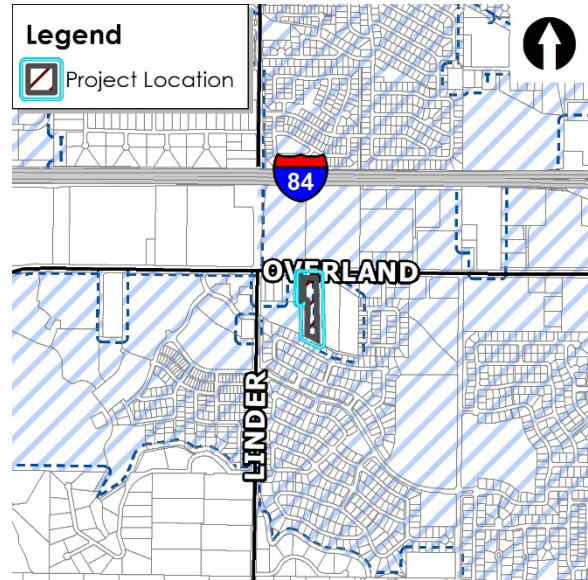


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 8/11/2020  
 TO: Mayor & City Council  
 FROM: Joe Dodson, Associate Planner  
 208-884-5533  
 SUBJECT: H-2020-0058  
 Epic Storage Facility  
 LOCATION: The site is located at 1345 W. Overland Road, in the NW ¼ of the NW ¼ of Section 24, Township 3N., Range 1W.



**I. PROJECT DESCRIPTION**

- (RZ) - Rezone of 4.43 acres of land from R-8 zone (Medium-density Residential) to C-G zone (General Retail and Service Commercial) for the purpose of developing commercial storage on the site;
- (CUP) - Conditional Use Permit for a 29,400 square foot storage facility and associated outdoor storage on 4.43 acres in the C-G zoning district, by Jarron Langston.

**II. SUMMARY OF REPORT**

A. Project Summary

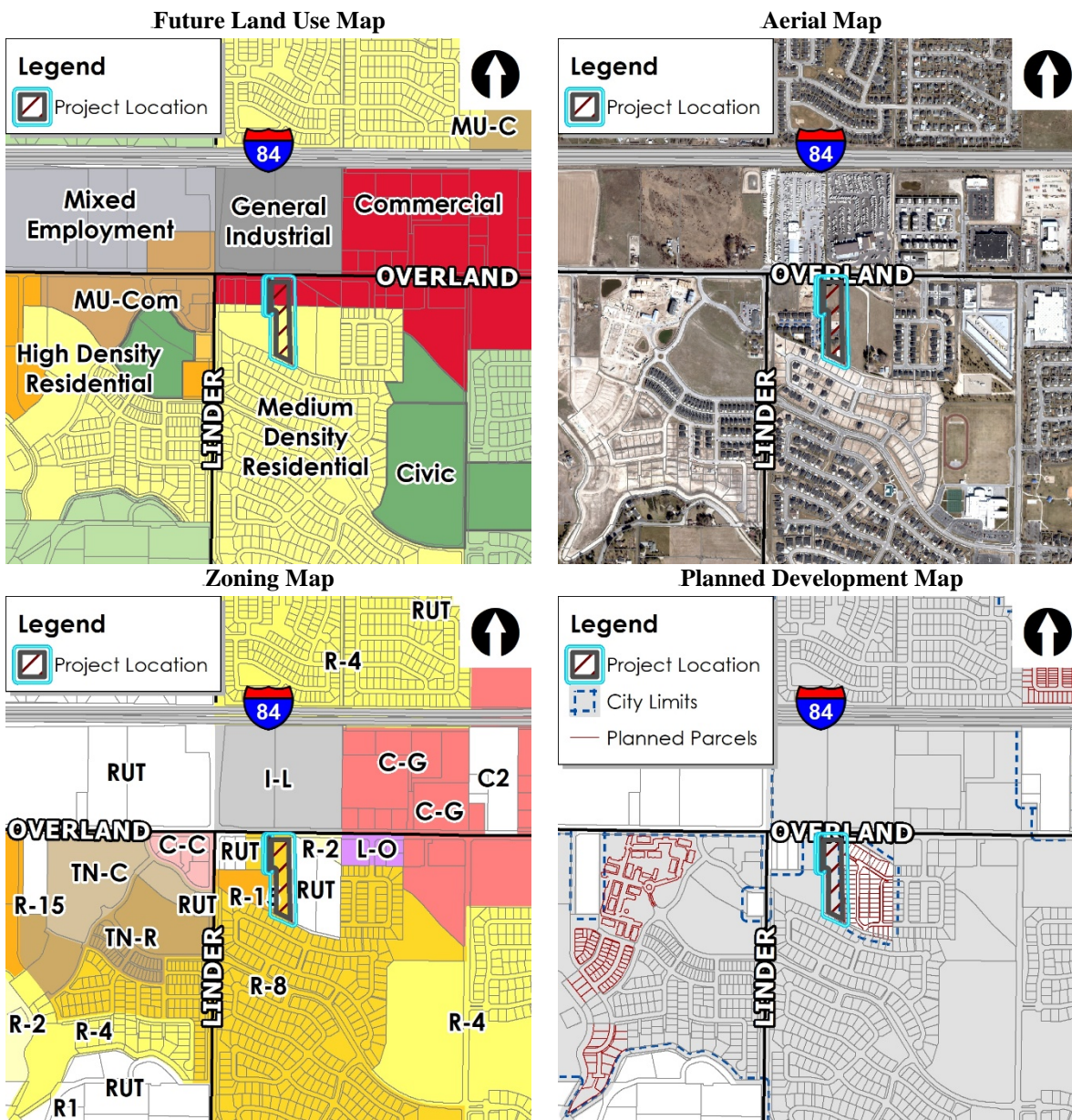
Description	Details	Page
Acreage	4.43 acres	
Future Land Use Designation	Commercial and Medium Density Residential	
Existing Land Use(s)	Commercial – County approved Church/Event center	
Proposed Land Use(s)	Commercial Storage Facility	
Lots (# and type; bldg./common)	2 lots – Commercial building lot	
Phasing Plan (# of phases)	Proposed as one phase	
Neighborhood meeting date; # of attendees:	April 21, 2020, 1 attendee. Meeting was held via Zoom due to Covid-19 stay at home orders.	
History (previous approvals)	AZ-04-027; County approved CUP for a Church/Event Center (date unknown).	

