

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 9/3/2026

DATE:

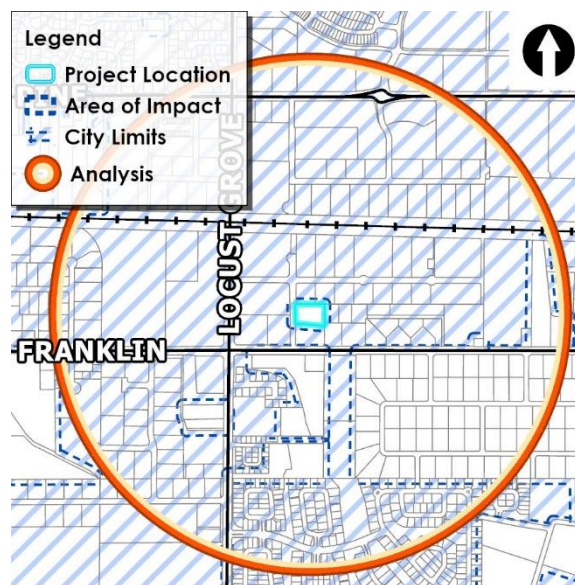
TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner  
208-884-5533  
sallen@meridiancity.org

APPLICANT: Jeff Likes, ALC Architecture

SUBJECT: Nola – CPAM, AZ  
H-2026-0005

LOCATION: 120 N. Nola Rd. in the southwest 1/4 of  
Section 8, T.3N., R.1E.



## I. PROJECT OVERVIEW

### A. Summary

Amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 1.61 acres of land from Commercial to Industrial; and Annexation of 1.61 acres of land with I-L (Light Industrial) zoning.

### B. Issues/Waivers

None

### C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Pending

### D. Decision

City Council: Pending

### E. Table of Contents

|                                          |                     |
|------------------------------------------|---------------------|
| Community Metrics.....                   | <a href="#">II</a>  |
| Staff Analysis.....                      | <a href="#">III</a> |
| City/Agency Comments and Conditions..... | <a href="#">IV</a>  |
| Findings.....                            | <a href="#">V</a>   |
| Action.....                              | <a href="#">VI</a>  |
| Exhibits.....                            | <a href="#">VII</a> |

## II. COMMUNITY METRICS

**Table 1: Land Use**

| Description               | Details                                    | Map Ref. |
|---------------------------|--------------------------------------------|----------|
| Existing Land Use(s)      | Rural residential                          | -        |
| Proposed Land Use(s)      | Industrial – specific use to be determined | -        |
| Existing Zoning           | RUT in Ada County                          | VII.A.2  |
| Adopted FLUM Designation  | Commercial                                 | VII.A.3  |
| Proposed FLUM Designation | Industrial                                 |          |

**Table 2: Project Overview**

| Description       | Details                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| History           | None                                                                                                            |
| Physical Features | This area slopes down significantly from the east to the west (10'+/- from the east to the west property line). |
| Acreage           | 1.61 acres                                                                                                      |

**Table 3: Process Facts**

| Description                 | Details   |
|-----------------------------|-----------|
| Preapplication Meeting date | 1/22/2026 |
| Neighborhood Meeting        | 2/26/2026 |

**Table 4: Agency Comments**

| Agency / Element                 | Description / Issue                        | Reference |
|----------------------------------|--------------------------------------------|-----------|
| Ada County Highway District      |                                            | IV.D      |
| • Comments Received              | Yes                                        | -         |
| • Commission Action Required     | No                                         | -         |
| • Access                         | Nola Rd. (local street)                    | -         |
| • Traffic Level of Service       | Meets level of service planning thresholds | -         |
| • TIS submitted?                 | No                                         |           |
| Meridian Public Works Wastewater | See comments in Section IV.B               | IV.B      |
| • Distance to Mainline           |                                            |           |
| • Impacts or Concerns            |                                            |           |
| Meridian Public Works Water      |                                            | IV.B      |
| • Distance to Mainline           |                                            |           |
| • Impacts or Concerns            |                                            |           |

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445964&dbid=0&repo=MeridianCity>

## III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

### A. History

There have been no previous development applications submitted for this property.

### B. General Overview

The subject 1.61-acre property is currently zoned RUT in Ada County and is designated Commercial on the City's Future Land Use Map (FLUM) in the Comprehensive Plan.

The Commercial designation provides 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 design, connectivity and amenities.

The subject property is an infill piece of land surrounded by City annexed property. The area to the north and to the west across Nola Rd. is zoned I-L and developed with industrial uses and the property to the south and east is zoned C-G and developed with a mix of commercial uses. The use directly to the south is developed with a minor vehicle repair shop (Driven Automotive), which is more industrial in nature.

