

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

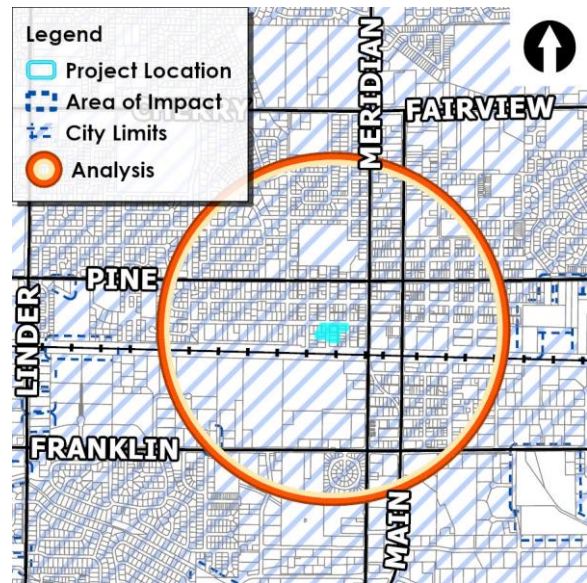


HEARING DATE: 3/4/2025
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Gil Green

SUBJECT: H-2024-0065
Meridian Foodbank Rezone

LOCATION: Located at 133 W. Broadway Avenue with the inclusion of the following parcels: R9323750270, R932350290, R0406010070, R0406010195, R0406010205, R0406010182.



I. PROJECT OVERVIEW

A. Summary

Rezone 1.72 acres from I-L to O-T to establish the Meridian Food Bank as a conforming use to allow future expansions without a conditional use permit.

B. Recommendation

Staff: Approval without the requirement for a development agreement. As noted above, the rezone will establish the Meridian Food Bank as a legal use therefore, a development agreement is not being required (see Section III below).

Commission: Approval

C. Decision

Council:

COMMUNITY METRICS

Table 1: Land Use

II.	Description	Details	Map Ref.
	Existing Land Use(s)	Civic (Foodbank)	-
	Proposed Land Use(s)	Civic (Foodbank)	-
	Existing Zoning	I-L – Light Industrial	VII.A.2
	Proposed Zoning	O-T – Old Town	
	Adopted FLUM Designation	O-T – Old Town	VII.A.3

Table 2: Process Facts

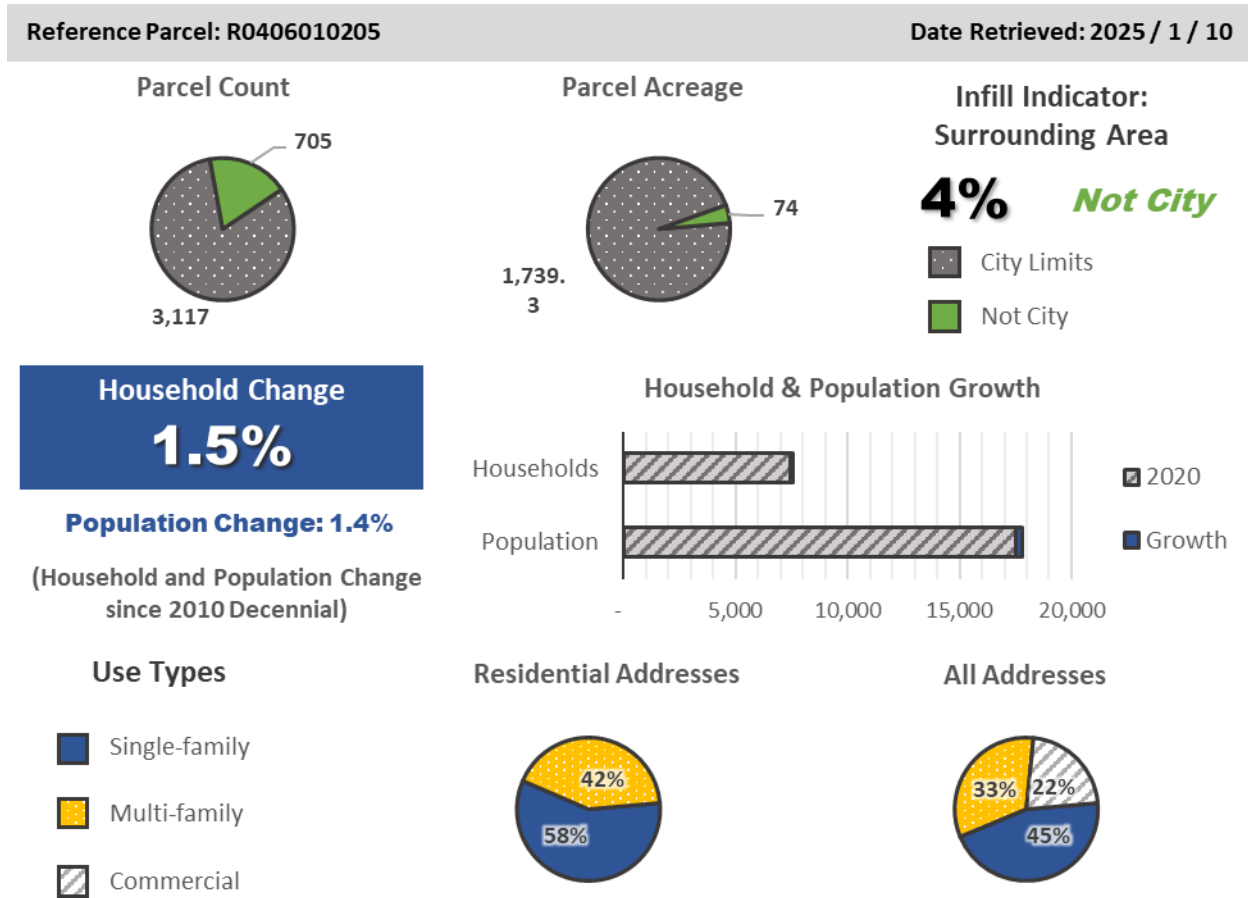
Description	Details
Preapplication Meeting date	10/8/2024
Neighborhood Meeting	11/4/2024
Site posting date	2/14/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	-
• Commission Action Required	No	-
• Access	W. Broadway Avenue and NW 3 rd Street; Local Streets	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Existing at site	
• Impacts or Concerns	Yes; See public works conditions of approval	
Meridian Public Works Water		IV.B
• Distance to Mainline	Existing at site	
• Impacts or Concerns	Yes; See public works conditions of approval	

