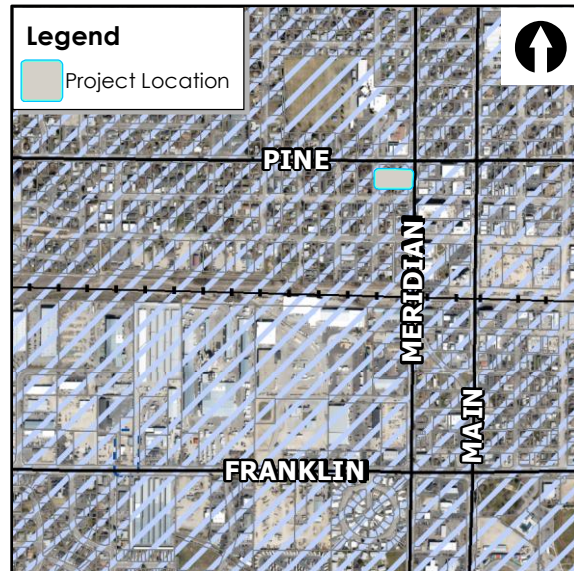


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: June 6, 2024
 TO: Planning & Zoning Commission
 FROM: Linda Ritter, Associate Planner
 208-884-5533
 SUBJECT: H-2024-0009
 Two Mustard Seeds Women’s Resale Shop – Rezone
 LOCATION: 817 N. Meridian Road (Parcel # R9323750041)



I. PROJECT DESCRIPTION

Request to rezone 0.63 acres of land from the R-8 zoning district to the O-T zoning district for the purpose of converting the existing home into a women's resale retail store.

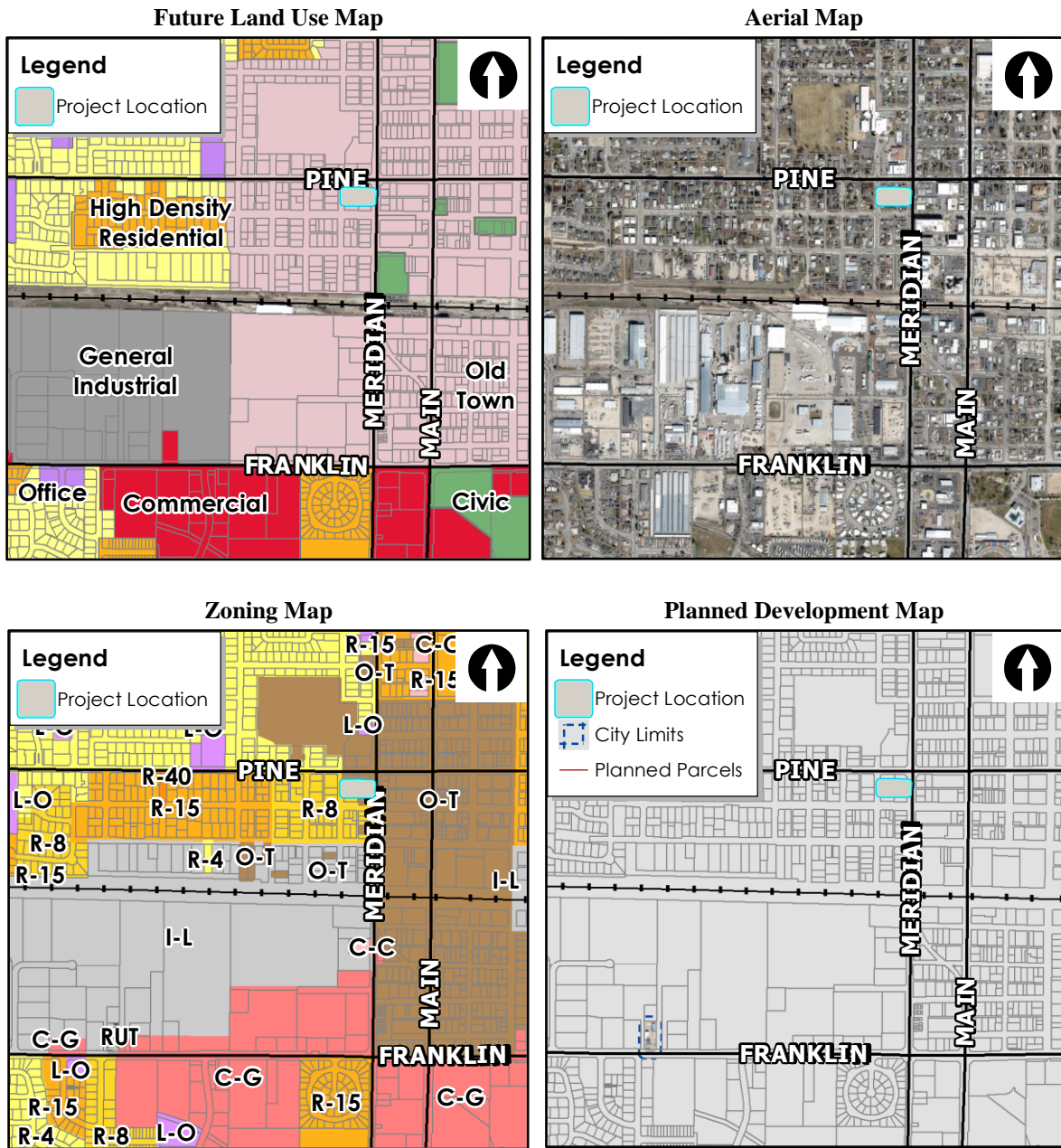
A. Project Summary

Description	Details	Page
Acreage	Rezone - 0.63 of an acre	
Future Land Use Designation	Old Town	
Existing Land Use(s)	Single-family residential	
Proposed Land Use(s)	Retail Store	
Lots (# and type; bldg./common)	1 lot	
Phasing Plan (# of phases)	NA	
Physical Features (waterways, hazards, flood plain, hillside)	No unique physical features	
Neighborhood meeting date; # of attendees:	3/24/2024	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> • Staff report (yes/no) 	Yes	
<ul style="list-style-type: none"> • Requires ACHD Commission Action (yes/no) 	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access occurs from NW 1 st Street, a local street via W. Idaho Avenue or W. Pine Avenue.	
Stub Street/Interconnectivity/Cross Access	N/A	
Existing Road Network	Meridian Road is improved with 5-travel lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There are 5-foot wide sidewalks along NW 1 st Street.	
Existing Arterial Sidewalks / Buffers	There is an existing 7-foot wide sidewalk along Meridian Road and existing landscape buffer to remain. No landscape Additional landscape along the street frontage is required.	
Proposed Road Improvements	No road improvements are required.	
Fire Service	No comments	
Police Service	No comments	
Wastewater		
<ul style="list-style-type: none"> • Comments 	<ul style="list-style-type: none"> • No changes to public sewer infrastructure shown in records. Any changes need to be approved by public works. 	
Water		
Distance to Water Services	<ul style="list-style-type: none"> • No changes to public water infrastructure shown in records. Any changes need to be approved by public works. • Distance to Service – Water available at site • Pressure Zone – 2 • Estimated ERU – See Application • Water Quality Concerns – None • Project Consistent with Master Plan – Yes 	

C. Project Area Maps



II. APPLICANT INFORMATION

A. Applicant:

Arlene Hardy, Expansion International – 2484 E Summer Dawn Street, Meridian Road, Meridian, ID 83646

B. Owner:

Same as above

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	5/21/2024	
Radius notification mailed to properties within 500 feet	5/17/2024	
Sign Posting	5/23/2024/ 5/28/2024	
Nextdoor posting	5/20/2024	

IV. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPLAN](https://www.meridiancity.org/complan)):

Land Use:

This property is designated Old Town (O-T) on the Future Land Use Map (FLUM).

