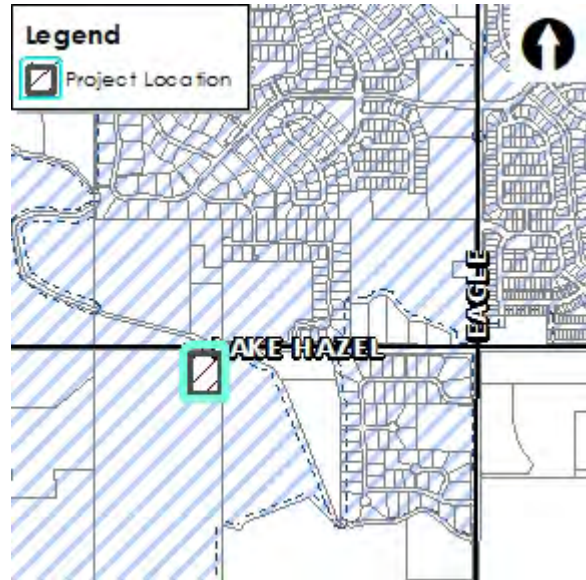


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/1/2021
 TO: Planning & Zoning Commission
 FROM: Alan Tiefenbach, Associate Planner
 208-884-5533
 Bruce Freckleton, Development Services Manager
 208-887-2211
 SUBJECT: AZ H-2021-0008
 Meridian South Fire Station & Police Substation
 LOCATION: 2385 E. Lake Hazel Rd
 South side of E. Lake Hazel Rd, between S. Locust Grove Rd. and S. Eagle Rd.



I. PROJECT DESCRIPTION

Annexation & zoning of 4 acres of land with the R-8 zoning district to develop a 11,650 sq. ft. fire station and 11,060 sq. ft. police substation building (public or quasi-public use). The applicant is the City of Meridian. The property is directly east of Discovery Park, and surrounded by land that was annexed in 2015 as the South Meridian Annexation, although the subject property was not included as part of the annexation. Plans are to develop the fire station and the police substation separately, with the fire station construction planned for 2022. Following annexation, a conditional use permit is required for a public or quasi-public use in the R-8 zone district per UDC 11-2A-2.

