details of the proposed amenities should be submitted with the Certificate of Zoning Compliance application.** The proposed changes result in more and a higher quality of amenities for the development.

Off-Street Vehicle & Bicycle Parking: The approved plan required 450 vehicle spaces (210 covered) and provided 462 spaces (245 in covered carports and garages) for the residential units. The proposed plan requires 440 vehicle spaces (200 covered) for the residential units and 14 spaces for the clubhouse for a total of 454 spaces; and provides 462 spaces (248 in covered carports) in excess of UDC standards.

Garages were originally proposed along the east boundary of the site which provided a buffer between the residential structures and the adjacent industrial uses to the east but have now

been changed to carports. This change should ultimately provide more needed parking for the development since some garages are typically used for storage and not parking; however, it will not provide a needed buffer between the different uses. The interface between the proposed residential uses and existing industrial uses was a topic of discussion and concern at the public hearing for the original conditional use permit. Therefore, Staff recommends a 6-foot tall closed vision/solid fence is installed along the east boundary with a fairly dense landscape buffer, as proposed.

The approved plan required and proposed 20 bicycle parking spaces. The proposed plan requires 19 and provides 20 spaces in excess of UDC standards. Bicycle parking is required to comply with the standards listed in UDC [11-3C-5C](#).

Specific Use Standards: The proposed multi-family development is subject to the specific use standards listed in UDC [11-4-3-27](#), Multi-Family Development. Plans submitted with the Certificate of Zoning Compliance application should demonstrate compliance with these standards and those in the development agreement [[H-2017-0058](#) (Pine 43 [DA Inst. #2018-000751](#))].

Landscaping: Landscaping proposed for the site is depicted on the landscape plan in Section VII.D. Street buffers and parkways are required to be landscaped in accord with the standards listed in UDC [11-3B-7C](#). Internal common open space areas are required to be landscaped in accord with the standards listed in UDC [11-3G-3E](#). Parking lot and perimeter landscaping is required per the standards listed in UDC [11-3B-8C](#). Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#).

Fairly dense landscaping (approximately 1 tree per 25-linear feet) is proposed in the perimeter buffer along the eastern boundary of the site adjacent to parking and industrial uses to the east. **Staff recommends a mix of evergreen and deciduous trees, shrubs, lawn or other vegetative groundcover is provided in the buffer accord with the standards listed in UDC 11-3B-9C.1.**

Mitigation is required for any existing trees removed from the site per the standards listed in UDC [11-3B-10C.5](#); the landscape plan in Section VII.D depicts the existing trees proposed for removal. **Prior to removal of any trees from the site, coordinate with Matt Perkins, City Arborist, to determine mitigation requirements (208-371-1755).** Calculations should be included on the plan demonstrating compliance with UDC mitigation standards.

Pathways: A 10-foot wide multi-use pathway is proposed within the street buffer along N. Webb Way and along the north side of the Jackson Drain, in accord with the Pathways Master Plan. 5. A public pedestrian easement is required to be submitted for the multi-use pathway along N. Webb Way prior to issuance of the first Certificate of Occupancy for the site. If the pathway is in the right-of-way, it should be covered under a pedestrian easement with ACHD.

Pedestrian connections should be provided between buildings in the form of pathways distinguished from vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks in accord with the Development Agreement (provision #5.1.4b). Pathway/sidewalk connections should also be provided to the main building entrances along N. Webb Way from the multi-use pathway along N. Webb Way.

Fencing: All fencing is required to comply with the standards listed in UDC [11-3A-7](#). The Applicant states there is existing fencing along the project's east boundary that consists of a combination of chain-link and barbed wire; no fencing is proposed. **Because the garages have been removed from the plan that were previously proposed along the project's eastern boundary, Staff recommends a 6-foot tall closed vision/solid fence is provided along the eastern boundary, with landscaping as depicted on the landscape plan (approximately one tree per 25-linear feet and a mix of evergreen & deciduous trees), as a buffer.**

Stormwater: An adequate storm drainage system shall be required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the City. There are some above-ground retention areas proposed along the eastern and southern boundaries of the site for stormwater management as depicted on the landscape plan in Section VII.D.

Waterways/Ditches: There is an existing irrigation ditch (Settler's Canal) that runs east/west across this site that is proposed to be relocated and piped in alignment with the new entry driveway via N. Webb Way in accord with UDC [11-3A-6](#). Buildings and trees should not be located within the easement/piped area.

Ownership & Maintenance: The first phase (i.e. Jasper Apartments) and proposed second phase of development will have shared ownership and amenities for the overall development. The clubhouse proposed in this phase is sized to accommodate users from both phases. A pedestrian bridge will link the projects internally. **Staff recommends both phases are under the same management company for consistent maintenance of the overall development.**

Building Elevations: Conceptual building elevations and perspective drawings were submitted for the proposed 3-story multi-family structures and the single-story clubhouse as shown in Section VII.F. Building materials for the residential structures consist of a mix of horizontal & vertical fiber cement board/batten siding with gable roofs and asphalt shingles; three primary color schemes are proposed for variety. Building materials for the clubhouse consist of vertical metal siding with vertical wood cladding, glazing, dimensional wood slat accents, a gable roof and metal roofing.

Prefabricated steel siding is only allowed to be used as an *accent* material per the development agreement (see definition on pg. E-5 of the Architectural Standards Manual and #R5.1E) – revisions should be made to comply. Additionally, per the DA, exterior building walls should demonstrate the appearance of high-quality materials of stone, brick, wood, or other native materials (acceptable materials include tinted or textured masonry block, textured masonry block, textured architectural coated concrete panels, or stucco or stucco-like synthetic materials – smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panels are prohibited except as accent materials. The building design shall incorporate at least two (2) changes in one or a combination of the following: color, texture and materials. Rooflines shall demonstrate two (2) or more of the following: overhanging eaves, sloped roofs with two or more roof planes, flat roofs with varying parapet heights, or cornices.

Administrative Design Review of the proposed structures is required. All structures shall comply with the design standards listed in the Architectural Standards Manual. The elevations submitted with this application are *not* approved and will likely require further modifications to comply with design standards. Per the Architectural Standards Manual (ASM), architectural elements should be provided to clearly distinguish between the ground level and upper stories (ASM Goal #R3.1E); visually heavier and more massive elements or materials should be provided at the base of buildings with lighter elements and materials above (#R3.1F); horizontal and vertical elements should be integrated into facades to break up monotonous wall planes (#R3.20); 25% or more of the non-roof surface area of the clubhouse (i.e. accessory structure) must utilize a like material of the primary structures (#R3.3B); locate focal points as key elements within the building design to enhance architectural character (#R4.20); incorporate a trim color and an accent color or unique material into the color scheme as integrated details of the building design (#R.5.2A); modulate and articulate roof form of the clubhouse to create building profile interest and to reduce the appearance of building mass and scale (#R3.4).

