

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



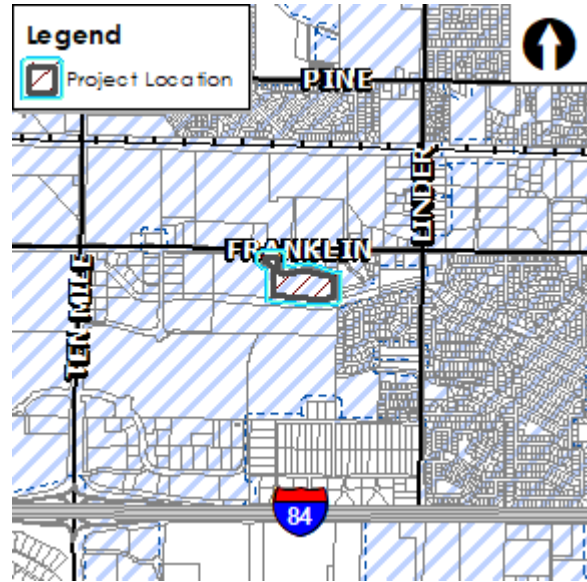
HEARING DATE: October 7, 2021

TO: Planning & Zoning Commission

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

SUBJECT: H-2021-0054  
 TM Creek Storage - CUP

LOCATION: South of W. Franklin Rd., midway between S. Linder Rd. & S. Ten Mile Rd., in the NE ¼ of Section 14, T. 3N., R.1W. (Parcel #S1214121134)



**I. PROJECT DESCRIPTION**

Conditional use permit for a self-service storage facility on 7.8 acres of land in the C-G zoning district.