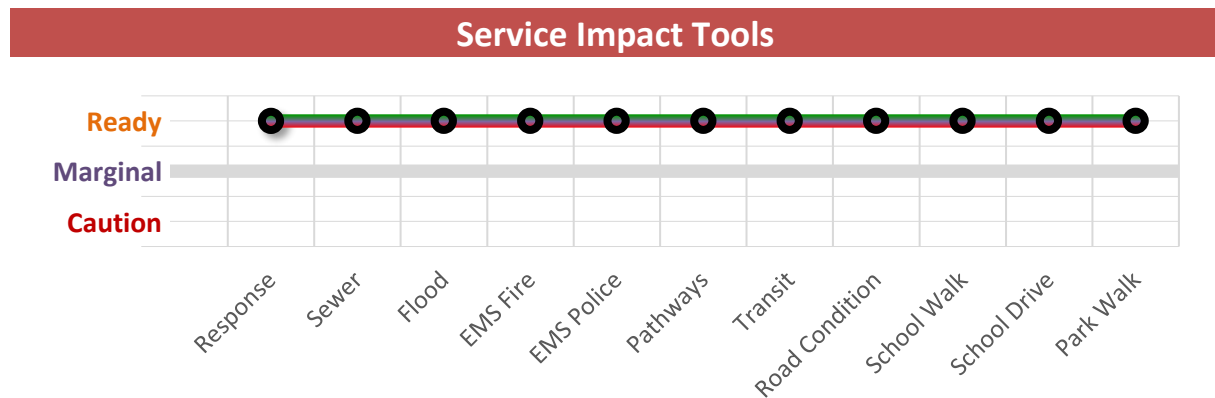
Note: See section IV. City/Agency Comments for comments received or see public record at the following [link](#).

Figure 1: One-Mile Radius Existing Condition Metrics



Notes: See **Error! Reference source not found.. Error! Reference source not found..**

Figure 2: Service Impact Summary



Notes: See **Error! Reference source not found.. Error! Reference source not found..**

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

III.

This property is designated as O-T (Old Town) on the Future Land Use Map (FLUM) however the existing zoning is I-L (Light Industrial). The existing use of Social Service is consistent with the comprehensive plan for the Old Town designation.

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian’s historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

The subject site is among several Industrial properties along the rail corridor near Meridian Road. The proposed use of a social service (Food Bank) is a permitted use in the O-T zoning which is the zoning the applicant is requesting. The current use is non-conforming, which requires a conditional use permit for any proposed expansion. The rezone to O-T zone will allow the continued use of the existing food bank, remove the non-conforming status and eliminate the need for future CUP approvals to expand the use. For these reasons, staff is not recommending a development agreement with the subject rezone request.

“Support a compatible mix of land uses Downtown that activate the area during day and night.” (2.09.02G).

“Support owners of historic buildings in their efforts to restore and/or preserve their properties. (5.02.01B).

Table 4: Project Overview

Description	Details
History	N/A
Acreage	1.72 acres

B. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The Meridian Food Bank consists of 6 lots with 3 existing structures. All 3 structures are proposed to remain, and a future expansion is proposed. A property boundary adjustment will be required with future expansion applications to consolidate any lot lines that cross through new and existing buildings.

