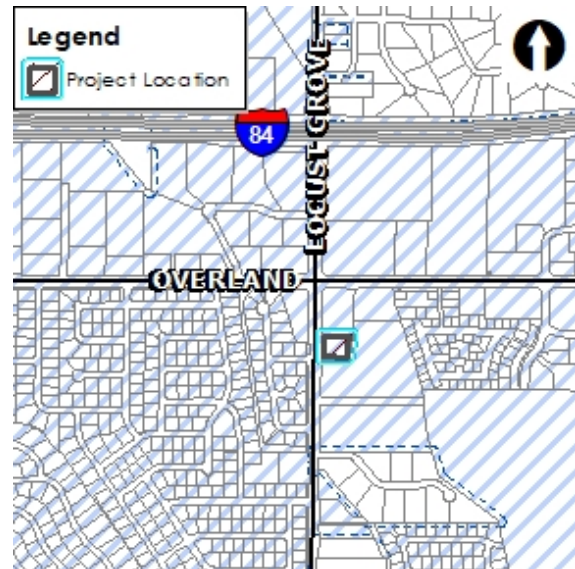


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 10/26/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-498-0573
SUBJECT: SHP-2021-0007
Trust Storage Subdivision No. 2
LOCATION: SEC of E. Overland Rd. and S. Locust Grove Rd.



I. PROJECT DESCRIPTION

The Applicant proposes a Short Plat to create two (2) buildable lots on approximately 1.04 acres in the C-C zoning district.

II. APPLICANT INFORMATION

A. Applicant / Representative:

B&A Engineers Inc – 5505 W. Franklin Rd. Boise, ID 83705

B. Owner:

John Bliasdell – 904 E. Maple St, Caldwell, ID, 83605

III. NOTICING

	City Council Posting Date
Newspaper Notification	10/10/2021
Radius notification mailed to properties within 300 feet	10/7/2021

IV. STAFF ANALYSIS

The Applicant proposes to subdivide the subject property (Lot 1 Block 1 of the Trust Storage Subdivision) into a new plat consisting of 2 lots of approximately ½ acre each.

The subject property is approximately 1.04 acres, is located near the southeast corner of E. Overland Rd and S. Locust Grove Rd. and is zoned C-C. In 2000, 16.119 acres of land (including the subject property) received annexation and zoning approval (AZ-00-004) with a C-N zoning district (Resolution Business Park, Ordinance No. 882). A development agreement was required as a provision of annexation (Instrument No. 10100056509).

In 2010, the property was rezoned from C-N to C-C and platted into 5 building lots as the Somerton Subdivision (RZ-10-006, PP-10-006). A development agreement was required with the rezone of the property and recorded as instrument #111037071. A conditional use was approved to allow a car wash on a lot north of the subject property (CUP 10-011). In 2017, 9.28 acres of the property (including the subject property) was replatted as the Trust Storage Subdivision (H-2017-0082) and a conditional use permit was approved to allow a self-storage facility on Lot 2, Block 1, which is south and east of the subject property.

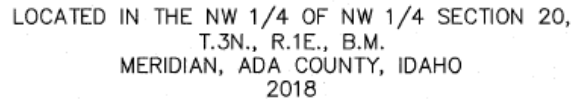
The present proposal is to subdivide the vacant 1.04 lot (Lot 1, Block 1) into two ½ acre lots for development of two separate commercial buildings. As requested by staff, the applicant has submitted a concept plan to demonstrate all dimensional requirements can be met. The plan reflects two commercial buildings of at least 3,000 sq. ft. on each lot and with associated parking, setbacks and drive aisles. An existing cross access easement provides ingress and egress from S. Locust Grove Rd. and to the north and south along the eastern property lines. The short plat and landscape plan indicate a 25' wide landscape buffer within a 25' wide landscape easement as required by UDC 11-2B-3 for arterial road and landscaped in accord with the UDC 11-3B-7C standards. Therefore, Staff finds the short plat meets the criteria for approval per the criteria set forth in UDC 11-6B-5.