**II. SUMMARY OF REPORT**

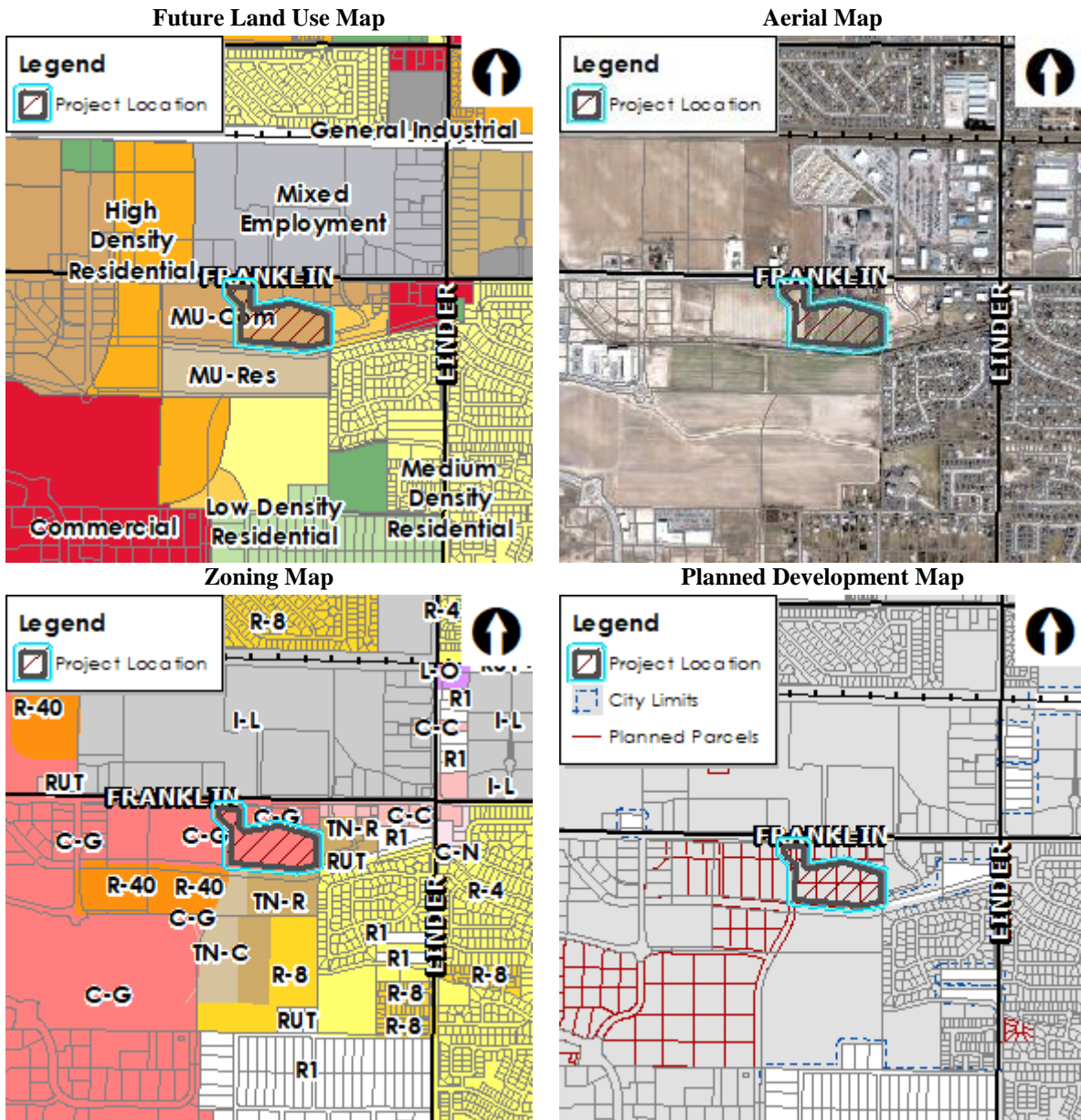
A. Project Summary

Description	Details	Page
Acreage	7.8-acres	
Future Land Use Designation	Mixed Use – Commercial (MU-COM) TMISAP	
Existing Land Use(s)	Vacant/undeveloped land	
Proposed Land Use(s)	Self-service storage facility, including RV storage	
Neighborhood meeting date; # of attendees:	July 22, 2021; one (1) attendee	
History (previous approvals)	H-2020-0074 (DA Inst. #2021-089157); FP-2021-0047	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes Traffic Impact Study is not required.	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	S. Benchmark Ave., collector street (proposed)	
Existing Road Network	Yes	

C. Project Area Maps



**III. APPLICANT INFORMATION**

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

SCS Brighton II, LLC – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	9/17/2021	
Radius notification mailed to properties within 300 feet	9/15/2021	
Site Posting Date	9/27/2021	
Next Door posting	9/16/2021	

**V. COMPREHENSIVE PLAN** (*Comp. Plan*)

This property is designated Mixed Use – Commercial (MU-COM) on the Future Land Use Map (FLUM) in the Comprehensive Plan. Future development is governed by the Ten Mile Interchange Specific Area Plan (*TMISAP*) and the existing *Development Agreement*.

The purpose of the MU-COM designation is to encourage the development of a mixture of office, retail, recreational, employment, and other miscellaneous uses, with supporting multi-family or single-family attached residential uses. While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires developments to integrate the three major use categories – residential, commercial and employment.

The Applicant proposes to develop the site with a self-service storage facility consisting of 448 storage units in climate controlled & non-climate-controlled structures with covered and uncovered RV storage. The site is located in close proximity to the I-84/Ten Mile Rd. interchange and Franklin Rd., a commercial arterial street.

While a storage facility is not necessarily an optimal use in the MU-COM designation due to the nature of the use which requires it to be a secure site and does not allow for integration of uses or pedestrian oriented design or public spaces, it will provide a much-needed service for residents in nearby multi-family developments.

The following goals and policies in the Comprehensive Plan are supported by the proposed development:

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

*City services can be provided to serve the proposed development.*

- “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 proposed storage facility will provide a much-needed service in close proximity to multi-family developments in the area, which will reduce vehicle trips.*

## **VI. UNIFIED DEVELOPMENT CODE ([UDC](#))**

The proposed use, a self-service storage facility, is listed as a conditional use in the C-G (General Retail and Service Commercial) zoning district per UDC Table [11-2B-2](#), subject to the specific use standards listed in UDC 11-4-3-34: Self-Service Storage Facility.

