

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/17/2024

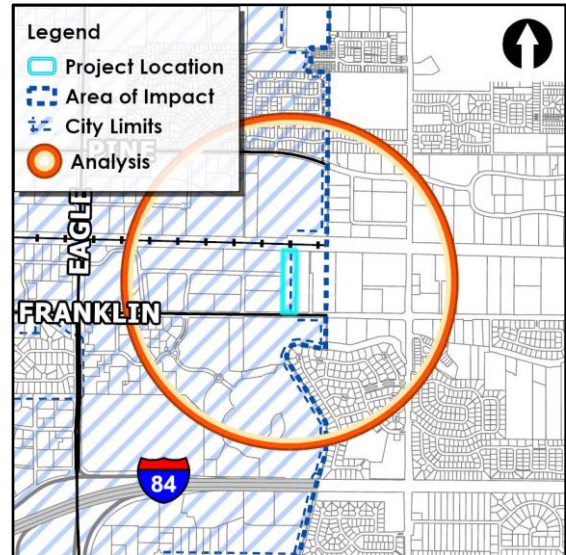
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Jeff Hatch, Hatch Design Architecture

SUBJECT: H-2024-0034
Ferne Subdivision

LOCATION: 4160 E. Lanark Street, in the SW 1/4 of
SE ¼ of Section 9, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Modification to the existing development agreement (H-2021-0103, Inst. #2022-066859) to strike provision 5b which states " Prior to issuance of any building permits, the applicant shall subdivide the property in accord with UDC 11-6B and add "Prior to certificate of occupancy, the applicant shall subdivide the property in accord with UDC 11-6B."

B. Issues/Waivers

None

C. Recommendation

Staff: Staff recommends approval of the DA modification for the issuance of one building permit for the northern portion of the property prior to receiving the City Engineer's signature if the Public Works Department requirements have been met.

D. Decision

Select: Pending.

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Self-storage facility and flex space building	-
Existing/Proposed Zoning	I-L	IV.A.2
Future Land Use Designation	General Industrial	IV.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Friday, June 21, 2024

Description	Details
Neighborhood Meeting	7/1/2024; 3 attendees
Site posting date	9/6/2024

Table 3: Project Overview

Description	Details
History	Subject site was denied annexation and zoning approval in 2020 (H-2020-0033) because no development plan accompanied annexation request but the Applicant withdrew the application before Findings of Denial were approved by the Council. AZ, PP (H-2021-0103), DA Inst.# 2022-066859, CZC, DES (A-2023-0057), CZC, DES (A-2024-0074), and FP-2024-0015
Acreage	4.92-acres

III. STAFF ANALYSIS

A. General Overview

The property was annexed with I-L zoning in 2022 consisting of 5.64 acres and a Preliminary Plat consisting of two (2) building lots on 4.93 acres (H-2021-0103). The subject property was denied annexation and zoning approval in 2020 (H-2020-0033) because no development plan accompanied the annexation request. The applicant withdrew the application prior to the Findings of Denial were approved by the City Council. The applicant reapplied and a development agreement was entered into on July 26, 2022 (H-2021-0103, DA Inst # 2022-066859).

The subject property has a planned extension of an industrial collector street (E. Lanark) that will bisect the property into two parcels which accounts for the main reason a preliminary plat is required and was submitted. According to the submitted plat, the Applicant is proposing the self-storage buildings on the front parcel (approximately 2.89 acres) and a flex space building on the back parcel along the railroad corridor (approximately 1.75 acres).

In terms of nearby and adjacent development, there is existing industrial zoning to the west with developing flex and other industrial type buildings. The parcel directly abutting to the east is still a county RUT parcel that contains a single-family residence and still maintains some farm animals. Directly east of the county parcel is an ACHD facility that is currently under construction. Therefore, the county parcel to the east would be surrounded by industrial uses until such time that parcel redevelops. Because of the existing residential use to the east, this Applicant is required to provide a landscape buffer to that use. Staff has had conversations with that homeowner and they anticipate selling the property once their parents decide to leave that home. The applicant received Council waiver to reduce the buffer along the parcel as the City anticipates the property will redevelop with industrial uses in the future.