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

The existing and proposed use of a social service (food bank) is an essential resource for the Meridian community. The Meridian Food Bank is open Monday, Wednesday, and Thursday between 12:00 pm and 4:00 pm. The main reason for the rezoning request is to allow for future expansion to provide additional space for the MFB to assemble food packs for students in West Ada School District. The food packs allow students to have food over the weekends. The number of packs has increased significantly since 2023 and MFB no longer has sufficient room to service all the children in need of resources.

The expansion will include an additional 940 square feet of space designated for the purpose of assembly and storage of these food packs. Staff finds this use to be better suited in the O-T

zone as it will bring the existing use and structure into conformance with our code while also allowing for expansion of the facility.

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

The existing structures do not conform to the 35-foot street setback required in the I-L zone. By rezoning the property to O-T, all the structures will become conforming as the O-T zone doesn't have setback requirements. All additions and site work shall comply with the O-T standards listed in UDC 11-2D-4.

C. Design Standards Analysis

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

i. Landscape buffers along streets

The existing 6 properties do not have conforming landscape buffers with the I-L zoning district, however, if rezoned to O-T it would conform with the standards as O-T does not have any landscape buffer requirements.

ii. Parking lot landscaping

The parking lot landscaping at the Meridian Food Bank does not meet the standards outlined in UDC 11-3B-8. After discussions with the Food Bank, staff recommends allowing the existing non-conforming landscaping to remain. However, staff also advises installing new parking blocks to prevent vehicle overhang from encroaching on walkways, drive aisles, and adjacent properties. Additionally, UDC 11-3B-2 allows for phased landscape improvements as cumulative expansions occur. The City will monitor these thresholds and enforce them as required by the UDC.

iii. Landscape buffers to adjoining uses

The current landscaping does not conform with the I-L zoning districts standards, however if the property is rezoned to O-T it would bring this into compliance as landscape buffers to adjoining uses is not applicable in the O-T zoning.

iv. Tree preservation

A Tree Mitigation Plan should be submitted with the certificate of zoning compliance for any future expansion detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

v. Storm integration

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

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

i. Nonresidential parking analysis

The current site has approximately 56 parking spaces exceeding the UDC requirement of 1 space for every 500 square feet of gross floor area. The rezone will not have an impact on the parking standards and any future expansion may require more parking.

The current parking lots are substandard and do not meet the city's requirements for parking lot, landscaping and overhang. Staff is recommending the parking lots be restriped and parking blocks are adjusted to allow for a minimum of a 5-foot overhang to adjoining uses and walkways. These improvements will be evaluated with the submittal of the certificate of zoning compliance for the future expansion.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space is required to be provided based on one (1) space for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking

facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. The site plan does not include bicycle racks. The Applicant should revise the plans and include one (1) bicycle rack and submit details of the bicycle rack with the CZC submittal.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):
While a future expansion is planned for MFB, staff is not requiring conceptual elevations at this time. Elevations will be provided with the submittal of the certificate of zoning compliance and design review. Any future building expansion will be required to comply with the design guidelines contained in the Architectural Standards Manual (ASM).
4. Fencing (*UDC 11-3A-6, 11-3A-7*):
Fences shall comply with the standards listed in UDC 11-3A-7. No additional fencing is being proposed.

D. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):
Access is provided off W. Broadway Avenue and NW. 2nd Street, both local streets. The Food Bank also uses the alley as a pickup area for cars to use during their hours of operation. The existing access points can remain as they are currently used for business.
2. Sidewalks (*UDC 11-3A-17*):
There is an existing 6-foot wide attached sidewalk on W. Broadway Avenue along the existing property frontage. Staff does not recommend any additional changes to the frontage improvements. There are also existing five (5) foot wide sidewalks along NW 2nd Street. All sidewalks around buildings and serving public streets shall be a minimum of five (5) feet in width in accordance with UDC 11-3A-17.

A continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses. The walkway width shall be maintained clear of any obstructions, such as vehicles, outdoor sale displays, vending machines, or temporary structures.

E. Services Analysis

1. Pressurized Irrigation (*UDC 11-3A-15*):
Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.
2. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow the best management practice as adopted by the City as set forth in UDC 11-3A-18.
3. Utilities (*Comp Plan, UDC 11-3A-21*):
Connection to City water and sewer services is required and are available to be extended by the developer with development in accord with UDC 11-3A-21 and Goals 3.03.03G & 3.03.03F. Urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development.

CITY/AGENCY COMMENTS

A. Meridian Planning Division

- IV.
1. With the submittal of the certificate of zoning compliance and administrative design review application, the site/landscape plan should include the following:
 - Restripe the parking lots and place new parking blocks to prevent overhang onto adjacent properties and walkways per UDC 11-3C-5.
 - Add a bike rack per UDC 11-3C-5C.
 - A continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses per UDC 11-3A-19.
 - Per UDC 11-3B-2, the city allows for phased landscape improvements as cumulative expansions occur. The city will monitor these thresholds and enforce them as required by the UDC 11-3B-2.
 2. Complete a property boundary adjustment to consolidate the lot lines going through existing and new structures.
 3. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to submittal of a building permit application. The design of the site and structure shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual and with the Development Agreement.