## **VII. STAFF ANALYSIS**

The Applicant proposes to develop this site with a self-service storage facility consisting of 448 storage units in climate controlled & non-climate-controlled structures with covered and uncovered RV storage.

Per UDC Table 11-2B-2, a conditional use permit (CUP) application is required for a self-service storage facility in the C-G zoning district. The proposed development is generally consistent with the conceptual development plan included in the Development Agreement (Inst. #[2021-089157](#)) for this site which depicts flex/light industrial/storage uses on this site, and complies with the conditions governing development of the subject property in the agreement.

The proposed use is subject to the following Specific Use Standards ([UDC 11-4-3-34](#)) – Self-Service Storage Facility: (*Staff analysis in italics*)

- A. Storage units and/or areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.
- B. On site auctions of unclaimed items by the storage facility owners shall be allowed as a temporary use in accord with chapter 3, article E, "temporary use requirements", of this title.
- C. The distance between structures shall be a minimum of twenty-five (25) feet.
- D. The storage facility shall be completely fenced, walled, or enclosed and screened from public view. Where abutting a residential district or public road, chainlink shall not be allowed as fencing material.
- E. If abutting a residential district, the facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m.
- F. A minimum twenty-five-foot wide landscape buffer shall be provided where the facility abuts a residential use, unless a greater buffer width is otherwise required by this title. Landscaping shall be provided as set forth in subsection 11-3B-9.C of this title.
- G. If the use is unattended, the standards in accord with section 11-3A-16, "self-service uses", of this title shall also apply.
- H. The facility shall have a second means of access for emergency purposes.
- I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
- J. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined.

- K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand (1,000) feet from a hospital.

**Dimensional Standards (UDC [11-2](#)):**

Development of the site shall comply with the dimensional standards of the C-G zoning district in UDC Table [11-2B-3](#). Staff has reviewed the proposed plans and building elevations and they comply with the required standards.

**Access (UDC [11-3A-3](#)):**

Access is proposed on the site plan via S. Benchmark Ave., a collector street, and a driveway from W. Franklin Rd. approved with the preliminary plat (H-2020-0074).

**Parking (UDC [11-3C](#)):**

A minimum of one (1) off-street parking space is required for every 500 square feet (s.f.) of gross floor area of the office space (depicted as retail on the landscape plan) – parking is not required for the storage structures. Based on 862 s.f., a minimum of one (1) parking space is required. A total of eight (8) parking spaces are proposed, exceeding UDC the minimum standards.

A minimum of one (1) bicycle parking space is required for every 25 vehicle parking spaces per UDC 11-3C-6G. Bases on eight (8) vehicle parking spaces, a minimum of one (1) bicycle parking space is required. A bicycle rack is depicted on the landscape plan.

**Landscaping (UDC [11-3B](#)):**

A 20-foot wide street buffer is required along S. Benchmark Ave., a collector street, landscaped per the standards listed in UDC 11-3B-7C. Landscaping is proposed in excess of the minimum standards.

There are no residential uses abutting this site; therefore, a buffer to residential uses is not required.

Parking lot landscaping is proposed in accord with the standards listed in UDC 11-3B-8C.

**Pathways:**

No pathways are required with this application. The Ten Mile pathway will be located on the south side of the Ten Mile Creek.

**Outdoor Lighting (UDC [11-3A-11](#)):**

All outdoor lighting is required to comply with the standards listed in UDC 11-3A-11C unless otherwise approved through alternative compliance. Light fixtures that have a maximum output of 1,800 lumens or more are required to have an opaque top to prevent up-lighting; the bulb shall not be visible and shall have a full cutoff shield in accord with Figure 1 in UDC 11-3A-11C.

**Details of the lighting proposed on the site that demonstrate compliance with the standards listed in UDC 11-3A-11 should be submitted with the Certificate of Zoning Compliance application.**

**Fencing (UDC [11-3A-7](#)):**

Fencing is depicted on the landscape plan along the perimeter of the site where there is a space between buildings to enclose the site for security purposes. Metal panel siding is proposed as a fencing material as shown on the elevations in Section IX.C.

