

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



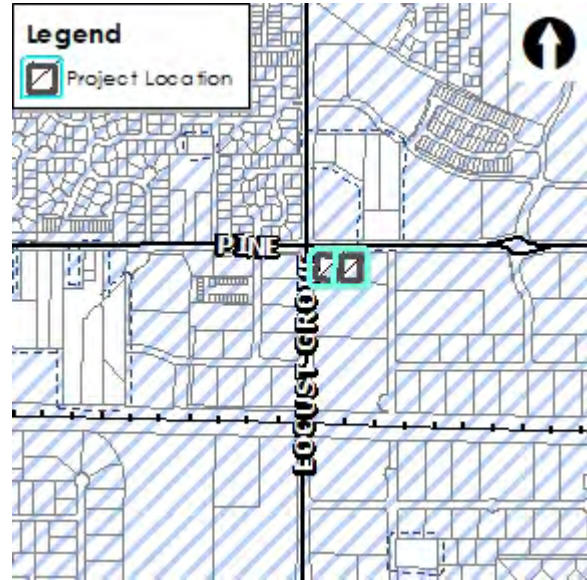
HEARING DATE: 8/6/2020

TO: Planning & Zoning Commission

FROM: Alan Tiefenbach, Associate Planner
208-489-0573

SUBJECT: H-2020-0076
Rock and Armor Fitness CUP

LOCATION: 1649 E. Pine Avenue



I. PROJECT DESCRIPTION

The Applicant has submitted an application for a conditional use permit to allow a 15,314 sf fitness and training center (Arts, Entertainment and Recreation Facility), along with a 3,600 square foot outdoor turf training and warm-up area. The subject property is in the I-L zone district and consists of two lots totaling 1.8 acres.

II. SUMMARY OF REPORT

A. Project Summary

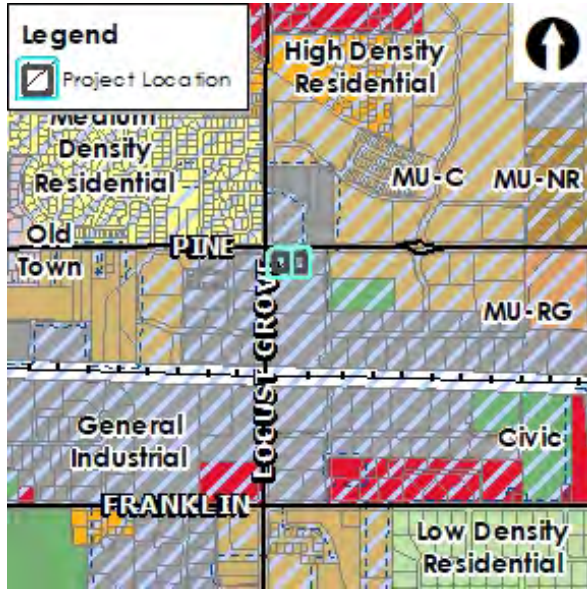
Description	Details	Page
Acreage	1.8 acres	
Future Land Use Designation	General Industrial	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Arts, Entertainment and Recreation Facility	
Lots (# and type; bldg./common)	Two (2) building lots	
Neighborhood meeting date; # of attendees:	May 21, 2020	
History (previous approvals)	Nola Subdivision Preliminary – Final Plat PFP 04-008	

B. Community Metrics

Description	Details	Page
Ada County Highway District	No comments submitted	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Primary access will occur from existing access off E. Pine Avenue, secondary access will occur via internal drive aisle behind existing daycare to east at 1771 E. Pine Ave. and to N. Nola Rd.	
Existing Road Network	Yes	
Fire Service	No comments submitted	
Wastewater		
<ul style="list-style-type: none"> Distance to Sewer Services 	N/A	
<ul style="list-style-type: none"> Sewer Shed 	Five Mile Trunkshed	
<ul style="list-style-type: none"> Estimated Project Sewer ERU's 	See application	
<ul style="list-style-type: none"> WRRF Declining Balance 	13.97	
<ul style="list-style-type: none"> Project Consistent with WW Master Plan/Facility Plan 	Yes	
<ul style="list-style-type: none"> Comments 	<ul style="list-style-type: none"> Additional 591 gpd of flow has been committed. No proposed changes to public sewer infrastructure is shown within record. Any changes or modifications to the public sewer infrastructure shall be reviewed and approved by Public Works. 	
Water		
<ul style="list-style-type: none"> Distance to Water Services 	0	
<ul style="list-style-type: none"> Pressure Zone 	3	
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application	
<ul style="list-style-type: none"> Water Quality 	No concerns	
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes	
<ul style="list-style-type: none"> Impacts/Concerns 	<ul style="list-style-type: none"> No new public water infrastructure proposed in this record. There are two existing water stubs at the northern boundary that either need to be used or abandoned. 	