B. Meridian Public Works

Wastewater	
- Distance to Sewer Services - Sewer Shed - Estimated Project Sewer ERU's - WRRF Declining Balance - Project Consistent with WW Master Plan/Facility Plan	Sewer main is partly been constructed, however looping is required through Developments either through the North or the East. See application Yes
Impacts/concerns	See Public Works Site Specific Conditions
Water	
- Distance to Water Services - Pressure Zone - Estimated Project Water ERU's - Water Quality - Project Consistent with Water Master Plan - Impacts/Concerns	Water main has partly been constructed, however looping is required through developments either through the North or the East. See application None Yes Please see Conditions

NON-PLAT CONDITIONS

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

- Any changes to public works and or services will need to be reviewed by public works.
- No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

General Conditions of Approval

- Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
- 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.
- The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft

easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. 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.

4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). 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.
 5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
 6. 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.
 7. 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.
 8. 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.
 9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
 10. 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.
 11. 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.
 12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 13. Developer shall coordinate mailbox locations with the Meridian Post Office.
 14. 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.
 15. 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.
 16. 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.
 17. 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.
-
18. 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.meridiandcity.org/public_works.aspx?id=272.
 19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. 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.
 20. 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.

FINDINGS

A. Rezone (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

- V.
1. The map amendment complies with the applicable provisions of the comprehensive plan;
The Commission finds the map amendment complies with comprehensive plan. The Applicant is proposing to rezone the subject property with the O-T zoning to keep the existing Food Bank in operation and expand the existing building without having to go through the Conditional Use Permit process to expand a non-conforming use.
 2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds the proposed map amendment to O-T and development generally complies with the purpose statement of the traditional neighborhood districts in that it will contribute to the range of commercial opportunities available in the City consistent with the Comprehensive Plan.
 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed commercial uses should be compatible with adjacent industrial and residential uses in the area.
 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The Commission finds City services are available to be provided to this development.
 5. The annexation (as applicable) is in the best interest of city.
This finding is not applicable as a rezone, not an annexation, is proposed.
- VI.

ACTION

A. Staff:

Staff recommends approval of the proposed Rezone per the provisions in Section V in accord with the Findings in Section VI.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on February 6th, 2025. At the public hearing, the Commission moved to recommend approval of the subject rezone request.

1. Summary of Commission public hearing:
 - a. In favor: Gil Green
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Nick Napoli
 - 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 commission briefly discussed the use but was not concerned with anything proposed in the application.
- 4. Commission change(s) to Staff recommendation:
 - a. None
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

