

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 2/25/2025

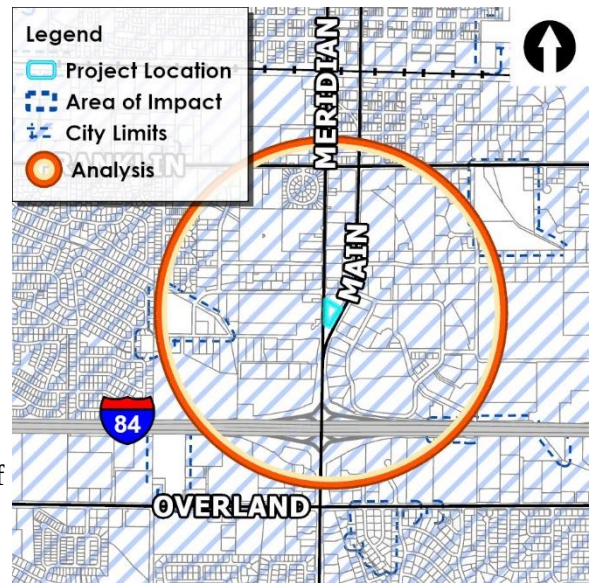
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
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nnapoli@meridiancity.org

APPLICANT: Jake Standerwick

SUBJECT: SHP-2025-0001
Chicken Bucket Subdivision

LOCATION: Located at 667 S. Main Street in a part of Government lot 2, Section 18, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Short plat to subdivide an existing parcel consisting of 1.15 acres of land, into two (2) commercial lots in the C-G zone.

B. Recommendation

Staff: Approval with conditions.

C. Decision

Council:

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Commercial	-
Proposed Land Use(s)	Commercial	-
Existing/Proposed Zoning	C-G/C-G	V.A.2
Future Land Use Designation	Commercial	V.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Monday, September 9, 2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		III.B
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Accessed via S. Main Street and S. Meridian Road.	-
ITD Comments Received	No	-
Meridian Public Works Wastewater	Distance to Mainline: Available at site; Impacts or Concerns: No	-
Meridian Public Works Water	Distance to Mainline: Available at site; Impacts or Concerns: no	-

See City/Agency Comments and Conditions Section for all department/agency comments received or see public [record](#).

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview/History

The proposed short plat aims to subdivide the 1.15-acre subject property, located within the C-G zone, into two (2) commercial lots. The property currently consists of two (2) commercial buildings constructed in the early 2000s, which are situated on a single lot. The purpose of the subdivision is to separate these existing buildings for ownership purposes, with no proposed changes to the current uses or tenants.

Table 4: Project Overview

Description	Details
History	CZC-01-032
Acreage	1.15 acres
Lots	2 Commercial Lots

B. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):
There is two (2) existing commercial buildings on the property that are proposed to remain.
2. Dimensional Standards (*UDC 11-2*):
The two proposed properties meet the dimensional standards of the C-G zoning district, except for the required 35-foot landscape buffer along Meridian Road and Main Street. However, since this is an existing development with no proposed changes beyond the subdivision, an alternative compliance application is not required at this time. Future redevelopment will be subject to UDC 11-3B-2, which permits phased landscape improvements as cumulative expansions occur. The city will monitor any future redevelopment, including additions and new construction, to ensure compliance with these requirements.

C. Design Standards Analysis

1. Landscaping (*UDC 11-3B*):
 - i. Landscape buffers along streets
A 35-foot wide street buffer is required adjacent to S. Main Street and S. Meridian Road, arterial streets and designated as entryway corridors. This buffer should be landscaped per the standards listed in UDC 11-3B-7C. *The existing site is nonconforming with this standard due to a mix of road widening projects and code changes since the original entitlement of the property. Due to the existing nature of the site and no proposed changes beyond the subdivision, staff recommends an alterative compliance application not be required until future redevelopment. UDC 11-3B-2 allows for phased landscape improvements as cumulative expansions occur. Staff will monitor these thresholds and ensure compliance with the UDC. Additionally, the maintenance of the landscaping along the frontage of each lot should state the responsible party for the maintenance of these improvements in accord with UDC 11-3B-7C2.a and 11-3B-13.*
 - ii. Tree preservation

A Tree Mitigation Plan should be submitted with the final plat signature application detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

No trees are proposed to be removed with this application. However, any future changes to the landscaping will require tree mitigation.