## B. Community Metrics

Description	Details	Page
<b>Ada County Highway District</b>		
<ul style="list-style-type: none"> <li>• Staff report (yes/no)</li> </ul>	No comments have been received at this time.	
<ul style="list-style-type: none"> <li>• Requires ACHD Commission Action (yes/no)</li> </ul>	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via an existing driveway from W. Overland Road, an arterial street. Only a secondary access is proposed (as required by Unified Development Code).	
Stub Street/Interconnectivity/Cross Access	Secondary access is proposed to the property to the east (Sagewood West) via a common drive that will serve as this project's emergency access.	
Existing Road Network	No road network is proposed; drive aisle to existing structures is existing.	
Existing Arterial Sidewalks / Buffers	Yes; Overland Road has existing curb, gutter, and sidewalk abutting the site.	
Proposed Road Improvements	N/A	
Distance to nearest City Park (+ size)	Approximately 1 mile to Bear Creek Park (18 acres in size)	
<b>Fire Service</b>		
<ul style="list-style-type: none"> <li>• Distance to Fire Station</li> </ul>	250 feet from Fire Station #6 (the sites abut each other)	
<ul style="list-style-type: none"> <li>• Fire Response Time</li> </ul>	This project lies within the Meridian Fire response time goal of 5 minutes.	
<ul style="list-style-type: none"> <li>• Resource Reliability</li> </ul>	Fire Station #6 reliability is currently unknown due to this station being so new.	
<ul style="list-style-type: none"> <li>• Risk Identification</li> </ul>	Risk Factor 4 – commercial with hazards (firefighting in a large commercial building with highly flammable campers, motorhomes, and trailers; this includes oils, fuels, and propane as additional fuel sources)	
<ul style="list-style-type: none"> <li>• Accessibility</li> </ul>	Proposed project meets all required access, road widths, and turnarounds.	
<b>Wastewater</b>		
<ul style="list-style-type: none"> <li>• Distance to Sewer Services</li> </ul>	Directly adjacent	
<ul style="list-style-type: none"> <li>• Sewer Shed</li> </ul>	South Black Cat Trunkshed	
<ul style="list-style-type: none"> <li>• Estimated Project Sewer ERU's</li> </ul>	See application	
<ul style="list-style-type: none"> <li>• WRRF Declining Balance</li> </ul>	13.96	
<ul style="list-style-type: none"> <li>• Project Consistent with WW Master Plan/Facility Plan</li> </ul>	YES	
<ul style="list-style-type: none"> <li>• Impacts/Concerns</li> </ul>	No proposed changes to Public Sewer Infrastructure have been proposed within this record. Any changes or modifications, to the Public Sewer Infrastructure, shall be reviewed and approved by Public Works.	
<b>Water</b>		
<ul style="list-style-type: none"> <li>• Distance to Water Services</li> </ul>	Directly adjacent	
<ul style="list-style-type: none"> <li>• Pressure Zone</li> </ul>	3	
<ul style="list-style-type: none"> <li>• Estimated Project Water ERU's</li> </ul>	See application	
<ul style="list-style-type: none"> <li>• Water Quality Concerns</li> </ul>	This development ends in a long deadend water main which may result in poor water quality. A future	

Description	Details	Page
<ul style="list-style-type: none"> <li>Project Consistent with Water Master Plan</li> </ul>	connection to the west will eliminate this dead end and correct this problem. YES	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Jarron Langston – 917 S. Allante Place, Boise, ID 83709

**B. Owner:**

Same as Applicant

**C. Representative:**

Glenn Walker (Architect) – 1891 N. Wildwood Street, Boise, ID 83713

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	6/19/2020	7/24/2020
Radius notification mailed to properties within 300 feet	6/16/2020	7/21/2020
Site Posting	6/29/2020	7/27/2020
Nextdoor posting	6/16/2020	7/21/2020

**V. STAFF ANALYSIS**

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

Commercial – This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

Medium Density Residential – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

*When the new comprehensive plan was ratified, the subject property was given two future land use designations due to its location on a major arterial street and despite it already being zoned residential (R-8 zoning district). This parcel has both the Commercial and Medium Density Residential future land use designations. The subject site is surrounded by existing City of Meridian zoning and development to its north, west, and south. Directly to the east the City is processing a new residential subdivision. Directly across W. Overland Road (an arterial street) there is I-L zoning with two RV uses currently existing—Bish’s RV and Camping World of Meridian. Directly to the west (along the northern half of the site) is the new Meridian fire station, and abutting the site on the southern half of the west boundary is a multi-family residential development.*

*Because of the addition of the Commercial future land use designation, the Applicant is proposing to rezone this property from its existing R-8 zoning to C-G, per the application. The Applicant believes utilizing this property, located on a major arterial street, for a commercial business rather than another residential subdivision. The proposed new land use is a form of RV storage and is a conditional use in the proposed C-G commercial zoning district. However, the proposed use is not a traditional RV self-storage as our code depicts; Staff must assess proposed uses with those listed in the UDC use tables for each zone. ~~Epic~~ Precision Storage (the actual business name) is a more encompassing commercial business than traditional self-storage by providing a valet, “drop and go,” system that requires customers to only drop off their trailers and RVs; they will not park them nor store them themselves. ~~Epic~~ Precision Storage is intended to*

*be a full service RV and trailer business that includes a wash before each use, supply stocking of the vehicle, and maintenance checks on standard items such as batteries, water, refrigerator, and tire pressure. In addition, a majority of the storage and business will occur within a large, single-story building. There will also be ancillary outdoor storage and vehicles and trailers will be stored on the asphalt area between the office in the back of the parcel and the main building along Overland Road, as seen on the site plan.*

*Because this property is already zoned residential and the development to the south/southwest and to the east is residential, Staff has concerns with the request for C-G zoning. This concern lies with the potential for a higher intensity of commercial use next to said residential if this property is rezoned to C-G but never develops as proposed. Staff would prefer to see lower intensity zoning on this property that is still commercial but will help Staff ensure a more disruptive use is not principally permitted and so easily attainable if this project is not completed fully. Therefore, Staff is recommending changing the requested rezone of C-G to be C-C instead. Self-service storage (the use Staff has to place the proposed use into) is still a conditional use in the C-C zone and will not affect the future operation of this use. If the Applicant adheres to the specific use standards and any additional conditions, the proposed project should meet the Future Land Use Map (FLUM) designation definitions and preferred uses for Commercial.*

*Below are specific comprehensive plan policies that discuss the proposed use in relation to the comp plan more thoroughly. In addition, see section V.D for further analysis on the proposed use.*

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

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

*“Ensure that adequate water supply and pressure are available for fire protection in areas suitable for industrial and commercial uses.” (3.03.01D). The proposed use requires additional water supply when compared to residential development due to the existence of highly flammable vehicles and additional fuel sources like that of propane and gasoline. The proposed commercial building will be sprinklered to help ensure fire safety; the appropriate water supply for this use is readily available with existing services.*

*“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). All public utilities are available for this project site as there is currently an existing structure on site that is being serviced by the City. This project not only lies within the Fire Department response time goal, it shared a property line with a fire station. In addition, the large building should be sprinklered which adds additional safety measures in case of a fire. The site currently has an existing curb cut onto W. Overland Road and Staff and ACHD have discussed this in relation to minimizing cuts onto an arterial street. Because the proposed use is commercial, it has been determined that the use and the adjacent subdivisions are better served if this site maintains its access to Overland rather than take access through a residential subdivision. If this application is not approved and the existing R-8 zoning district remains, the in process Sagewood West subdivision directly to the east is required to provide a full stub street to this property for future interconnectivity.*

*West Ada School District and Parks did not offer comments on this application because of the proposed use. Being a commercial project, there will not be any additional children added to the schools and there will be minimal impact on existing City services. This project should, however, add to the employment base of the City.*

*“Encourage the development of supportive commercial near employment areas.” (3.06.02C). As stated above, directly to the north and across Overland Road are two RV service/sales uses. When it comes to the future location of an additional RV use that then maintains those RVs for customers, being directly across the street is readily accessible. Epie Precision Storage is*

*intended to employ approximately 10 people outside of ownership and pay them more than minimum wage. This business is not an employment center itself but is minimally a supportive commercial use to those larger employers across the street because it adds an additional service for customers to partake in.*

