



Mayor Robert E. Simison

City Council Members:

John Overton, President

Anne Little Roberts, Vice President

Brian Whitlock

Liz Strader

Doug Taylor

Luke Cavener

June 16th, 2026

MEMORANDUM

TO: Mayor and City Council

CC: City Clerk, City Attorney

FROM: Nick Napoli, Associate Planner

RE: VanTrust AZ, ZOA (H-2025-0052 and ZOA-2025-0002)

On April 14, 2026, the City Council continued the subject applications and directed staff to prepare Development Agreement provisions, coordinate with ACHD and the developer of the adjacent property to the south regarding improvements to Black Cat Road and provide updated language for the proposed Flex Space standards.

On May 15, 2026, City staff provided the draft Development Agreement provisions and proposed Flex Space code amendments to the applicant for review. In addition, staff met with ACHD on April 23, 2026, to discuss potential improvements to Black Cat Road. Following that meeting, ACHD indicated that it would not pursue a cooperative development agreement for Black Cat Road improvements, citing higher-priority projects, including improvements at the Venable intersection associated with the new community center and the extension of W. Corporate Drive to W. Waltman Lane.

Staff also met with the developer of the Black Cat Industrial project, who indicated an intent to pursue a modification to their existing development agreement in the future. The future amendment would propose revising the square footage thresholds that trigger required improvements to Black Cat Road.

Additionally, staff is preparing an application to amend the future land use designations within the Ten Mile Interchange Specific Area Plan. This proposed amendment is limited to the Future Land Use Map (FLUM). Concurrently, staff is evaluating potential additional amendments to the Ten Mile Interchange Specific Area Plan and related modifications to the Comprehensive Plan to better align with the direction provided by the City Council. The initial FLUM amendment application is anticipated to be presented to the City Council later this year.

See page 2 for the revised Flex Space code changes and proposed Development Agreement provisions.

Code Change: UDC 11-4-3-18:

- a. Office and/or retail showroom areas shall comprise between ten percent (10%) and thirty percent (30%) of the tenant space in all permitted districts.
- b. Light industry and warehousing may comprise up to ninety percent (90%) of the tenant space in all permitted districts.
- c. In the C-C, C-G, and M-E Districts, roll-up doors and loading docks shall not be visible from a public street. In the I-L and I-H districts, roll-up doors and loading docks shall not directly face any public street.
- d. Retail use shall be included within the ten (10) to thirty (30) percent requirement established in subsection A and shall not exceed thirty (30) percent of leasable area in any tenant space.
- e. At a minimum, one (1) parking space shall be provided for every one thousand (1,000) square feet of gross-floor area.

Development Agreement Provisions:

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$611.47 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 annexation. The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

- a. Future development of this site shall be substantially consistent with the conceptual plan and conceptual building elevations included in Section VIII and the provisions contained herein.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. The property shall be subdivided, and the proposed collector road shall be constructed in accordance with ACHD standards prior to the issuance of a building permit.
- d. All existing structures shall be removed and all well and septic system shall be abandoned prior to issuance of the first building permit.
- e. The proposed development is allowed to develop with all the uses listed in UDC 11-2C-2 except for the following: Contractors Yard, Outside Storage Facility, Self-Service Storage Facility, Vehicle Impound Yard, Vehicle Sales or Rental and Service, and Indoor Arts, Entertainment, and Recreation Facilities.
- f. Record a cross-access agreement with the parcel to the west (Parcel # S1216120620) and parcel to the east (Parcel # S1216110125) prior to the City Engineers signature on the plat.
- g. Development in the I-L Zone shall be generally consistent with the development guidelines contained in the Ten Mile Interchange Specific Area Plan (TMISAP) for Mixed Employment (ME) and Low Density Employment (LDE) designated areas or as amended.
- h. Development in the I-L Zone shall be consistent with the Meridian Industrial Architectural Standards Manual, and subject to the administrative design review process.
- i. The applicant shall submit a Certificate of Zoning Compliance and Design Review application to the Planning Division for approval of all future uses on the site to ensure compliance with the Unified Development Code, Comprehensive Plan, Architectural Standards Manual, prior to issuance of building permits for any structure(s) within this site.