B. Development Agreement Modification

A development agreement was entered into on July 26, 2022 (H-2021-0103, DA Inst # 2022-066859) with the following conditions:

- a. Future development of the subject site shall be substantially consistent with the proposed concept plan, preliminary plat, landscape plan, and conceptual building elevations included in Section VII and the provisions contained herein.
- b. ~~Prior to issuance of any building permits, the applicant shall subdivide the property in accord with UDC 11-6B.~~ Prior to certificate of occupancy, the applicant shall subdivide the property in accord with UDC 11-6B.

- c. The uses allowed on this property are those listed in UDC Table 11-2C-2 for the I-L zoning district.
- d. The Applicant shall comply with the ordinances in effect at the time of application submittal.
- e. Applicant shall comply with the specific use standards outlined in UDC 11-4-3-34 and UDC 11-4-3-18 for the proposed uses of Self-service Storage Facility and Flex Space Building, respectively.
- f. The Applicant shall comply with the Commercial architectural design standards in the City of Meridian's Architectural Standards Manual (ASM) at the time of Certificate of Zoning Compliance and Design Review submittal for the elevations facing Franklin and the east elevations of the two storage buildings adjacent to the existing residence on Parcel S1109438907.

The applicant is requesting to remove the condition "b" under section 5.1 of the existing development agreement and add the following language "Prior to certificate of occupancy, the applicant shall subdivide the property in accord with UDC 11-6B."

C. Staff's Analysis

Per UDC 11-6B-7, Approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat. The applicant requested a time extension to record the final plat in June prior to the preliminary plat's expiration date. A one (1) year extension was granted with a new expiration date of June 21, 2025. The plat must be recorded by this date.

Staff has no objection to the Applicant request for a modification to the existing development agreement (H-2021-0103, Inst. #2022-066859) to remove condition "b" under section 5.1 and the addition of the proposed language with the following provisions:

- Only one (1) building permit shall be issued with this provision.
- The Public Works infrastructure shall be installed, inspected and finalized prior to the issuance of any building permits.

The applicant submitted a final plat for review and approval (FP-2024-0015) which is scheduled on the City Council Consent Agenda for September 17, 2024. The applicant was given a one (1) year time extension to receive the City Engineer's signature which expires on June 21, 2025. If the City Engineer's signature has not been received by the expiration date, the applicant will either let the plat lapse or request approval of a time extension from by City Council. Planning has approved a Certificate of Zoning Compliance and Design Review (A-2024-0074) for a multi-tenant flex space building to be constructed on the northern lot.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of the subject site shall be substantially consistent with the proposed concept plan, preliminary plat, landscape plan, and conceptual building elevations included in Section VII and the provisions contained herein.
- b. The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.

- c. Prior to certificate of occupancy, the applicant shall subdivide the property in accord with UDC 11-6B.

B. Meridian Public Works

The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.

C. Irrigation Districts

- 1. Nampa & Meridian Irrigation District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=361620&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

No concerns regarding the DA modification.

IV. ACTION

A. Staff:

Staff recommends approval of the DA modification for the issuance of one building permit for the northern portion of the property prior to receiving the City Engineer's signature if the Public Works Department requirements have been met.