The elevations in the first phase of the multi-family development lying directly to the southwest of this site (i.e. Jasper Apartments) are a different architectural style (flat roofs with parapets and more of a modern style – see Section VII.E) and color palette but the proposed structures incorporate

several orientations of fiber cement board siding which assist in unifying the structures. The Applicant anticipates the existing structures will be re-painted in the future to coincide with the proposed color scheme. While different architecturally, Staff feels the similar use of materials and colors will offer variety within the development.

Wayfinding signage and clear addressing should be provided on buildings for emergency responders; coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development. The Applicant should coordinate with the Police Dept. on emergency access for the secured buildings.

Certificate of Zoning Compliance/Design Review: A Certificate of Zoning Compliance and Design Review application(s) is required to be submitted for the proposed use prior to submittal of building permit applications to ensure consistency with the provisions in the development agreement, conditions in Section VIII, UDC standards and design standards in the Architectural Standards Manual.

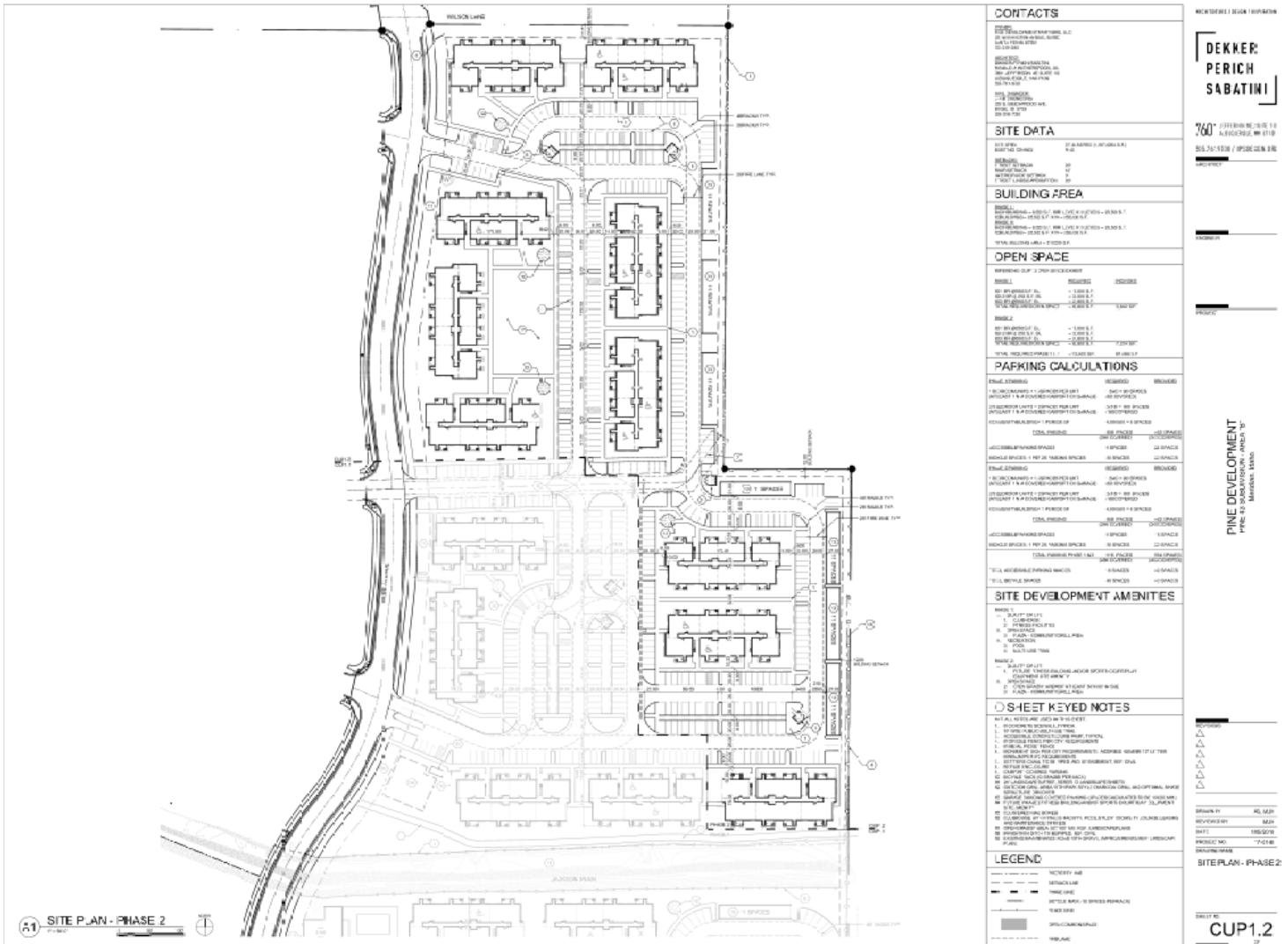
VI. DECISION

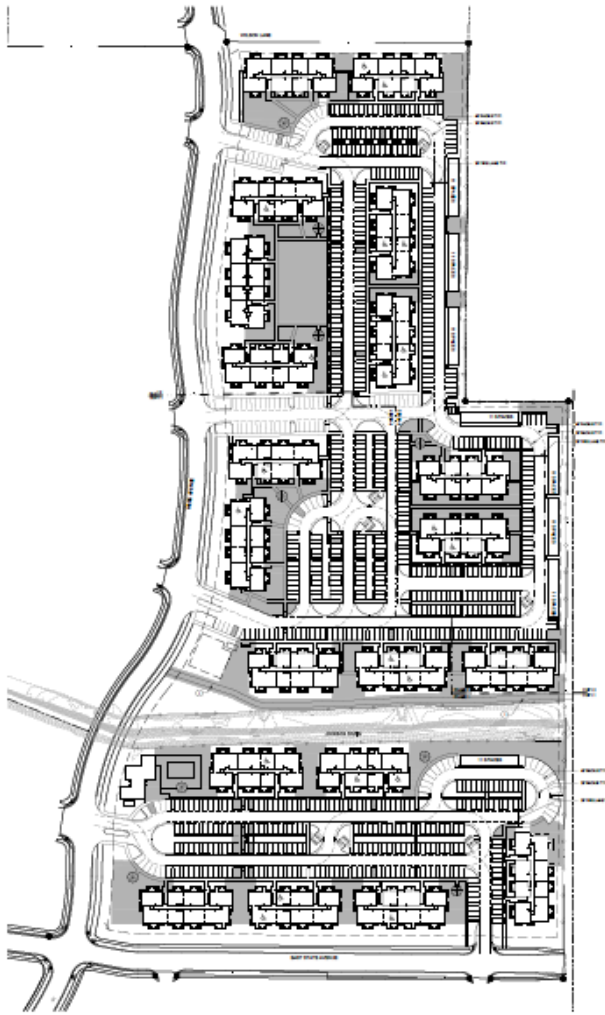
A. Staff:

Staff finds the proposed changes result in more diversity in rental options, larger and more consolidated/usable common open space areas and a higher quality and more site amenities. Therefore, Staff recommends approval of the proposed conditional use permit modification with the conditions included in Section VIII per the Findings in Section IX.

VII. EXHIBITS

A. Approved Site Plan (dated: 1/5/2018)





SITE DATA	
4500 S. SUNNYVALE DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78249 210.481.1111 WWW.DPKP.COM	
BUILDING AREA	
100,000 SQ. FT. (APPROXIMATE) 100,000 SQ. FT. (APPROXIMATE) 100,000 SQ. FT. (APPROXIMATE)	
OPEN SPACE	
10,000 SQ. FT. (APPROXIMATE) 10,000 SQ. FT. (APPROXIMATE) 10,000 SQ. FT. (APPROXIMATE)	
SHEET KEYED NOTES	
1. SEE SHEET CUP1.2 FOR SITE PLAN AND LANDSCAPE PLAN	
LEGEND	
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DEKKER PERICH SABATINI

ARCHITECTS

1001 J. J. WOODS DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78249
 TEL: 210.481.1111 FAX: 210.481.1112
 WWW.DPKP.COM

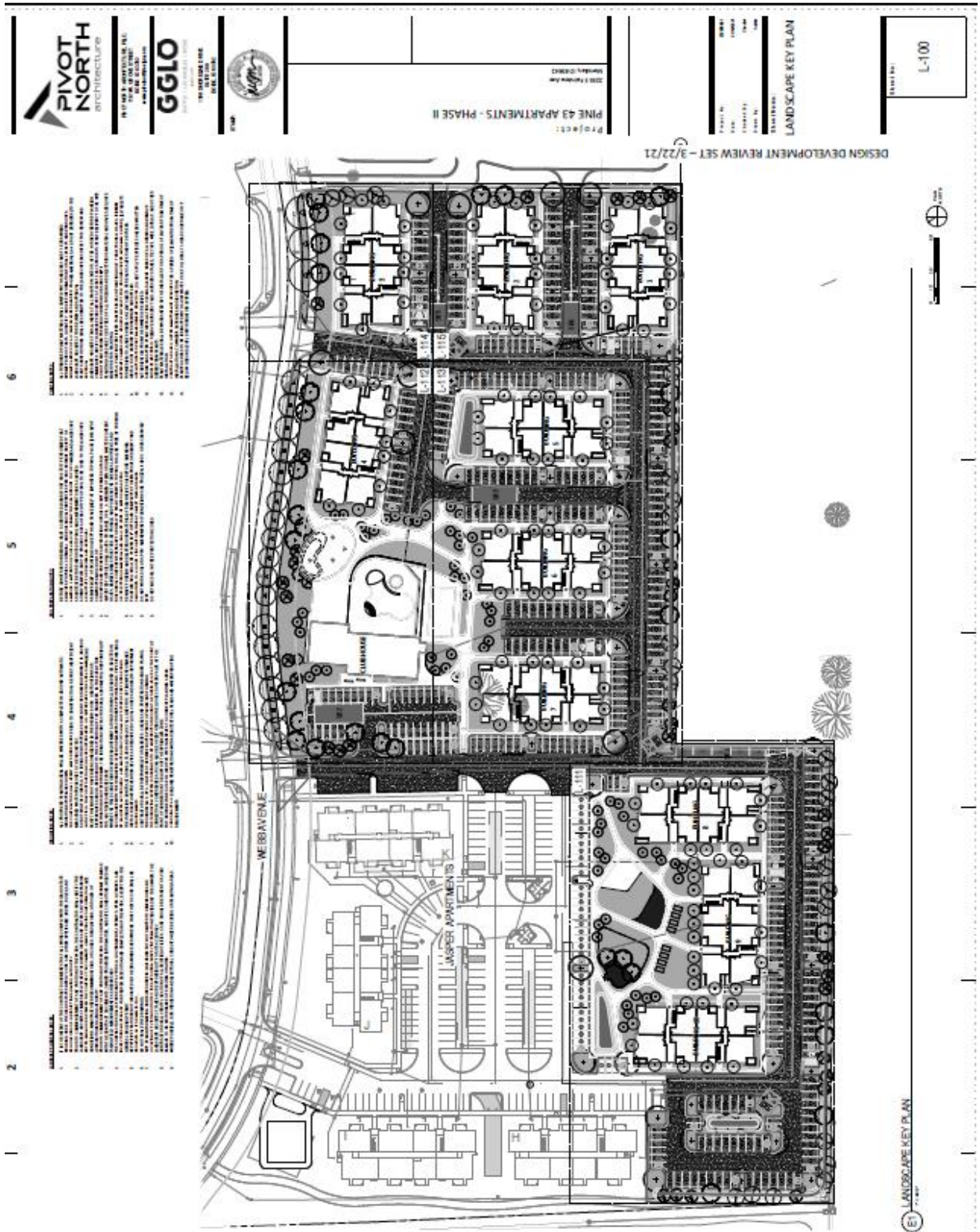
PINE DEVELOPMENT
 PROJECT MANAGER: [Name]