C. Project Area Maps

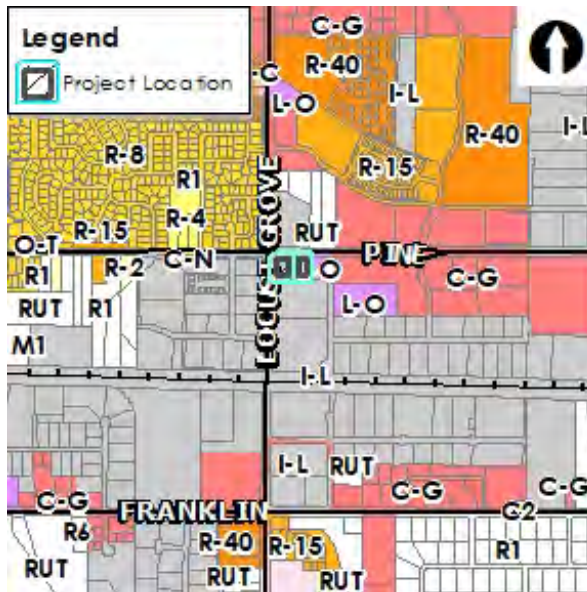
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Matt Garner, Architecture Northwest – 224 16th Ave South, Nampa, ID 83651

B. Owner:

Timothy Williams – 1902 W. Mountain Man Dr., Meridian, ID 83646

C. Representative:

Matt Garner, Architecture Northwest – 224 16th Ave South, Nampa, ID 83651

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/17/2020	
Radius notification mailed to properties within 300 feet	7/14/2020	
Site Posting Date	7/24/2020	
NextDoor posting	7/14/2020	

V. STAFF ANALYSIS

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

General Industrial - This designation allows a range of uses that support industrial and **commercial** activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses. In some cases uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

The subject site is already zoned Light Industrial (I-L). The proposed use is not one that is described specifically by the general industrial category of the Future Land Use Map. However, the present zoning allows an indoor recreation facility by conditional use. The proposed fitness center is a use determined to be appropriate in this zone district, subject to the specific use standards listed in UDC 11-4-3-2.

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

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in italics):

- Encourage infill development. (3.03.01E)

The Comprehensive Plan defines infill as “development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.” The subject property is a vacant lot surrounded by existing development on all sides. This includes a daycare to the east, trucking company to the south, research and development uses across E. Pine Ave. and

residential at the northwest quadrant of the E. Pine Ave / N. Locust Grove intersection. The property has available water and sewer. This project would be considered infill development.

Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses. (3.05.01C)

The conditional use is a process to ensure any impacts associated with a particular use are mitigated. All uses directly adjacent to the subject property are commercial.

- Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods. (5.01.02D)

Building design and landscaping will be reviewed as part of the Certificate of Zoning Compliance (CZC) and administrative design review that would follow this proposal if it were approved.

C. Existing Structures/Site Improvements:

The subject property is presently vacant. The 25' landscape buffers that are required along E. Pine Ave. and N. Locust Grove Rd. were already installed with the infrastructure improvements required of the Nola Subdivision as were the required sidewalks.

D. Proposed Use Analysis:

The proposed use is a sports performance center for training and physical therapy. It specializes in strength conditioning and rehabilitation for athletes and is classified in UDC Table 11-2C-2 as an indoor recreation facility. This facility is not a "drop-in fitness center. Classes and personal sessions will operate by appointment only between 8:00 A.M. and 6:00 P.M. Outdoor training on the turf field will occur during the warmer months of May-November.