**Building Elevations:**

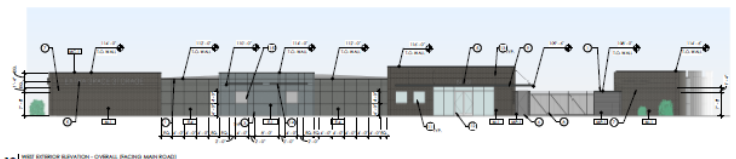
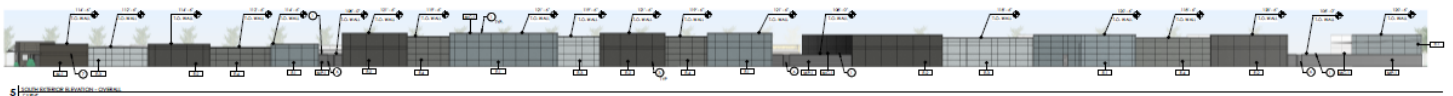
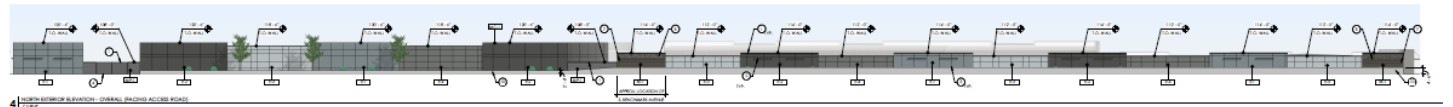
Conceptual building elevations and perspectives were submitted for the proposed structures as shown in Section IX.C. Building materials consist of EIFS in four (4) different colors, brick, metal standing seam roof and metal awnings. Final design is required to comply with the architectural design guidelines in the Ten Mile Crossing Design Guidelines.