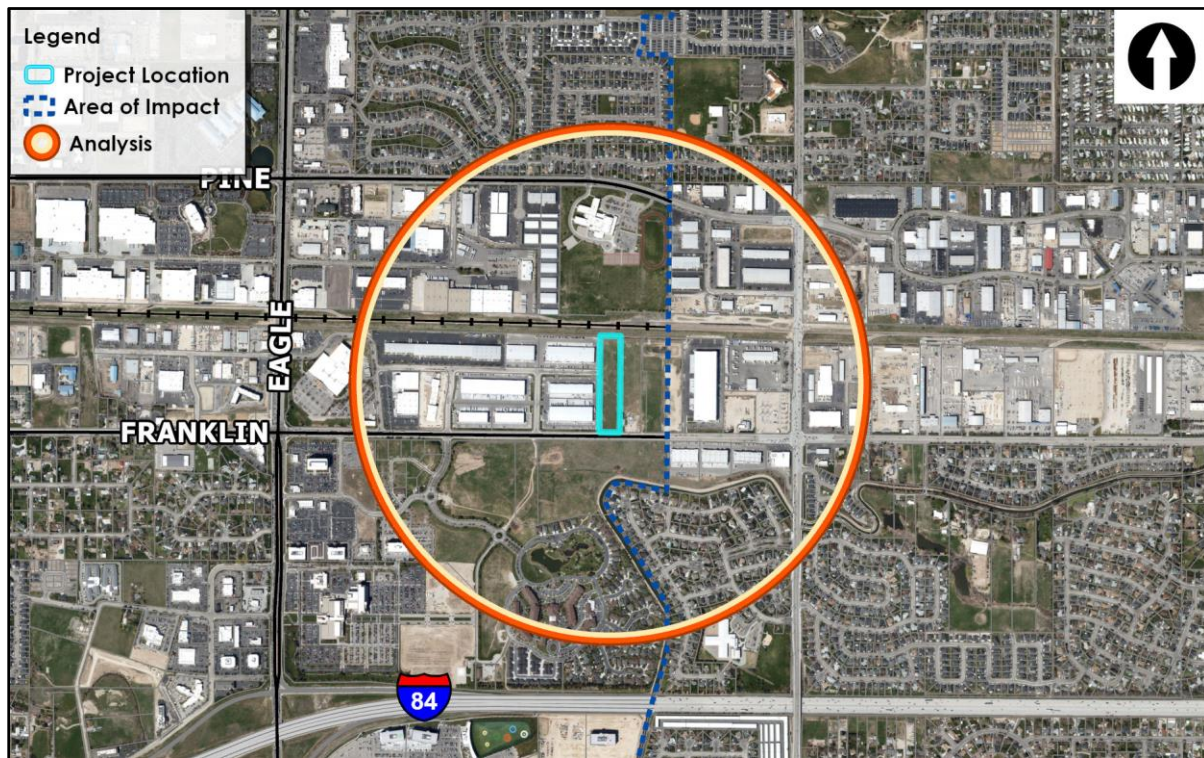
B. City Council:

Action Pending.

