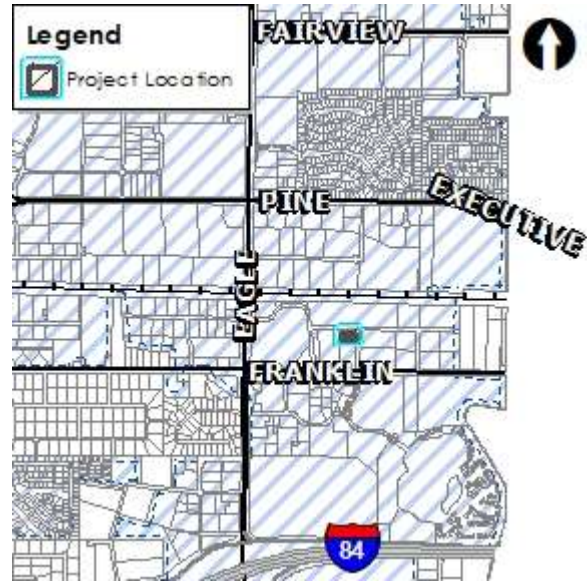


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/17/2020
 TO: Planning & Zoning Commission
 FROM: Sonya Allen, Associate Planner
 208-489-0578
 SUBJECT: H-2020-0085
 Ada County Coroner
 LOCATION: 173 N. Touchmark Way (Lots 2 & 3,
 Block 2, Seyam Subdivision), in the SW
 ¼ of Section 9, Township 3 N., Range
 1E.



I. PROJECT DESCRIPTION

Rezone of 1.77 acres of land from the Light Industrial (I-L) to the General Retail and Service Commercial (C-G) zoning district for the development of a coroner’s office for Ada County.