The subject property is within the light industrial (I-L) zone district. This zone district is intended to provide for convenient employment centers of light manufacturing, research and development, warehousing, and distributing. The proposed use is not one of the uses described above. However, indoor and outdoor recreation facilities are allowed in the I-L zone district by conditional use. The proposed use complies with the zoning for the site but is subject to specific use standards as listed in 11-4-3-2.

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

An "Arts, Entertainment or Recreation Facility, Indoors and Outdoors" is subject to specific use standards as outlined in UDC 11-4-3-2. These standards include all outdoor recreation areas that are not fully enclosed maintaining a minimum setback of one hundred feet (100') from any abutting residential districts and outdoor activities only being allowed between six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M. The subject property is surrounded by commercial and light industrial zoning, and the establishment only operates between 8:00 A.M. and 6:00 P.M.

F. Dimensional Standards (UDC 11-2):

Dimensional standards in the Light Industrial District (I-L) include street setbacks of 35', arterial landscape buffers of 25', 25' buffers to residential uses and a maximum building height of 50'. The proposed fitness and training center meets all dimensional standards.

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

The subject property is located at the southeast quadrant of E. Pine Ave. and N. Locust Grove Rd., both arterial roads. The primary access will be from an existing shared driveway off E. Pine Street approximately 300 feet back from the intersection on E. Pine Street. There is a second (internal) access to the site from N. Nola Rd at the east, along the south side (rear) of the existing daycare at 1771 E. Pine Avenue. The plat does not reflect a cross access easement between the subject property and 1771 E. Pine Avenue to N. Nola Rd. Staff recommends a condition of approval that an access easement be recorded and reflected on the site plan at time of CZC.

This proposal was referred to ACHD, who estimated a total trip generation of 53 peak hour trips per day. ACHD did anticipate any decrease in level of service. There were no additional comments from ACHD.

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

The subject property is within the Light Industrial (I-L) zone district. Per UDC 11-3C-6B-2, parking in industrial districts is based on one (1) parking space per 2,000 square feet of gross floor area. However, the proposed use is a commercial use, not an industrial use. UDC 11-3C-2 allows the City to require a greater number of spaces in any application involving a conditional use permit. Based on the commercial parking standards of one (1) space per 500 sf of gross floor area, this use would require 31 parking spaces and 2 bicycle spaces. The site plan indicates 53 parking spaces and 5 bicycle spaces. As is required by UDC 11-3C-5, all internal 2-way drive aisles are at least 25' in width.

I. Sidewalks (*UDC 11-3A-17*)

Sidewalks were constructed with the subdivision. This includes a 7' attached sidewalk along both E. Pine Ave. and N. Locust Grove Rd. frontages.

J. Parkways

No parkways are proposed with this expansion.

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

UDC 11-2C-3 requires landscape buffers of a minimum width of 25' along arterial streets. These buffers (and 7' sidewalk) were installed per conditions of the Nola Subdivision Plat that was approved in 2005. The applicant will be required to landscape the parking lot per UDC 11-3B-8 including 5' wide landscape buffers adjacent to parking, loading and driveways, and landscape islands required for any parking lot with more than 12 spaces. The conceptual landscape plan submitted with this conditional use does appear to meet the requirements.

Staff notes there are a number of trees in the required landscape buffers that appear to be dead or dying. This has been addressed in the "Tree Mitigation" section of the proposed landscape plan. Staff is recommending dead or dying trees be replaced as a condition of approval.

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

Existing vinyl fencing is located along the eastern property lines (adjacent to the daycare) and there is existing chain link fence to the south (surrounding the trucking business). This fencing will be retained. The applicant has not shown any other fencing. Any additional fencing would be required to comply with the fence standards in the UDC 11-3A-7.

M. Utilities

All utilities for the proposed development are already in place. No additional services are needed.

N. Building Elevations

The applicant submitted conceptual elevations with this conditional use application. The elevations indicate a pre-engineered metal building connected to a smaller hand-framed structure with stucco interior.