V. DECISION

A. Staff:

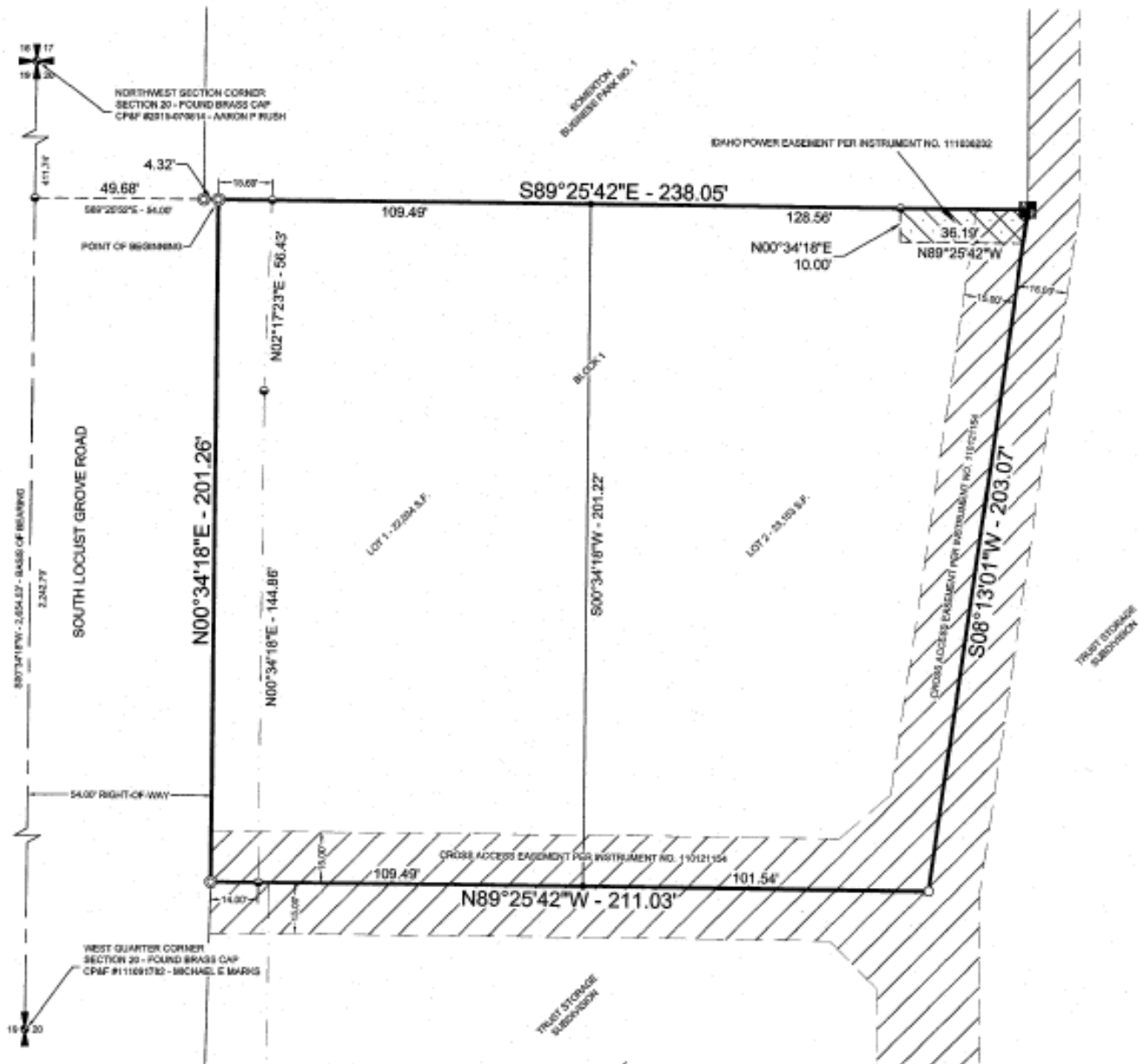
Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report.