II. SUMMARY OF REPORT

A. Project Summary

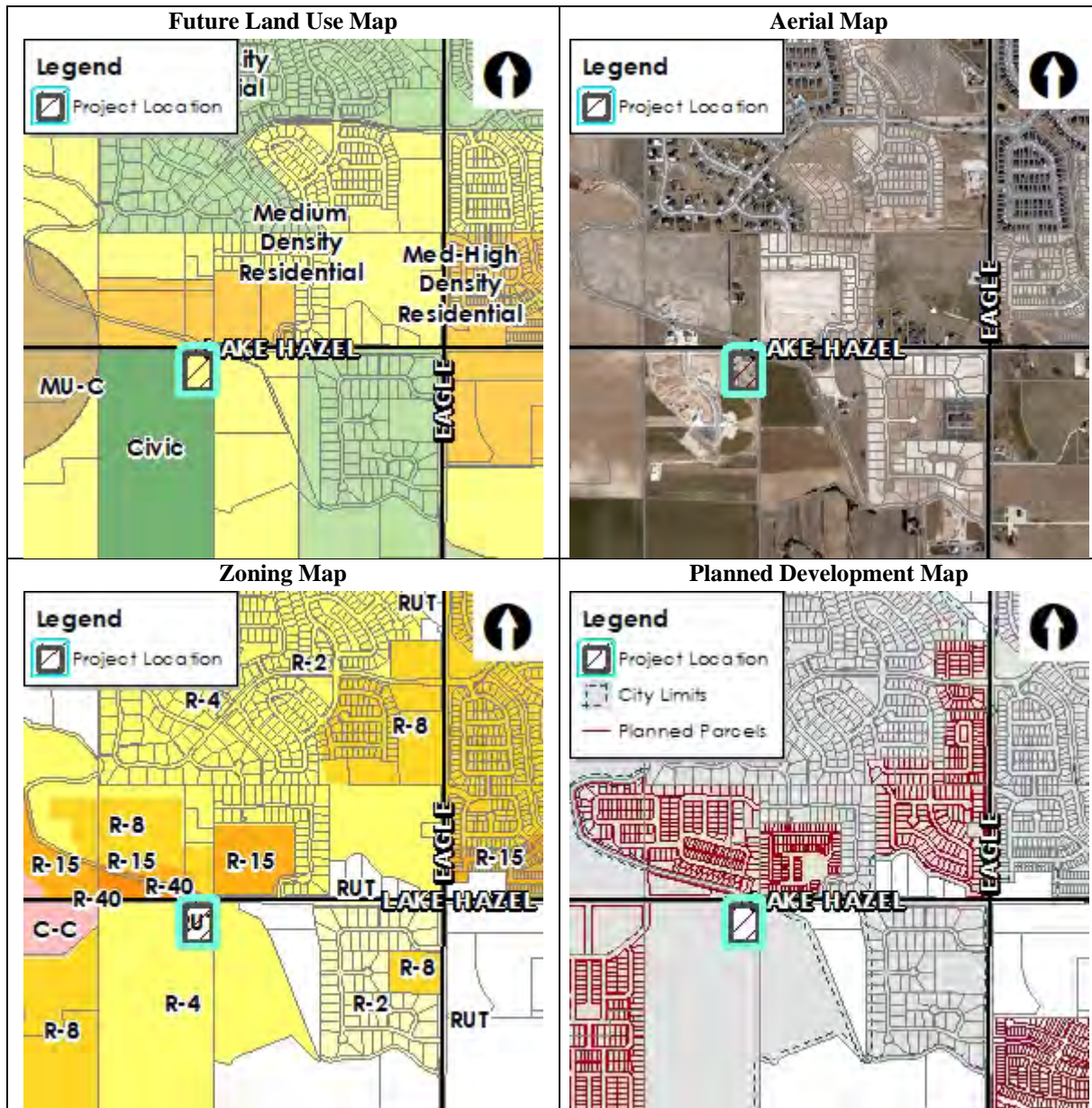
Description	Details	Page
Acreage	4 acres	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	Residential / Rural	
Proposed Land Use(s)	Public or quasi-public use (Fire Station and Police Substation)	
Lots (# and type; bldg./common)	1	
Phasing Plan (# of phases)	2, with the fire station proposed for development first.	
Density (gross & net)	N/A	
Open Space (acres, total [%]/buffer/qualified)	N/A	
Amenities	N/A	

Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date; # of attendees:	February 3, 2021, no neighbors attended.	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	E. Lake Hazel Rd / New N/S collector that is planned for construction at the east of the property.	
Traffic Level of Service		
Stub Street/Interconnectivity/Cross Access	Applicant will be required to construct collector street along the eastern property line which will stub at the south adjacent to the southern property line.	
Existing Road Network	E. Lake Hazel Rd.	
Existing Arterial Sidewalks / Buffers	None along property. There is an existing 10' pathway along the Discovery Park frontage to the west.	
Proposed Road Improvements	Applicant will be required to construct 10' pathway along E. Lake Hazel Rd and will construct the new north/south collector roadway at the site's east property line to stub to the site's south property line as well as 10' pathway along this frontage as well.	
Distance to nearest City Park (+ size)	Discovery Park (South Meridian Regional Park) directly adjacent to the west and south.	
Fire Service		
• Distance to Fire Station	The proposal includes a fire station.	
Police Service		
• Distance to Police Station	The proposal includes a police substation.	
Wastewater		
• Distance to Sewer Services	N/A	
• Sewer Shed	South Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See Application	
• WRRF Declining Balance	14.08	
• Other	Sewer will come from Discovery Park Flow is committed	
Water		
• Distance to Water Services	0	
• Pressure Zone	5	
• Estimated Project Water ERU's	See Application	
• Water Quality	No concerns	
• Project Consistent with Water Master Plan	Yes	
• Other	Water will come from E. Lake Hazel Rd.	