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian’s historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

Proposed Use: The Applicant proposes to develop the site with a retail store, which will resale upscale women’s clothing, accessory and home décor items. These items will be donated by local area residents in Boise, Meridian and Nampa. The store will be open 3-4 days per week and will have volunteers to manage the sorting, pricing and stocking of items. The proceeds from the store will provide matching scholarships for students in Kenya, Africa to attend high school.

Remodel will include handicap bathroom access and ramp for store access. As well, new flooring, paint, landscape and other minor interior makeovers. Access will be off of NW 1st Street and parking with a handicap stall will be at the back of the retail store. A five (5) foot walkway and handicap ramp will provide access to front door from the rear of the property.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/complan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Support a compatible mix of land uses Downtown that activate the area during day and night.” (2.09.02G). *Introducing a retail store into the Downtown area presents an opportunity for increased foot traffic and commerce to occur within a desired location during the day and early evening. This addition contributes to the overall appeal and character of Downtown Meridian. The proposed operational hours are from Wednesday to Saturday, 9:00 am to 5:00 pm. This new commercial use should be a welcome addition to the other uses in the surrounding area.*
- “Support owners of historic buildings in their efforts to restore and/or preserve their properties. (5.02.01B). *Permitting the establishment of retail store in a historical downtown home has the potential to share knowledge and history regarding both Meridian and the specific house. This, in turn, is likely to boost the economic impact of more foot traffic, leading to the growth of other historical sites in the downtown area.*

V. UNIFIED DEVELOPMENT CODE ([UDC](#))

The proposed use, retail store (used merchandise) is listed as a principally permitted use in the O-T (Old Town) zoning district per UDC Table [11-2C-2](#). Compliance with the standards listed in UDC [11-2D-3 and 11-2D-4](#) is required.

VI. STAFF ANALYSIS

A. Rezone (RZ):

The Applicant is requesting to rezone 0.63 acres of land from R-8 to O-T to operate a retail store on the subject property. A legal description and exhibit map for the rezone area is included in Section VIII.A. This property is within the City's Area of City Impact boundary.

Personal services - The use of a site that offers merchandise to the public for monetary compensation. The use includes, but is not limited to, convenience stores; food stores; apparel and accessories stores; book, computer, and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; hobby, office supplies, stationery and gift stores; specialty stores; sporting goods; and used merchandise stores is listed as a principal permitted use in the O-T (Old Town) zoning district per UDC Table [11-2C-2](#).

The proposed 2,463-square-foot retail store will be located in the downtown area within the Meridian Urban Renewal District. The home was built in 1902 and is slated for further improvements to meet city code requirements and enhance the customer experience. Remodel will include handicap bathroom access and ramp for store access. As well, new flooring, paint, landscape and other minor interior makeovers. Access will be off of NW 1st Street and parking with handicap stall will be at the back of the retail store. Walk and handicap ramp will provide access to front door. Five (5) off-street parking spaces are being proposed as part of the rezone from residential to commercial.

The proposed hours of operation would be from Wednesday to Saturday, 9:00 am to 5:00 pm.

The City may require a development agreement (DA) in conjunction with a rezone pursuant to Idaho Code section 67-6511A. Due to the size of the development, Staff believes a DA should not be required.

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

The existing home meets all dimensional standards.

Access ([UDC 11-3A-3](#)):

Access is provided off NW 1st Street a local road via W. Pine Avenue a residential arterial or W. Idaho Avenue a local street.

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

The existing home has unpaved parking in the rear of the property off NW 1st Street. The Applicant is required to pave both the access and the five (5) proposed parking stalls with the development of the site upon submittal of a future Certificate of Zoning Compliance Application. ***Wheel restraints should be added to prevent overhanging beyond the designated parking stall dimension in accordance with UDC 11-3C-5.B(3).***

Old-Town is classified as a Traditional Neighborhood zoning district and no off-street parking is required for a lawfully existing structure unless an addition occurs (UDC 11-3C-6B). No additions are proposed with this project except for expanding the rear entry area. The Applicant is providing 5 parking stalls at the rear of the existing building which meets the required number of off-street parking spaces (2 spaces required) per UDC 11-3C-6B.3 for the Traditional Neighborhood district.

A minimum of one (1) bicycle parking space is required to be provided based on one (1) space 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](#). The site plan does not

include bicycle racks. *The Applicant should revise the plans and include one (1) bicycle rack and submit a detail of the bicycle rack with the CZC submittal.*

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

There is an existing 7-foot wide attached sidewalk on N. Meridian Road along the existing property frontage. Staff does not recommend any additional changes to the frontage improvements. There are also existing five (5) foot wide sidewalks along NW 1st Street. All sidewalks around buildings and serving public street shall be a minimum of five (5) feet in width in accordance with UDC 11-3A-17.

A continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses. The walkway width shall be maintained clear of any obstructions, such as vehicles, outdoor sale displays, vending machines, or temporary structures.

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

The Applicant is not proposing any additional landscaping to be added to the site with this project. For additions less than twenty-five (25) percent of the existing structure or developed area, no additional landscaping shall be required except for buffers to adjacent residential uses in accordance with UDC 11-3B-2D(1).

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

Fences shall comply with the standards listed in UDC 11-3A-7. No additional fencing is being proposed.

Outdoor Lighting (UDC [11-3A-11](#)):

All outdoor lighting is required to comply with the standards listed in UDC 11-3A-11C.

Building Elevations:

Conceptual building elevations and perspectives were submitted for the existing structure as shown in Section IX.D. The building consists of existing siding, fascia trim, asphalt roof shingles and new ADA ramp. The only addition to the existing building is the new ADA ramp. This addition will not require design review.

Certificate of Zoning Compliance (UDC [11-5B-1](#)):

A Certificate of Zoning Compliance (CZC) is required to be submitted for the proposed use and site changes prior to submittal of a building permit application to ensure compliance with UDC standards and staff comments listed in Section IX.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed rezone from R-8 to O-T per the comments in Section IX and the Findings in Section X of this report.