II. SUMMARY OF REPORT

A. Project Summary

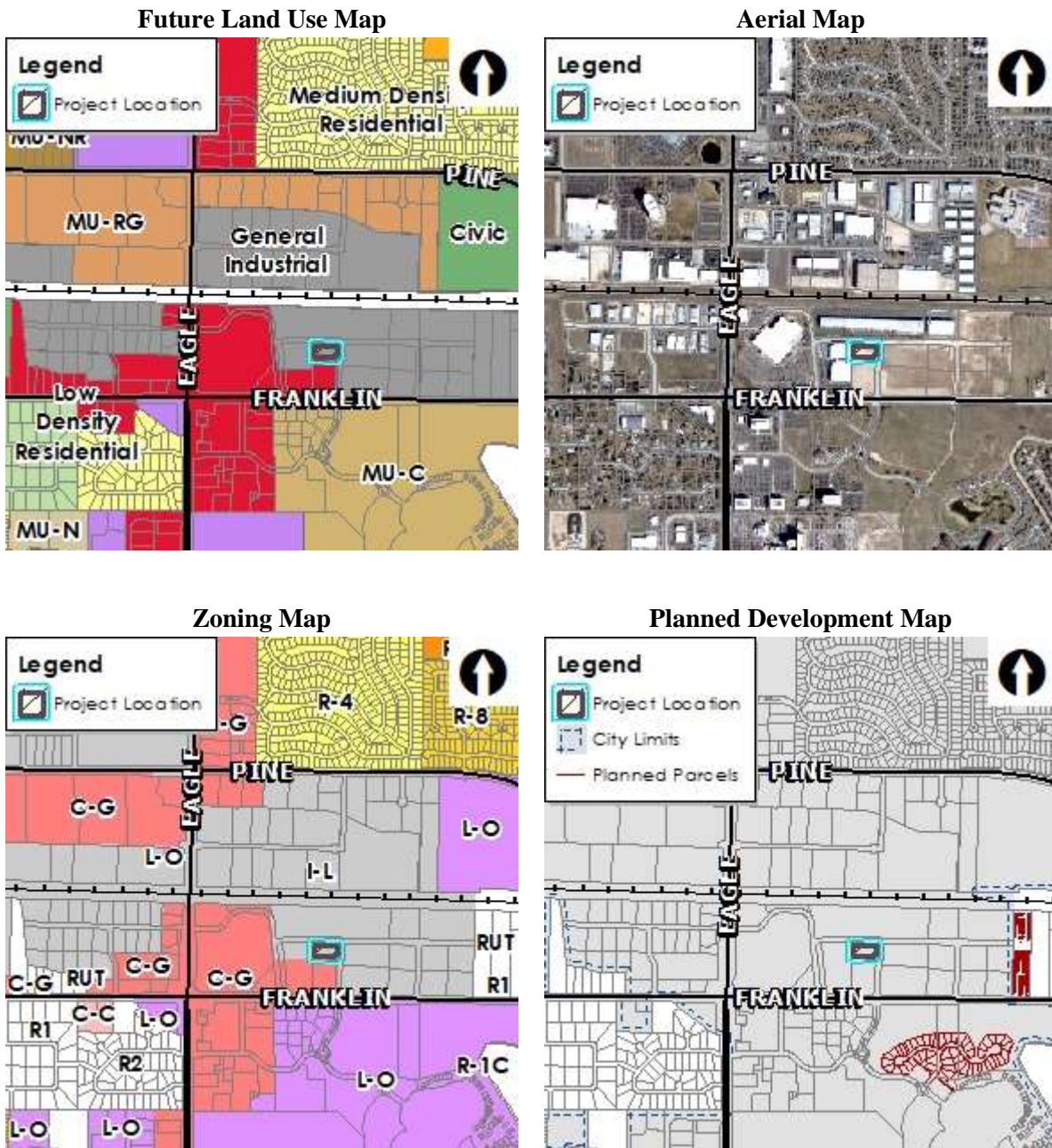
Description	Details	Page
Acreage	1.77	
Future Land Use Designation	Industrial	
Existing Land Use(s)	Vacant/undeveloped land	
Proposed Land Use(s)	Public/quasi-public (coroner’s office)	
Current Zoning	I-L	
Proposed Zoning	C-G	
Neighborhood meeting date; # of attendees:	June 25, 2020 – Six (6) people in attendance.	
History (previous approvals)	RZ-09-005 (Development Agreement Instrument #2014-068084)	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) Requires ACHD Commission Action (yes/no) 	No	

Description	Details	Page	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via existing curb cuts as follows: (1) entry/exit and (1) exit only driveway from N. Touchmark Way and (1) entry only driveway via E. Lanark Street, both industrial collectors; no access is proposed via E. Franklin Rd.		
Stub Street/Interconnectivity/Cross Access Existing Road Network	NA Arterial (Franklin Rd.) and collector streets (Touchmark & Lanark); local street access is not available to this property.		
Existing Arterial Sidewalks / Buffers	Attached sidewalk exists on this lot along E. Lanark St. & N. Touchmark Way; there are no existing street buffers.		
Proposed Road Improvements	None		
Fire Service	No comments submitted		
Police Service	No comments submitted		
Wastewater			
<ul style="list-style-type: none"> • Distance to Sewer Services 	NA		
<ul style="list-style-type: none"> • Sewer Shed 	Five Mile Trunkshed		
<ul style="list-style-type: none"> • Estimated Project Sewer ERU's 	See Application		
<ul style="list-style-type: none"> • WRRF Declining Balance 	13.97		
<ul style="list-style-type: none"> • Project Consistent with WW Master Plan/Facility Plan 	Yes		
<ul style="list-style-type: none"> • Impacts/Concerns 	<ul style="list-style-type: none"> • Flow is committed • No proposed changes to Public Sewer Infrastructure has been shown within record. Any changes or modifications to the public sewer infrastructure shall be reviewed and approved by Public Works. 		
Water			
<ul style="list-style-type: none"> • Distance to Water Services 	NA		
<ul style="list-style-type: none"> • Pressure Zone 	4		
<ul style="list-style-type: none"> • Estimated Project Water ERU's 	See application		
<ul style="list-style-type: none"> • Water Quality 	No concerns		
<ul style="list-style-type: none"> • Project Consistent with Water Master Plan 	Yes		
<ul style="list-style-type: none"> • Impacts/Concerns 	No changes to public water infrastructure proposed. Any unused water main stubs must be abandoned at the main in the road.		