The proposed elevations will be reviewed in detail at the time of Certificate of Zoning Compliance (CZC). However, there does appear to be several elements that might not meet the standards of the Architectural Standards Manual. The narrative and elevations call out metal siding whereas the ASM states untextured concrete panels and prefabricated steel panels are prohibited as field materials for building façades, except when used with a minimum of two other qualifying field materials. The northern elevation (fronting E. Pine Ave) has a roofline that does not meet the requirements for buildings with rooflines 50-feet in length or greater incorporating roofline and parapet variations. (The southern roofline also does not meet these requirements but backs to the trucking company and is not visible). Specifics of the architecture will be reviewed and discussed at time of CZC and DES submittal; it is possible the applicant will need to request a design exception or comply with UDC and ASM design standards.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions in Section VIII per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard this item on August 6, 2020. At the public hearing, the Commission moved to approve the subject conditional use request.

1. Summary of the Commission public hearing:

- a. In favor: Matt Garner, Applicant, Timothy Williams, Owner
- b. In opposition: None
- c. Commenting: Matt Garner and Timothy Williams
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

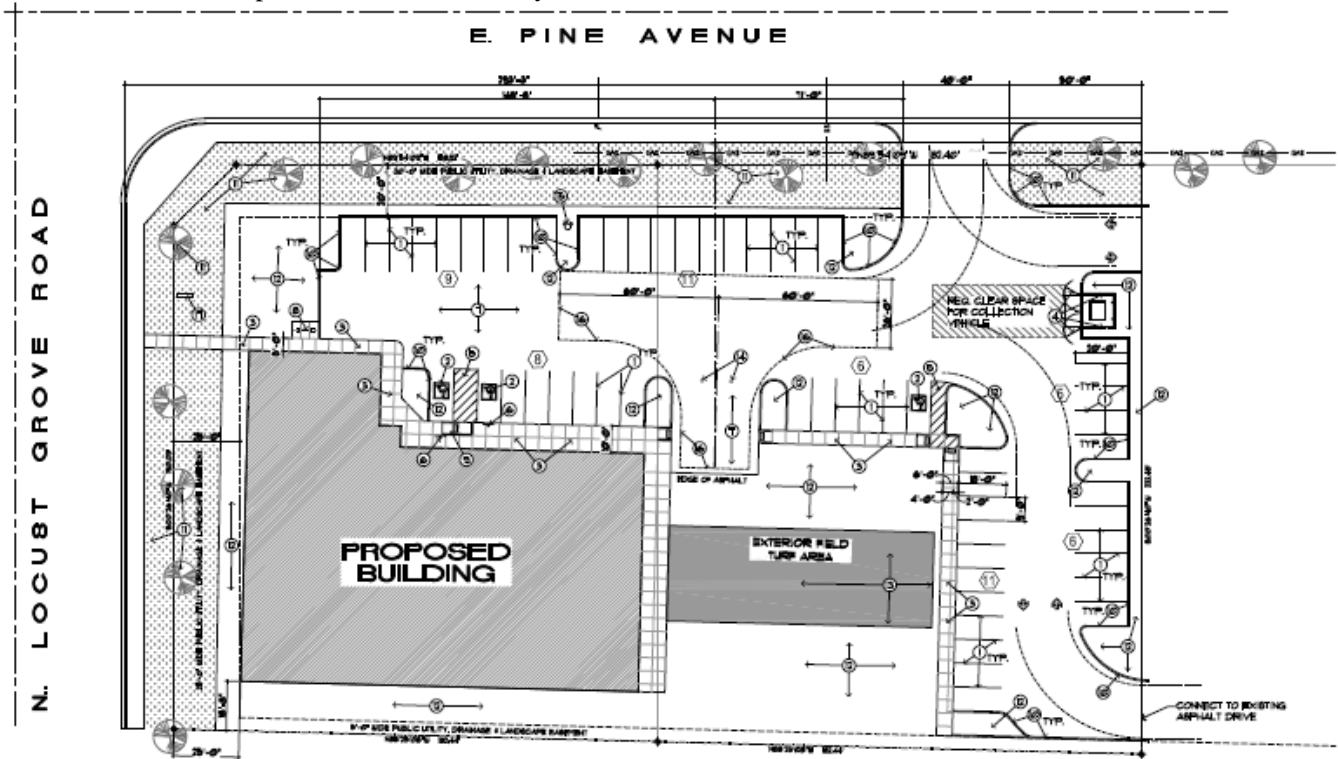
3. Key issue(s) of discussion by Commission:

- a. The Planning Commission discussed the issue of industrial properties being developed for non-industrial uses.