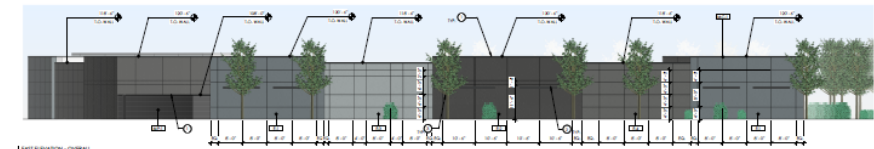




C. Elevations (dated: 4/22/21)



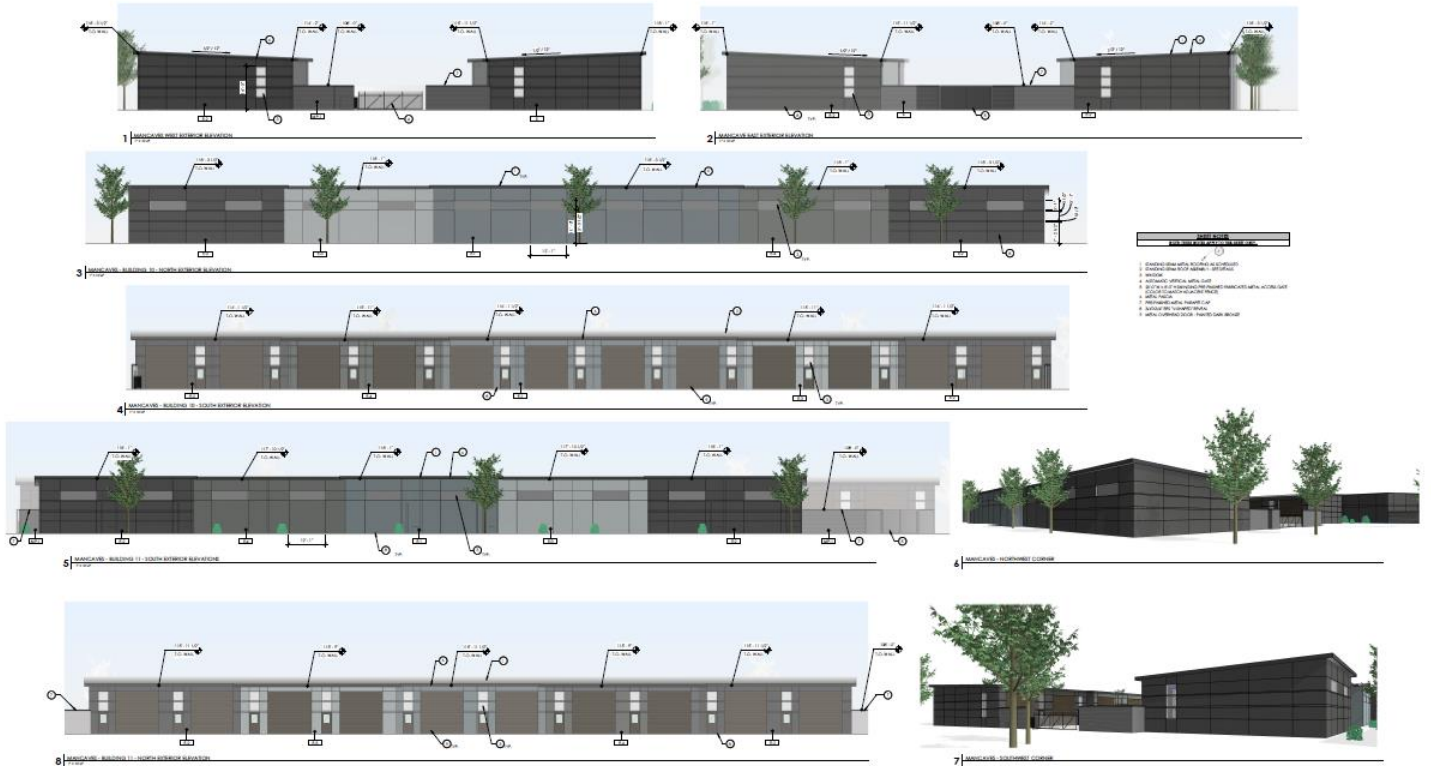
- Legend**
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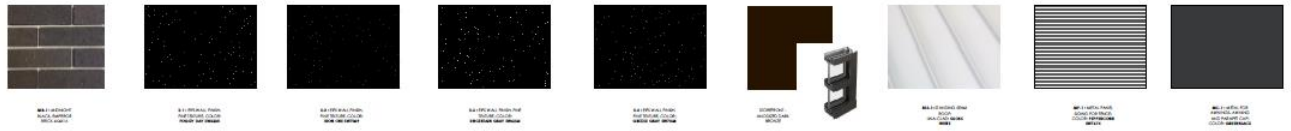
**EXTERIOR MATERIAL SELECTION**