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant / Representative:

Brenda Brosa, Lombard Conrad Architects – 1221 Shoreline Lane, Boise, ID 83702

B. Owner:

Ada County – 200 W. Front Street, Boise, ID 83702

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	8/28/2020	
Radius notification mailed to properties within 300 feet	8/26/2020	
Public hearing notice sign posted on site	9/2/2020	
Nextdoor posting	8/28/2020	

V. COMPREHENSIVE PLAN ANALYSIS ([Comprehensive Plan](#))

The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates this property as Industrial. This 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 offices uses. In some cases uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

The abutting property to the south is designated Commercial. Commercial designations provide 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 site design, connectivity and amenities.

The Applicant proposes to rezone the subject property from I-L to C-G and develop a coroner’s office (classified as a public/quasi-public use) for Ada County on this lot and the larger abutting lot to the south, which is already zoned C-G and is designated on the FLUM as Commercial. Because designations on the FLUM aren’t parcel specific, an adjacent abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. Accordingly, the Applicant requests approval for the abutting Commercial designation to be used for the property proposed to be rezoned as both properties will be consolidated into one property and developed as one. The proposed public/quasi-public use is a desired use in the Commercial designation.

The following Comprehensive Plan Policies are applicable to this development:

- Encourage infill development. (3.03.01E)
The Comprehensive Plan defines infill as “development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.” The subject property is surrounded by some existing development, is directly adjacent to the Franklin Road transportation corridor, and is readily available to connect to city water and sewer.
- Focus development and redevelopment intensity on key transportation corridors. (3.07.02C)
The proposed public/quasi-public use is proposed adjacent to E. Franklin Rd., a key transportation corridor.
- Encourage compatible uses and site design to minimize conflicts and maximize use of land. (3.07.00)

The County is proposing to develop the 4 acre site with a public/quasi-public use. The proposed use has aspects that pertain to both commercial and industrial uses which makes this a good location. The site has been designed to separate the medical functions of the site from the public entrance. Staff believes the proposed use is compatible with surrounding land uses of retail and warehousing directly to the west and north.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service are available to serve the proposed development in accord with UDC 11-3A-21.

VI. STAFF ANALYSIS

REZONE:

A rezone of 1.77 acres of land from the I-L to the C-G zoning district is proposed consistent with the Commercial FLUM designation applied to this property from the abutting property to the south as discussed above. A legal description for the rezone area is included in Section VIII.A.

Rezoning this property to C-G consistent with that of the adjacent property to the south will create uniform zoning for the overall property. Although the UDC does not prohibit multiple zones on a single parcel, split zoning does make it problematic to decipher which of the two standards (industrial vs. commercial) to enforce. The rezone to C-G will ensure that the development meets the dimensional standards of one district versus two.

Proposed Use:

The Applicant proposes to develop the subject property and the abutting property to the south as one property with a coroner’s office for Ada County, classified as a public/quasi-public use.

Public/quasi-public uses are listed in UDC Table 11-2B-2 as a principal permitted use in the C-G zoning district, subject to the specific use standards listed in UDC 11-4-3-30: Public or Quasi-Public Use as follows:

- A. *Public recreation and community centers: The use shall meet the standards in accord with section 11-4-3-2, "Arts, Entertainment or Recreation Facility, Indoors and Outdoors", of this chapter.*
- B. *Public or quasi-public office: The use shall meet the standards for office use in accord with the district in which the use is located.*

Dimensional Standards (UDC Table 11-2B-3):

Development of the property is subject to the dimensional standards set forth in UDC Table 11-2B-3 for the C-G district.

