

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 7/10/2025

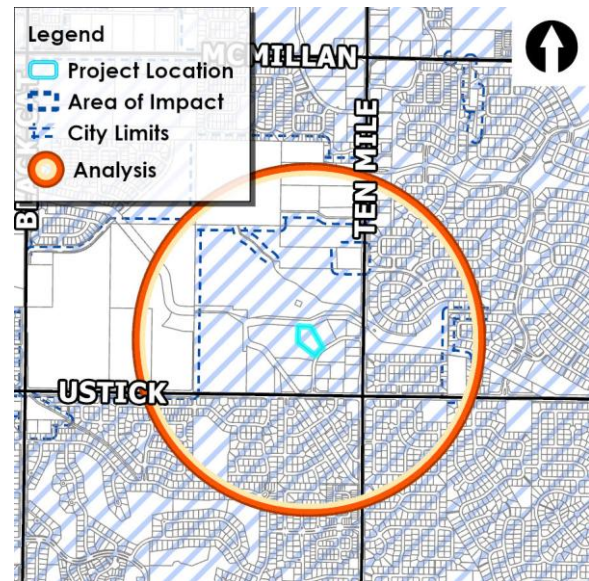
TO: Planning & Zoning Commission

FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Erik Hagen

SUBJECT: H-2025-0023
Uplifted Gym

LOCATION: Located at 3410 W. Nelis Drive in Section 34, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Conditional Use Permit (CUP) is requested to operate an indoor recreation facility (indoor gym) for Suite 100 (13,043 square foot space) in an existing 37,020 square foot industrial building, and extend the hours of operation to 24 hours a day, 7 days a week on 2.49 acres of land in the I-L zoning district.

B. Issues/Waivers

The Planning and Zoning Commission should carefully consider whether the continued expansion of commercial businesses into industrial-zoned areas is appropriate.

C. Recommendation

Staff: Approval with conditions.

D. Decision

Commission: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Industrial	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	I-L (Light Industrial)	VII.A.2
Adopted FLUM Designation	Mixed Use Non-Residential	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	3/4/2025
Neighborhood Meeting	3/26/2025
Site posting date	6/27/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		-
• Comments Received	No	-
• Commission Action Required	No	-
• Access	W. Nelis Drive: Local Street	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Existing on Site	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Existing on Site	
• Impacts or Concerns	No	

Note: See section IV. City/Agency Comments & Conditions for comments received, or see the public [record](#).

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview/History

The purpose of the MU-NR designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential.

The Applicant proposes to develop the site with an indoor recreation facility (i.e. an indoor gym) within a portion of an existing industrial building. The building was approved under an administrative application (A-2021-0083). This property is part of the larger McNelis Subdivision that was annexed in 2004 with a Development Agreement (DA) and a preliminary plat; a final plat was later approved and recorded that included this property as Lot 4, Block 2, McNelis Subdivision. The DA was later amended in 2011.

Although indoor recreation facilities are not standard uses within industrial zones, they may be considered through a Conditional Use Permit. As such, the Planning and Zoning Commission should evaluate whether continued expansion of commercial uses within industrial areas remains appropriate.

In the surrounding area, there is a church, flex space, other warehousing uses, employment, and vehicle repair uses. With the addition of the proposed indoor gym next to existing industrial and commercial users, Staff believes the proposed indoor recreation facility should complement other uses in the surrounding area and provide opportunities for residents to recreate. However, staff have concerns that the continued expansion of commercial businesses into industrial spaces could lead to impacts on employment in the city.

In addition, the applicant has indicated that the proposed hours of operation are intended to be twenty-four (24) hours a day, seven (7) days a week. The development agreement requires the hours of operation to be restricted to seven (7) am to ten (10) pm unless otherwise approved with a conditional use permit. Due to this, the applicant is also requesting that the hours of operation be extended to allow for operation twenty-four (24) hours a day, seven (7) days a week.

It is also important to note that this building was constructed to Industrial parking standards. The applicant has indicated his gym has about 220 members with roughly fifteen (15) members at any one time. This has raised some concerns with staff, as parking may be an issue if not addressed. To address this, the applicant has received approval from the neighboring church to use up to twenty-five (25) parking spaces. While this helps provide parking, it does not provide a clear path for residents to get to the business. Staff is recommending a pedestrian connection be installed to allow gym users to get from the church site to the gym. Additionally, after conversations with the applicant, revisions were made to add an additional thirteen (13) parking stalls on the west and southwest portions of the site to better accommodate the use that is proposed. The combination of this parking on site and off site (Church Parking) will provide adequate parking in the event that the gym grows.