DATE: 03.15.11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

OPEN SPACE
 SITE PLAN

CUP1.3

D. Proposed Landscape Plan, Open Space Plan (dated: 1/19/2021) & Amenity Detail





PIVOT NORTH ARCHITECTURE
100 N. 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.PIVOTNORTHARCHITECTURE.COM

GGLO
GENERAL CONTRACTOR
1900 PARKWAY DRIVE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.GGLO.COM



Project: PINE 43 APARTMENTS - PHASE II
3200 Franklin Ave
Denver, CO 80202

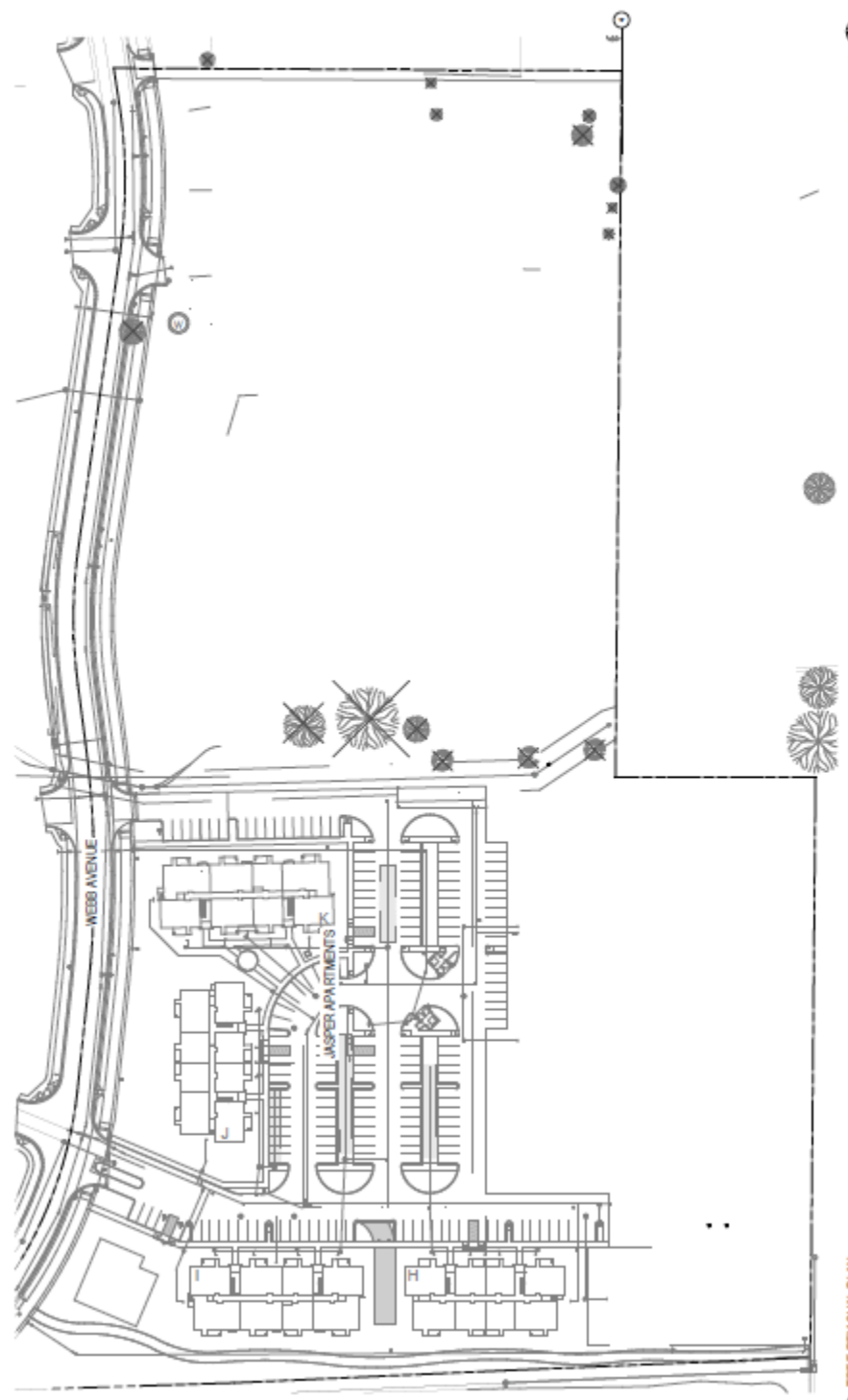
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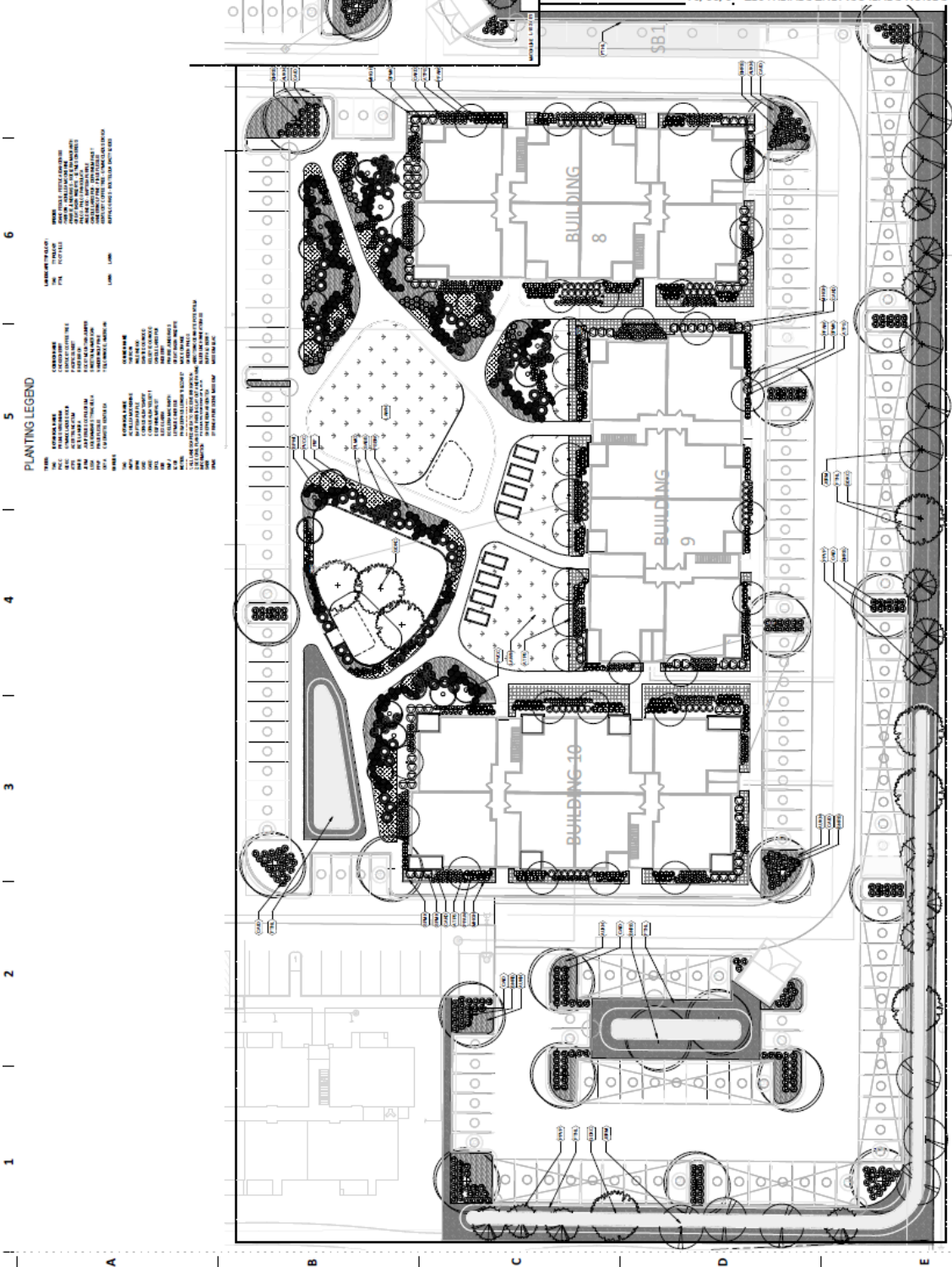
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DESIGN DEVELOPMENT REVIEW SET - 3/22/21