2. Parking (UDC 11-3C):

i. Residential parking analysis

Off-street parking is required to be provided in accord with the standards listed in UDC 11-3C-5. One space per 250 square feet of gross floor area is required for each building. *The southern building is roughly 3,900 square feet which requires 16 parking stalls. The applicant has subdivided the property to incorporate 17 parking stalls exceeding the requirement. The northern building is roughly 3,700 square feet which requires 16 parking stalls. The applicant has provided 48 parking stalls exceeding the requirement. Staff recommends plat note# 6 include a shared parking agreement between Lots 1 and 2, Block 1.*

Transportation Analysis

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

Access to this property is provided via S. Main Street and S. Meridian Road. The plat notes state there is a blanket cross-access easement between Lot 1 and Lot 2, Block 1 to allow for access to both sites on either drive aisle. Since this is a blanket easement, it is not depicted on the plat.

D. Services Analysis

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

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

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

An adequate storm drainage system is 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 as set forth in UDC 11-3A-18.

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

Connection to City water and sewer services is required and are available to be extended by the developer with development in accord with UDC 11-3A-21 and Goals 3.03.03G & 3.03.03F. Urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development of the subdivision.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
2. The short plat and landscape plan prepared by Evan J. Wood, on 11/26/2024, included in Section VI.A, shall be revised as follows:
 - Graphically depict the landscape buffer easements along S. Meridian Road and S. Main Street and reference the instrument number for the ACHD license agreement for the landscaping within the right of way in accordance with UDC 11-3B-7C.2a.

- Include a note to reference the ownership and maintenance of the landscaping outside of the right of way for Lots 1 and 2, Block 1.
 - Modify note #3 to include Lot 2, Block 1 into the cross-access agreement (2024-074215) or amend the agreement to include Lot 2, Block 1.
 - Modify note #6 to include a blanket shared parking agreement between Lot 1 and Lot 2, Block 1.
 - Remove plat note #8. This would be better achieved outside of the plat as a separate deed restriction.
 - Add a plat note stating direct access to S. Meridian Road and S. Main Street is prohibited.
 - Add a plat note stating all lots are subject to private blanket easements for irrigation and drainage to the benefit of all lots.
3. Future development shall comply with the dimensional standards listed in UDC *Table 11-2B-3* for the C-G zoning district.
 4. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Ada County Highway District (ACHD)

IV. FINDINGS

A. Short Plat

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

The Comprehensive Plan designates the future land use of this property as Commercial, the current zoning district of the site is C-G. Staff finds the proposed short plat complies with the short plat standards listed in UDC 11-6B-5. The proposed development does not comply with the dimensional standards of the C-G zoning district listed in UDC Table 11-2A-5 as the sites do not have the 35-foot landscape buffer required. Due to the existing nature of the development with no proposed changes beyond the subdivision, an alternative compliance application is not required at this time. Future redevelopment will be subject to UDC 11-3B-2, which permits phased landscape improvements as cumulative expansions occur. The city will monitor any future redevelopment, including additions and new construction, to ensure compliance with these requirements.

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

Staff finds that public services will be provided and are adequate to serve the proposed lots.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

Staff finds all required utilities will be provided with lot development at the developer's expense.

4. There is public financial capability of supporting services for the proposed development;
Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.
5. The development will not be detrimental to the public health, safety or general welfare; and
Staff finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.

IV. ACTION

A. Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the Findings in Section VIII.

B. City Council:

Action Pending.