Pending

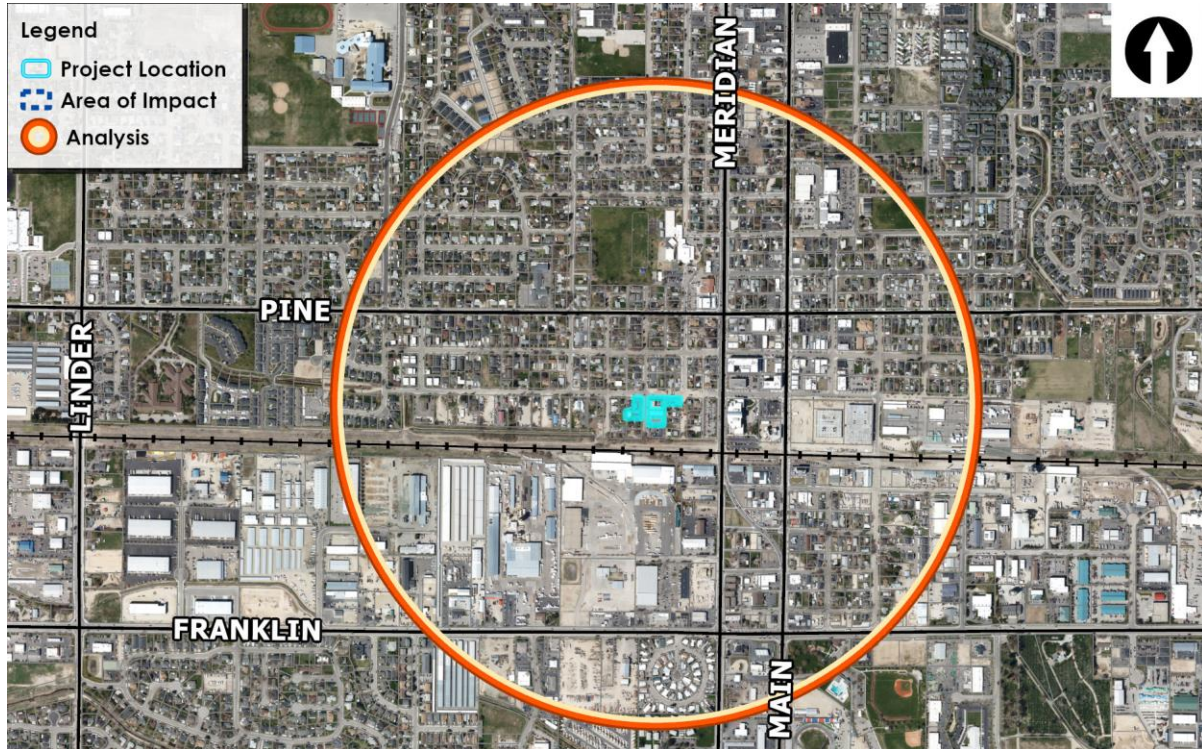
EXHIBITS

A. Project Area Maps

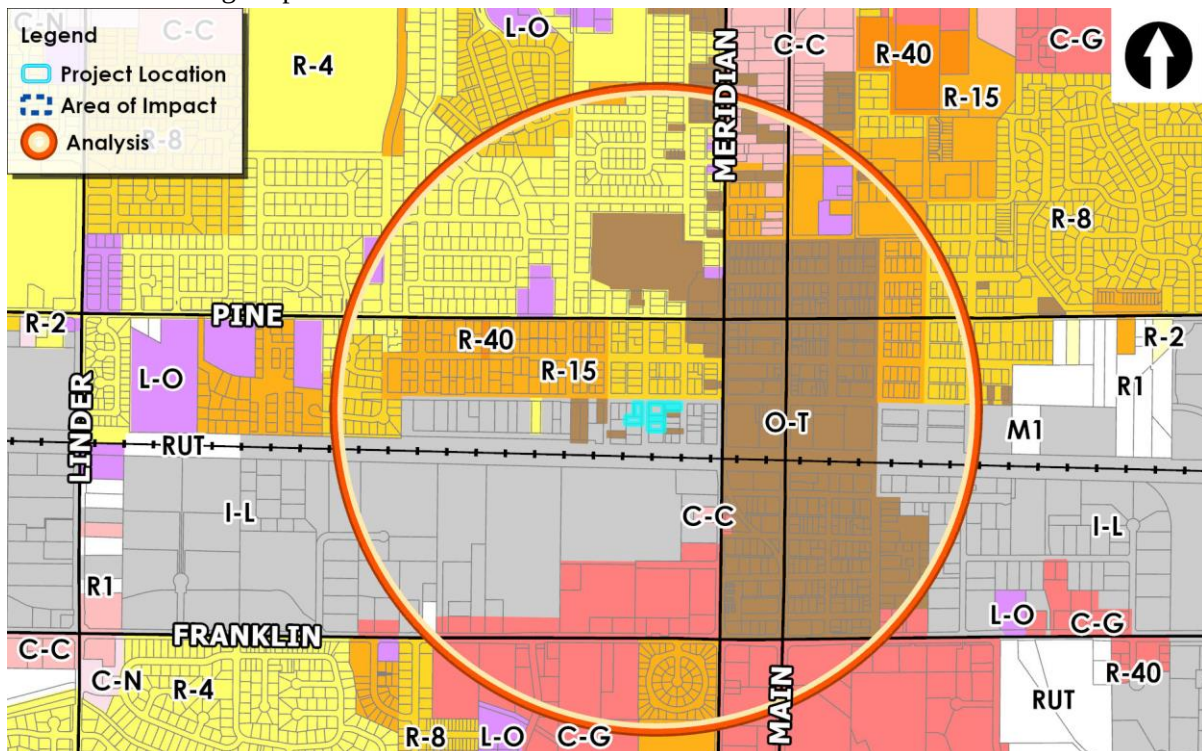
(link to [Project Overview](#))