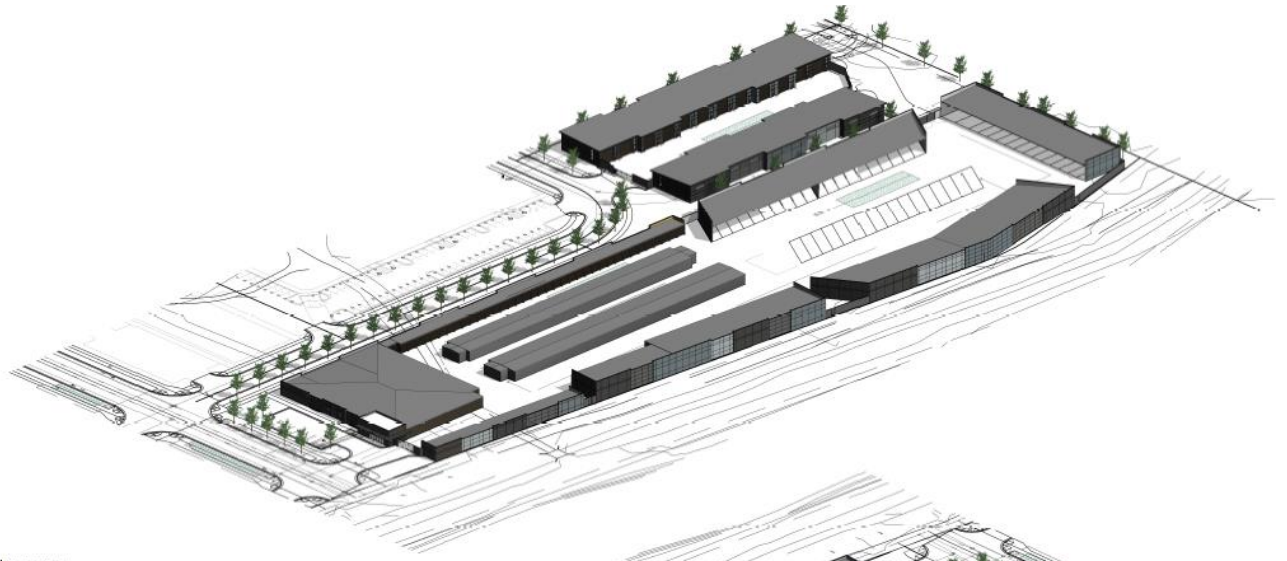




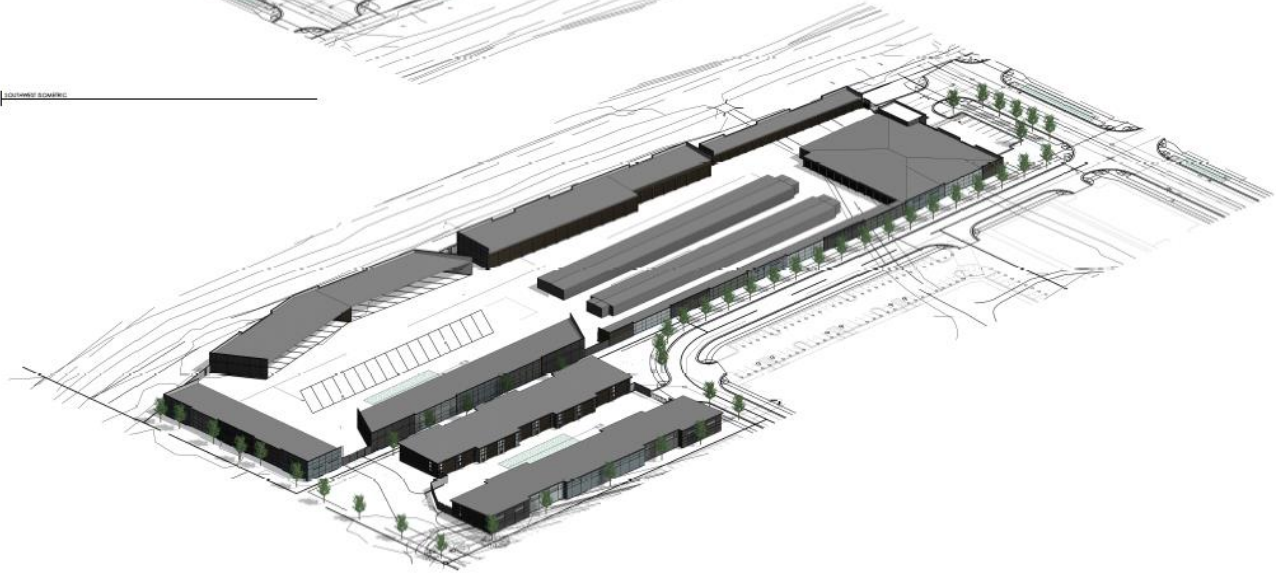


EXTERIOR MATERIAL SELECTION





1 | SCHEMATIC RENDERING



2 | SCHEMATIC RENDERING



**TEN MILE STORAGE**  
SCHEMATIC DESIGN - OVERALL ISOMETRIC VIEWS

101 Lake City | 20 Exchange Place 101 Lake City, UT 84011 | 801.221.1144 | [www.101.com](http://www.101.com) | 101 W. Main Street Suite 100 | Arvode, UT 84003 | 801.454.7425 | [info@101.com](mailto:info@101.com)