C. Project Area Maps



III. APPLICANT INFORMATION

- A. Applicant / Representative: Stacy Redman, City of Meridian
33 E. Broadway Ave, Meridian, ID 83642
- B. Owner: City of Meridian
33 E. Broadway Ave, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	3/12/2021	
Radius notification mailed to properties within 500 feet	3/9/2021	
Radius notification published on	2/22/2021	
Nextdoor posting	3/9/2021	
Sign Posting	3/15/2021	

V. STAFF ANALYSIS

- A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The property is designated for medium density residential (MDR). This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The FLUM shows a fire and police station symbol in the general vicinity (north side of E. Lake Hazel Rd). The purpose of this designation is to preserve and protect existing and planned fire and police station locations throughout the Area of City Impact which provide efficient emergency response. The proposed fire and police station in this location would be consistent with the recommendations of the FLUM.

- B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City. (3.02.01).

The subject property is shown to be within an area designated as a fire / police station on the Future Land Use Map.

- Support the appropriate expansion of City facilities, services, staff, and other resources to keep up with demand and established levels of service. (3.02.01D)
- Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian. (4.11.03)
- Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks. (3.02.01G)

A significant amount of land has been annexed in the surrounding area. This includes the Impressive East Ridge, Bicentennial Farms, Apex and Apex Southeast, Lavender Heights, Sky

Mesa, Pura Vida and The Keep subdivisions. Much of this area is not within the City's preferred 5-minute response time, and this future fire station and police sub-station were anticipated during the analysis of these projects' analysis. This annexation and zoning would support appropriate expansion and maintenance of services and would ensure quality fire and emergency services and would significantly improve the emergency response times.

- Ensure that new development and subdivisions connect to the pathway system. (4.04.01A)

The Pathways Master Plan shows a future 10' wide pathway along E. Lake Rd. as well as a 10' pathway along the eastern portion of the property (in the area of the future collector road). The 10' pathway already exists along the northern perimeter of Discovery Park; the applicant will be required to complete this pathway along the north and eastern property lines.

- Reduce the number of existing access points onto arterial streets by using methods such as cross access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity. (6.01.02B)

The property presently takes access from two driveways off E. Lake Hazel Rd. However, a future collector is shown at the east side of the property. This collector is intended to serve the subject property as well as provide access to Discovery Park. The applicant will build this collector road from E. Lake Hazel Rd to the southern property line. As is required by UDC 11-3A-3, the applicant will be required to close both driveways accessing E. Lake Hazel Rd.

- Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices. (3.07.01A)

The applicant's concept plan shows landscape buffers along E. Lake Rd and the future collector street. Landscape screening is reflected on the plan to screen the site from Discovery Park at the west and any future development to the south.

C. Existing Structures/Site Improvements:

There is an existing residence and agricultural buildings on the site which were constructed in 1940. All buildings will be removed with development of the site.

D. Proposed Use Analysis:

UDC defines fire station and police stations as a "public or quasi-public use." This use is allowed in the R-8 zone district as a conditional use.

E. Specific Use Standards (*UDC 11-4-3*):

UDC 11-4-3-30 states public or quasi-public uses shall meet the standards for office use in accord with the district in which the use is located.

F. Dimensional Standards (*UDC 11-2*):

The applicant proposes to zone the property to R-8. Dimensional standards in the R-8 zone district include a minimum lot size of 4,000 sq. ft., front setbacks of 25' from a collector street, rear setback of 12' and 10' side setback. Building height is limited to 35'. A 25' buffer is required along arterial roads and 20' along collector roads. The concept plan as submitted appears to meet the minimum dimensional standards.

G. Access (*UDC 11-3A-3, 11-3H-4*):

Lake Hazel Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Lake Hazel Road. Lake Hazel Road is planned to be widened to 5-lanes from Locust Grove Road to Eagle Road between 2036 and 2040.

ACHD is requiring the applicant to dedicate right-of-way along Lake Hazel Road abutting the site. ACHD has mentioned the applicant will be required to construct a minimum 5-foot wide detached concrete sidewalk, but as already mentioned, the Parks Dept is requiring the applicant to construct a 10' detached pathway along E. Lake Hazel to connect to the pathway to the west.