The Applicant proposes an amendment to the FLUM to change the land use designation on the subject property from Commercial to Industrial as shown on the exhibit below in Section VII.B.

The Industrial designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and office uses. In some cases, uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

The Applicant also requests annexation of 1.61 acres of land with an I-L zoning district, consistent with the proposed Industrial FLUM designation. A legal description and exhibit map is included below in Section VII.C that depicts the boundary of the annexation area contiguous to City annexed land.

A conceptual development plan and building elevations were submitted showing how the site is proposed to develop, included below in Sections VII.D and VII.E. The site plan depicts an 18,750 square foot (s.f.) flex warehouse building, drive aisles and parking for 23 vehicles with yard space behind the building.

### **C. Comprehensive Plan Policies (*Staff analysis in italic text*)**

- 3.03.01E – Encourage infill development. *The subject property and proposed development is considered infill development.*
- 3.07.00 – Encourage compatible uses and site design to minimize conflicts and maximize use of land. *The proposed flex space and warehouse should be compatible with adjacent commercial and industrial uses.*
- 2.02.02 – Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe. *Development of the infill property as proposed will maximize public services.*
- 3.06.02F – Allocate land uses near the rail corridor to both support industrial and freight movement but also residential and the movement of people within the corridor. *The subject property is located near the rail corridor, which may aid in supporting industrial and freight movement for the proposed industrial use of this property.*
- 3.06.01B – Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City. *More industrial designated land is needed in this area for true industrial use such as the proposed flex space and warehouse use.*
- 3.03.01D – Ensure that adequate water supply and pressure are available for fire protection in areas suitable for industrial and commercial uses. *Adequate water supply and pressure is available for fire protection to serve the proposed industrial use.*
- 3.07.01D – 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. *Designating this property Industrial with I-L zoning will increase and preserve the industrial base in this area and provide flex space and warehousing as desired.*

- 2.08.03A – Keep the Future Land Use Map current by defining appropriate locations for industrial, commercial, and office businesses. *Due to the existing industrial uses to the north, west and south, and the lack of a connection to the abutting commercial development to the east, Staff is of the opinion industrial use is more appropriate for this property than commercial use. The surrounding land use pattern and physical characteristics of the site provide a better transition to the existing industrial area and support designation of the property for industrial development rather than extending commercial development into an area that is physically separated and without connectivity from the existing commercial development.*
- 2.02.02C – Support infill development that does not negatively impact the abutting, existing development. *The proposed infill development should not negatively impact adjacent industrial and commercial development.*

#### D. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):  
There is an existing home and accessory structure on this property.
2. Proposed Use Analysis (*UDC 11-2*):  
The proposed flex space and warehouse uses are principally permitted in the I-L zoning district per UDC Table 11-2C-2; other uses may be allowed as listed. Outdoor storage is allowed as an accessory use and is required to comply with the standards in UDC 11-3A-14.
3. Specific Use Standards (*UDC 11-4-3*):  
Flex space is required to comply with the standards in UDC 11-4-3-18.  
Warehouse is required to comply with the standards in UDC 11-4-3-42.
4. Dimensional Standards (*UDC 11-2*):  
See UDC Table 11-2C-3 for the I-L dimensional standards.

#### E. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):  
All structures and site design is required to comply with the standards listed in UDC 11-3A-19.  
A minimum 5' wide pedestrian walkway is required to be provided from the perimeter sidewalk to the main building entrance **and should be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks per UDC 11-3A-19B.4.**

2. Landscaping (*UDC 11-3B*):  
Landscape buffers along streets

| UDC Requirement                     | Proposed/Analysis                       |
|-------------------------------------|-----------------------------------------|
| Local street: 10 Feet (N. Nola Rd.) | A 15'+/- wide street buffer is proposed |

Landscaping is required to be installed within the street buffer in accord with the standards in UDC 11-3B-7C. Lawn and other grasses requiring regular mowing shall

comprise no more than sixty-five (65) percent of the vegetated coverage of a landscape buffer; calculations demonstrating compliance should be included on the plan.

#### Parking lot landscaping

Landscaping is required within parking areas and along the perimeter of the site in parking areas per the standards in UDC 11-3B-8C.

#### Buffer to residential or nonindustrial uses

A buffer is not required on this property as there are no abutting residential uses and a buffer to non-industrial uses is not required.

#### Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

There are existing trees on the site that may require mitigation. **Mitigation should be assessed prior to removal of any trees from the site and information should be included on the landscape plan that demonstrates compliance with the standards in UDC 11-3B-10C.5.**

#### Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

#### Pathway landscaping

No pathways are required or proposed on this site.