*“Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.” (5.01.01F). City ordinances will be adhered to ensure disturbances are minimal to surrounding residential development. The Applicant is also proposing landscaping that will largely help with any potential noise and odor disturbances. In addition, a change to C-C zoning instead of the requested C-G zoning could offer an additional avenue for minimizing potential issues as less intense uses are principally permitted in the C-C zoning district when compared to C-G.*

*“Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.” (5.01.02D). The make-up of the nearby area has been detailed above and the existence of so much residential makes integration of this use difficult. In addition, there are no existing stub streets to this parcel from adjacent subdivisions. In order to help mitigate any potential noise, light, or odor trespasses, the Applicant has proposed this use to almost wholly occur within a 29,400 square foot commercial building. The Applicant is also proposing trees and a vinyl privacy fence along the entire property boundary of the site to help with screening and to add a buffer to any adjacent use—this landscaping should also add to the beautification of the site as well.*

*The abovementioned building does not fully comply with the architectural requirements for commercial buildings. The Applicant will be required to add additional roof variation along the northern and southern roof lines as required by the City’s Architectural Standards Manual. In addition, it must be stressed that placing a prefabricated type of metal building next to residential and next to a nicely designed fire station will not be supported. Therefore, Staff is recommending additional conditions of approval that require better architecture for the proposed building to help it match and integrate with existing and proposed development.*

***Staff finds this development to be generally consistent and in alignment with the Comprehensive Plan, if the Commission and Council support the applicant’s request to rezone the property entirely commercial without a residential component as envisioned by the Comprehensive Plan.***

C. Existing Structures/Site Improvements:

There is an existing home and accessory building that currently exist on site. It is the understanding of Staff that the existing home will be removed upon development but the additional warehouse structure in the rear of the property will remain. This small warehouse will become the required office for the proposed storage use. There is also an existing access from W. Overland Road that is improved with asphalt and is to remain for the future project.

D. Proposed Use Analysis:

The proposed use falls under Self-Service Storage in the Unified Development Code (UDC) and is a conditional use in the proposed and recommended C-G and C-C zoning district per UDC Table 11-2B-2. Storage facilities are also governed by specific use standards as noted in UDC 11-4-3-34 for self-service storage facility. There is also ancillary outdoor storage proposed that is also governed by specific use standards, UDC 11-4-3-33. Commercial buildings require Certificate of Zoning Compliance (CZC) and Design Review and Staff will use these additional applications as a chance to ensure the site develops according to the conditions of approval in this staff report.

*Epie Precision Storage is not a traditional RV storage facility with acres of asphalt and metal buildings that jut out of the landscape and require a security gate for customers to access the facility. By simply driving through neighborhoods one can see that the Treasure Valley is home to a large number of RVs and motorhomes and the proposed use hopes to help manage this by providing premium services for them. Epie Precision Storage is a full service RV and trailer business that includes a wash before each use and maintenance checks on standard items such as batteries, water, refrigerator, and tire pressure. In addition, propane tanks will be filled and the vehicles will be stocked with supplies and food so that the customers only have to arrive and pick their vehicle up for a time of fun. Staff finds that the location is ideal for the proposed use due to its proximity to Bish's RV and Camping World where recreational vehicles and trailers are serviced and sold. It is well known that additional self-service storage facilities are not largely desired in the City of Meridian. Because of the details outlined above, Staff believes that the proposed use is more premier than a traditional storage facility and would in fact add a new business to the City and Valley.*

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

The proposed self-service storage and outdoor storage uses are subject to conditional use permit approval by the Planning and Zoning Commission and subject to specific use standards outlined in UDC 11-4-3-34 and 11-4-3-33 and below, respectively:

**11-4-3-34 – Self-Service Storage Facility:**

- 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. *As noted, the proposed use does not fully fit within uses listed in the UDC use table. Self-service storage is the closest use to the proposed use but does not fit with this requirement as the use is a commercial use where the main building will be used to both store and maintain customer's RVs and trailers. No items will be manufactured on the subject site or within any proposed buildings.*
- 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 feet (25'). *The proposed site-plan shows compliance with this standard.*
- D. The storage facility shall be completely fenced, walled, or enclosed and screened from public view. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material. *A majority of the storage and use is proposed to occur within the large commercial building. Ancillary outdoor storage is likely to occur and the Applicant is proposing to screen this with a privacy vinyl fence and a 25-foot wide landscape buffer abutting the residential uses.*
- E. If abutting a residential district, the facility hours of public operation shall be limited to six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M. *According to the application, the Applicant's proposed hours of business are 7:00 A.M. to 6:00 P.M. and are therefore within the allowable range of business operation hours.*
- F. A minimum twenty five foot (25') 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-9C](#) of this title. *The submitted landscape plans show a 25-foot buffer but it does appear to meet UDC 11-3B-*

*5N requirements that any type of buffer be at least 70% covered with vegetation at maturity. Staff is recommending a condition of approval to correct this.*

- G. If the use is unattended, the standards in accord with section [11-3A-16](#), "Self-Service Uses", of this title shall also apply. *Not applicable; use is attended.*
- H. The facility shall have a second means of access for emergency purposes. *The submitted plans show a secondary access in the northeast corner of the site in line with a requirement of the Sagewood West subdivision to the east currently in process with the City. This access satisfies this standard.*
- 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. *Submitted plans show compliance with this standard.*
- J. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined. *The Applicant shall comply with this standard.*
- K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital. (Ord. 13-1555, 5-14-2013) *Liquid propane may be stored on site for use in filling propane tanks in customer vehicles. There is no hospital within 1,000 feet of the subject site; therefore, this standard shall be satisfied.*

**11-4-3-33 – Outdoor Storage Facility:**

- A. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. *The Applicant shall comply with this standard.*
- B. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic. *The Applicant shall comply with this standard.*
- C. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined. *The Applicant shall comply with this standard.*
- D. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital. *See comment on same standard above.*
- E. For properties in industrial districts, the following standards shall apply: *(The subject site is not proposed with an industrial district and therefore this standard does not apply)*
  - a. For properties that are adjacent to nonindustrial properties and/or public streets, outdoor storage of materials, equipment, inventory, and/or supplies shall be incorporated into the overall design of buildings and site landscaping so that the visual impacts of these functions are fully contained and screened from view of adjacent nonindustrial properties and/or public streets by a solid fence and/or wall with a minimum height of six feet (6'). Such fence and/or wall shall be constructed of complementary or of similar design and materials of the primary structure.
  - b. For properties that adjoin the railway corridor, in addition to the standards of subsection E1 of this section, outdoor storage of materials, equipment, inventory, and/or supplies shall be screened from the edge of the required street buffer a



distance of one hundred feet (100') from the edge of right of way parallel to the railway corridor.

- c. For properties where subsections E1 and/or E2 of this section do not apply, outdoor storage areas do not need to be screened. (Ord. 09-1420, 6-23-2009, eff. 6-23-2009)

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

The proposed commercial building appears to meet all UDC dimensional standards including required landscape buffers, building setbacks, drive aisle widths, and building height.

G. Access ([UDC 11-3A-3](#), [11-3H-4](#)):

Access is proposed via the existing curb cut from W. Overland Road, an arterial street. ACHD approves of this access point as the proposed use is a commercial use and vehicle trips to the location is presumed to be minimal when compared to a residential development. The specific use standards require a secondary access for storage facilities and the Applicant is proposing one at the eastern boundary that lines up with a proposed common driveway in the adjacent Sagewood West development currently being processed.