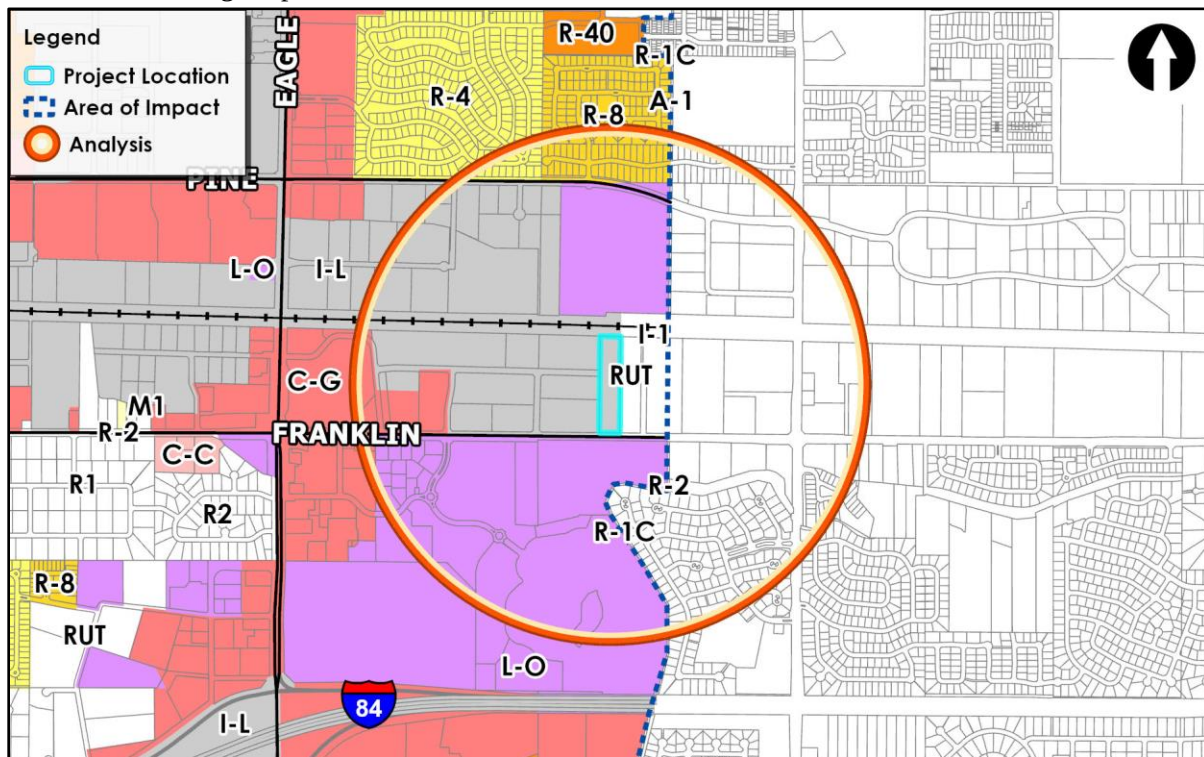
IV. EXHIBITS

A. Project Area Maps

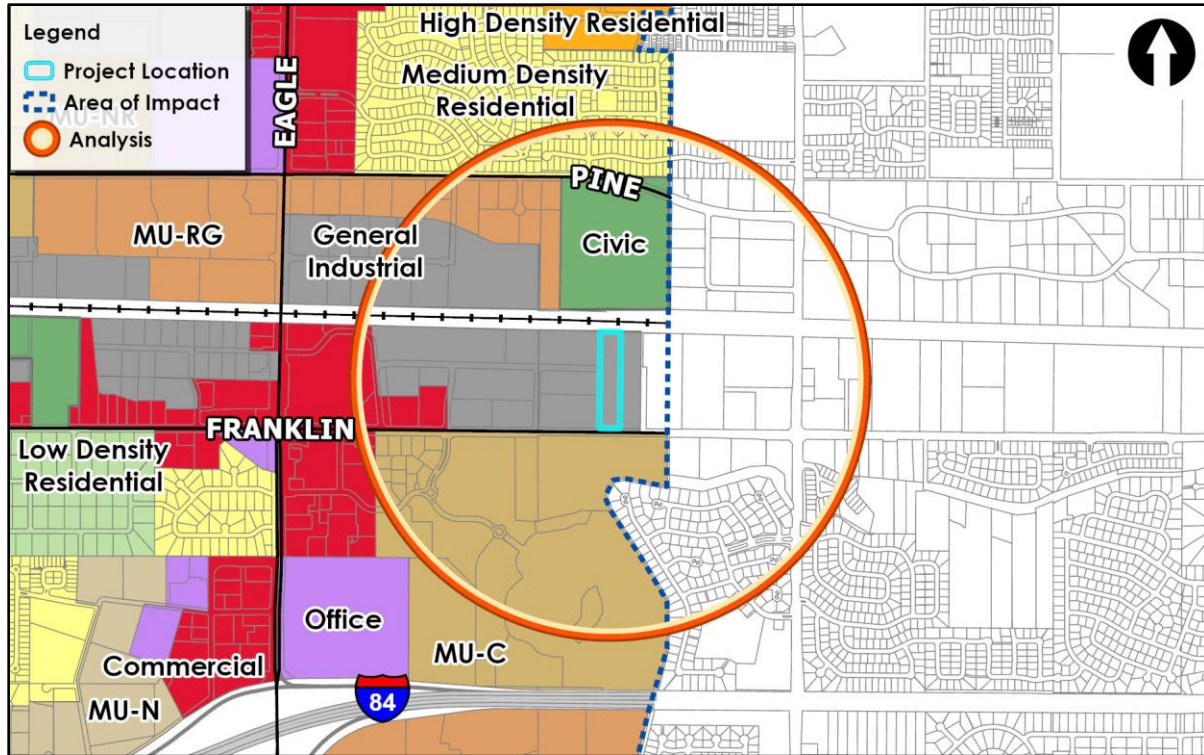
1. Aerial