Therefore, Staff finds the proposed use should be an appropriate use in the MU-NR FLUM designation for the reasons noted above.

“Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.” (3.06.02)

The proposed use will contribute to the mix of uses in this area and should add to the livability and economic vitality of the community.

Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.” (3.06.01B)

The proposed use will contribute to the mix of uses in this area; however, the desire for industrial and employment uses is diminished.

“Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

The subject mixed-use area currently contains office, church, flex space, warehousing, and vehicle repair. The proposed use will provide another recreational opportunity in close proximity to residential neighbors to the south and east, thereby reducing vehicle trips and enhancing the livability of the area.

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.” (3.07.01D)

The proposed use is a non-industrial use requesting a CUP to occupy an industrial land use area approved for industrial space. Staff have some concerns about approving another commercial use for an indoor recreation facility (indoor gym) within the vicinity proposed for industrial uses. If approved, this would be the first such use in this building but one of many in the city.

“Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.” (5.01.01C)

The proposed indoor recreation facility offers opportunities for recreation through a personal training gym to the public and will contribute to the range of physical activities offered in the City.

Table 4: Project Overview

Description	Details
History	AZ-04-004, PP-04-004 (McNelis Subdivision Ord. #04-1090, DA Inst. #104093293); FP-05-047; TE-05-003 (1-year time extension on the PP); CPAM-10-002; MDA-11-002 (Addendum to McNelis Subdivision DA, Inst. #112054621); A-2021-0083.
Acreage	2.49 acres

B. Site Development and Use Analysis

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

The proposed use of an indoor recreation facility (indoor gym) is a conditional use in the I-L zoning. The I-L zoning and FLUM designation is meant to provide opportunities for low-impact business areas which typically includes professional offices, research and development, etc. This use adheres to Policy 3.07.02B, which promotes a mix of land uses that ensures connectivity, livability, and economic vitality. While industrial uses are intended in the area, an indoor recreation facility can be approved through a conditional use permit. The applicant has indicated that the gym has approximately 220 members, with about fifteen (15) members in the gym at any given time. This raises some concerns for staff as a gym with this many members may create parking issues. However, with the shared parking and additional onsite parking being installed, staff believe the proposed use can work effectively on the site. There will also be no outdoor activity from the gym. In addition, the applicant has indicated that the proposed hours of operation are intended to be twenty-four (24) hours a

day, seven (7) days a week. The development agreement requires the hours of operation to be restricted to seven (7) am to ten (10) pm unless otherwise approved with a conditional use permit. Due to this, the applicant is also requesting the hours of operation be extended to allow for operation twenty-four (24) hours a day, seven (7) days a week.

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

The proposal meets the dimensional standards for setbacks, landscape buffers, landscape requirements and maximum building height.

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

A. General standards.

1. All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred (100) feet from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. *No outdoor recreation areas are proposed; all activities will take place within the building.*

2. No outdoor event or activity center shall be located within fifty (50) feet of any property line and shall operate only between the hours of 6:00 a.m. and 11:00 p.m. *No outdoor events or activities are proposed.*

3. Accessory uses including, but not limited to, retail, equipment rental, restaurant and drinking establishments, may be allowed if designed to serve patrons of the use only. *Noted.*

4. Outdoor speaker systems shall comply with section 11-3A-13, "outdoor speaker systems", of this title. *No outdoor speakers are proposed.*

B. Additional standards for swimming pools. Any outdoor swimming pool shall be completely enclosed within a six-foot nonscalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this Code. *Not applicable.*

C. Additional standards for outdoor stage or musical venue. Any use with a capacity of one hundred (100) seats or more or within one thousand (1,000) feet of a residence or a residential district shall be subject to approval of a conditional use permit. *No outdoor stage or musical venue is proposed.*

D. [Outdoor lighting.] Outdoor lighting, including lighted fields, designed for the site shall comply with Section 11-3A-11, "outdoor lighting," of this title. These standards may be modified through the approval of a conditional use permit. *Noted.*

C. Design Standards Analysis

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

i. Landscape buffers along streets

The site has already been approved under permit A-2021-0083 and no additional landscaping improvements will be required.

ii. Parking lot landscaping

The site was previously approved under Permit A-2021-0083. However, with the proposed addition of thirteen (13) parking spaces, the applicant is required to submit a Certificate of Zoning Compliance application.