*This Applicant and the Applicant for Sagewood West have worked together to align this emergency only access. Typically, an emergency access must meet a separation requirement from the main access in order to count as a secondary access for Meridian Fire. However, the requirement of this secondary access is not a Fire requirement but a Planning one and therefore the normally required separation between the two access points is not applicable.*

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

Off-street parking is required to be provided at one space per 500 square feet in accord with the standards listed in [UDC 11-3C-6B](#) for commercial zoning districts. Specifically for self-service storage facilities, this requirement is only applicable based on the gross floor area of the office space. *According to the submitted site plan, the existing warehouse building on site is 3,185 square feet, requiring a minimum of seven (7) parking spaces. The Applicant has proposed seven (7) parking spaces, of which two (2) are ADA accessible. Because the proposed use uses a valet system, Staff finds the proposed parking to be sufficient.*

*Between the office and the main building, the Applicant is proposing to install asphalt paving for the majority of that area. This area is intended for outdoor storage and staging of RVs and trailers but will not be for public parking. This area will likely not be striped as the position and size of items parked in this area will vary throughout business operation. The outdoor storage specific use standards shall be adhered to because of this proposed ancillary use.*

I. Pathways ([UDC 11-3A-8](#)):

No pathways are proposed or required due to frontage along W. Overland Road being fully improved with curb, gutter, and sidewalk.

J. Sidewalks ([UDC 11-3A-17](#)):

The subject site has its only street frontage on W. Overland Road and this section of Overland has been fully improved with 5 lanes and curb, gutter, and attached sidewalk. The Applicant is proposing a short extension of the sidewalk to go into the site. This extension turns into a pedestrian crosswalk that leads to the front door of the main storage building.

*UDC 11-3A-19, "Site Design Standards," also dictates that sidewalks be provided from the public street to the office for a delineated path for pedestrians. No submitted plans show this*

*sidewalk connection to the office in the back of the site where parking is proposed. In order to satisfy this requirement this additional sidewalk should be delineated through the parking lot in some way. For example, stamped concrete, brick, or similar. Staff is recommending a condition of approval to correct this.*

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

A 25-foot wide street buffer is required adjacent to W. Overland Road, an arterial street, landscaped per the standards listed in [UDC 11-3B-7C](#). A 25-foot wide buffer is shown on the submitted site plan and landscape plan. In addition, a 25-foot buffer is required between the proposed commercial use and any residential uses, landscaped per the standards listed in [UDC 11-3B-9](#). A 25-foot landscape buffer is depicted on the submitted landscape plans along the property boundary that abuts all residential uses, existing and proposed.

*When a landscape buffer between uses is required, the requirement is meant to ensure adequate screening between dissimilar uses. The code requires that this buffer include trees that have canopies that touch at maturity. The Applicant is proposing to use a large number existing trees for this buffer that are not on this property but are near the property line and on the adjacent property to the east. Therefore, the Applicant shall be required to revise the submitted landscape plans and show adequate landscape material within the required buffer per [UDC 11-3B-9](#) standards. With the combination of a privacy fence and dense landscaping, Staff finds the proposed landscape buffers as sufficient to meet this code requirement.*

*The City Arborist has made Staff aware of a potential issue with the *Fraxinus* “Ash” tree species. This type of tree species attract a specific and invasive pest and it is the request of the City Arborist that projects start trying to replace these types of trees with other tree species. Therefore, Staff is recommending a condition of approval that the Applicant work with the City Arborist on an appropriate alternative to their proposed “Ash” tree selection.*

L. Fencing ([UDC 11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in [UDC 11-3A-7](#). Fencing is proposed as shown on the landscape plan along the entire property boundary and meets UDC standards as proposed.

M. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant submitted conceptual renderings and conceptual elevations of the new proposed storage/commercial building (see Section VII.E). The submitted plans do not meet all of the standards as required for commercial development in the Architectural Standards Manual (ASM). This application does not include Design Review but staff is recommending certain conditions to ensure any future commercial building on this site is built to a premier standard as intended by the ASM.

*Specifically, prefabricated metal siding is prohibited as a field material unless uses with a minimum of two other qualifying field materials and meets all other standard fenestration and material requirements (ASM, Commercial District Goal 5.20). The submitted elevations show this type of metal as a field material along the top of the entire building. The only other field material proposed appears to be stucco; all other materials are used as accents. Staff understands that the proposed building is a large metal building but that does not mean that an industrial type building can be dropped on a lot within a commercial district. IF the metal look is desired, it should be of high quality like that of “high grade fiber panels,” for example. In addition, Staff recommends replacing some of the metal shown on the plans with windows to create a more interesting façade across the different building elevations. Adding overhangs or architectural*

*trellis along the building (especially on the north façade that faces the public street) would also add interest and qualifying fenestration to the building.*

*The submitted plans also do not show where mechanical equipment will be placed. The proposed building will be climate controlled so the required HVAC system will not be small. Where will this be located? The plans do not show any parapet on the building and any roof mounted mechanical equipment must be fully screened from public view. To help fix this and add the required roofline variation, Staff recommends adding an architectural parapet around the building that helps anchor the top of the structure architecturally and provide screening opportunities for future mechanical equipment.*

## **VI. DECISION**

### **A. Staff:**

Staff recommends approval of the requested rezone and conditional use permit per the Findings in Section IX of this staff report and if the Commission and Council deem the site more appropriate to develop entirely with a commercial use as proposed

### **B. The Meridian Planning & Zoning Commission heard these items on July 9, 2020. At the public hearing, the Commission moved to recommend approval of the subject Conditional Use Permit and Rezone requests.**

#### **1. Summary of Commission public hearing:**

- a. In favor: Glenn Walker, project architect**
- b. In opposition: None**
- c. Commenting: Glenn Walker, Architect**
- d. Written testimony: None**
- e. Staff presenting application: Joseph Dodson**
- 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. Height of fence adjacent to residential uses;**
- b. Use of existing facility in rear of property that is to remain;**
- c. How proposed use actually functions on-site with intended “valet” service model.**

#### **4. Commission change(s) to Staff recommendation:**

- a. Add condition/DA provision that an 8-foot tall fence be constructed along the property lines that abut a residential use.**

#### **5. Outstanding issue(s) for City Council:**

- a. Applicant has not addressed conditions 1.1 and 1.2. Staff recommends that Council modify these conditions to include a rewording that requires the Applicant to supply these revised documents to Planning Staff prior to any Rezone ordinance approval.**

### **C. City Council:**

Enter Summary of City Council Decision.