Development Plan:

A conceptual development plan was submitted, included in Section VIII.B that depicts a 35,000 square foot 2-story building oriented north/south on the site with the entry fronting on S. Touchmark Way.

Access (UDC 11-3A-3):

One (1) entry/exit and one (1) exit only is proposed via N. Touchmark Way and one (1) entry only is proposed via E. Lanark St., both classified as industrial collector streets; no access is proposed or approved via E. Franklin Rd., an entryway corridor. Per the recorded Development Agreement (DA), direct lot access to Franklin Rd. is prohibited. Staff is supportive of the access points depicted on the submitted concept plan.

Parking (UDC 11-3C):

Off-street parking is required to be provided with development in accord with the standards listed in UDC Table 11-3C-6 for commercial districts based on one space per 500 feet of gross floor area. With a proposed building size of 35,000 square feet, 70 parking spaces are required. The conceptual site plan indicates 117 public parking spaces and 51 secured employee parking spaces for a total 168 spaces, which *exceed* UDC standards.

Sidewalks (UDC 11-3A-17):

Seven-foot attached sidewalks already exist along all of the street frontages. UDC 11-3A-17 requires 5-foot detached along arterial and collector streets. However, because these facilities are fairly new, Staff is not requiring the applicant to replace the existing attached sidewalks with detached sidewalks.

Landscaping (UDC 11-3B):

A 35' wide street buffer will be required along E. Franklin Rd., an entryway corridor, and 20' landscape buffers will be required along N. Touchmark Way and E. Lanark St., designated as collector streets, with development and landscaped per the standards listed in UDC 11-3B-7C. Parking lot landscaping, including 5' wide buffers adjacent to parking, loading and other vehicular use areas, including the planter islands, are required with development per UDC 11-3B-8C.

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

The concept plan depicts secure parking on the west side of the building. Any fencing proposed for this development is required to comply with the standards listed in UDC 11-3A-7.

Utilities (UDC 11-3A-21):

Public services are available to accommodate the proposed development in accord with UDC 11-3A-21. Any unused water main stubs must be abandoned at the main in the road.

Building Elevations (UDC 11-3A-19 | *Architectural Standards Manual*):

The Applicant has submitted conceptual elevations of the proposed building, included in Section VIII.C). Future development of this site is required to comply with the design standards in UDC 11-3A-19 and the ASM.

Development Agreement (DA):

The City may require a DA in conjunction with a rezone pursuant to Idaho Code section 67-6511A. In this case, the subject property is already governed by an existing DA recorded as Instrument No. 2014-068084. The provisions contained in this agreement are consistent with the provisions staff would require in a new DA. Therefore, staff is not recommending a new DA with the subject rezone request and the property will remain subject to provisions of the existing DA.

VII. DECISION

A. Staff:

Staff recommends approval of the requested rezone with the comment noted in Section IX per the Findings in Section IX.

VIII. EXHIBITS

A. Rezone Legal Description and Exhibit Map

Exhibit "A"

REZONE DESCRIPTION-LOT 2, BLOCK 2 -SEYAM SUBDIVISION

A parcel of land being Lot 2, Block 2 and the adjacent Right of Way, Seyam Subdivision as recorded in Book 108 of Plats, Pages 15674-15676 records of Ada County. Located in the SW 1/4 of Section 9, T.3 N., R.1 E., B.M., Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section Corner common to Sections 8, 9, 16, and 17 of said T.3 N., R.1 E. from which the 1/4 Corner common to Sections 9 and 16 of said T.3 N., R.1 E. bears N 89°11'46" E a distance of 2706.25 feet; Thence N 89°11'46" E a distance of 1464.22 feet along the south line of said Section 9 to a point; Thence N 00°48'14" W a distance of 465.00 feet to the southwest Corner of Lot 2, Block 2 of Seyam Subdivision also being the Point of Beginning.