Staff has reviewed the site and notes that, should the gym vacate the premises in the future, the space could potentially be converted back to industrial use. In such a scenario,

parking lot landscaping on the western portion of the site may hinder truck access and circulation.

As a result, staff recommends that the applicant seek alternative compliance for the parking lot landscaping requirement and relocate the required trees to other suitable areas on the site.

iii. Landscape buffers to adjoining uses

The site has already been approved under permit A-2021-0083 and no additional landscape buffer improvements will be required.

iv. Tree preservation

The site has already been approved under permit A-2021-0083 and no additional tree preservation improvements will be required.

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

i. Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 2,000 square feet of gross floor area for industrial buildings. Based on the 37,057-square-foot multi-tenant building, 19 parking spaces are required. The site currently provides 25 spaces, exceeding the UDC requirements for the I-L zoning district.

However, the proposed use, an indoor recreation facility, is considered a commercial use, which requires one (1) off-street parking space per 500 square feet of gross floor area. In response to staff's request, the applicant has proposed thirteen (13) additional on-site parking stalls, increasing the total to thirty-eight (38). Additionally, the applicant has secured an agreement with the adjacent church to utilize up to twenty-five (25) of their parking spaces. This results in a total of sixty-three (63) available parking spaces.

While the entire building is 37,057 square feet, the proposed tenant space is 13,043 square feet. Staff believes that the combination of on-site parking and the shared parking agreement will provide sufficient parking for the proposed gym use while continuing to accommodate the existing industrial tenants.

The applicant shall provide a recorded copy of the shared parking agreement and depict the additional parking spaces with the certificate of zoning compliance.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided 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. Bicycle parking is depicted on the plans submitted with this application that meet the requirements.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):

The approved building elevations and perspectives were submitted for the industrial building as shown in Section IX.D. *As stated throughout this report, these elevations have already been approved through the administrative process and the building is already existing. The submitted elevations are for supplementary purposes only.*

D. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

One (1) driveway access is depicted and approved on the overall site plan via W. Nelis Drive (local street). ACHD and the City has approved the location of the access driveway with administrative approval for the overall industrial building (A-2021-0083).

2. Multiuse Pathways (*UDC 11-3A-5*):

The multi-use pathway along Five Mile Creek has already been constructed with the administrative approval for the overall site (A-2021-0083)

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

There are existing 5-foot wide attached sidewalks along W. Nelis Drive that meet UDC standards. Any damaged curb, gutter, or sidewalk is required to be replaced.

In addition, due to the cross-parking agreement with the church, staff is recommending a pedestrian connection from the church parking lot to the gym entrance to promote pedestrian connectivity.

E. Services Analysis

1. Pressurized Irrigation (*UDC 11-3A-15*):

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

2. Storm Drainage (*UDC 11-3A-18*):

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

3. Utilities (*Comp Plan, UDC 11-3A-21*):

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with the site plan, landscape plan, and building elevations approved with A-2021-0083, including the modifications listed below.

2. The applicant shall submit a certificate of zoning compliance application with the following revisions:

- Provide an additional thirteen (13) parking spaces on the west portion of the site as indicated on the concept plan.
- Apply for alternative compliance to the parking lot landscaping standards with the submittal of the certificate of zoning compliance application.
- Submit a copy of the recorded shared parking agreement with the church.
- Provide a pedestrian connection for the members who park in the church parking lot to the gym entrance.

3. The proposed project shall comply with the standards listed in UDC 11-4-3-2 for Art, Entertainment, or Indoor Recreation Facility.

- **Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only, and not the general public.**
- **All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. (Ord. 07-1325, 7-10-2007).**

- No outdoor event or activity center shall be located within fifty feet (50') of any property line and shall operate only between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.
 - Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only.
 - Outdoor speaker systems shall comply with section 11-3A-13, "Outdoor Speaker Systems", of this title.
4. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6 A time extension may be requested as set forth in UDC 11-5B-6F.

B. Meridian Public Works

Wastewater	
• Distance to Sewer Services	Available at Site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> • See Public Works Site Specific Conditions
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

NON-PLAT CONDITIONS

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Any changes to Public water infrastructure must be approved by Public works, this includes hydrants or the abandonment of water mains.
2. 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

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
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.
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). 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 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.meridiancity.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.

V. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

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.

Staff finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

Staff finds the proposed use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use which will contribute to the mix of uses desired in the MU-NR Comprehensive designation as desired.

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.

Staff finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

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.

Staff finds the proposed use will be served by essential public facilities and services as required.