## VII. EXHIBITS

### A. Rezone Legal Description and Exhibit Map



May 13, 2020

Rezoning to Zone CG Legal Description

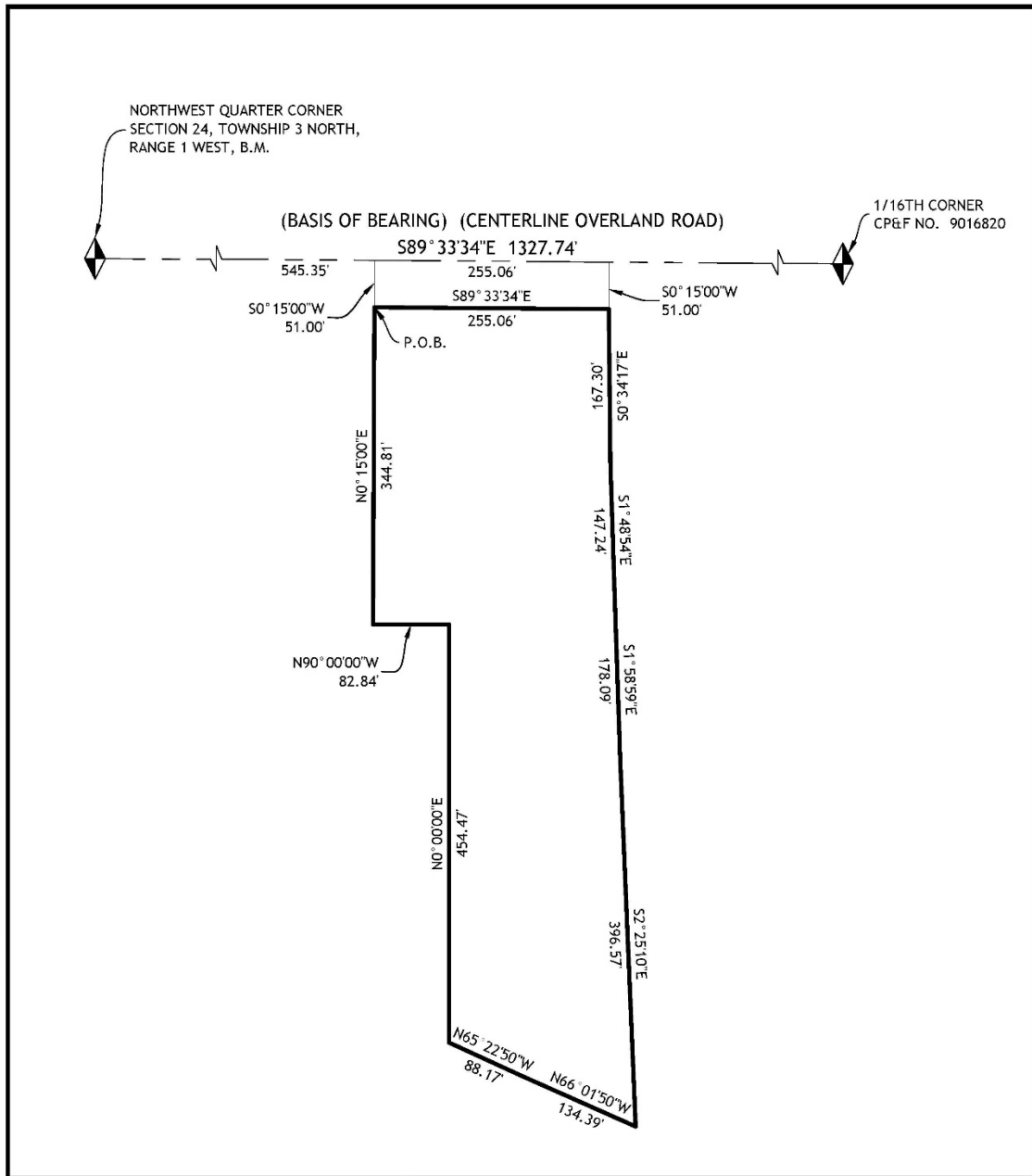
**BASIS OF BEARING** for this description is S89°33'34"E between a found 1/2" Iron Pin at the West 1/16<sup>th</sup> Corner and the Northwest corner of Section 24, Township 3 North, Range 1 West, B.M., Ada County, Idaho.

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO AS DESCRIBED:

BEGINNING AT A POINT IN THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT BEING S89°33'34"E 545.35 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND S00°15'00"W 51.00 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, B.M.; AND RUNNING S89°33'34"E 255.06 FEET; THENCE S00°34'17"E 167.30 FEET; THENCE S01°48'54"E 147.24 FEET; THENCE S01°58'59"E 178.09 FEET; THENCE S02°25'10"E 396.57 FEET; THENCE N66°01'50"W 134.39 FEET; THENCE N65°22'50"W 88.17 FEET; THENCE N00°00'00"E 454.47 FEET; THENCE N90°00'00"W 82.84 FEET; THENCE N00°15'00"E 344.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.23 ACRES IN AREA

C:\Users\jdmom\Dropbox\EDM (1)\Projects\Precision Storage\Drawings\Legal Desc.dwg



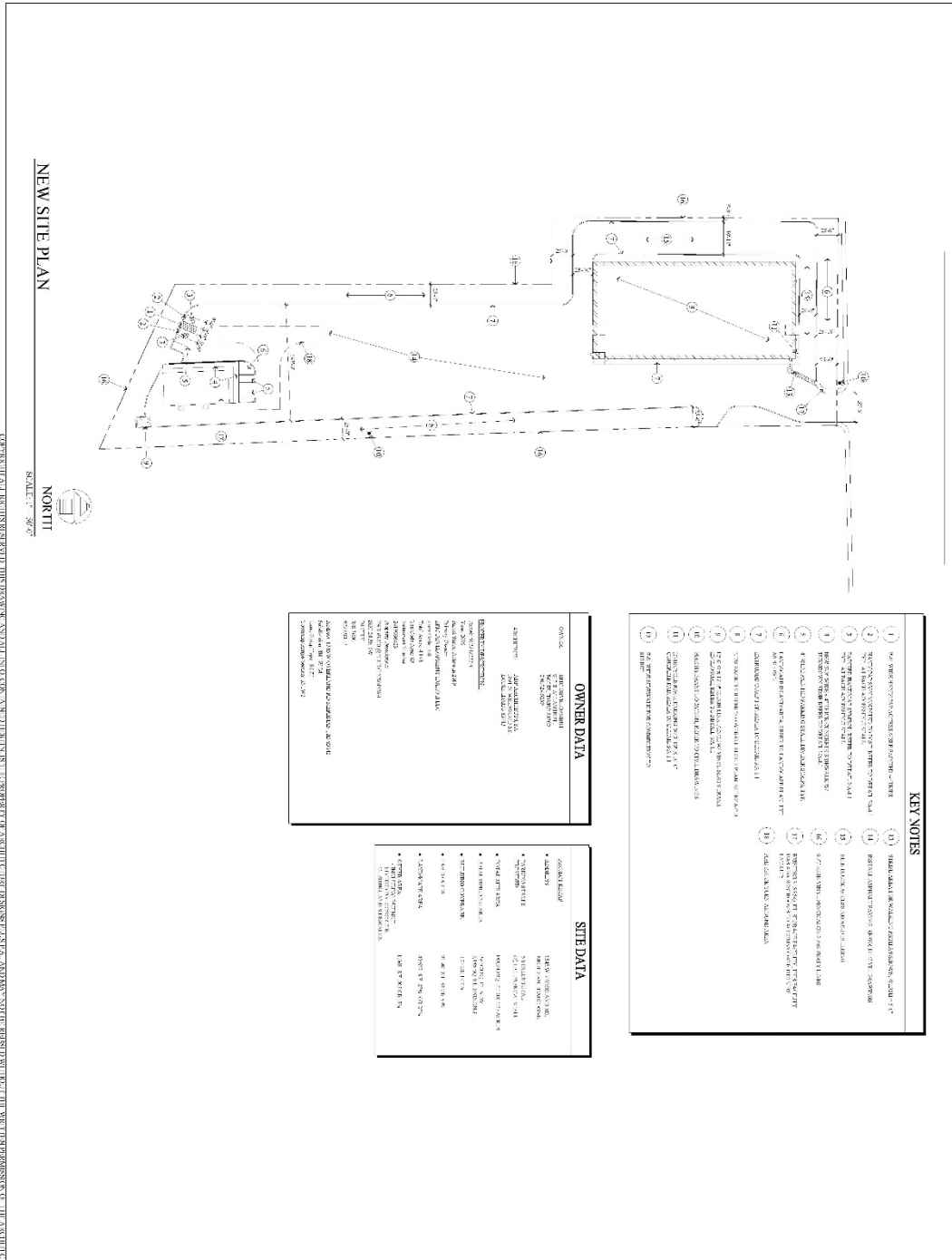
EDM Partners

NORTH

SCALE: 1"=150'