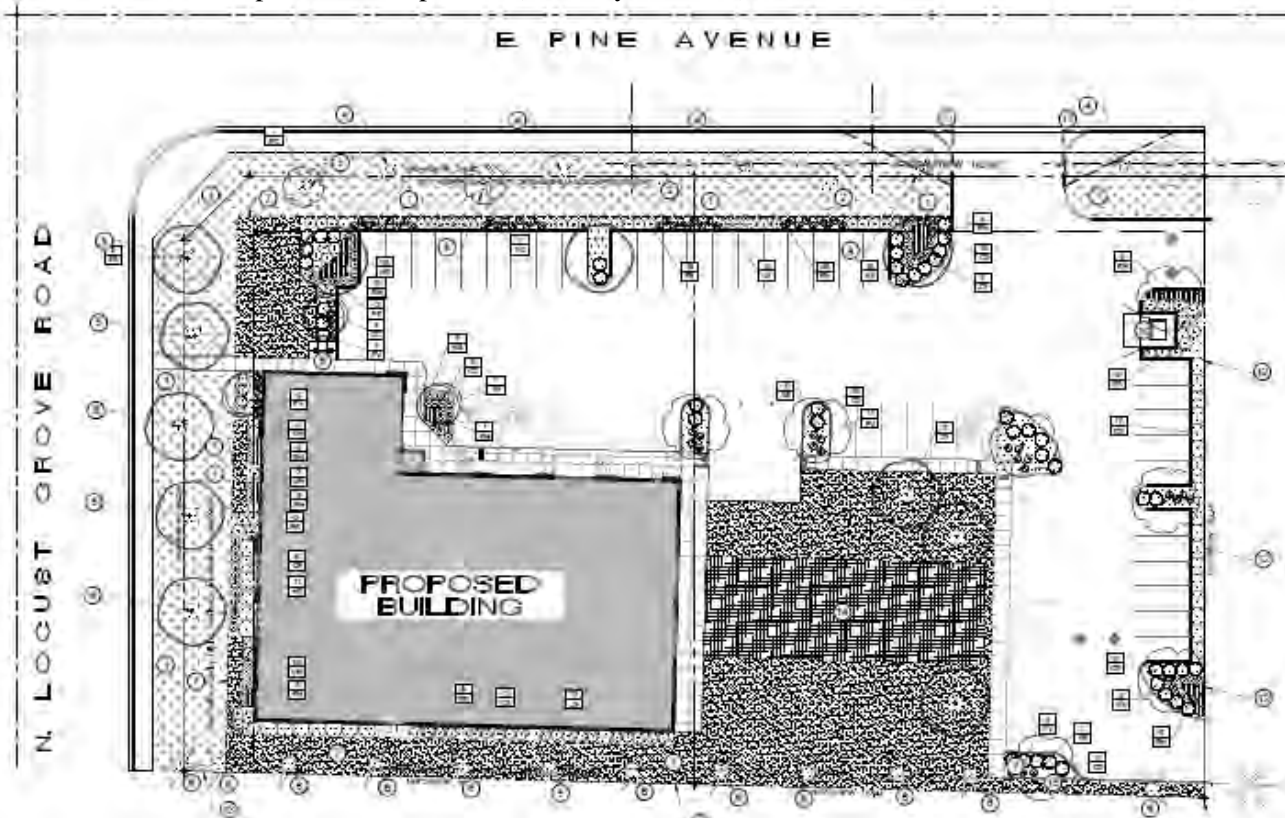
- b. The Planning Commission discussed whether the applicant’s architect could make the architecture of the north and west sides more consistent. Matt Garner said he would work with staff on this during time of CZC.
4. Commission change(s) to Staff recommendation:
- a. Commission removed Condition 3.a as the City cannot condition this proposal on an adjacent property owner providing access easements.
 - b. Commission revised Condition 3.b. to read “Cross access easements will be recorded and shown on the site plan with instrument number that provide access from E. Pine Avenue across the subject property and to 1771 E. Pine Avenue.