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

#### Industrial use parking analysis:

Off-street parking is required per the standards listed in UDC 11-3C-6B.2 for all industrial districts – one (1) space is required for every 2,000 s.f. of gross floor area.

Based on an 18,750 s.f. building, a minimum of nine (9) off-street parking spaces are required; a total of 23 spaces are proposed, exceeding the minimum standard by 14 spaces.

One (1) bicycle parking space is required to be provided for every 25 vehicle parking spaces or portion thereof; based on 23 vehicle parking spaces, a minimum of one (1) bicycle parking space is required as proposed. **Bicycle parking facilities are required to meet the location and design standards in UDC 11-3C-5C; a detail of the bicycle rack should be submitted with the Certificate of Zoning Compliance application that demonstrates compliance with these standards.**

### 4. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevations/renderings were submitted for the proposed flex/warehouse building, included below in Section VII.E. **The final design of the structure is required to comply with the non-residential industrial design standards in the Architectural Standards Manual (ASM).**

### 5. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing is required to comply with the standards listed in UDC 11-3A-6 and 11-3A-7.

There is existing fencing along the north, east and south property lines that is proposed to remain, no new fencing is proposed.

6. Parkways (*UDC 11-3A-17*):  
A parkway is not required along a local street (N. Nola Rd.).

## F. Transportation Analysis

1. Roadway Improvements (FYWP & CIP):

ACHD's planned improvements for this area are as follows:

### Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- East 3<sup>rd</sup> Street is scheduled in the FYP for sidewalk, bike facility, and ADA ramps upgrades from Franklin Road to Carlton Street in 2030. This project includes a Union Pacific Railroad (UPRR) crossing.
- Fairview Avenue is scheduled in the FYP to be widened to 7-lanes from Locust Grove Road to Eagle Road (SH-55) in 2028.
- Locust Grove Road is scheduled in the FYP to be widened to 4 or 5-lanes from Fairview Avenue to Ustick Road with a design year of 2028-2029 and a construction year yet to be determined.
- The intersection of Fairview Avenue and Locust Grove Road is scheduled in the FYP to be widened to 9-lanes on the north leg, 9-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg, and reconstructed in 2028.

Area roadways meet ACHD's level of service planning thresholds.

A Traffic Impact Study (TIS) was not submitted to ACHD for this development. In the ACHD report, a trip generation table is provided for single-family attached housing and multi-family housing with estimated trip generation rates for uses that may be included within the site, as follows:

| Roadway    | Frontage | Functional Classification | PM Peak Hour Traffic Count | PM Peak Hour Level of Service |
|------------|----------|---------------------------|----------------------------|-------------------------------|
| *Nola Road | 202-feet | Local                     | N/A                        | N/A                           |

\* ACHD does not set level of service thresholds for local roads.

2. Access (*UDC 11-3A-3, UDC 11-3H-4*):

One (1) access drive is proposed via N. Nola Rd., a local street. A cross-access easement was not granted to this property with Sparrowhawk Subdivision, which abuts this site to the east and south. Because of the difference in elevation in this area (the terrain slopes down from east to west), Staff is not recommending cross-access/ingress-egress easements or driveways are provided to those properties.

3. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

A 5' wide attached sidewalk is depicted on the site plan along Nola Rd. as required by UDC 11-3A-17A.

No multi-use pathways are required to be provided on this site per the Pathways Master Plan. Because the adjacent properties are already developed and no pedestrian pathways were provided to this property, no pathways are required to be provided for interconnectivity.

## G. Services Analysis

1. Waterways (*UDC 11-3A-6*):

There are no waterways that cross this site.

2. Pressurized Irrigation (*UDC 11-3A-15*):  
An underground pressurized irrigation system is required to be installed with development of the property as set forth in UDC 11-3A-15.
3. Storm Drainage (*UDC 11-3A-18*):  
An adequate storm drainage system will be required with development in accord with the City's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the City.
4. Utilities (*UDC 11-3A-21*):  
All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances.  
  
Street lighting is required to be installed in accord with the city's adopted standards, specifications and ordinances if the development is approved.  
  
The development will be required to connect to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C if approved.  
  
Adequate fire protection will be required if development is approved in accord with Fire Dept. standards.

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

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.

A DA fee 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 date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation request. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and building elevations/renderings included in Section VII, Unified Development Code standards, non-residential industrial design standards in the Architectural Standards Manual and the provisions contained herein.
- b. There are existing trees on this site that if removed may require mitigation per the standards listed in UDC 11-3B-10C.5. The Applicant shall contact Kyle Yorita, the City Arborist, to schedule a site inspection prior to removal of any trees from the site to determine mitigation requirements.