VIII. EXHIBITS

A. Rezoning Legal Description and Exhibit Map



IDAHO
SURVEY
GROUP

W Emerald St
, ID 83704

☎: (208) 846-8570
(208) 884-5399

**Rezone Description for
Expansion International Inc.,**

The following Describes a Parcel of Land being a portion of Lot 2, Block 1 of West View Addition to Meridian Subdivision as filed in Book 2 of Plats at Page 68, Records of Ada County, Idaho Lying in a Portion of the Southeast 1/4 of Section 12, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more Particularly Described as follows:

COMMENCING at the Northeast Corner of the Southeast 1/4 (East 1/4 Corner) of said Section 12; From which, the Southeast Corner of said Section 12 bears, South 00°43'35" West, 2652.62 feet; Thence along the Easterly Boundary Line of the Southeast 1/4 of said Section 12, South 00°43'35" West, 114.88 feet to a point being on the Prolongation of the Northerly Boundary Line of Lot 2, Block 1 of said West View Addition to Meridian Subdivision, the **POINT OF BEGINNING**:

Thence continuing along said Easterly Boundary Line, South 00°43'35" West, 84.75 feet to a point being on the Prolongation of the Southerly Boundary Line of Lot 2, Block 1 of said West View Addition to Meridian Subdivision;

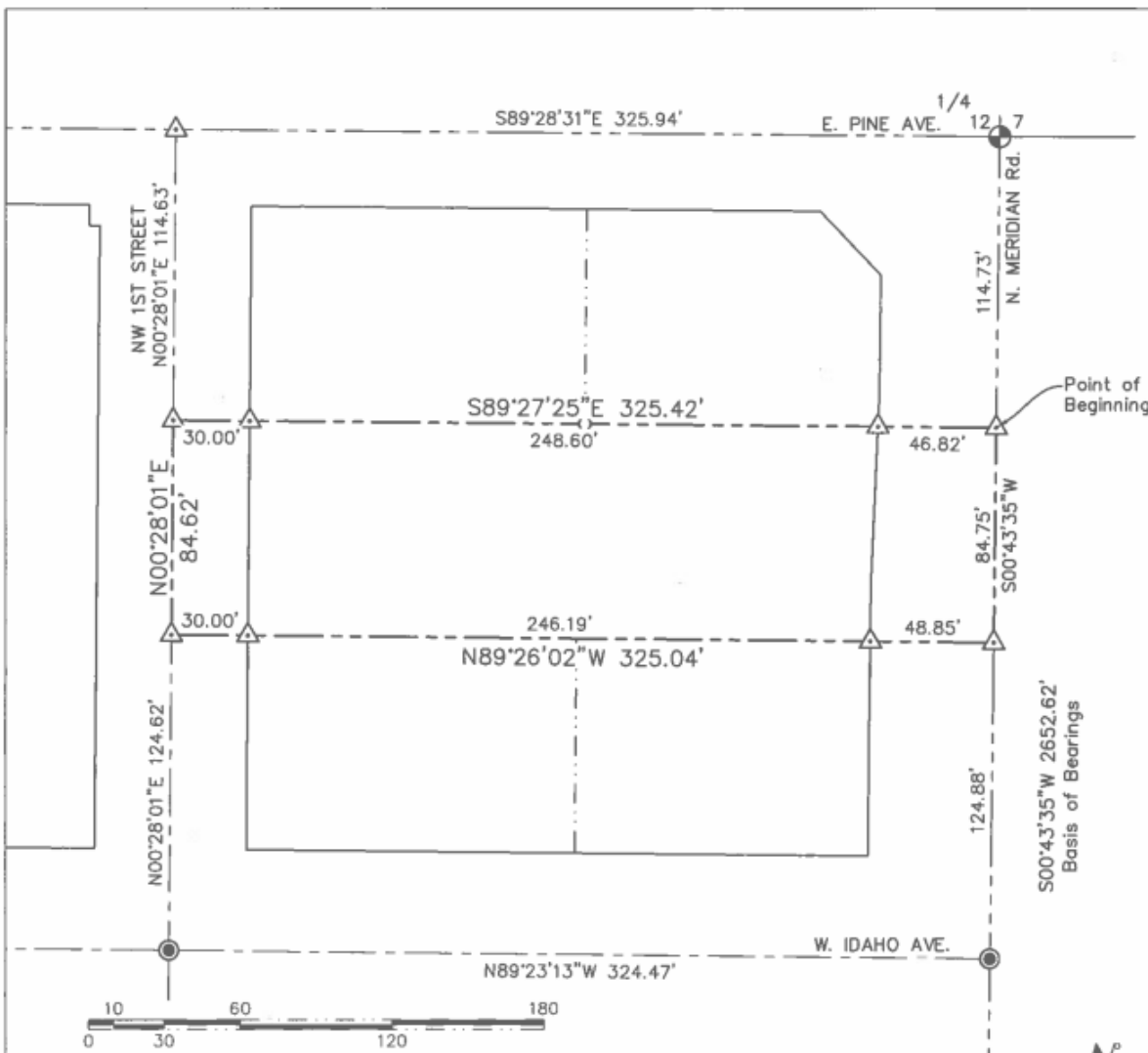
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Lot 2, and its Prolongation, North 89°26'02" West, 325.04 feet to the Centerline of Northwest 1st Street;

Thence leaving said Southerly Boundary Line, and its Prolongation, and along the Centerline of Northwest 1st Street, North 00°28'01" East, 84.62 feet to a point being on the Prolongation of the Northerly Boundary Line of said Lot 2;

Thence leaving said Centerline, and along the Northerly Boundary Line of said Lot 2, and its Prolongation, South 89°27'25" East, 325.42 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 0.63 acres (27,542 Sq. ft.) more or less.





Scale: 1" = 60'