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.

Staff finds the proposed use will not create 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.

Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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.

Staff finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

Not Applicable.

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

Not Applicable.

11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

Not Applicable.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

B. Commission:

Pending

VII. EXHIBITS

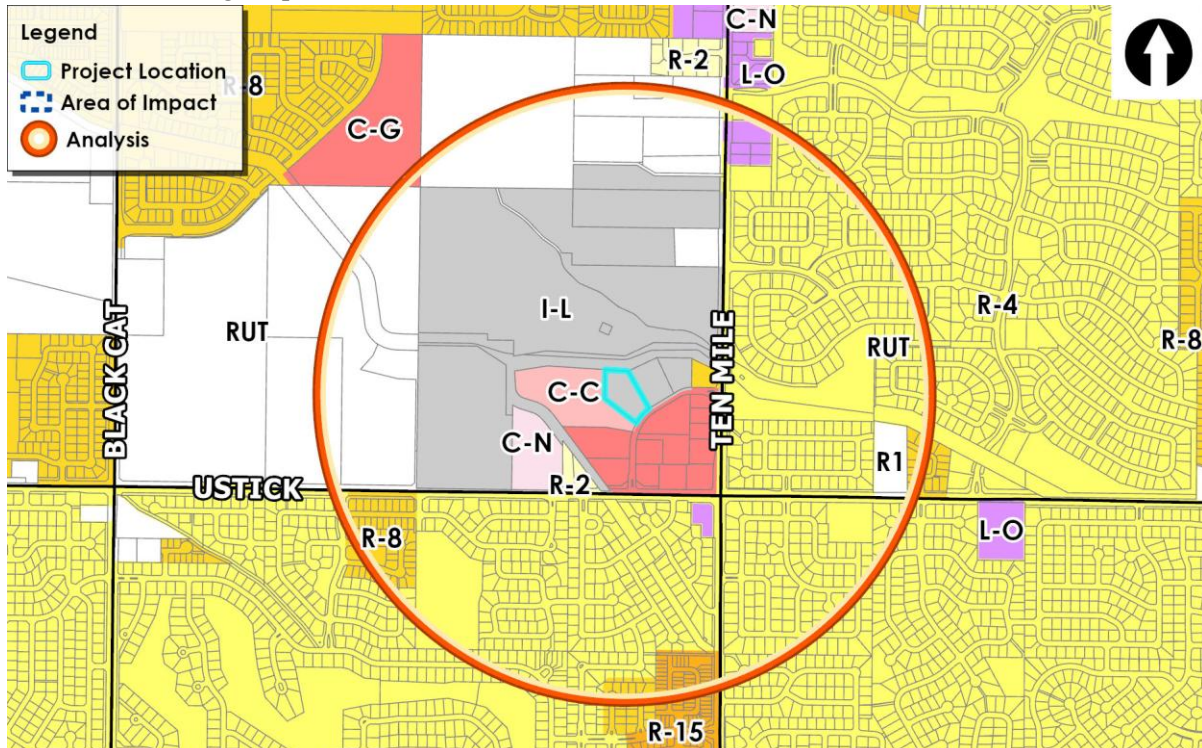
A. Project Area Maps

(link to [Project Overview](#))