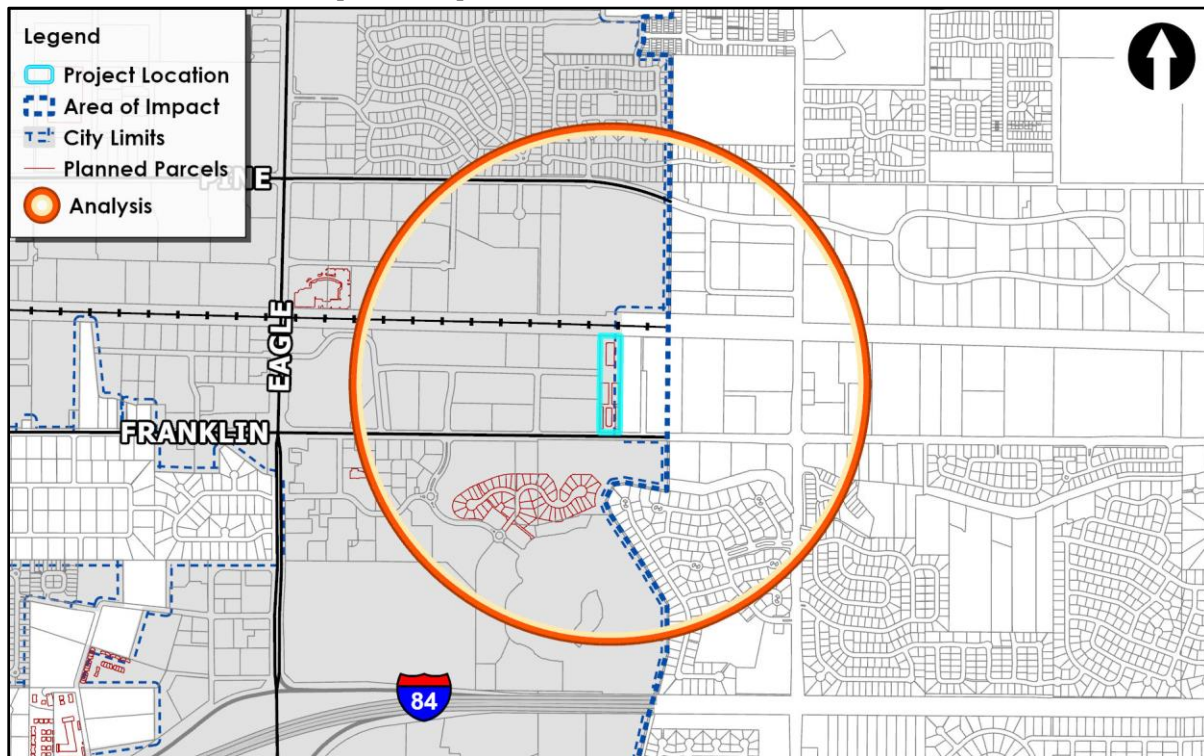
2. Zoning Map



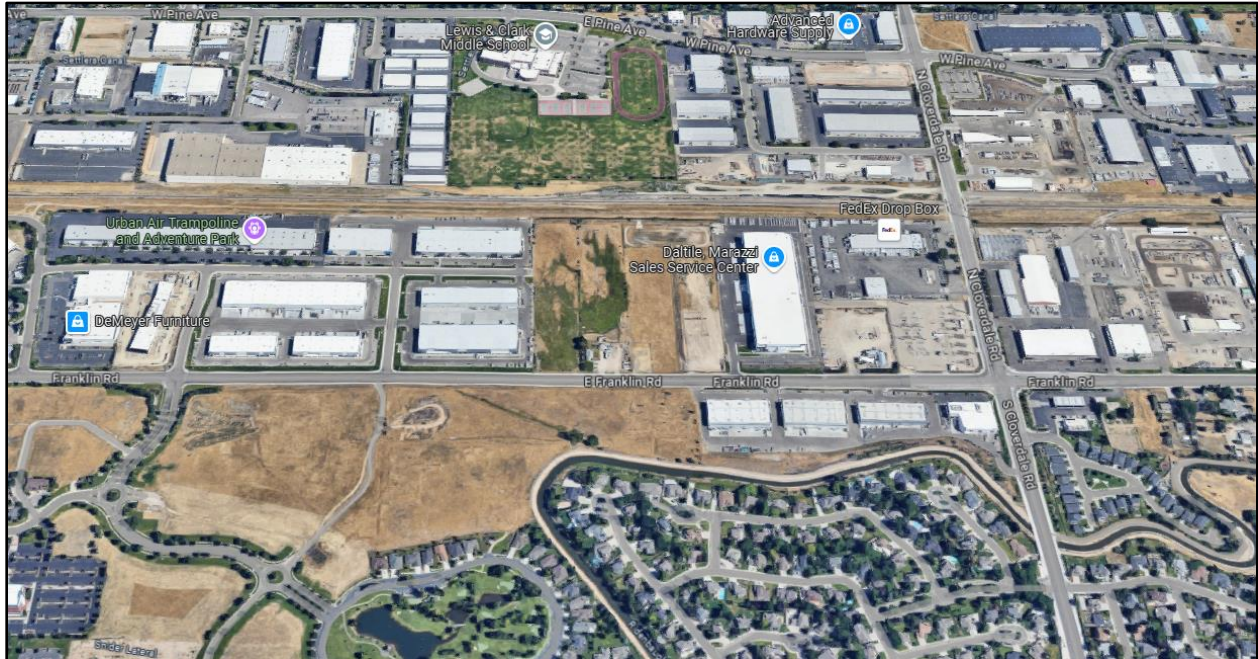
3. Future Land Use



