

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Jessica Condominiums Date: 3/2/21

Applicant(s)/Contact(s): Mike Mussell, Jay Lundergan

City Staff: Sonya, Bill, Miranda, Bret, Terri, Codee, Kim

Location: 4495 S. Meridian Rd. (#R4622730010) Size of Property: 1.59

Comprehensive Plan FLUM Designation: Mixed Use – Community (MU-C)

Existing Use: Multi-tenant building with a milk testing lab & church Existing Zoning: LO in Ada County

Proposed Use: No change in uses proposed; an addition to the existing building is proposed Proposed Zoning: L-O or C-C

Surrounding Uses: Ag land

Street Buffer(s) and/or Land Use Buffer(s): 35' wide street buffer required along S. Meridian Rd./SH-69, landscaped per the standards in UDC 11-3B-7C

Open Space/Amenities/Pathways: A 10' wide detached multi-use pathway in a public use easement is required within the street buffer along S. Meridian Rd./SH-69 per UDC 11-3H-4C.4 with landscaping on either side per the standards in UDC 11-3B-12C.

Access/Stub Streets/Street System: Access via S. Meridian Rd./SH-69, provide cross-access easements to adjacent properties to the north and south in accord with UDC 11-3A-3. Existing access will be allowed to remain until such time as access is available from an adjacent property then the access via SH-69 shall be discontinued & removed.

Waterways/Topography/Flood Plain: NA

History: Jessica Condominiums (2011), Units 1-6. An agreement w/the City exists that requires annexation into the city and hook up to City water & sewer services when available (2012?).

Additional Meeting Notes: **The subject property is not currently contiguous to City annexed land; therefore, it's not eligible for annexation at this time. Once eligible and annexation is requested, the following will apply:**

- Annexation w/L-O or C-C zoning consistent w/MU-C FLUM designation; comply w/dimensional standards in UDC 11-2B-3 for the applicable district. The milk testing lab is classified as an office (aka professional service) (NAICS 541) and is a principal permitted use in the L-O & C-C districts as is a church, subject to the specific use standards in UDC 11-4-3-6.
- If new development, including an addition or a change in use is proposed, comply with the following standards:
 - Provide noise abatement along SH-69 for the church use consistent with the standards listed in UDC 11-3H-4D.
 - Provide a 35' wide street buffer along S. Meridian Rd./SH-69 landscaped per the standards listed in UDC 11-3B-7C; a 10' wide multi-use pathway is required within the buffer with landscaping on either side per the standards listed in UDC 11-3B-12C.
 - Parking lot landscaping is required per the standards listed in UDC 11-3B-8C based on the applicability in UDC 11-3B-2.
 - Compliance with the design review standards listed in the Architectural Standards Manual is required for any addition as set forth in UDC 11-5B-8B.

Note: Based on SB1108 that is currently before the State Legislature, the City is taking a "pause" on approving larger annexation applications until the outcome of the Bill is known. If passed, it could substantially impact the City's service levels & limit the City's ability to keep up with growth needs.

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District (SID) | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Private Street |
| X Annexation | <input type="checkbox"/> Development Agreement Modification | |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Time Extension – Council |

CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

UDC Text Amendment

Variance

Vacation

Other

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-6C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.