VII. EXHIBITS

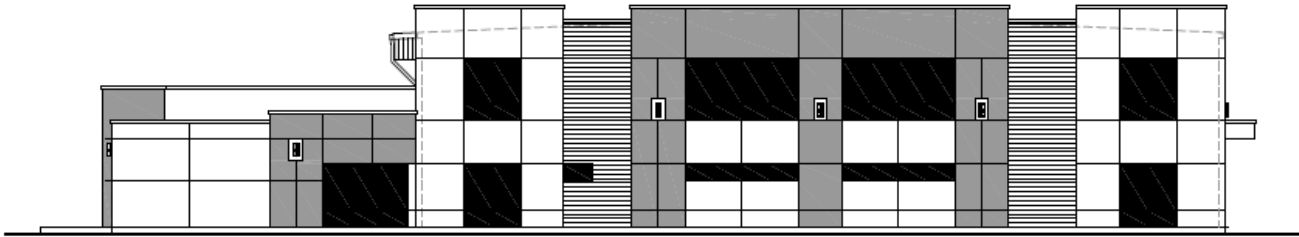
A. Conceptual Site Plan (date July 27, 2020)



B. Conceptual Landscape Plan (date July 27, 2020)

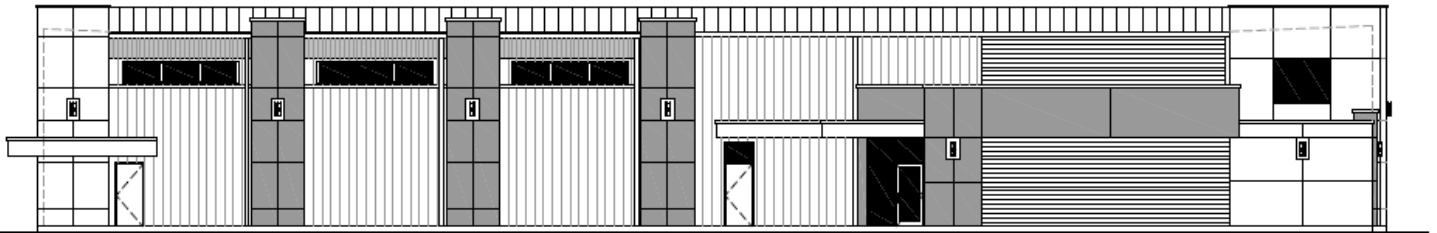


C. Conceptual Elevations (date: 6/5/2022)



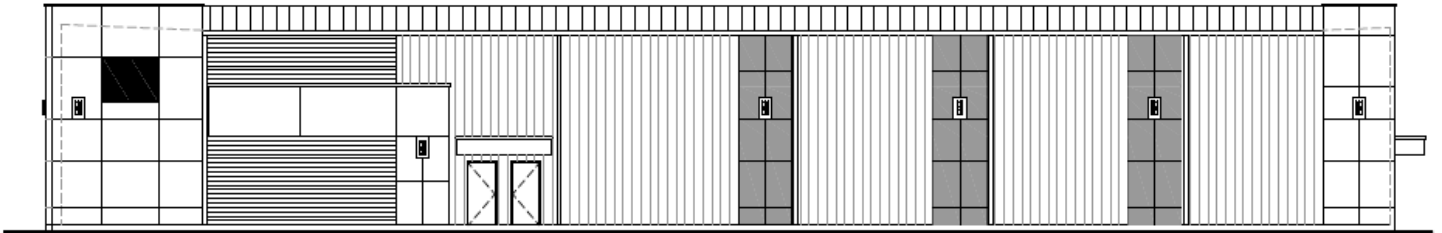
WEST ELEVATION

SCALE: 3/16" = 1'-0"