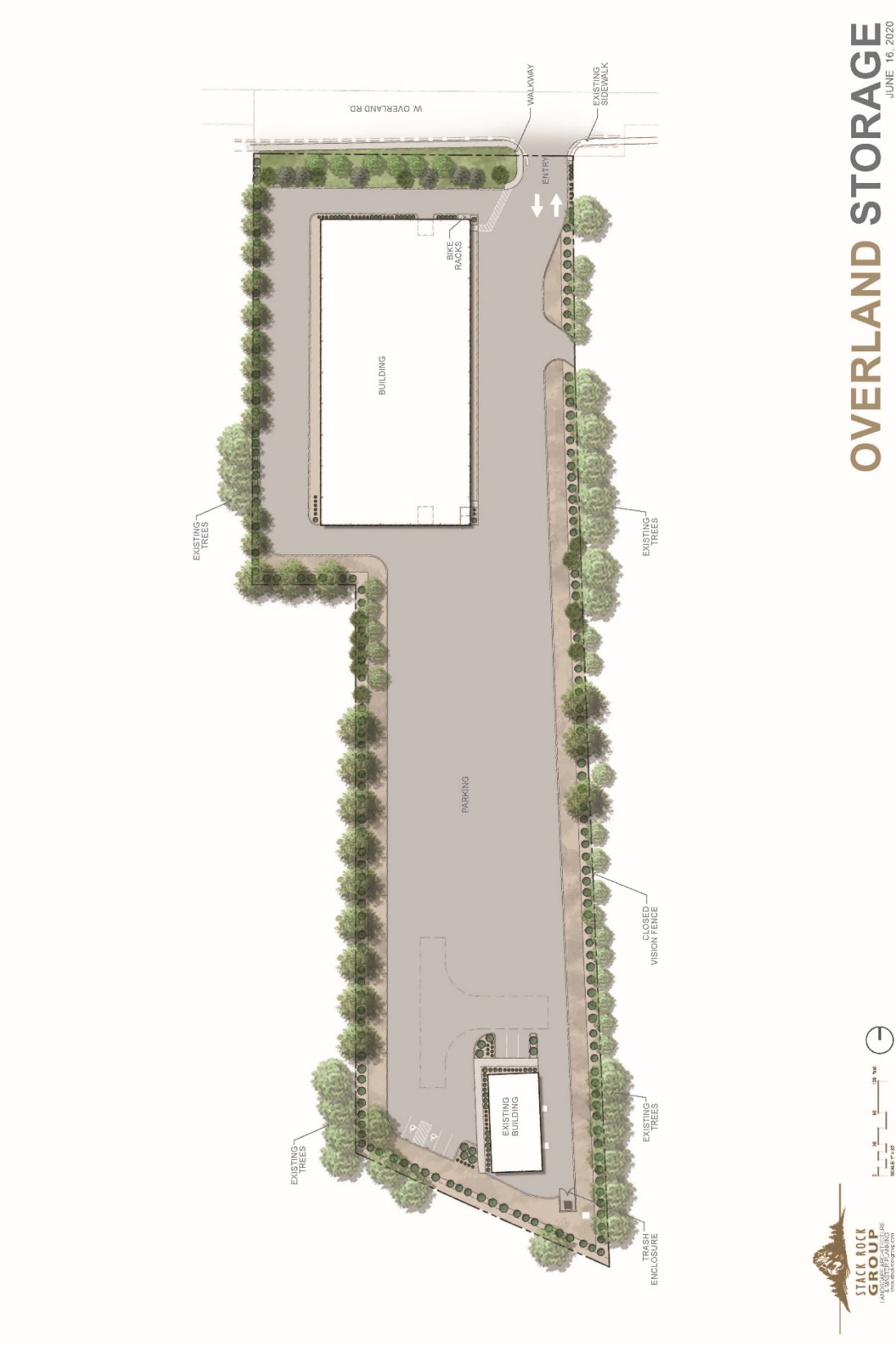
<b>Precision Storage</b>	
<b>Legal Description</b>	
DATE:	FIGURE:
May 15, 2020	2

B. Site Plan (dated: June 2020)



<p>PROJECT NUMBER: A-1.0</p> <p>DATE: 06/2020</p>	<p>NEW STORAGE FACILITY FOR:                  EPIC DEVELOPMENT                  1345 W. OVERLAND RD.                  MERIDIAN, IDAHO 83642</p> <p><b>NEW SITE PLAN</b></p>	<p><b>ADP ARCHITECTS</b>                  ARCHITECTURE &amp; REAL ESTATE PLANNING                  GIANNI PALANCA, AIA                  4601 N. WILLOWWOOD ST.                  MERIDIAN, IDAHO 83642</p> <p>017302 899 885 6791                  gpalanca@adpphoto.com</p>	<p>ARCHITECTURE                  DESIGNER: P.A.</p>
	<p>DATE: 06/2020</p> <p>SCALE: 1" = 50'</p>	<p>PROJECT NUMBER: A-1.0</p> <p>DATE: 06/2020</p>	<p>017302 899 885 6791                  gpalanca@adpphoto.com</p>