##### **B. Meridian Public Works**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=451970&dbid=0&repo=MeridianCity&cr=1>

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

## NON-PLAT CONDITIONS

### PUBLIC WORKS DEPARTMENT

#### Site Specific Conditions of Approval

1. If a Well is located on the site it must be abandoned per regulatory requirements, and proof of abandonment must be provided to the City.
2. If multiple connections to the City's system is required (service, fire line, hydrant) bring an 8" stub into the site and have all connections come off that. Provide required easements.
3. Ensure no sewer services pass through infiltration trenches.
4. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
5. 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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
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](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.

**C. Idaho Department of Environmental Quality (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=452556&dbid=0&repo=MeridianCity>

**D. Ada County Development Services**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=453337&dbid=0&repo=MeridianCity>

**E. Ada County Highway District (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=451960&dbid=0&repo=MeridianCity>

**V. FINDINGS**

**A. Comprehensive Plan (UDC 11-5B-7D)**

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 a amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.  
*Staff finds the proposed amendment consistent with key elements of the Comprehensive Plan as noted above in Section III.C.*

2. The proposed amendment provides an improved guide to future growth and development of the city.  
*Staff finds the proposed amendment to Industrial will provide an improved guide for future growth and development of the city and is appropriate for this property per the policies in the Comprehensive Plan noted above.*
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.  
*Staff finds the proposed map amendment is consistent with the goals, objectives and policies of the Comprehensive Plan, which include but are not limited to, compatibility and transition of land uses, as noted above in Section III.C.*
4. The proposed amendment is consistent with this Unified Development Code.  
*Staff finds the proposed map amendment is consistent with UDC 11-5B-7, which requires the amendment to be compatible with existing surrounding land uses. The proposed industrial land use will be compatible with the adjacent industrial and commercial land uses.*
5. The amendment will be compatible with existing and planned surrounding land uses.  
*Staff finds the proposed map amendment to Industrial should be compatible with adjacent industrial and commercial uses. Because this is an infill property, there is no adjacent undeveloped land that is planned to develop.*
6. The proposed amendment will not burden existing and planned service capabilities.  
*Staff finds the proposed amendment will not burden existing and planned transportation capabilities as industrial use should have a lesser impact than commercial use of this property.*
7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.  
*Staff finds the proposed map amendment provides a logical juxtaposition of uses and development as proposed shouldn't negatively impact the area.*
8. The proposed amendment is in the best interest of the City of Meridian.  
*Staff finds the proposed map amendment is in the best interest of the City.*

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;  
*Staff finds the proposed map amendment to the I-L zoning district and flex warehouse use is consistent with the proposed Industrial FLUM designation. Therefore, staff finds the proposed map amendment and land uses comply with the applicable provisions of the comprehensive plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*Staff finds the proposed map amendment to I-L and conceptual development plan for flex warehouse generally complies with the purpose statement of the industrial districts in that it*

*will provide for employment centers, which include light manufacturing, research and development, warehousing and distributing in accord with the Comprehensive Plan.*

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

*Staff finds the proposed map amendment to the I-L district shall not be materially detrimental to the public health, safety and welfare.*

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

*Staff finds services are available to this development and the provision of such should not result in any adverse impacts, including to the school district.*

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

*Staff finds the proposed annexation is in the best interest of the City.*

## **VI. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed Comprehensive Plan Map Amendment and annexation per the analysis in Section III and the Findings in Section V above.