Thence following the westerly boundary line of said Lot 2 and the northerly extension thereof N 00°48'14" W a distance of 224.74 feet to a point at the centerline of E. Lanark Street;

Thence following said centerline S 89°56'19" E a distance of 342.41 feet to a point at intersection of E. Lanark Street and N. Touchmark Way;

Following the centerline of N. Touchmark Way the following 3 calls:

Thence S 00°03'41" W a distance of 157.97 feet to a point of curvature;

Thence 47.83 along the arc of a curve to the right, said curve having a radius of 300.00 feet, a central angle of 9°08'05" and a long chord of S 04°37'52 W, 47.78 feet to a point on a tangent;

Thence S 09°11'46" W a distance of 23.71 feet to a point;

Thence leaving the centerline of N. Touchmark Way and following along the south boundary line of said Lot 2 and the easterly extension thereof N 89°11'46" W a distance of 331.48 feet to the Point of Beginning.

Said parcel contains 1.77 Acres (77,113 SqFt) more or less.

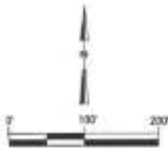
This description is based on data of Record, no field survey was conducted.



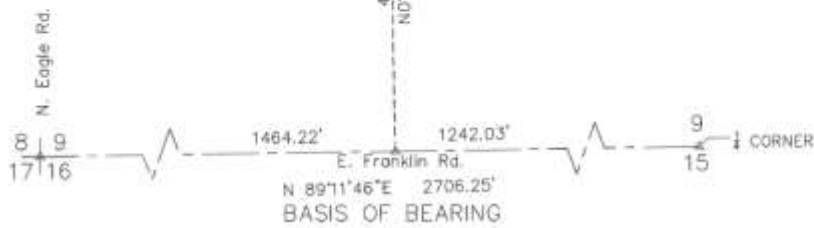
EXHIBIT "B"

LEGEND

- ▲ CALCULATED POINT
- BOUNDARY LINE
- - - SECTION LINE
- - - TIE LINE
- RIGHT OF WAY
- - - CENTERLINE
- ▨ REZONE AREA



Curve Table					
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	47.83	300.00	908°05'	S4° 37' 52\"/>	