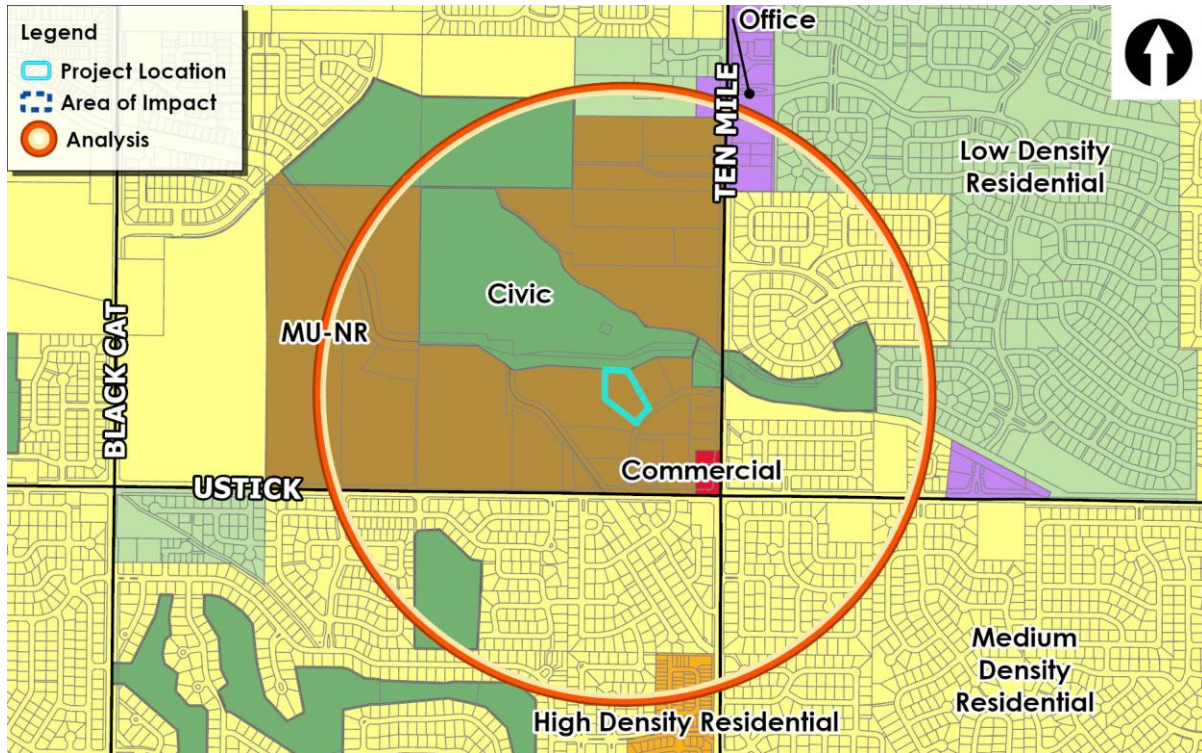
1. Aerial



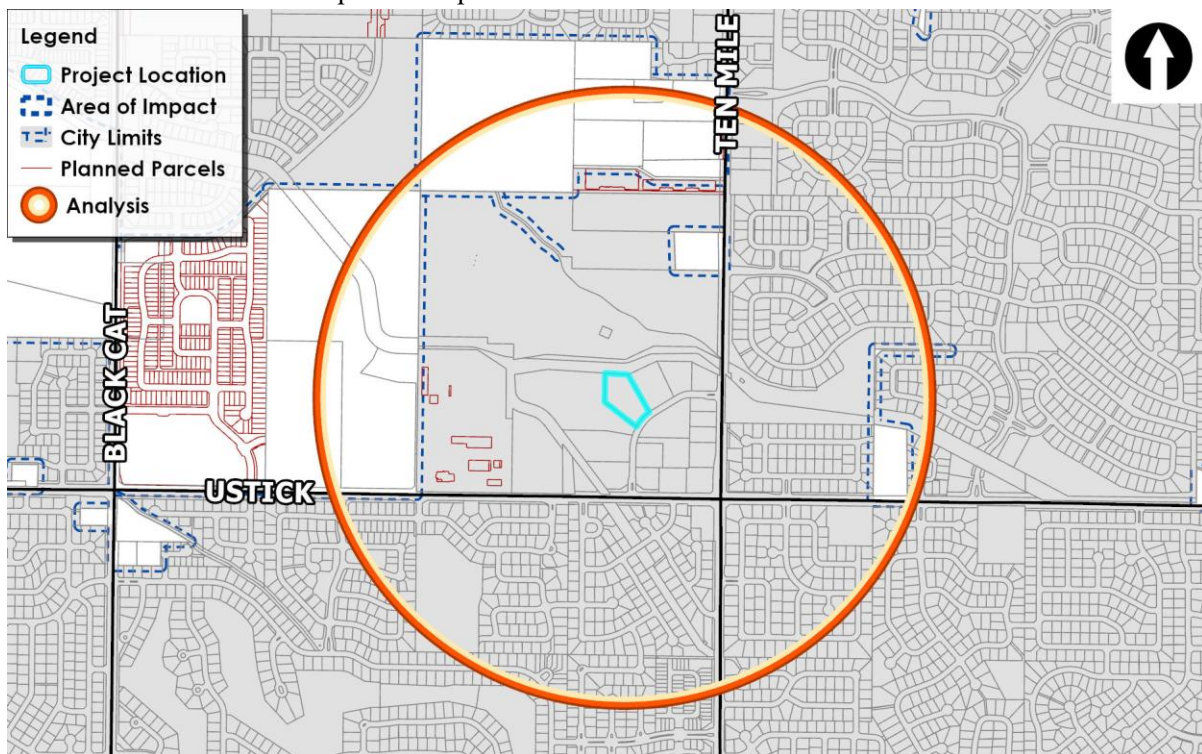
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Report