### **B. Commission:**

Pending

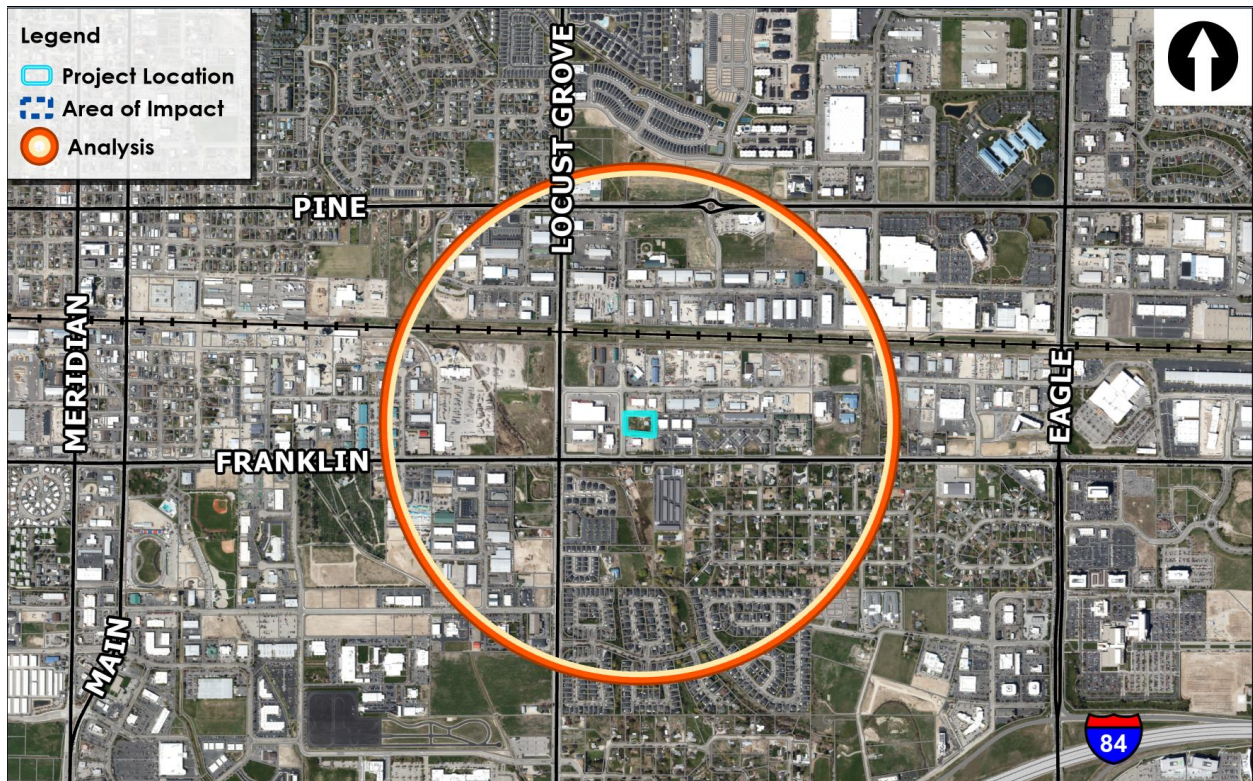
### **C. City Council:**

Pending

## VII. EXHIBITS

### A. Project Area Maps

#### 1. Aerial

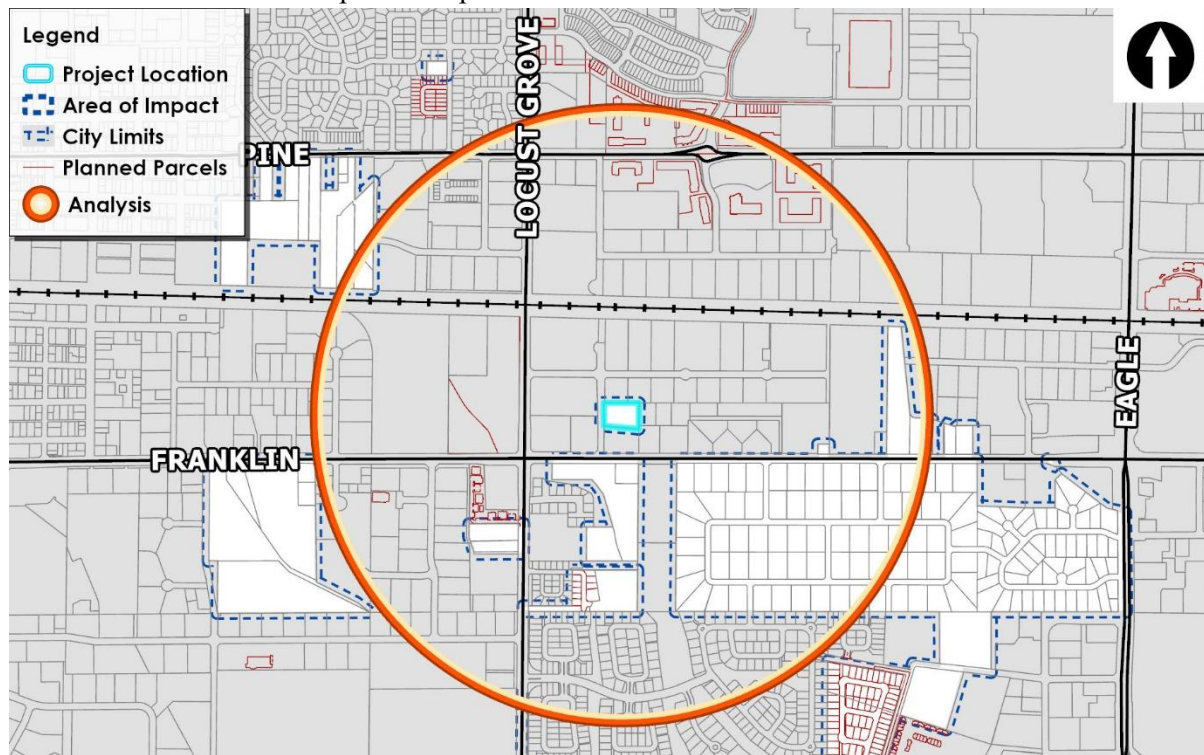


**Legend**

- Project Location
- Area of Impact
- Analysis

**Map Labels:** R-15, R-40, R-8, R-4, R-2, R-1, R-6, R-40, C-N, C-C, C-G, L-O, M1, O-T, RUT, FRANKLIN, LOCUST GROVE, EAGLE.