Legend

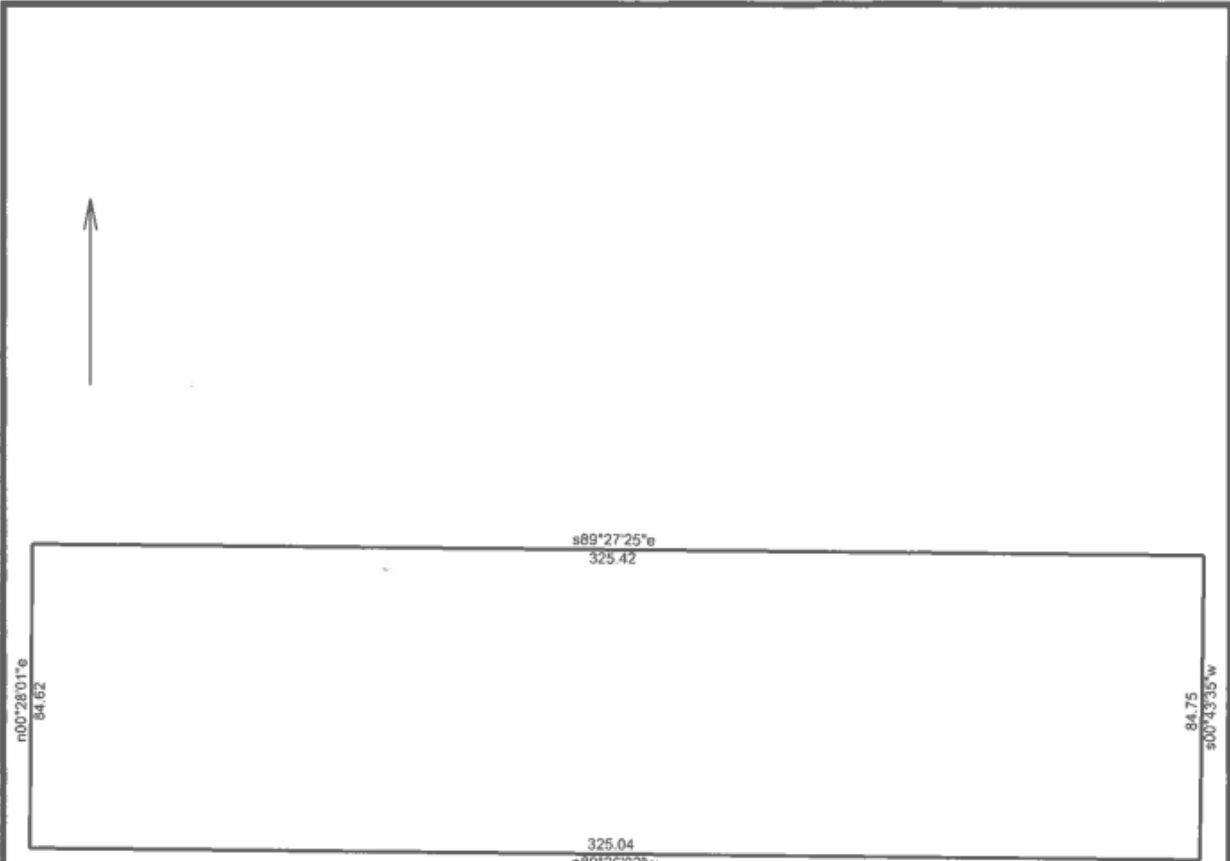
- Found Aluminum Cap Monument
- △ Calculated Point, Nothing Found or Set
- Property Boundary/Rezone Line
- Right-of-Way Line
- · · Lot/Parcel Line of Record
- - - Section Line
- - - Centerline



IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 845-8370

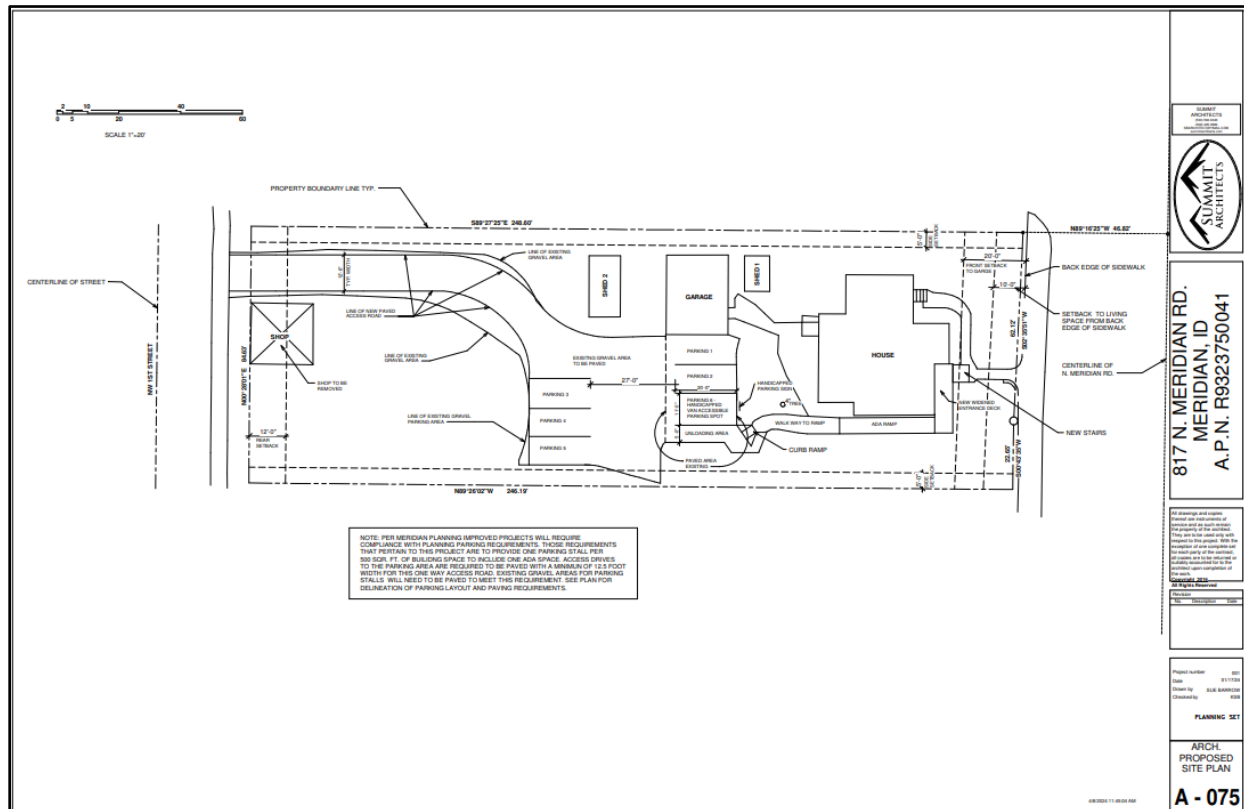
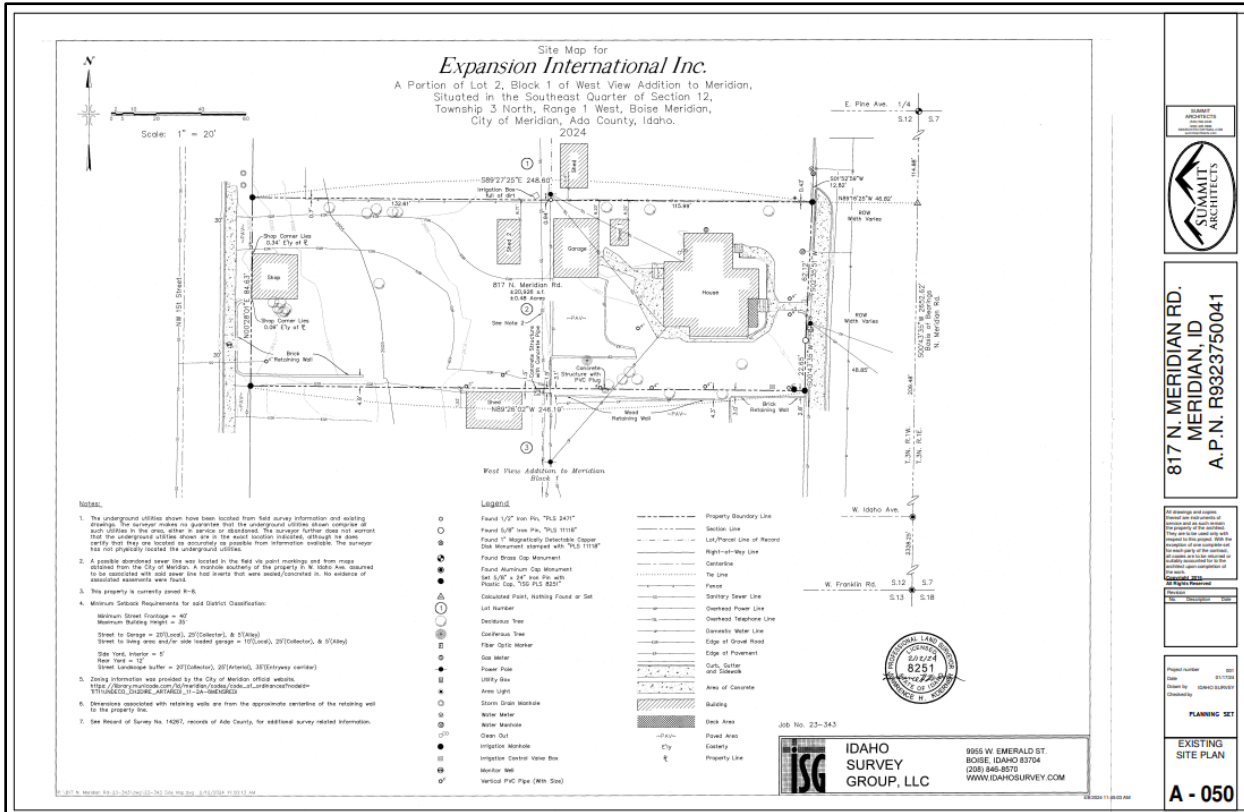
Rezone Exhibit Drawing for
Expansion International Inc.,
 A Portion on Lot 2, Block 1 of West View Addition to Meridian
 Located in the SE 1/4 of Section 12,
 T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No. 23-343
Sheet No. 1
Dwg. Date 1/3/2024