## **X. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. Planning**

1. The Applicant shall comply with the specific use standards listed in UDC [11-4-3-34](#) – Self-Service Storage Facility.
2. Outdoor lighting shall comply with the standards listed in UDC [11-3A-11](#). Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrate compliance with these standards.
3. A street light plan will need to be included in the building permit application. Street light plan requirements are listed in section 6-7 of the City's Design Standards. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
4. A portion of this project lies within the Meridian Floodplain Overlay District. Prior to any development occurring in the Overlay District a floodplain permit application, including hydraulic and hydrologic analysis is required to be completed and submitted to the City and approved by the Floodplain Administrator per MCC 10-6. *A larger setback from the floodplain may remove the need for floodplain permit.*
5. The facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m. because the property abuts a residential zoning district per UDC 11-4-3-34E.
6. The subject property shall be subdivided prior to issuance of any Certificates of Occupancy for the site as set forth in the Development Agreement.
7. An application for Design Review is required to be submitted to the Ten Mile Crossing Design Review Board prior to submission to the City for a Certificate of Zoning Compliance as set forth in the Ten Mile Crossing Design Guidelines.
8. A Certificate of Zoning Compliance application is required to be submitted to the Planning Division and approved prior to submittal of a building permit application.

### **B. Public Works**

#### **Site Specific Conditions of Approval**

1. The future sewer main extension in S. Benchmark Avenue should be shown as a 12'' diameter pipe.
2. The water main extension in S. Benchmark Avenue must be a 12'' diameter pipe.
3. Fire hydrants must have a 6'' diameter lateral. The hydrant on the east side of the project shows a 2'' diameter lateral.
4. Connect to the existing water main stub from Twelve Oaks Villas Subdivision on the east property boundary.
5. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
6. A reclaimed water connection will not be required.
7. A portion of this project lies within the Meridian Floodplain Overlay District. Prior to any development occurring in the Overlay District, a floodplain permit application, including hydraulic and hydrologic analysis is required to be completed and submitted to the City for

review by the Floodplain Administrator per MCC 10-6. A larger setback from the floodplain may remove the need for a floodplain permit.

### **General Conditions of Approval**

8. 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.
9. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
10. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
11. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
12. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
13. 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.
14. 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.
15. 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.
16. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
17. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.

18. 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.
19. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
20. Developer shall coordinate mailbox locations with the Meridian Post Office.
21. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
22. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
23. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
24. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
25. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=238713&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=237350&dbid=0&repo=MeridianCity>

*A Traffic Impact Study (TIS) was not required for this development.*

D. Fire Department

1. Access: All electric gates are required to be 20' in width and equipped with a Fire Department key switch as set forth in International Fire Code Section 503.6 & National Fire Protection Standard 1141, Section 5.3.17.3.
2. Access: This project will be required to provide a 20' wide swing or rolling emergency access gate as set forth in International Fire Code Sections 503.5 and 503.6. The gate shall be equipped with a Knoxbox padlock which has to be ordered via the website [www.knoxbox.com](http://www.knoxbox.com). All gates at the entrance to fire lanes shall be located a minimum of 30 feet from the roadway and shall open away from the roadway, unless other provisions are made for safe personnel operations as set forth in National Fire Protection Association 1141, Section 5.3.16 - 2017 edition.



3. Roadways: Private Alleys and Fire Lanes shall have a 20' wide improved surface capable of supporting an imposed load of 80,000 lbs. All roadways shall be marked "No Parking Fire Lane" per International Fire Code Sections 503.3 & D103.6.

E. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=237584&dbid=0&repo=MeridianCity>

## XI. 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 the dimensional and development regulations of the C-G 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 a needed service within close proximity of area residences and will contribute to the mix of uses desired in the MU-COM designation.*

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 the other commercial and residential uses existing and proposed in this area 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.

*If the proposed use complies with the conditions of approval in Section X as required, Staff finds 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.

*Staff finds the proposed use will be serviced adequately by all of the essential public facilities and services listed.*

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.

*Staff finds the proposed use should not involve any activities or processes that will be detrimental to any persons, property or the general welfare.*

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)

*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.*