1. Aerial

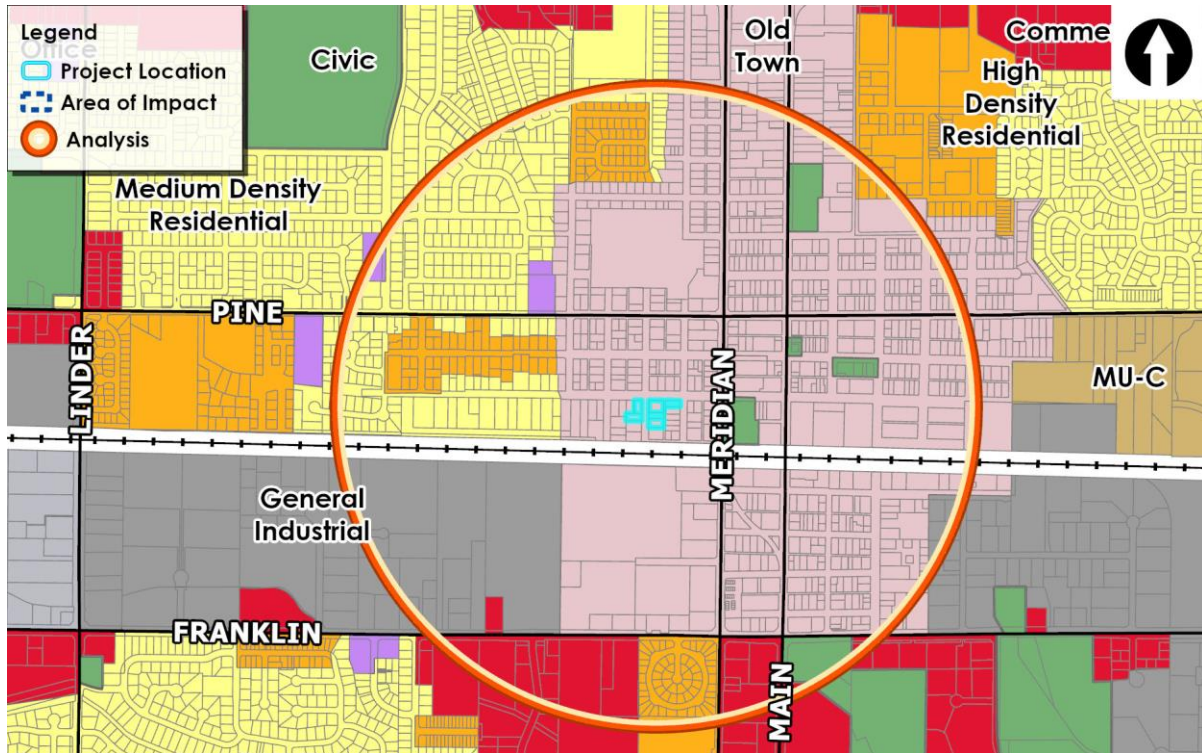
VII.



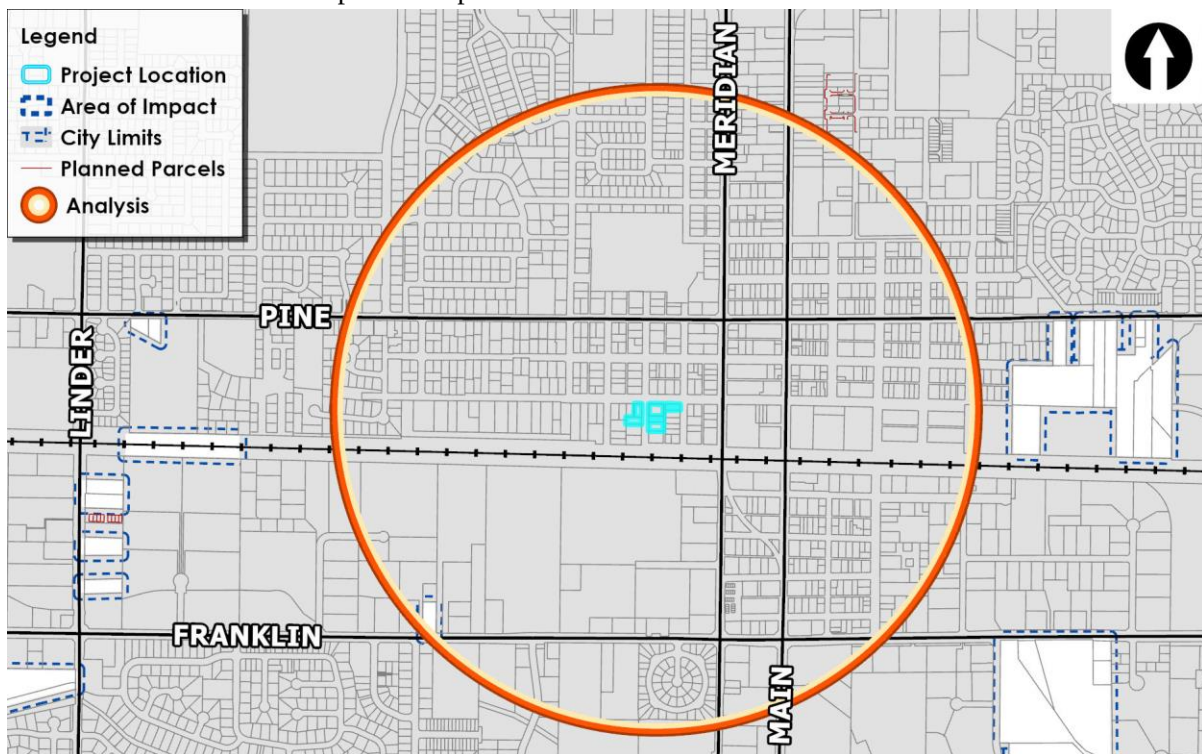
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