Overall Score: 24	15th Percentile
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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 > 9 min.	RED
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
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



Property Data	
Parcel ID:	060200000000
Primary Owner:	Golden Capital Properties LLC
Address:	2410 W 9th St, Modesto, CA 95804
Assessor's Office:	2-07 St St, CA 95804-0000
Parcel Name:	Golden Capital Properties LLC
Zone Code:	1-1 Light Industrial
Land Area:	2.0000 Acres (87,120 sq ft)
Building Area:	37,000 sq ft, 1 story

Zoning Code Summary

Workforce Code of Ordinances Title 11 Unified Development Code

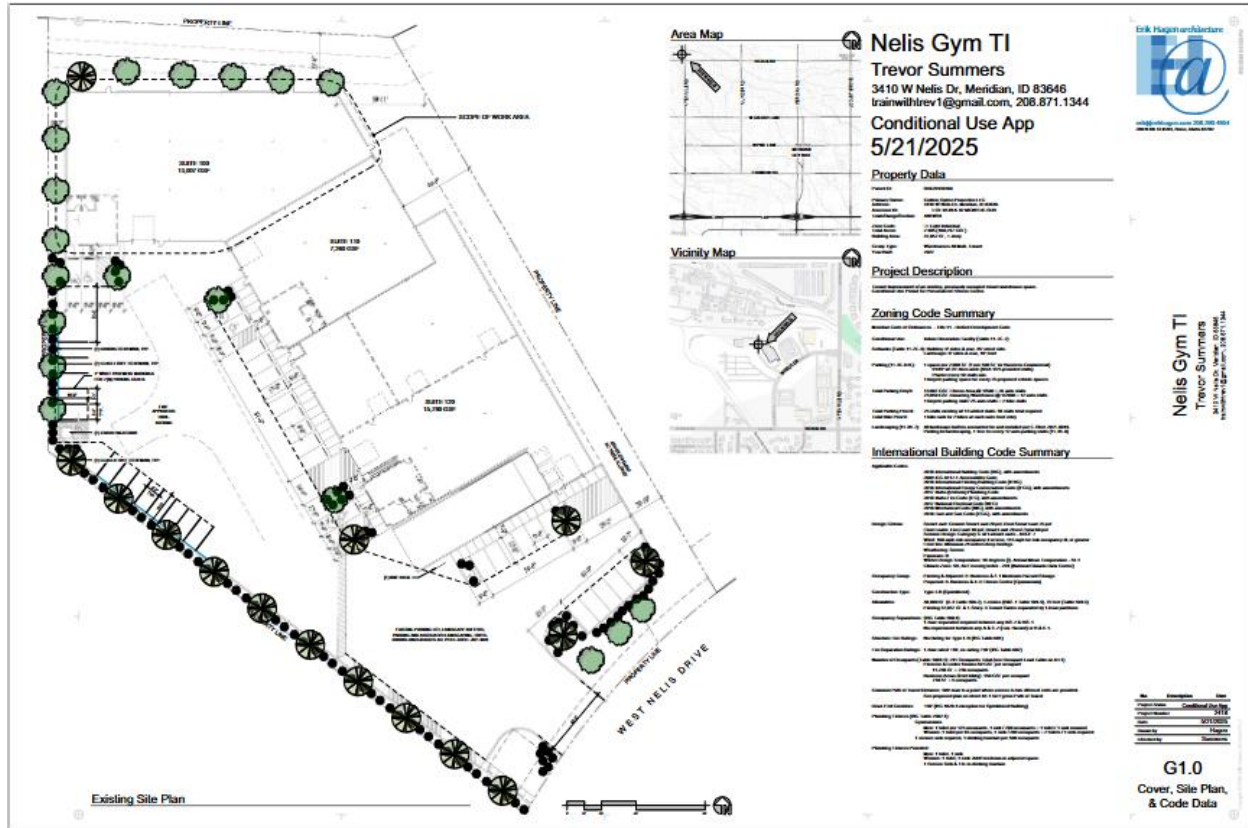
Covered Use: Industrial Recreation Facility (Table 11.0C.2)

Excludes (Table 11.0C.2): Building if within 8-acre, 36' street-wide easement; if within 8-acre, 19' front

[illegible]

VII. Exhibits

D. Landscape Plan (date: 5/21/2025)



E. Building Elevations (date: 2/10/2021)