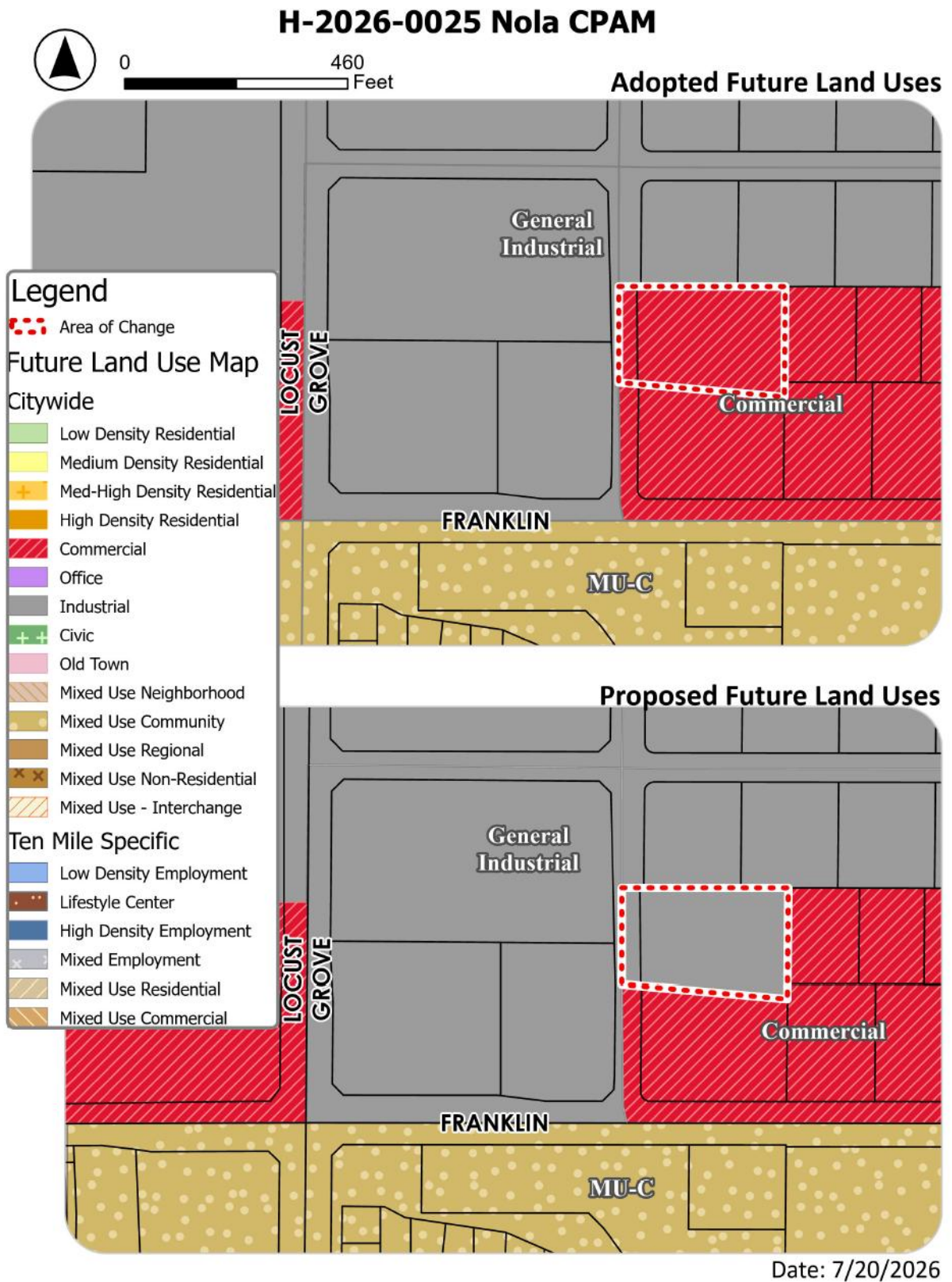
#### 4. Planned Development Map



#### 5. Site Photo



## B. Adopted vs. Proposed Future Land Use Map



## C. Annexation Legal Description & Exhibit Map



WWW.ACKERMAN-ESTVOLD.COM

Project. No.: R26142

Date: June 18, 2026

### DESCRIPTION 120 NOLA ROAD

A parcel of land being a portion of the SW 1/4 of Section 8, T.3N., R.1E., B.M., Ada County, Idaho and more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 8 from which the south quarter corner bears N89°37'00"E a distance of 2,645.88 feet; thence on the south line of said SW Quarter of Section 8 N89°37'00"E a distance of 661.20 feet to a point on the centerline of Nola Road; thence on last said centerline N00°01'53"E a distance of 284.11 feet to a point on the westerly extension of the north line of Lot 15 Block 1 of Sparrow Hawk Subdivision No. 2 also being the **TRUE POINT OF BEGINNING**; thence continuing N00°01'53"E a distance of 198.90 feet to a point on the westerly extension of the south line of Locust Grove Industrial Park Subdivision; thence on last said south line N89°37'18"E a distance of 329.88 feet to a point on the west line of Sparrowhawk Subdivision No. 3; thence on last said west line S00°01'53"W a distance of 227.23 feet to a point on the north line of said Lot 15 Block 1 of Sparrow Hawk Subdivision No. 2; thence on last said north line N85°28'07"W a distance of 331.00 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 1.614 acre, more or less.