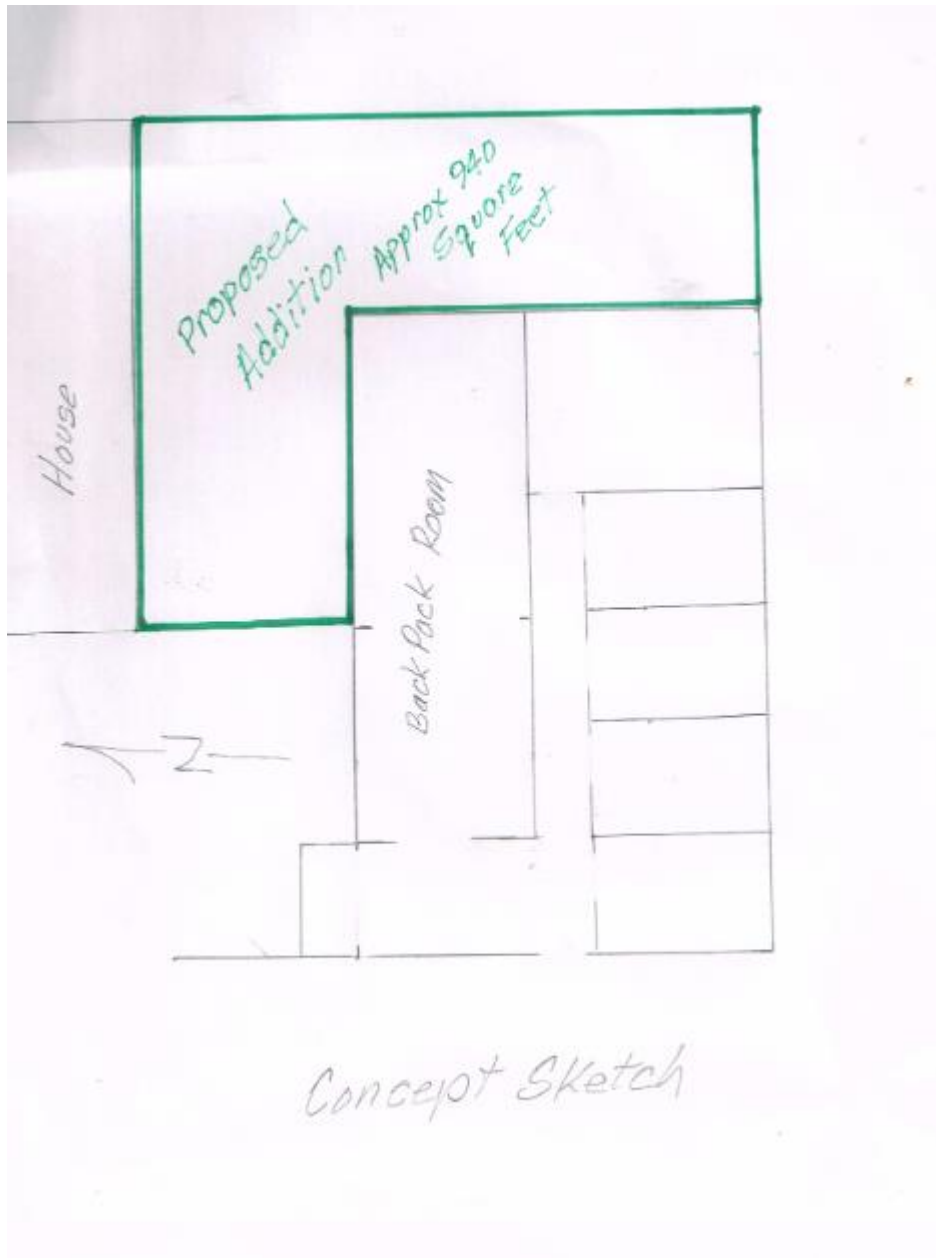




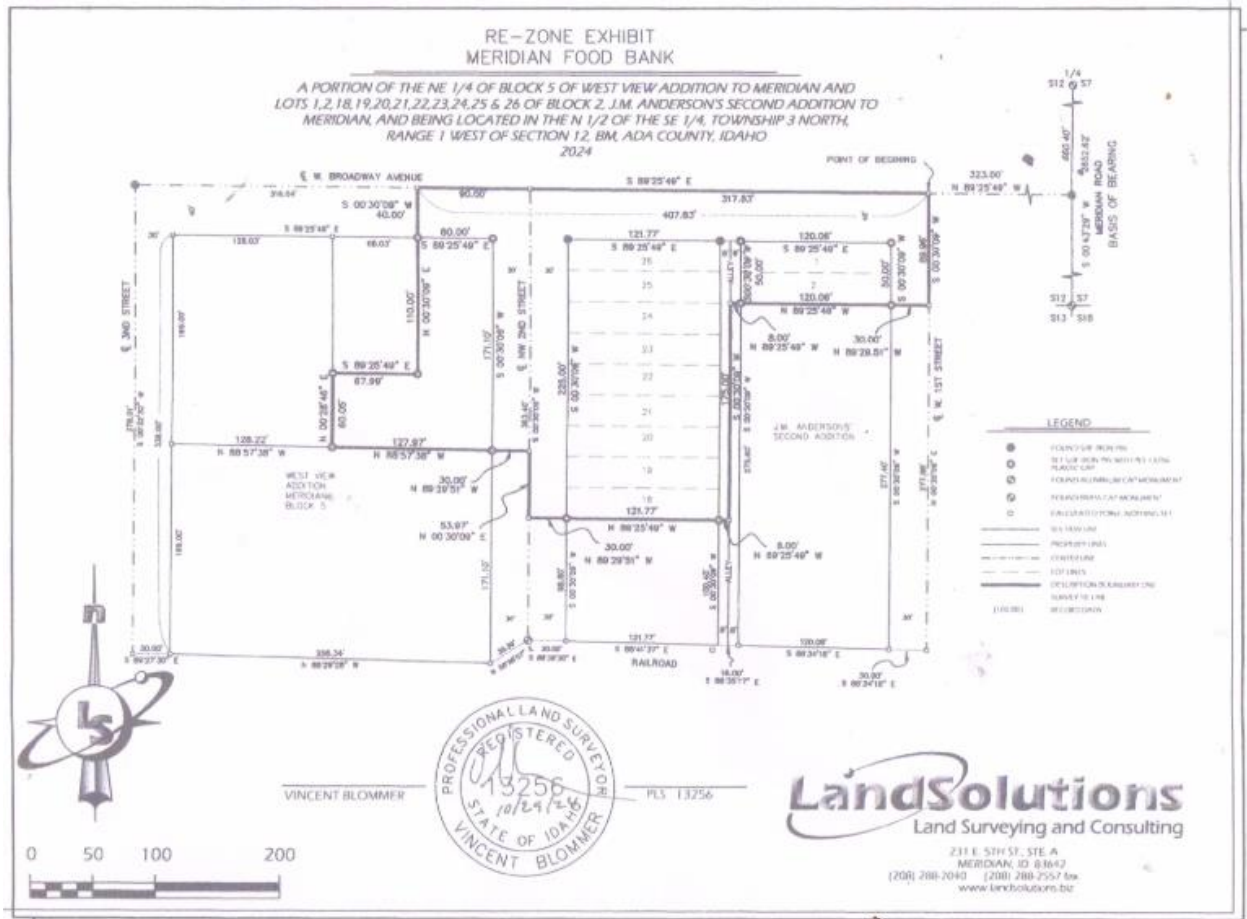
C. Service Accessibility Report

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

D. Concept Plan for Expansion



E. Rezone Legal Description & Exhibit Map



Legal Description
Meridian Food Bank Property Re-Zoning

Parcels being located in NE ¼ of Block 5 of West View Addition to Meridian and also J.M. Anderson's Second Addition to Meridian, located in the N ¼ of the SE ¼ of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a brass cap marking the NE corner of the SE ¼ of said Section 12, from which a brass cap marking the south east corner of said SE ¼ bears S 0°43'29" W a distance of 2652.62 feet;

Thence S 0°43'29" W along the easterly boundary of said SE ¼ a distance of 660.40 feet to a 5/8 inch diameter iron pin marking the intersection of Meridian Road and Broadway Avenue;

Thence leaving said easterly boundary N 89°25'49" W along the centerline of West Broadway Avenue a distance of 323.00 feet to the intersection of West 1st Street, THE POINT OF BEGINNING;

Thence leaving said centerline of West Broadway Avenue S 0°30'09" W a distance of 89.96 feet along the centerline of West 1st Street to a point;

Thence leaving said centerline of West 1st Street N 89°29'51" W a distance of 30.00 feet to southeast corner of Lot 2 block 2 of J.M. Anderson's Second Addition to Meridian;

Thence along the south boundary of said Lot, N 89°25'49" W a distance of 120.06 feet to a point;