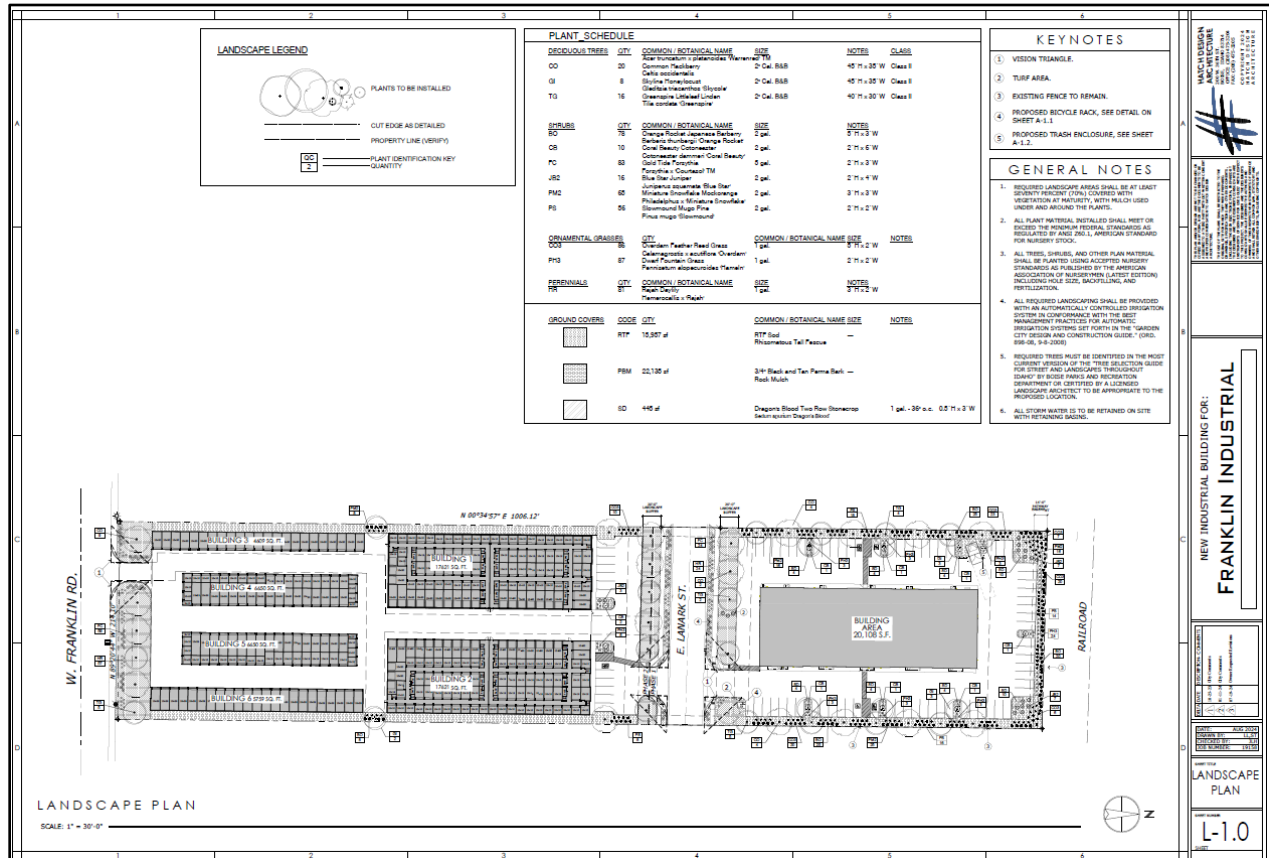
4. Planned Development Map



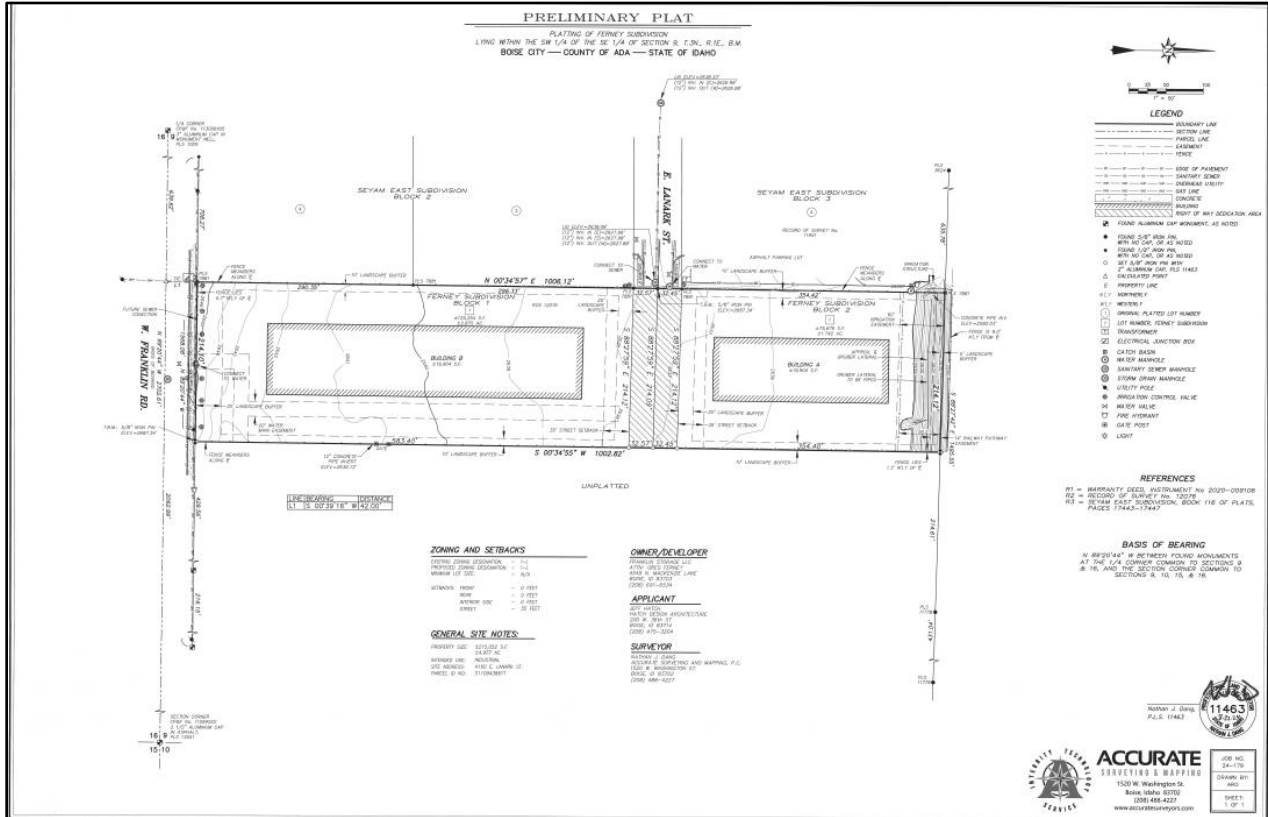