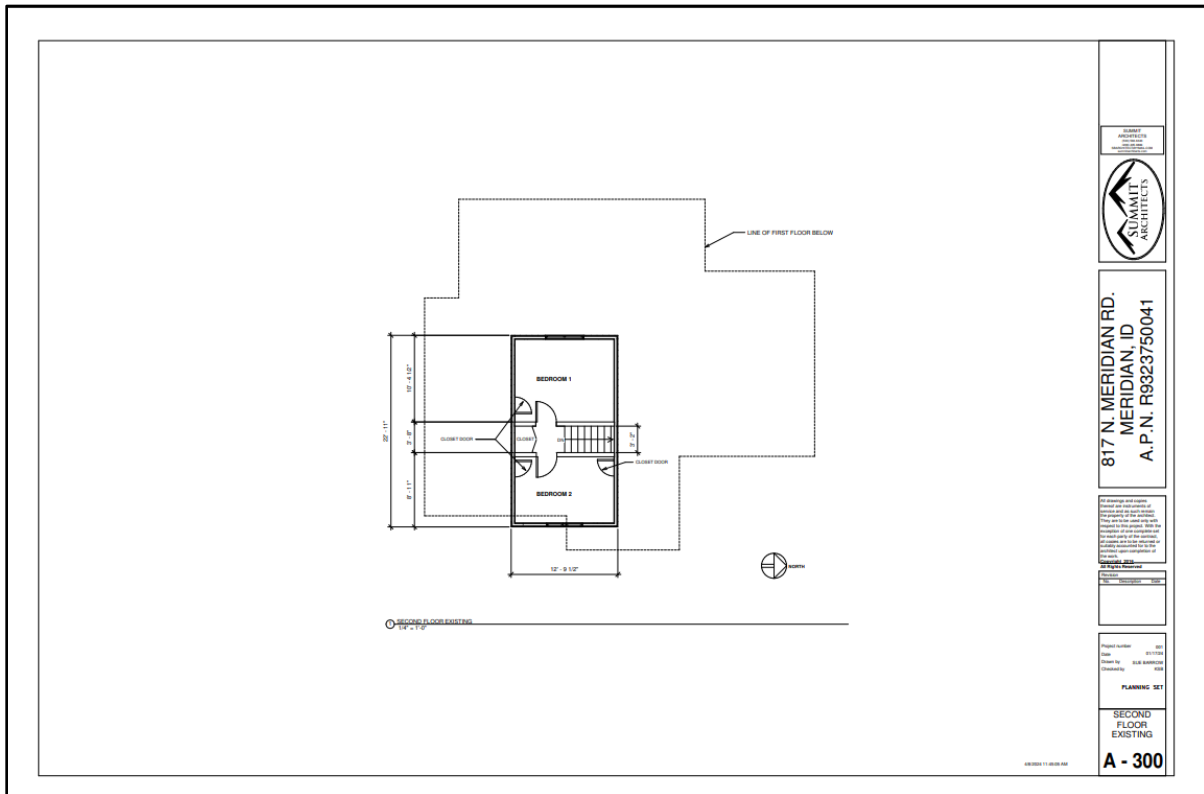
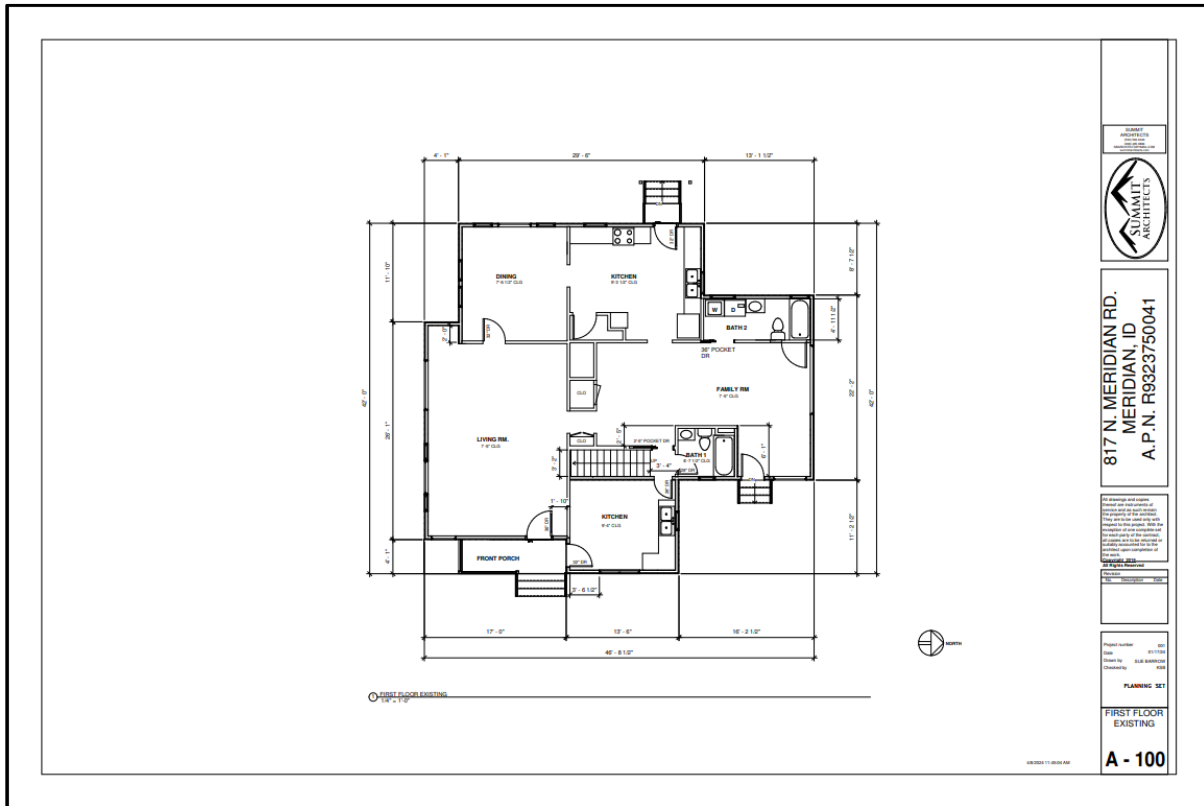