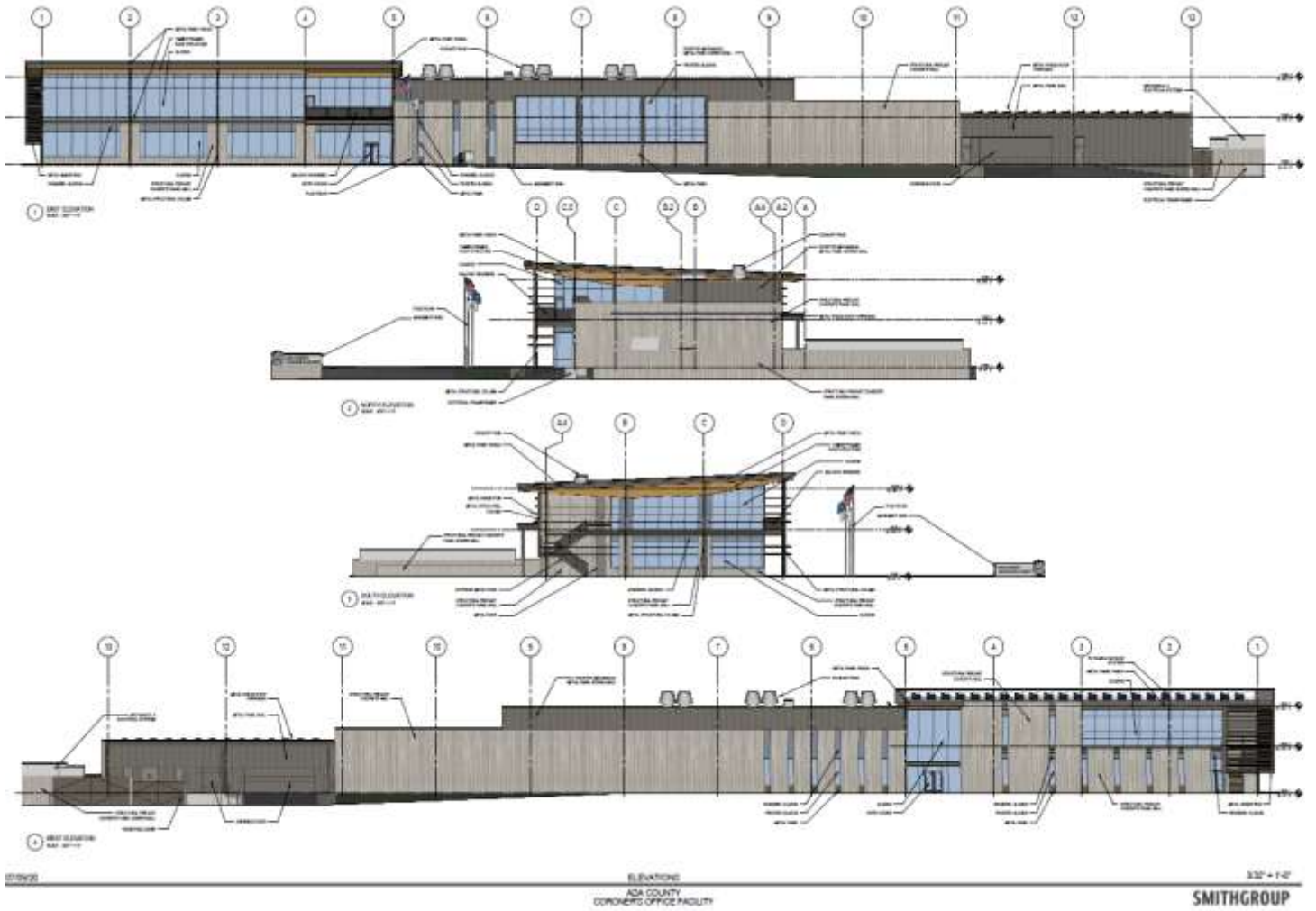


DESIGN: NA	LOT 2, BLOCK 2 SEVAM SUBDIVISION
DRAWN: HRP	BY JAY B. SEVAM, P.E., S.E., S.F.S., S.A.S., S.C.S., S.D.S., S.E.S., S.C.S., S.D.S., S.E.S.
CHECKED: DM	DATE: 7/08/2020
DATE: 7/08/2020	SCALE: 1"=100'
APPROVED:	APPROVED:
COUNTY:	DIRECTOR:
DWG: Sevam Sub Lot #2	SHEET 1 OF 1

B. Concept Site Plan



C. Elevations (date: 7/09/2020)



IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Future development of this site shall comply with the provisions of the existing Development Agreement Instrument #2014-068084.

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 rezone of the subject site to the C-G zoning district is consistent with the Commercial FLUM designation in the Comprehensive Plan applied to this property from the abutting Commercial designated property to the south on which the majority of the subject property is proposed to develop, also zoned C-G.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed public/quasi-public use will be consistent with the purpose statement of the commercial districts in that it will support the purpose of providing for the service needs of the community, in accordance with the Meridian Comprehensive Plan
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds that the proposed rezone should not be detrimental to the public health, safety, or welfare. Staff recommends the Commission and Council consider any oral or written testimony that may be provided when determining this finding.
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 that the proposed rezone will not result in any adverse impact upon the delivery of services by any political subdivision providing services to this site.
5. The annexation (as applicable) is in the best interest of city
NA