V. EXHIBITS

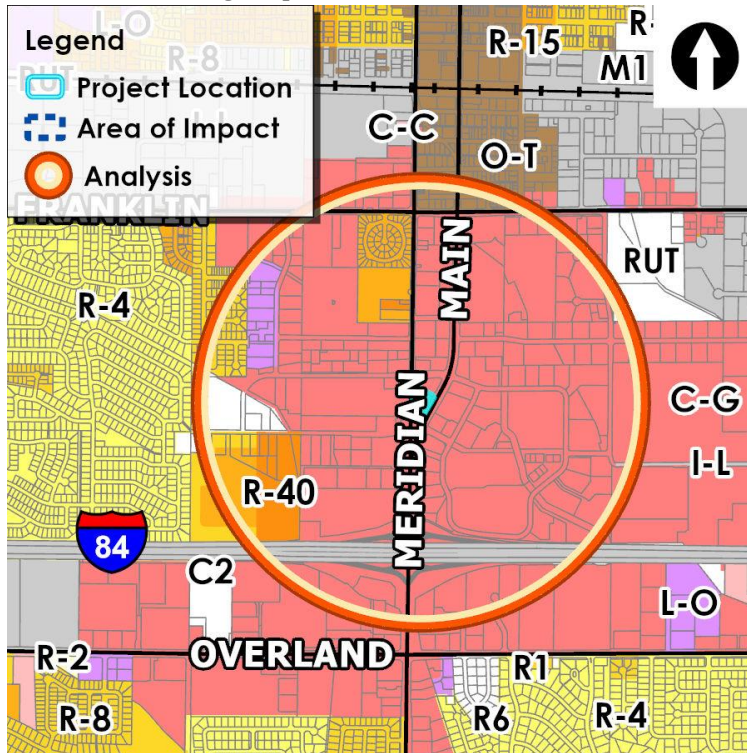
A. Project Area Maps

(link to [Project Overview](#))

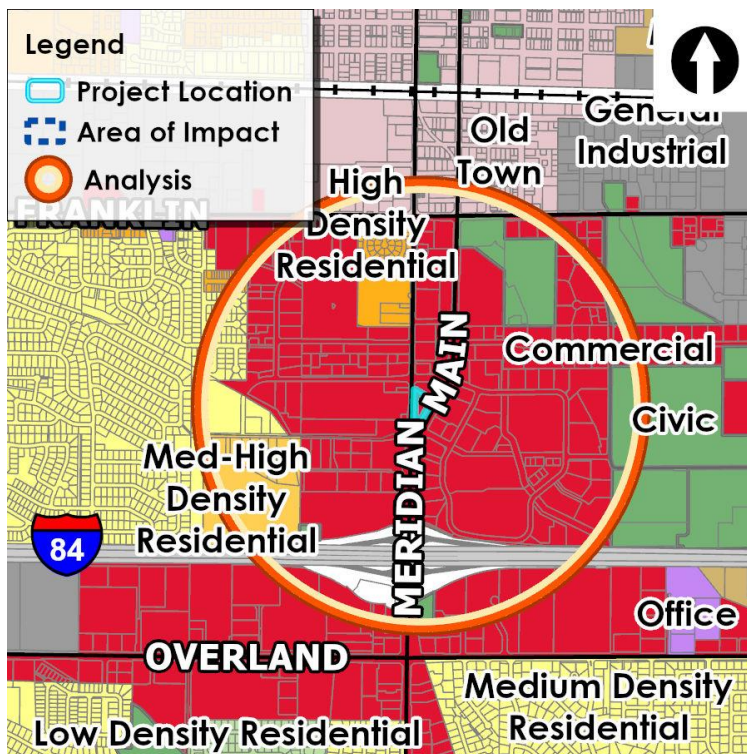
1. Aerial



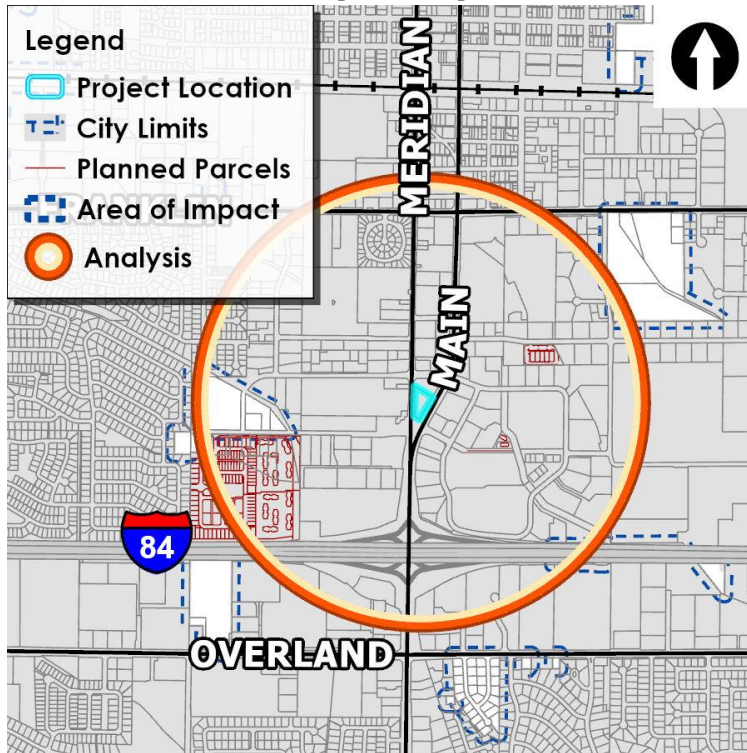
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



C. Service Accessibility Report

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 < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
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

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E. Short Plat (date: 11/12/2024)