1 TREE REMOVAL PLAN
L-101



PLANTING LEGEND

- 1. TREE (Symbol)
- 2. SHRUB (Symbol)
- 3. LAWN (Symbol)
- 4. ...



PIVOT NORTH ARCHITECTURE, LLC
1010 W. UNIVERSITY AVENUE
ANN ARBOR, MI 48106-1500
www.pivotnorth.com

GGLO
LANDSCAPE ARCHITECTURE
1100 UNIVERSITY AVENUE
ANN ARBOR, MI 48106
www.gglo.com



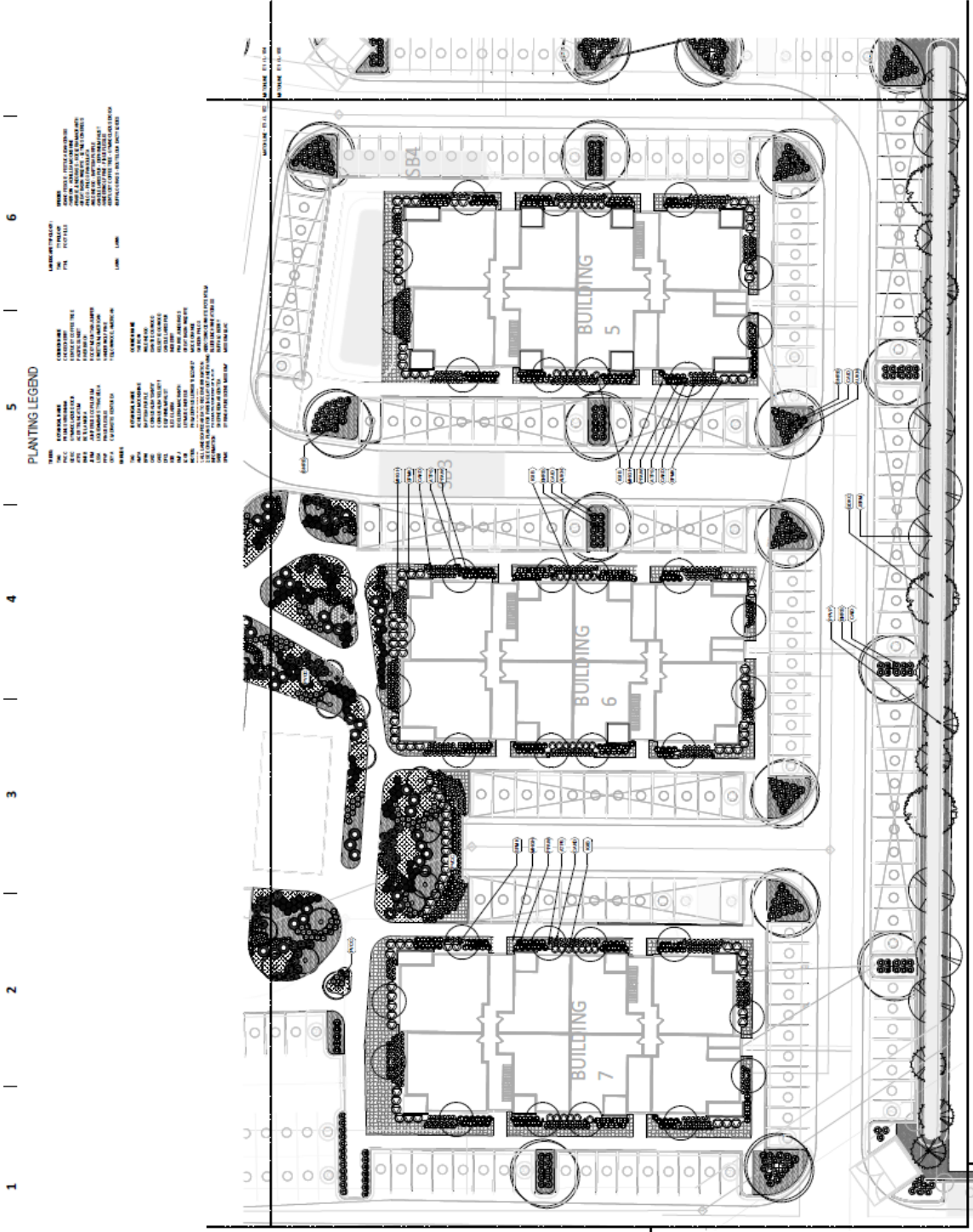
Project: PINE 43 APARTMENTS - PHASE II
2255 FERRIS AVE
ANN ARBOR, MI 48106