A. Existing Trust Filing 1 Subdivision



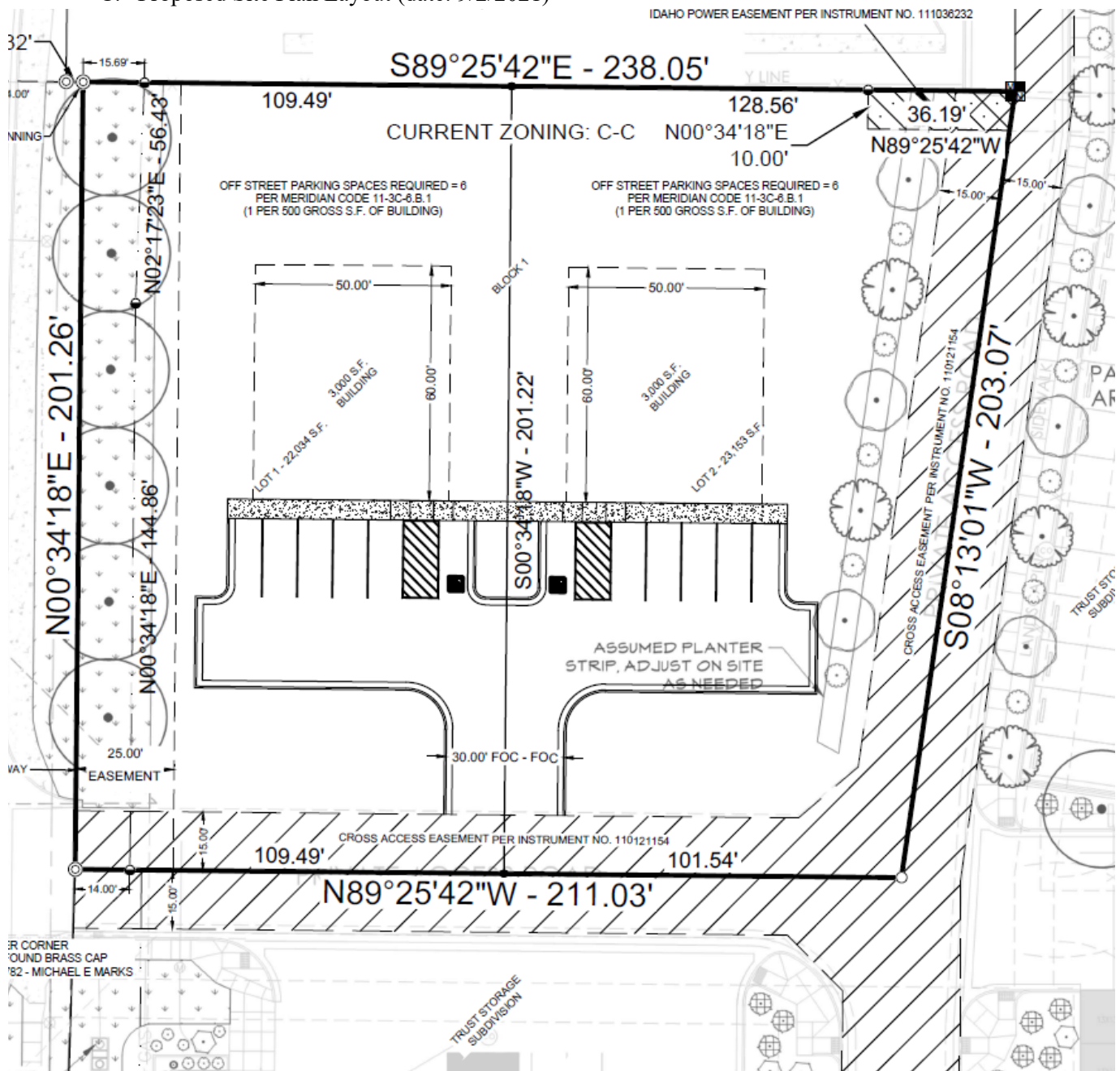
1. MINIM. ORDIN. AND T. ORDIN.
2. ANY R. EFFEC.
3. THE L. AND L. FROM IN COI. IRRIGA. NAMP.
4. MAINT. RESPC. IRRIGA.
5. THIS (WHICH THERE CONDI. HAS E. FACIL. CONST. RESUL. OPER.
6. THIS F.
7. LOT 2 AS ID. INSTR.
8. THIS F. ADA C.
9. THIS F. 11103.
10. LANDS.
11. DIREC. DIREC. EASE.
12. THIS F. TEMP. COUNT.

B. Proposed Short Plat (date: 9/2/2021)



Legend

C. Proposed Site Plan Layout (date: 9/2/2021)



VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. The short plat prepared by B&A Engineers, Inc. included in Section VI. is approved as submitted.
2. Applicant shall comply with all previous conditions of approval associated with this development (H-2017-0082, DA Instr. 111037071).
3. 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.
4. Development of any lot shall require submission of a Certificate of Zoning Compliance and Design Review application per UDC-11-5B-1 and UDC 11-5B-8 and shall meet all applicable requirements of City of Meridian code.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals as noted in condition 3. above, does not relieve the Applicant of responsibility for compliance.
6. The existing 25-foot wide landscape buffer along S. Locust Road shall remain protected during construction on the lots in accord with UDC 11-3B-10.

B. Public Works

1. Any changes to Public Works infrastructure must be reviewed by Public Works prior to construction.
2. Any unused services or mains must be abandoned at the main that will remain in service.

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the 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-C. The proposed short plat complies with the Comprehensive Plan and will be developed in accord with UDC standards.

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

Staff finds that public services are adequate to serve the site.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Staff finds that the development will not require the expenditure of capital improvement funds. All required utilities are being provided with the development of the property at the developer's expense.

D. 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. The developer and/or future lot owner(s) will finance improvements for sewer, water, utilities and pressurized irrigation to serve the project.

E. The development will not be detrimental to the public health, safety or general welfare; and

Staff finds the proposed short plat will not be detrimental to the public health, safety or general welfare.

F. The development preserves significant natural, scenic or historic features.

Staff is not aware of any significant natural, scenic or historic features associated with the development of this site.