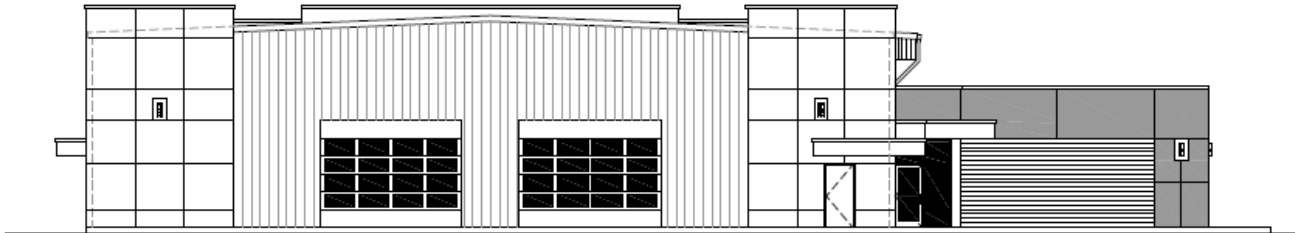
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

D. Conceptual Colored Elevations (dated: 7/20/2020)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning

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 applicant will either meet all architectural requirements of the Architectural Standards Manual (ASM) or apply for a design exception as part of the CZC submittal.
2. 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.
3. The site plan prepared by Architecture Northwest, dated July 27, 2020, is approved as submitted with the following modifications:
 - a. ~~A cross access easement will be recorded and shown on the site plan with instrument number noted that provides access from N. Nola Rd across the south side of 1771 E. Pine Avenue to the subject property.~~
 - b. A Cross access easements will be recorded and shown on the site plan with instrument number that provides access from E. Pine Avenue across the subject property and to 1771 E. Pine Avenue.
4. The landscape plan prepared by Rodney Evans + Partners, dated July 27, 2020 is approved as submitted:
5. Parking requirements associated with the indoor/outdoor recreation facility shall comply with the commercial parking standards; 1 per 500 square feet of gross floor area.
6. Prior to issuance of Certificate of Occupancy, the applicant shall replace all dead or dying trees that are within the 25' wide landscape buffers adjacent to E. Pine Avenue and N. Locust Grove Road.
7. The Applicant shall comply with all bulk, use, and development standards of the applicable district listed in UDC Chapter 2 District regulations.
8. The Applicant shall comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.
9. The Applicant shall comply with the structure and site design standards as set forth in UDC 11-3A-19 and the Architectural Standards Manual.
10. The applicant shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
11. The Applicant shall provide bicycle parking spaces as set forth in UDC 11-3C-6G consistent with the location and design standards as set forth in UDC 11-3C-5C.
12. The conditional use approval shall become null and void unless otherwise approved by the City if the applicant fails to 1) commence the use, satisfy the requirements, acquire building permits and commence construction within two years as set forth in UDC 11-5B-6F1; or 2) obtain approval of a time extension as set forth in UDC 11-5B-6F4.

B. Public Works

1. No proposed changes to public sewer infrastructure has been shown within record. Any changes or modifications to the public sewer infrastructure shall be reviewed and approved by Public Works.
2. There are two existing water stubs at the northern boundary that either need to be used or abandoned per Meridian Public Works Standards.

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192428&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 in the I-L zoning district. The site already contains landscape buffers, parking is adequate, and the parking area will be landscaped as required by UDC 11-3B-8. Commission 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.

Commission finds the proposed Arts, Entertainment and Recreation Facility 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.

The subject site is within an industrially-zoned area. Directly south of the site is a trucking company. East of the property is an existing daycare. Across E. Pine Avenue to the north is research and development and office uses, with similar uses across N. Locust Grove Rd. to the west including auto body repair. The site will be adequately landscaped, and architecture will be required to meet the Architectural Design Manual (ASM) at time of Certificate of Zoning Compliance (CZC). The business will only operate between 8:00 A.M. to 6:00 P.M. and any training in the outdoor area will take place during this same time. Commission finds the proposed use should not change the character nature of the area as there is a mix of uses developed or developing in 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 Arts, Entertainment and Recreation Facility complies with the conditions of approval in Section VIII and UDC 11-4-3-2 as required, Commission 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.

The proposed use will be served adequately by all public facilities and services.

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.

Commission 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 an Arts, Entertainment and Recreation Facility, by appointment only, in an area zoned for light industrial. The use would be surrounded by office and light industrial uses, as well as an existing daycare to the east. The proposed facility is appropriate in this location.

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)

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