B. Subject Site Photos



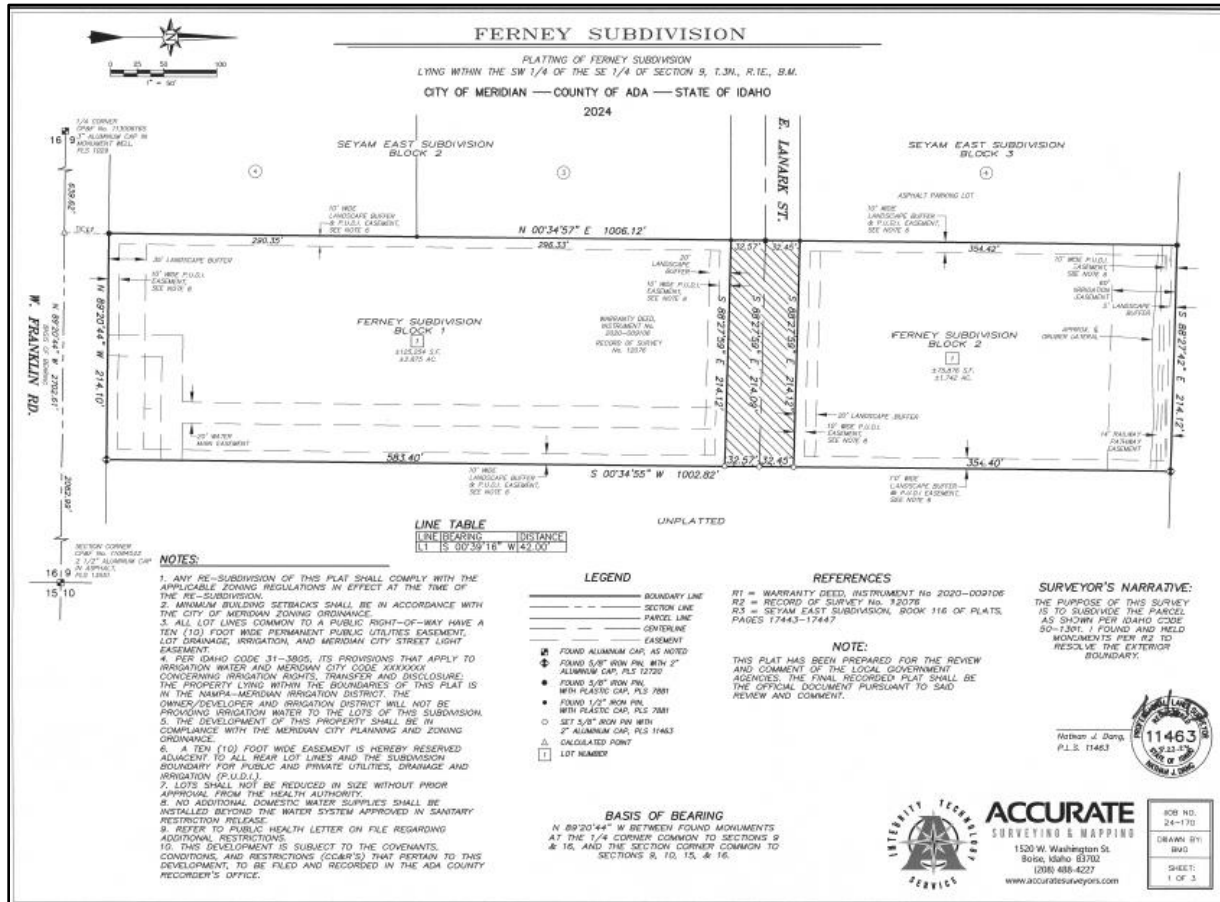
C. Landscape Plan (date: 8/23/2024)



D. Preliminary Plat (date: 8/1/2024)



E. Final Plat (date: Click here to enter a date.)



F. Building Elevations for Storage Facility (date: 5/1/2024)