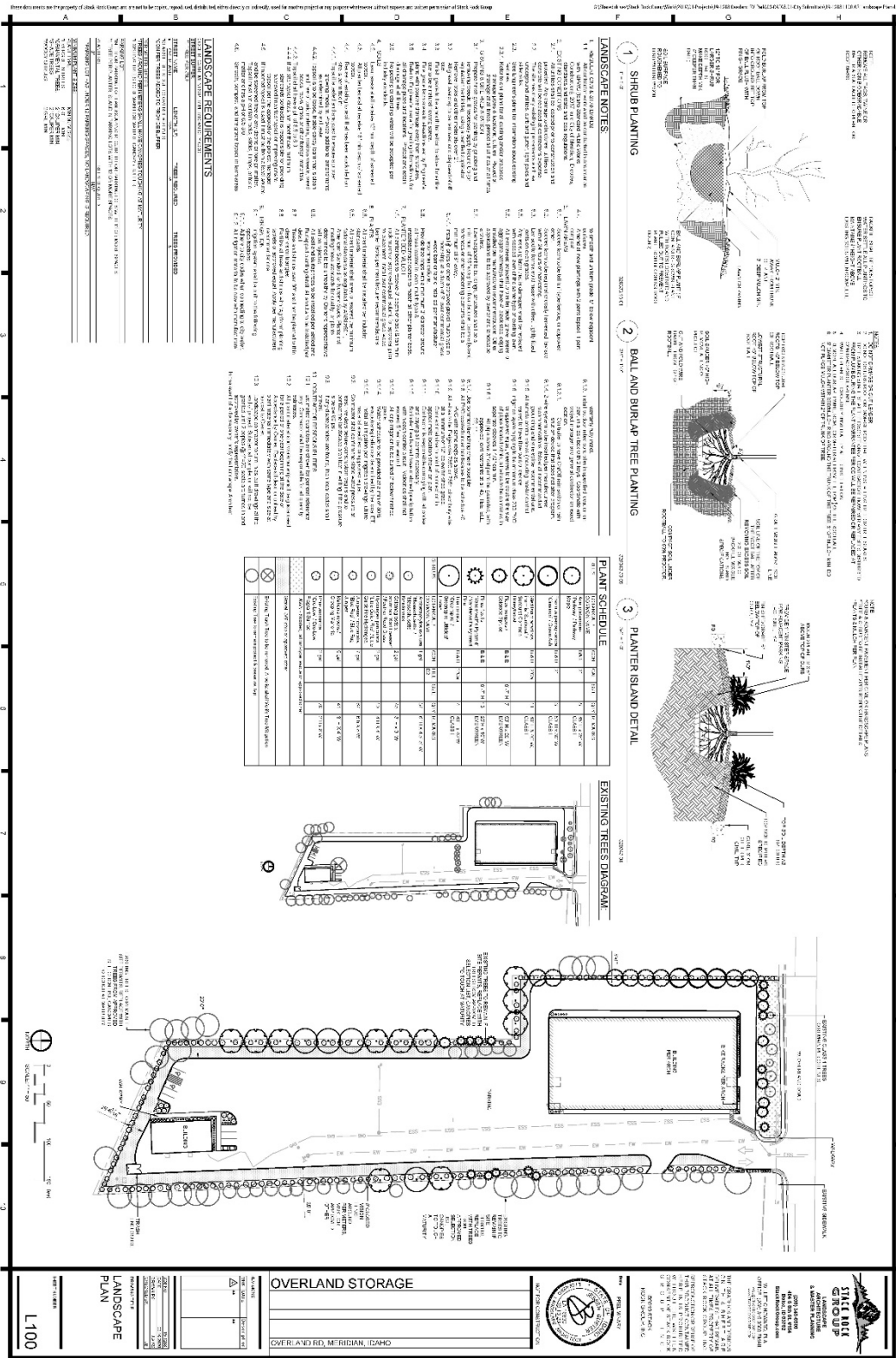
C. Landscape Rendering (date: June 2020)



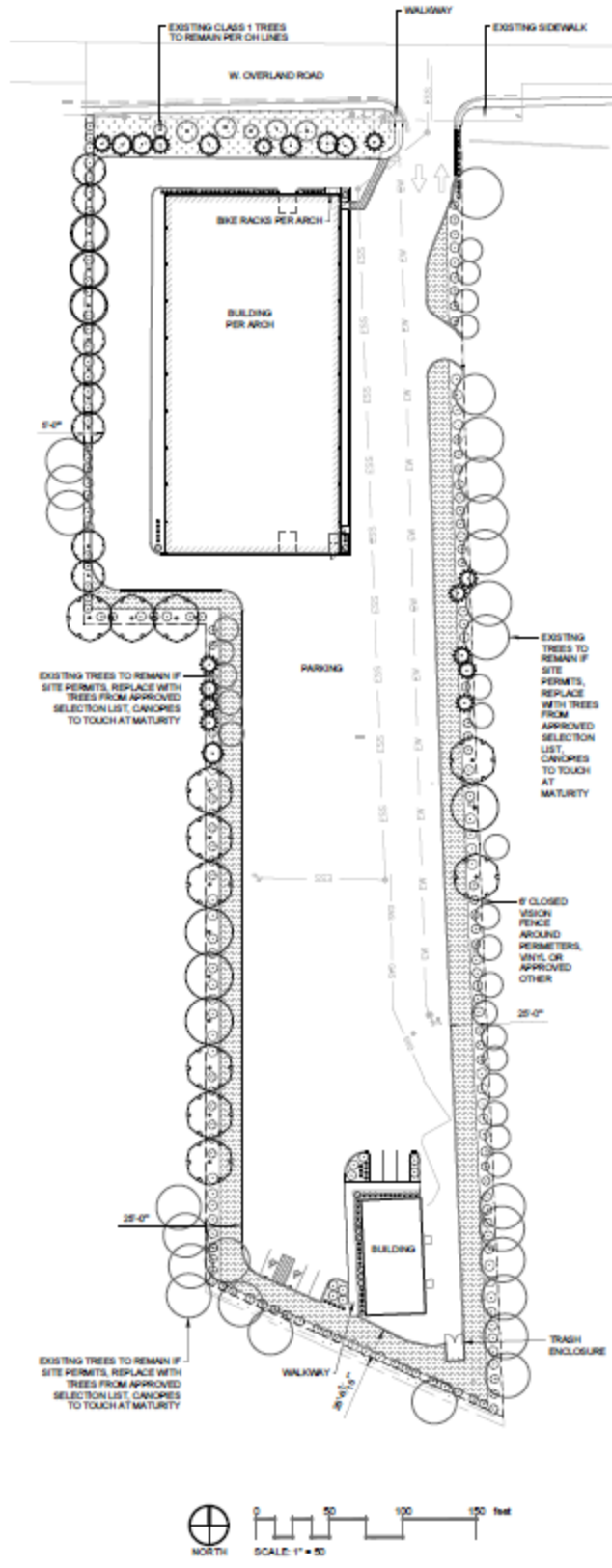
**OVERLAND STORAGE**  
JUNE 16, 2020



D. Landscape Plans (date: June 2020)







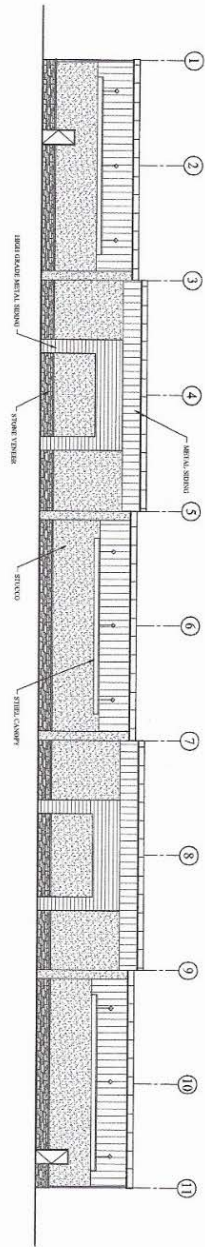
E. Conceptual Building Elevations (Revised for Commission)





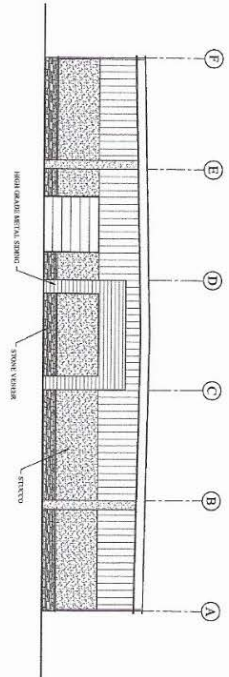


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EAST ELEVATION

SCALE: 1/2" = 1'-0"



NORTH ELEVATION

SCALE: 1/2" = 1'-0"

<p>NO. REVISED IONS DATE</p> <p>1 ISSUE FOR PERMIT 02/16/13</p>	<p>DATE</p>	
<p><b>ADP ARCHITECTS</b> ARCHITECTURE &amp; REAL ESTATE PLANNING GLENN WALKER, AIA 1801 N WILLOWOOD ST. BOISE, IDAHO 83713 OFFICE 208-363-0794 gwalker@adpplans.com</p>		
<p>PROJECT SIZE NEW STORAGE FACILITY FOR: EPIC DEVELOPMENT 1345 W. OVERLAND RD. MERIDIAN, IDAHO 83642</p>		
<p>ELEVATIONS</p>		
<p>DATE: 2012 DRAWN BY: G.W. SCALE: A-3.0</p>		