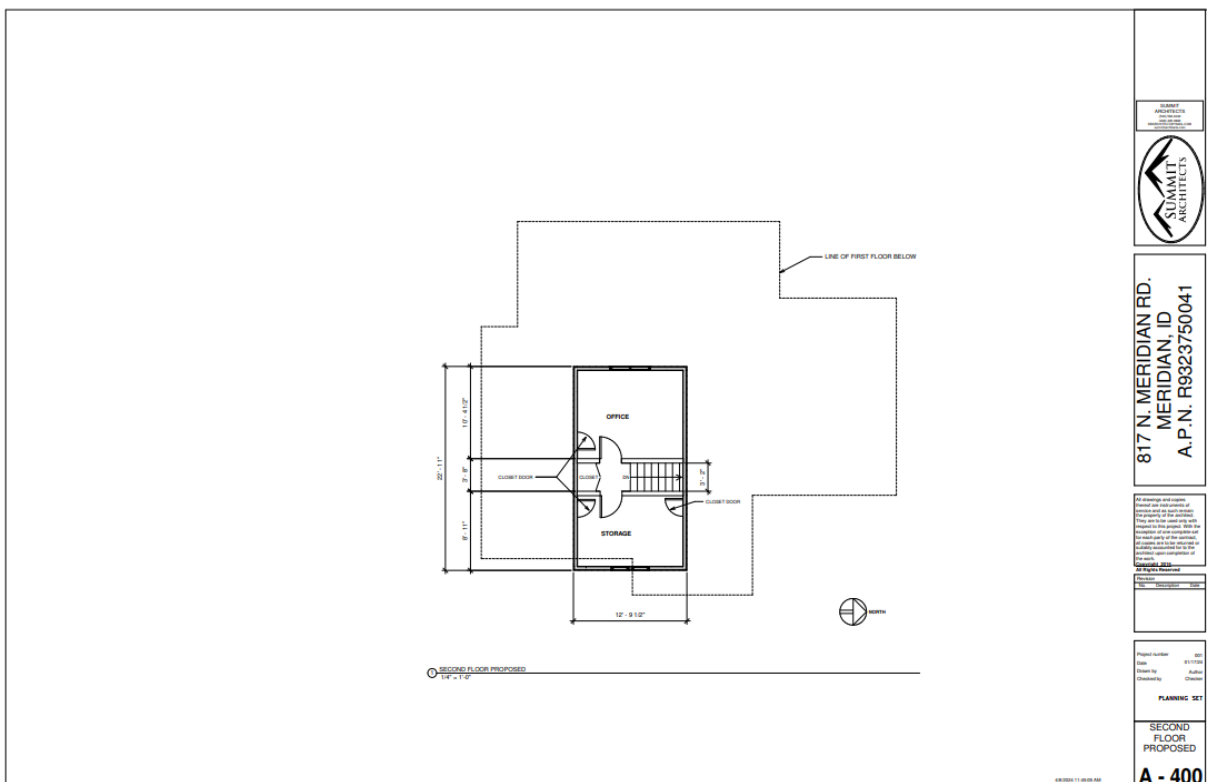
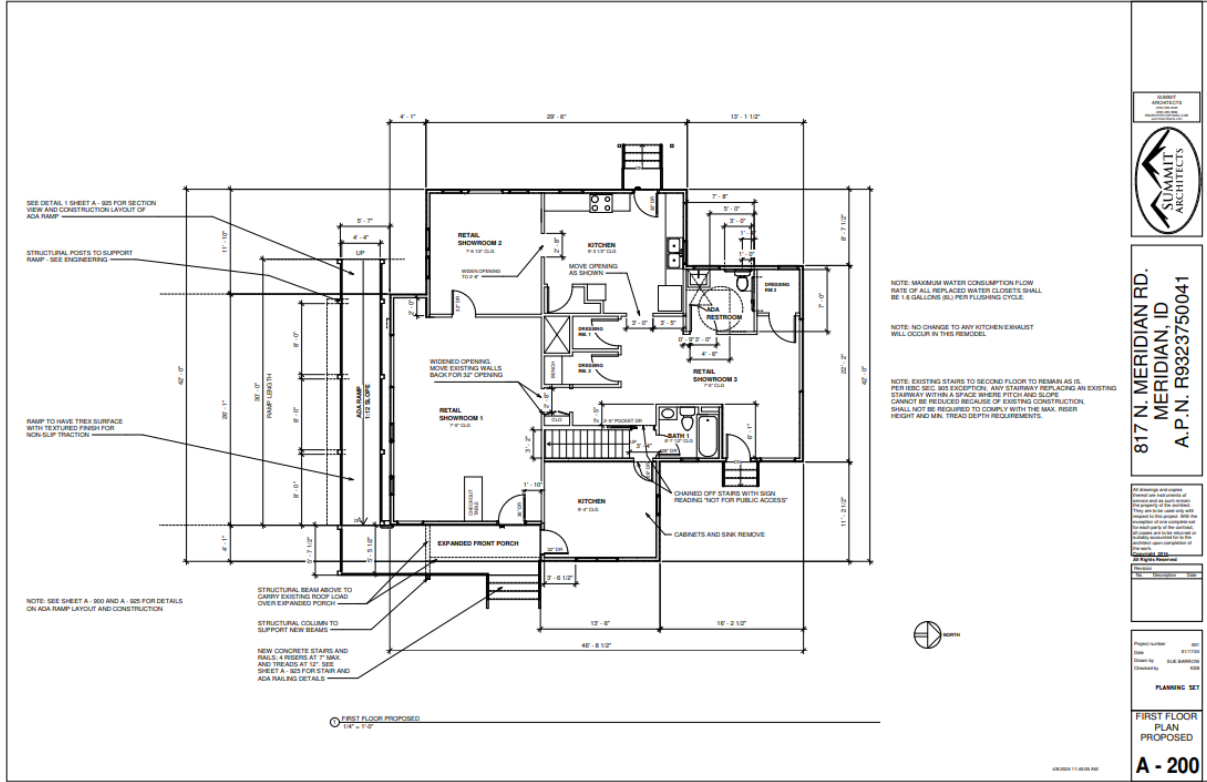
Expansion International Inc., Rezone Description		4/17/2024
Scale: 1 inch= 43 feet	File:	
Tract 1: 0.6323 Acres (27542 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/218899), Perimeter=820 ft.		
01 s00.4335w 84.75		
02 n89.2602w 325.04		
03 n00.2801e 84.62		
04 s89.2725e 325.42		

