

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/28/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-489-0573
SUBJECT: H-2021-0060
Advanced Sign Easement Vacation
LOCATION: 2700 E Lanark St. and 155 N. Olson Ave



I. PROJECT DESCRIPTION

Request to vacate the 20' wide landscape easement platted on the south property line of Lots 1&2, Block 3 of Olson and Bush Subdivision No. 2, by B&A Engineers.

II. APPLICANT INFORMATION

A. Applicant/ Representative:

Anna Canning, B&A Engineers – 5505 W. Franklin Rd, Boise, ID 83705

B. Owner:

Spencer Hill, Advanced Sign – 2700 E. Lanark St., Meridian, ID 83642

III. STAFF ANALYSIS

In May of 2021, a Certificate of Zoning Compliance and Design Review (DES, CZC - A-2021-0055) was approved for a 62,500 sq. ft. light industrial building on four lots of two different subdivisions (Lot 1&2, Block 3 of Olson and Bush Subdivision No. 2 and Lots 9&10, Block 3 of Olson and Bush Subdivision No. 3). Although a building can overlay an interior lot line if both lots are under the same ownership, it was discovered that a 20' landscape easement existed along the southern property line of the northern lots (Lot 1&2, Block 3 of the Olson and Bush Subdivision No. 2) and the industrial building would be encroaching on this easement. This landscape easement is referenced in Note 9 of the plat and was intended to ensure subsequent development was respectful of residential development to the south. Since the time of the final plat approval, the lot south of the landscape easement (Lot 11, Block 3 of Olson and Bush Subdivision No. 3) is no owned by the same owner

(although not part of the development) and has since been zoned to C-G. Therefore, the landscape easement is no longer necessary.

As part of the final approval of the CZC, the applicant is required to vacate the landscape easement by amending the plat and then merging both lots together by a Property Boundary Adjustment. When this is completed, the applicant can proceed with applying for a building permit and move forward with construction of the project.

IV. DECISION

A. Staff:

Staff recommends approval of the vacation of the landscape easement as proposed by the Applicant by amending Plat Note 9 of the Olson and Bush Subdivision No. 2 as follows:

1. The 20-foot landscape setback on Lots 3 and 4, Block 3 shall be reserved for landscaping required by the City of Meridian. These lots shall provide landscaping as required by the City of Meridian.

A. Recorded Plat (date: November 2004)



B. Diagram Showing Landscape Plan of Approved Development