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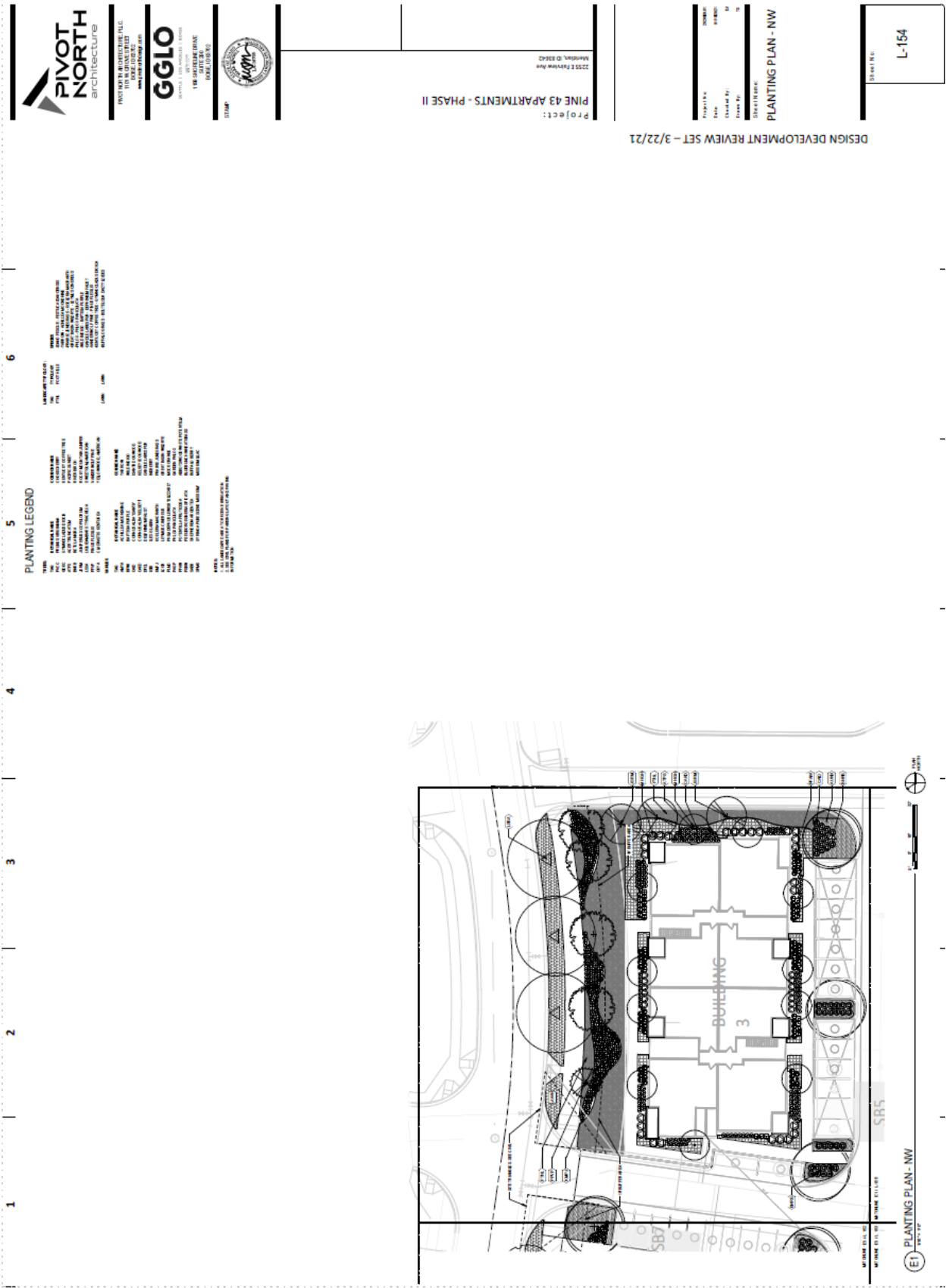
PLANTING PLAN - SE

Sheet No. L-153

DESIGN DEVELOPMENT REVIEW SET - 3/22/21



E1 PLANTING PLAN - SE



PLANTING LEGEND

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Project: PINE 43 APARTMENTS - PHASE II
 2255 S PARKWAY AVE
 MADISON, WI 53704

Project No: 154
 Date: 3/22/21
 Scale: 1/8" = 1'-0"

Planting Plan - NW

Sheet No: L-154

DESIGN DEVELOPMENT REVIEW SET - 3/22/21

Estimated Site Permit (EXL/VC/UR)

Item	Quantity	Unit	Value
1. Submittals	88	HR	\$1,760,000
2. Construction	200	HR	\$4,000,000
3. Other	200	HR	\$4,000,000
Total	488	HR	\$9,760,000

Site Permit Fee: \$10,000

Site Permit Fee Total: \$10,000

Site Permit Fee Total: \$10,000

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2. Construction	200	HR	\$4,000,000
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Total	488	HR	\$9,760,000

Site Permit Fee: \$10,000

Site Permit Fee Total: \$10,000

Site Permit Fee Total: \$10,000

STREET TREES

PLANTING AND MAINTENANCE - PHASE II (EXL/VC/UR)

1. Submittals

2. Construction

3. Other

4. Total

5. Total

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SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)



*Concept only – exact system to be determined in the future

E. Approved Conceptual Building Elevations (H-2018-0001)



D1 MULTIFAMILY ELEVATION CONCEPT 1



C1 MULTIFAMILY ELEVATION CONCEPT 2



B1 MULTIFAMILY ELEVATION CONCEPT 3



A1 CLUBHOUSE ELEVATION



ARCHITECTURE / DESIGN / INTERIOR

DEKKER PERICH SABATINI

7601 JEFFERSON BL. SUITE 1100
ALBUQUERQUE, NM 87109
855.711.9700 / DESIGN@DPS.COM

DESIGNED

PROJECT

PINE DEVELOPMENT
PINE 60 BUILDING - PHASE 1P
Mesa Park, Idaho

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: JAS. MAH. B.L.
 REVIEWED BY: SBLH
 DATE: 1/26/2018
 PROJECT NO: 17-0145
 DRAWING NAME: EXTERIOR BUILDING ELEVATIONS

SHEET NO: CUP4.1
OF

Elevations approved for construction in Phase 1:



ARCHITECTURE / DESIGN / INTERIOR

DEKKER PERICH SABATINI

7601 JEFFERSON BL. SUITE 100
ALBUQUERQUE, NM 87117
505.743.9700 / OPSDESIGN.ORG

SCALE

PROJECT

**PINE DEVELOPMENT
MULTIFAMILY**
Pine 43 Subdivision, Area "B"
Meridian, Idaho
CZC
SUBMITTAL

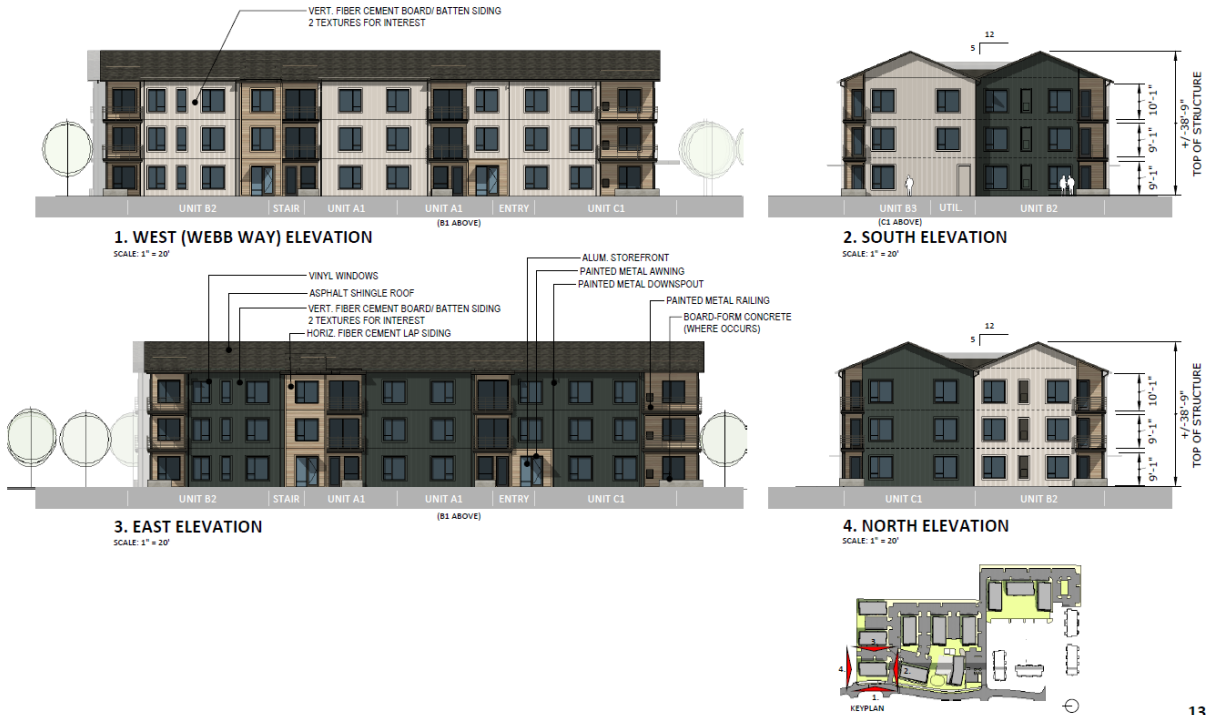
REVISIONS

DRAWN BY: _____
 REVIEWED BY: _____
 DATE: _____
 PROJECT NO.: _____

DRAWING NAME:
 EXTERIOR ELEVATIONS

SHEET NO: **CZC4.3**

F. Proposed Conceptual Building Elevations & Perspective Drawings for Multi-Family & Clubhouse Structures **NOT APPROVED – SUBJECT TO DESIGN REVIEW APPROVAL**



TYP. BUILDING (BUILDING 3) ELEVATIONS

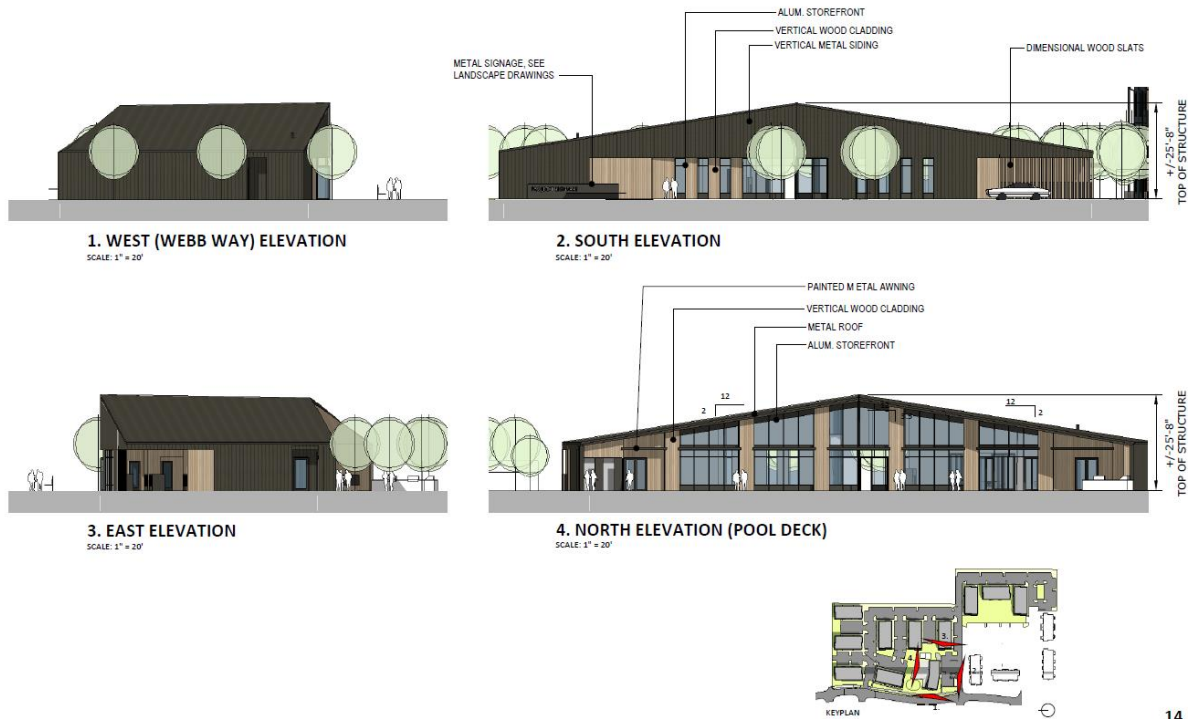
Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture

04.09.2021

13



AMENITY BUILDING ELEVATIONS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture

04.09.2021

14



VIEW 1. AERIAL LOOKING EAST FROM WEBB WAY



KEYPLAN



PERSPECTIVE VIEWS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture

07
04.09.2021



METAL SIDING, CONTEMPORARY ROOF FORM

WOOD CLADDING FOR WARMTH AND TEXTURE

WOOD SLATS FOR DRAMATIC IMPACT

VIEW 2. LOOKING NE TO AMENITY BUILDING

KEYPLAN

PERSPECTIVE VIEWS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture

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04.09.2021



PERSPECTIVE VIEWS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture



PERSPECTIVE VIEWS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture



PERSPECTIVE VIEWS

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PIVOT NORTH
architecture

Potential Color Schemes:

NOTE: COLOR SCHEME SHOWS ARTIST'S INTERPRETATION OF POTENTIAL COLOR PALLETTE; POTENTIAL RECOLORING OF PHASE 1 WILL BE REVIEWED WITH CITY



ELEVATION CONCEPT - PHASE 1

Pine 43 Multifamily

Pine Subdivision, Meridian, ID
PNa JOB # 20-052

PINE 43 PHASE I COLOR STUDY

PIVOT NORTH
architecture

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. All future development shall comply with the provisions in the existing Development Agreement (Inst. #2018-000751), preliminary plat (H-2017-0058), final plat (FP-2021-0006) and the site/landscape plan, including amenities, submitted with this application and with the associated conditions of approval contained herein.
2. The site/landscape plan submitted with the Certificate of Zoning Compliance application shall include the following:
 - a. Demonstrate compliance with the specific use standards listed in UDC [11-4-3-27](#) Multi-Family Development, as follows:
 - (1) All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be depicted on the plan and be located in areas not visible from a public street, or shall be fully screened from view from a public street as set forth in UDC 11-4-3-27B.2.
 - (2) Depict the location of the property management office, maintenance storage area, a central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicle access, and a directory and map of the development at an entrance or convenient location for those entering the development.
 - (3) Depict landscaping along the foundations of all street facing elevations as set forth in UDC 11-4-3-27E.2, as follows: the landscaped area shall be at least 3-foot wide and have an evergreen shrub with a minimum mature height of 24 inches for every 3 linear feet of foundation. The remainder of the area shall be landscaped with ground cover plants.
 - b. Depict landscaping along the multi-use pathways along N. Webb Way and the Jackson Drain in accord with the standards listed in UDC 11-3B-12C.
 - c. Depict pedestrian connections between buildings in the form of pathways distinguished from vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks in accord with the Development Agreement (provision #5.1.4b).
 - d. Depict pathway/sidewalk connections to the main building entrances along N. Webb Way from the multi-use pathway along N. Webb Way.
 - e. Include mitigation information for the existing trees being removed from the site in accord with the standards listed in UDC [11-3B-10C.5](#). Coordinate with Matt Perkins, City Arborist, to determine mitigation requirements (208-371-1755).
 - f. Depict the boundary of the minimum 20-foot wide street buffer (future common lot) along N. Webb Way, measured from back of curb, to ensure compliance with building setback requirements.
 - g. Include a calculations table that demonstrates compliance with the landscape standards listed in UDC [11-3B-7C](#) (street buffer/parkway), [11-3B-8C](#) (parking lot), [11-3B-12C](#) (pathway), and [11-3G-3E](#) (common open space).
 - h. Parkways planted with Class II trees shall be a minimum of 8-foot wide (Class II trees are preferred) as set forth in UDC [11-3A-17E](#). If less than 8-foot wide, root barriers shall be constructed.
 - i. Depict all stormwater retention areas on the plan.

- j. Depict 6-foot tall closed vision/solid fencing along the project's eastern boundary.
 - k. Include details for the playground equipment, BBQ's, covered seating area(s), community garden and dog wash facilities.
 - l. Depict landscaping within the perimeter buffer along the eastern boundary of the site as proposed (i.e. a minimum density of one tree per 25-linear feet). A *mix* of evergreen and deciduous trees, shrubs, lawn or other vegetative groundcover shall be provided in accord with the standards listed in UDC [11-3B-9C](#).
3. Submit floor plans for the units with the Certificate of Zoning Compliance application that demonstrate compliance with the private usable open space requirements in UDC 11-4-3-27B.3 (a minimum of 80 square feet is required for each unit).
 4. The Settler's Canal shall be piped as proposed in accord with UDC 11-3A-6B.
 5. Submit a public pedestrian easement to the Planning Division in accord with Park's Department requirements for the multi-use pathway along N. Webb Way prior to issuance of the first Certificate of Occupancy for the site. *If the pathway is in the right-of-way, it should be covered under a pedestrian easement with ACHD.*
 6. The development is required to record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC 11-4-3-27F; submit a copy of this recorded document to the Planning Division with the first Certificate of Zoning Compliance application.
 7. Compliance with the qualified open space and site amenity standards listed in UDC 11-3G-3 and 11-4-3-27 is required. Plans submitted with the Certificate of Zoning Compliance application shall demonstrate compliance with these standards and be consistent with those proposed with this application.
 8. Phases I and II shall be managed by the same company to ensure consistent maintenance of the overall site.
 9. Wayfinding signage and clear addressing shall be provided on buildings for emergency responders. Coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development.
 10. Coordinate with the Police Dept. on emergency access to the secured buildings.
 11. The subject property shall be subdivided prior to submittal of any building permit applications for structures on this site.
 12. All future structures shall comply with the design standards in the Architectural Standards Manual and in the [Development Agreement](#). Exterior building walls should demonstrate the appearance of high-quality materials of stone, brick, wood, or other native materials (acceptable materials include tinted or textured masonry block, textured masonry block, textured architectural coated concrete panels, or stucco or stucco-like synthetic materials – smooth faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited except as accent materials as set forth in the Development Agreement (provision #5.1.4h). *See notes in Section V under Building Elevations.*
 13. A Certificate of Zoning Compliance (CZC) application shall be submitted and approved for the proposed use prior to submittal of a building permit application. An Administrative Design Review application shall be submitted concurrently with the CZC application.

B. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=223662&dbid=0&repo=MeridianCity>

C. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=224331&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=224004&dbid=0&repo=MeridianCity>

IX. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: 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.

Staff finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the R-40 zoning district.

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 and is consistent with applicable UDC standards with the conditions noted in Section VIII of this 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.

Staff finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character 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.

Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII of this report.

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. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

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:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. 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.

This finding is not applicable.