B. Existing and Proposed Site Plan (1/17/2024)



C. Existing and Proposed Floor Plans (1/17/2024)





D. Existing and Proposed Elevations (1/17/2024)

SECOND FLOOR
FIRST FLOOR
GARAGE

SECOND FLOOR
SECOND FLOOR
FIRST FLOOR
GARAGE

⊙ EAST ELEVATION EXISTING
1/2" = 1'-0"

⊙ SOUTH ELEVATION EXISTING
1/2" = 1'-0"

817 N. MERIDIAN RD.
MERIDIAN, ID
A.P.N. R9323750041

Project Number: 001
Date: 01/17/24
Drawn by: SSS ARCHITECTS
Checked by: SSS

PLANNING SET

ELEVATION
VIEWS
EXISTING

A - 500

SECOND FLOOR
SECOND FLOOR
FIRST FLOOR
GARAGE

SECOND FLOOR
SECOND FLOOR
FIRST FLOOR
GARAGE

⊙ WEST ELEVATION EXISTING
1/2" = 1'-0"

⊙ NORTH ELEVATION EXISTING
1/2" = 1'-0"

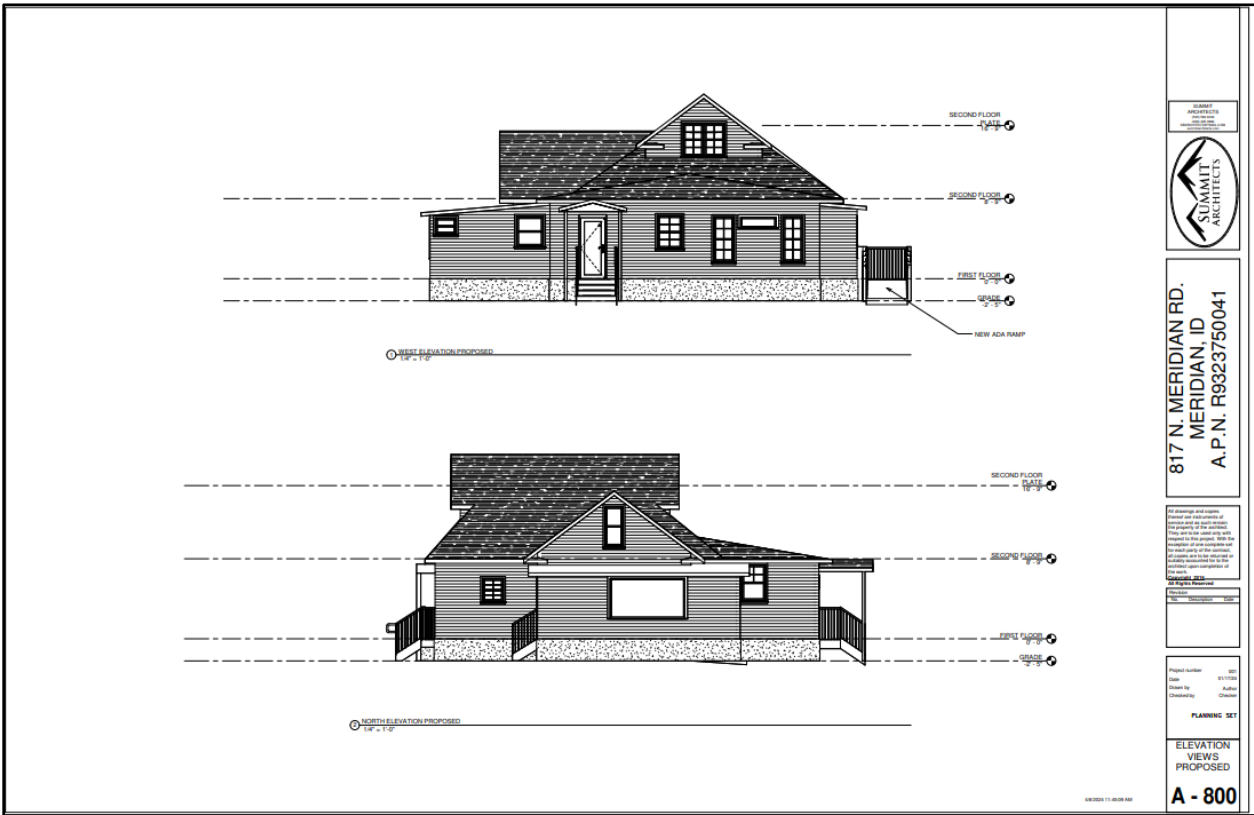
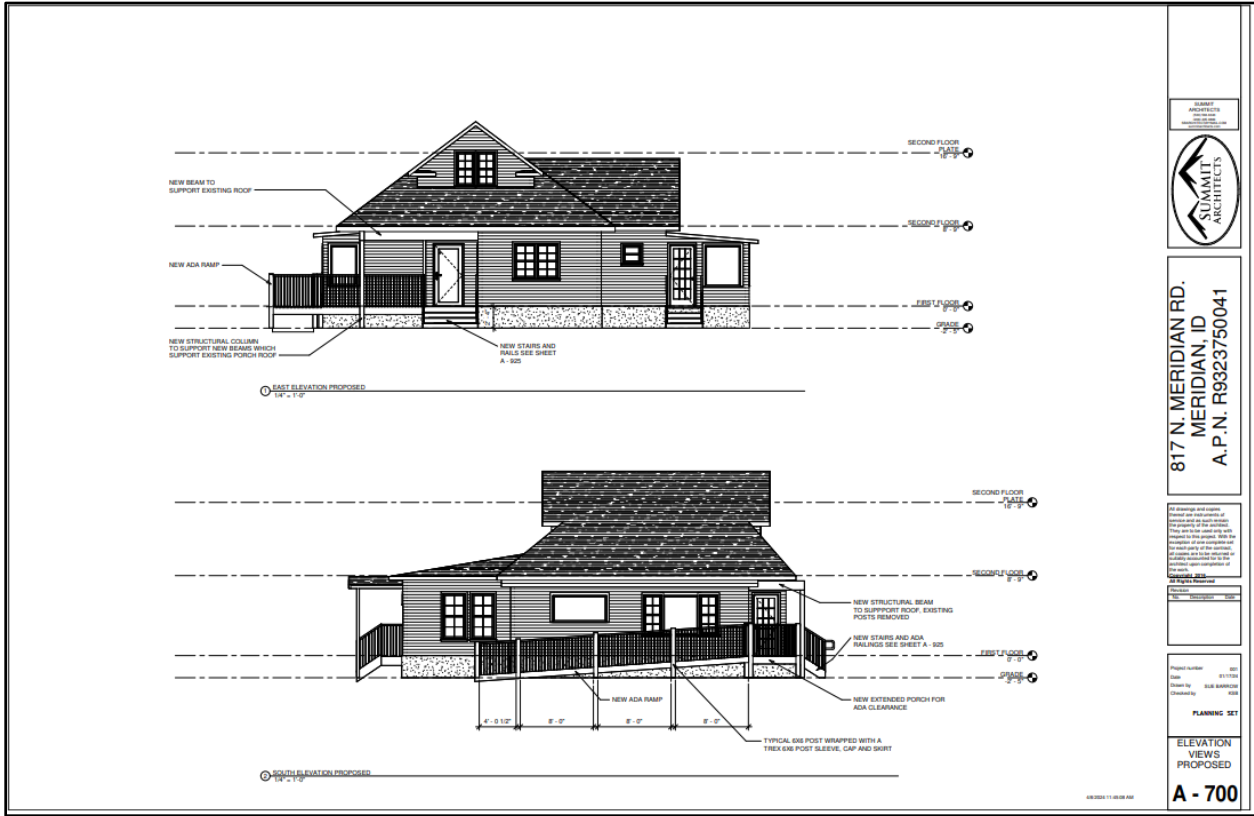
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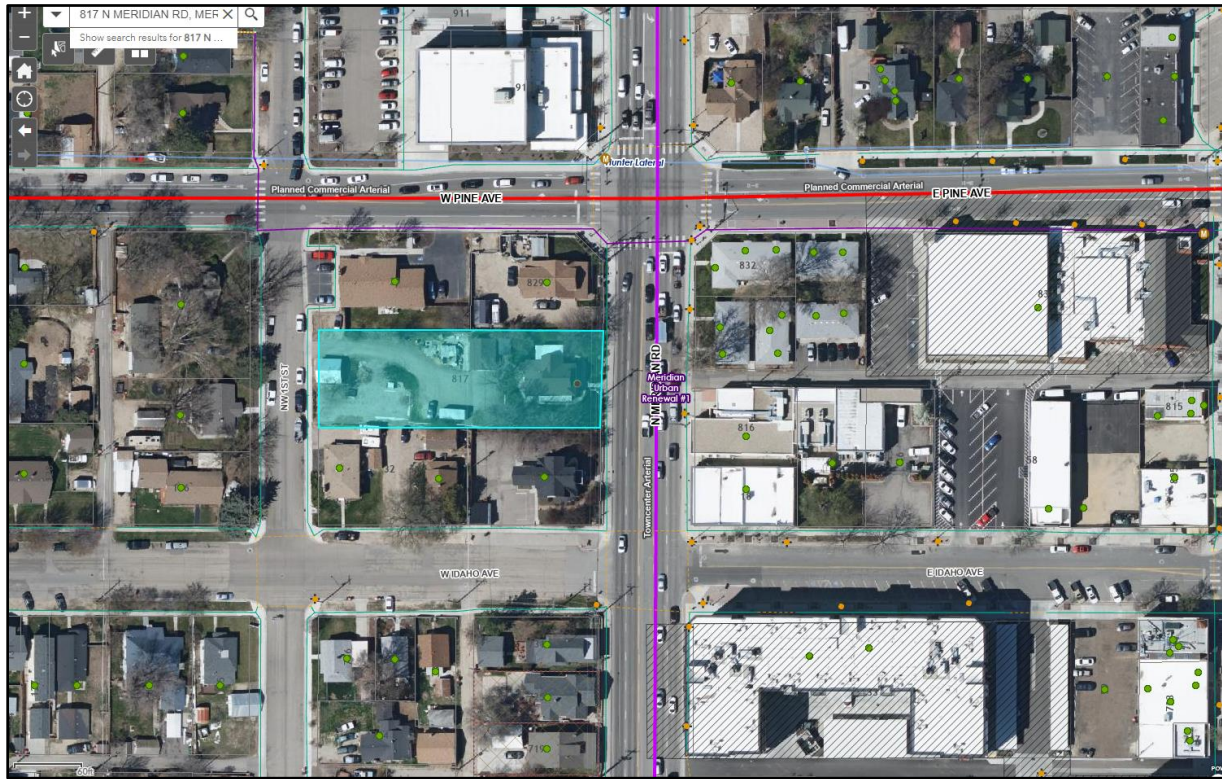
PLANNING SET