## VIII. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. As allowed by Idaho State Law with Annexation and Rezone applications, a Development Agreement (DA) is required as a provision of rezoning this property. Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of rezone ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. 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 rezone. The DA shall, at minimum, incorporate the following provisions:

**At least ten (10) days prior to the City Council hearing, the Applicant shall submit:**

**1. Revised legal descriptions for the requested rezone to reflect the C-C zoning district instead of the C-G zoning district AND**

**2. Revised legal description for the rezone boundary to reflect the conveyance of the sliver of land from the proposed Sagewood West application, Lot 27, Block 1 of their proposed plat.**

- a. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the C-C zoning district and those listed in the specific use standards for self-service storage facilities and ancillary outdoor storage, UDC 11-4-3-34 and UDC 11-4-3-33, respectively.
- b. The only approved direct lot access to W. Overland Road is that existing access in the northeast corner of the subject site.
- c. The Applicant shall maintain an emergency only access to the east via the proposed common drive in the adjacent subdivision to the east, Sagewood West.
- d. The Applicant shall comply with the ordinances in effect at the time of application submittal.
- e. Prior to CZC and DES submittal, the Applicant shall obtain approval of a Property Boundary Adjustment to consolidate all existing lots (S1224223270 & S1224223300) into one and include the sliver of land conveyed from the property owner to the east, shown as Lot 27, Block 1 in the Sagewood West preliminary plat.
- f. All fencing adjacent to abutting residential uses shall be privacy fencing and eight (8) feet in height meeting UDC 11-3A-7 standards.

2. The Applicant shall obtain Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approval prior to submitting for building permits.
3. The submitted site plan, dated June 2020 and as seen in Exhibit VII.B, shall be revised to show the required sidewalk from W. Overland Road to the office in the rear of the subject site. The sidewalk shall be delineated by being constructed of a different material than the asphalt parking lot (i.e. stamped concrete, brick, or similar).
4. The submitted landscape plan, dated June 2020 and as seen in Exhibit VII.D, shall be revised as follows:
  - a. Show the required landscape buffer to all residential land uses as at least 70% covered by vegetation at maturity, as set forth in UDC 11-3B-5N.
  - b. Add the required additional sidewalk from W. Overland to the office in the rear of the subject site. The sidewalk shall be delineated by being constructed of a different material than the asphalt parking lot (i.e. stamped concrete, brick, or similar).
- ~~5. Prior to the Planning and Zoning Commission hearing on July 9, 2020, the elevations and elevation renderings, dated 2/25/2020 and seen in Exhibit VII.E, shall be revised prior to CZC and DES submittal as follows:~~
  - ~~a. Add an additional field material that is not pre-fabricated metal siding along all building facades;~~
  - ~~b. Add windows, where architecturally feasible, along the top of building facades, especially on the north facing elevation;~~
  - ~~c. Add architectural trellis on the north, east, and west building facades;~~
  - ~~d. Wrap the proposed stone veneer along the bottom of the building around the corners as is required in ASM Goal 5.1F;~~
  - ~~e. Continue the stone veneer onto the proposed pop-outs and at a higher height from the ground;~~
  - ~~f. Add a parapet along the roofline with the required modulation that will also cover any mechanical equipment.~~
  - ~~g. Add additional fenestration and pedestrian scale along all building facades.~~

6. All future lighting on the subject site shall be compatible to abutting residential uses and adhere to the standards outlined in UDC 11-3A-11C, these standards are to be met regardless of the lumen output.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for commercial developments based on the gross floor area of the self-service storage office.
8. The Applicant shall work with the City Arborist on an appropriate alternative to their proposed "Ash" tree selection and obtain approval from the City Arborist prior to building permit approval.
9. 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. Site Specific Conditions of Approval**

- 1.1 A street light plan will need to be included in the final plat and or building permit application. Street light plan requirements are listed in section 6-7 of the City's Design Standards. Contact the Meridian Transportation and Utility Coordinator for additional information.
- 1.2 The existing water main stub into the property is a 10", not a 6" as shown on the plan
- 1.3 Retain and protect the existing fire hydrant at the end of the 10" main
- 1.4 Provide a utility easement from the end of the existing 10" line to the west property line matching up with the existing utility easement in Linder Road Apartments
- 1.5 The water service and fire line should connect to the existing 10" line, not the existing 12" line in Overland Rd as currently shown

### **2. General Conditions of Approval**

- 2.1 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.
- 2.2 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.
- 2.3 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. The easements shall be dedicated via using the City of Meridian's standard forms. 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. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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.
  - 2.5 Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
  - 2.6 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.
  - 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
  - 2.8 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.
  - 2.9 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.
  - 2.10 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.
  - 2.11 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
  - 2.12 Developer shall coordinate mailbox locations with the Meridian Post Office.
  - 2.13 All grading of the site shall be performed in conformance with MCC 11-12-3H.
  - 2.14 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.
  - 2.15 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.
  - 2.16 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.
  - 2.17 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).

- 2.23 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. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=184359&dbid=0&repo=MeridianCity>

**D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190570&dbid=0&repo=MeridianCity>

**E. NAMPA & MERIDIAN IRRIGATION DISTRICT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=184914&dbid=0&repo=MeridianCity>

**F. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

~~*ACHD has not submitted any comments at this time.*~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191804&dbid=0&repo=MeridianCity>

**IX. FINDINGS**

**A. Annexation and/or Rezone (UDC 11-5B-3E)**

**Required Findings: 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:**

**1. The map amendment complies with the applicable provisions of the comprehensive plan;**

*Commission finds the proposed zoning map amendment to C-C zoning district and not the requested C-G zoning district is consistent with the Comprehensive Plan, if all provisions of the Development Agreement and conditions of approval are complied with.*

**2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;**

*Commission finds the proposed zoning map amendment and request for Recreational Vehicle storage to be generally consistent with the purpose statement of the commercial district and future land use designation of Commercial.*

**3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

*Commission finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare if all provisions of the Development Agreement and conditions of approval are complied with.*

- 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**

*Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.*

- 5. The annexation (as applicable) is in the best interest of city.**

*The subject property is already annexed; therefore Staff finds that this finding is not applicable. However, Commission finds that the requested rezone and addition of a commercial use is in the best interest of the city.*

**B. 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 and proposed building meets all the dimensional and development regulations in the commercial zoning districts for the proposed use. Therefore, 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 self-service storage facility will be harmonious with the Comprehensive Plan in that it is a conditional use in the C-C and C-G zoning districts which are allowable zones in the Commercial future land use designation as noted in the Meridian Comprehensive Plan.*

- 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.**

*Commission finds the operation of the proposed self-service storage facility should be compatible with the other uses in the area and will not adversely change the essential character of this area if all conditions of approval and DA provisions are met.*

- 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 facility complies with the conditions of approval in Section VIII 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 subject site is already annexed into the City and these services are already being provided to the existing buildings on site. Therefore, Commission finds 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.**

*With adequate screening and adherence to applicable zoning and building code requirements, Commission finds the proposed use should not 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)**

*Commission is not aware of any such features; the proposed use should not result in damage of any such features.*