Thence leaving said south boundary N 89°25'49" W a distance of 8.00 feet to the centerline of the alley lying within Block 2 of J.M. Anderson's Second Addition to Meridian to a point;

Thence along said centerline, S 0°30'09" W a distance of 175.00 feet to a point;

Thence leaving said centerline, N 89°25'49" W a distance of 8.00 feet to the southeast corner of Lot 18 Block 2 of Anderson's Second Addition to Meridian to a point;

Thence along the southerly boundary of Lot 18, N 89°25'49" W a distance of 121.77 feet to the easterly right-of-way of NW 2nd Street to a point;

Thence leaving said right-of-way N 89°29'51" W a distance of 30.00 feet to the centerline of NW 2nd Street;

Thence along said centerline N 0°30'09" E a distance of 53.97 feet to a point;

Thence leaving said centerline N 89°29'51" W a distance of 30.00 feet to the SE corner of the NE ¼ of Block 5;

Thence N 88°57'38" W a distance of 127.97 feet along the southerly boundary of said NE ¼ of block 5 to a point;

Thence leaving said southerly boundary N 0°28'46" E a distance of 60.05 feet along the westerly boundary said NE ¼;

Thence leaving said westerly boundary S 89°25'49" E a distance of 67.99 feet to a point 60.00 feet west of the easterly boundary of said NE ¼;

Thence N 0°30'09" E a distance of 150.00 feet to the centerline of Broadway Avenue;

Thence along said centerline S 89°25'49" E a distance of 407.83 feet to the POINT OF BEGINNING;