ELEVATION
VIEWS
EXISTING

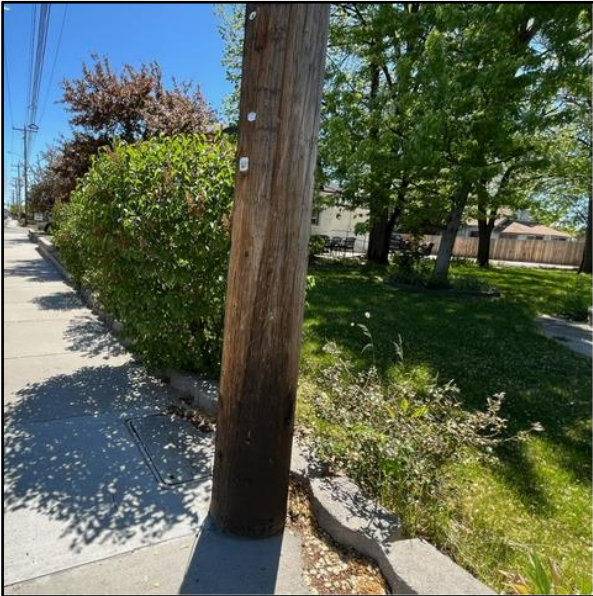
A - 600



E. Pictures of Existing Property and Structure







IX. CITY/AGENCY COMMENTS

A. PLANNING

Staff Comments:

1. The maximum number of allowable customers at the facility at *one time* at any given time must not exceed the maximum occupant load specified in the Fire Code.
2. Prior to building permit submittal, the Applicant shall obtain Certificate of Zoning Compliance (CZC) approval to establish the use and approval for the exterior modifications to the property.
3. The site and landscape plans submitted with the Certificate of Zoning Compliance application shall depict the following:
 - a. Pave the entire driveway and parking area. Any unpaved areas need to be landscaped to prevent vehicles from expanding the approved parking area.
 - b. The drive aisle onto the property shall be a minimum of twenty-six (26) feet in width.
 - c. All internal pedestrian circulation shall be a minimum of five (5) feet in width.
 - d. Install wheel restraints in front of the 5 parking stalls in accordance with UDC 11-3C-5.B(3).
 - e. Include a bicycle rack and a detail of the bicycle rack with the CZC submittal.
 - f. Coordinate with and provide documentation of approval from Republic Services on the size and location of your trash enclosure with the CZC submittal.
4. Direct lot access from N. Meridian Road is prohibited.

B. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330209&dbid=0&repo=MeridianCity>

C. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345724&dbid=0&repo=MeridianCity>

D. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331687&dbid=0&repo=MeridianCity>

X. 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;
Staff finds the proposed zoning map amendment to rezone the property from the R-8 zoning district to the O-T zoning district is consistent with the Comprehensive Plan.
2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;

Staff finds the proposed zoning map amendment complies with the regulations outlined in the requested Old Town designation.

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

Staff finds the proposed zoning map amendment should not be 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 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.

Subject site is already annexed so staff finds this finding not applicable.