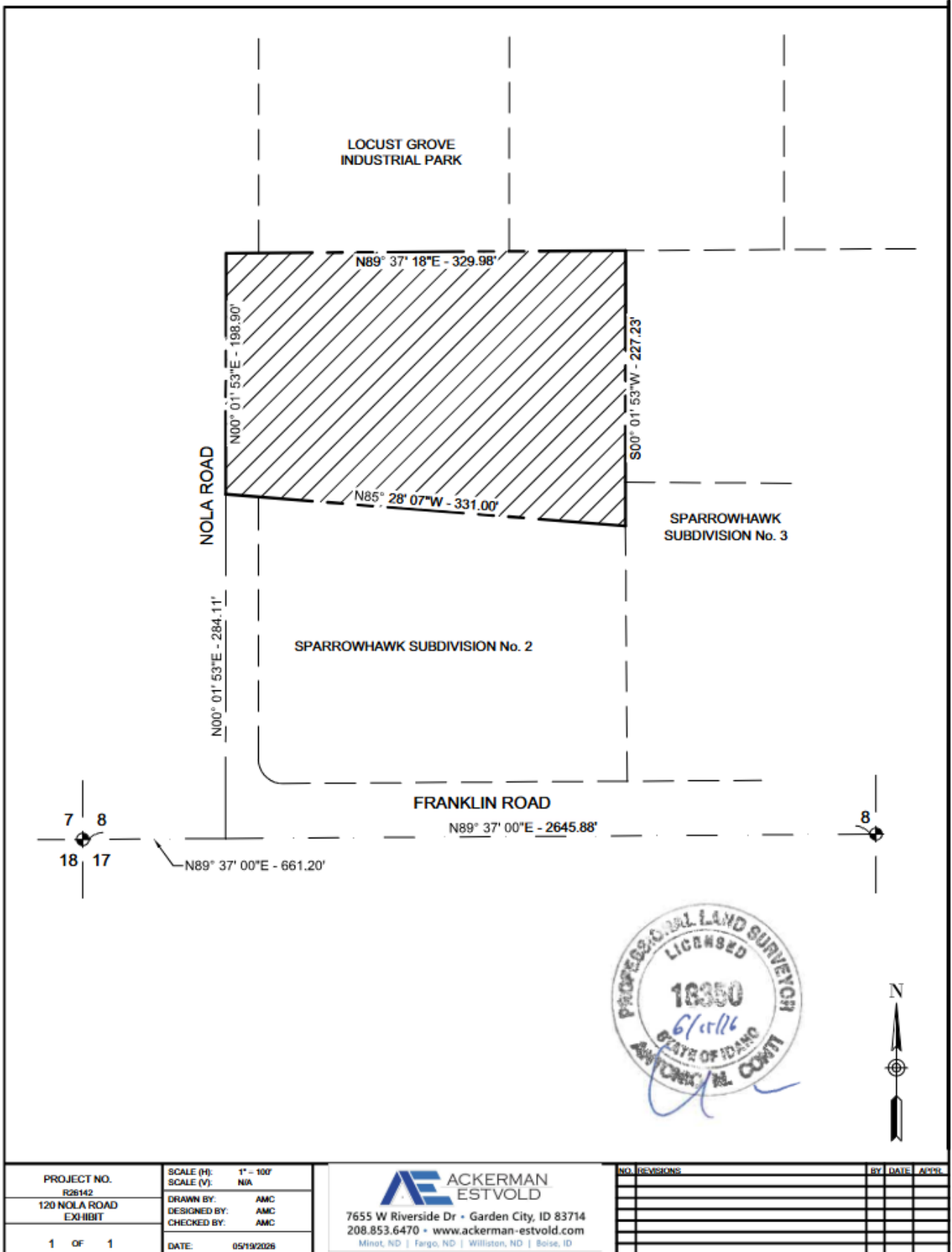


HEADQUARTERS  
1907 17TH ST SE  
MINOT, ND 58701  
701.837.8737

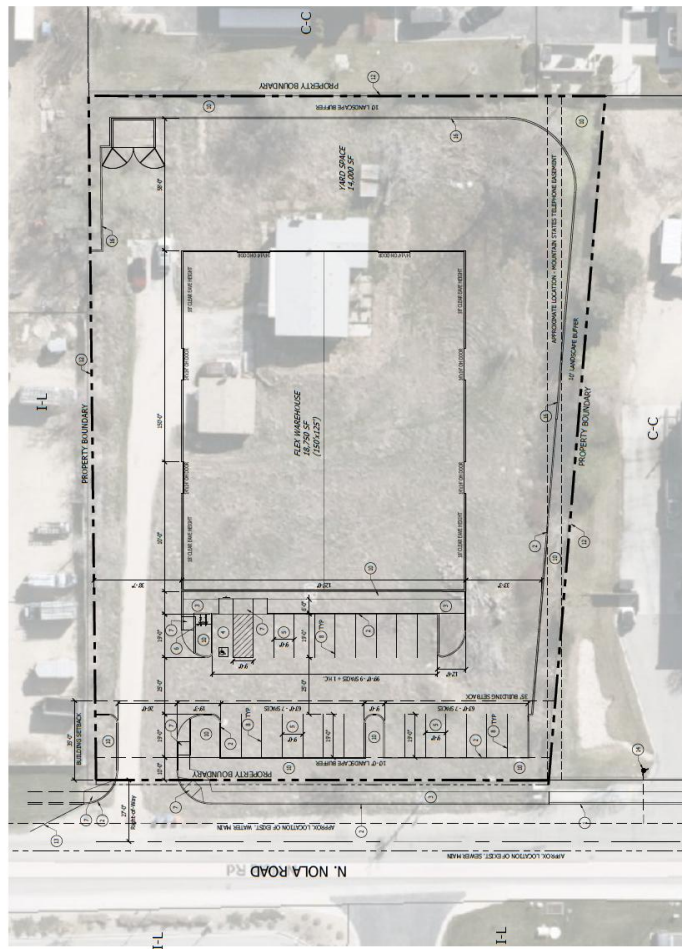
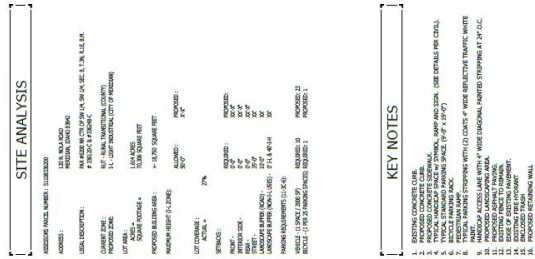
4165 30TH AVE S  
SUITE 100  
FARGO, ND 58104  
701.551.1250

3210 27TH ST W  
SUITE 200  
WILLISTON, ND 58801  
701.577.4127

7661 W RIVERSIDE DR  
SUITE 102  
GARDEN CITY, ID 83714  
208.853.6470



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CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

**SITE PLAN**  
120 N NOLA  
MERIDIAN IDAHO  
alc - 26006



## E. Conceptual Building Elevations/Renderings



FLEX RENDERING - 1  
SCALE: NTS



FLEX RENDERING - 2  
SCALE: NTS



FLEX RENDERING - 3  
SCALE: NTS



FLEX RENDERING - 4  
SCALE: NTS



EXPANSION RENDERING - 1  
SCALE: NTS



RENDERINGS  
415 N MAPLEGROVE  
DECEMBER 24, 2025  
ALC 2500