The applicant will be required to construct a new north/south collector roadway along the site's east property line from the south property line to Lake Hazel Road. The applicant will also be required to install a temporary turnaround at the terminus of the stub street since it will be longer than 150-feet. Although ACHD is requesting the applicant construct 5' wide sidewalk along this collector, per the Parks Department, the applicant will be required to construct a 10' detached pathway along this section. This E. Lake Hazel Rd / Collector Road intersection is planned for signalization.

The applicant has proposed to construct 2 driveways from the site to the new collector roadway; one for the police station and a wider driveway for the fire station. The applicant will be required to close the 2 existing driveways from the site onto Lake Hazel Road.

H. Parking (*UDC 11-3C*):

UDC 11-3C requires one (1) space for every five hundred (500) square feet of gross floor area. With 22,710 sq. ft. between the first station and the police sub-station, 45 parking spaces are required, whereas 55 are provided. 17 parking spaces are provided to the public at the east, and 38 secure parking spaces are provided at the west side of the property. 12 of the parking spaces would be covered. The concept plan shows at least 3 additional spaces for fire apparatus at the east side of the fire station.

The parking plan does not appear to meet all the landscaping requirements of UDC 11-3B-8. Internal parking lot landscaping is required with any parking lot with more than 12 spaces, including internal islands at intervals no greater than 12 spaces. Landscape planters are also required at the end of rows of parking. This will need to be addressed at the time of CZC submittal.

I. Pathways (*UDC 11-3A-8*):

The Pathways Master Plan shows a future 10' wide pathway along E. Lake Rd. as well as a 10' pathway along the eastern portion of the property (in the area of the future collector road). The 10' pathway already exists along the northern perimeter of Discovery Park; construction of a pathway along the north and a new detached pathway along the eastern property line will be required with development of the site.

J. Sidewalks (*UDC 11-3A-17*):

The applicant will be required to construct pathways along the north and east property lines as part of this development.

K. Parkways (*UDC 11-3A-17*):

Parkways are not included with this development.

L. Landscaping (*UDC 11-3B*):

UDC 11-2A-5 requires a 25' wide buffer along arterial roads and 20' along collector roads. These buffers must be landscaped at one (1) tree per thirty-five (35) linear feet. Parking lot landscaping is required around the perimeter of the parking lot, and no linear grouping of parking spaces shall exceed twelve (12) in a row, without an internal planter island. Parking islands are also required at the ends of all parking rows.

The submitted concept plan does suggest the road buffers are incorporated but along the E. Lake Hazel Rd frontage there is no landscaping shown. As mentioned in the parking analysis above, the parking lot and road buffers will need to meet the requirements of UDC 11-2A-5 at the time of CZC.

There are existing trees on the site that will be removed with development of the site. The applicant should work with the City Arborist and submit a landscape plan that meets the tree mitigation requirements of UDC 11-3B-10 at the time of CZC submittal.

M. Waterways (*UDC 11-3A-6*):

No waterways are associated with this development.

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

The applicant proposes security fencing of up to 8' in height (fencing shown in red on the attached concept plan). The materials and type of fencing is not specified. Staff notes fencing height is limited to 6' in height in the R-8 zone district. The applicant should apply for alternative compliance concurrently with the CZC.

There was discussion during the pre-application meeting regarding whether there would be security issues with the screen fencing on the west side of the site obstructing views into Discovery Park. It was determined this would require storage of vehicles at the east, along the new collector and in the same location as public parking, which was determined to be less than ideal.

O. Utilities (*UDC 11-3A-21*):

Connection to City water and sewer services is proposed in accord with UDC 11-3A-21. The submitted Water Main & Service Sizing Plan indicates 8" water and sewer lines serving the property. Water would be provided from a main in E. Lake Hazel Rd. Sewer would be provided from a main at Discovery Park.

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

The Applicant has submitted colored elevations for both buildings. Architecture consists of sloped roof buildings with CMU and wood grain metal panel as the primary field materials, and exposed timber frame and metal soffit accents. The proposed architecture will be reviewed in detail with Administrative Design Review and must meet the requirements of the City of Meridian Architectural Standards Manual and the site and structure design standards in UDC 11-3A-19.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed annexation per the provisions and comments included in Section VII in accord with the Findings in Section VIII.

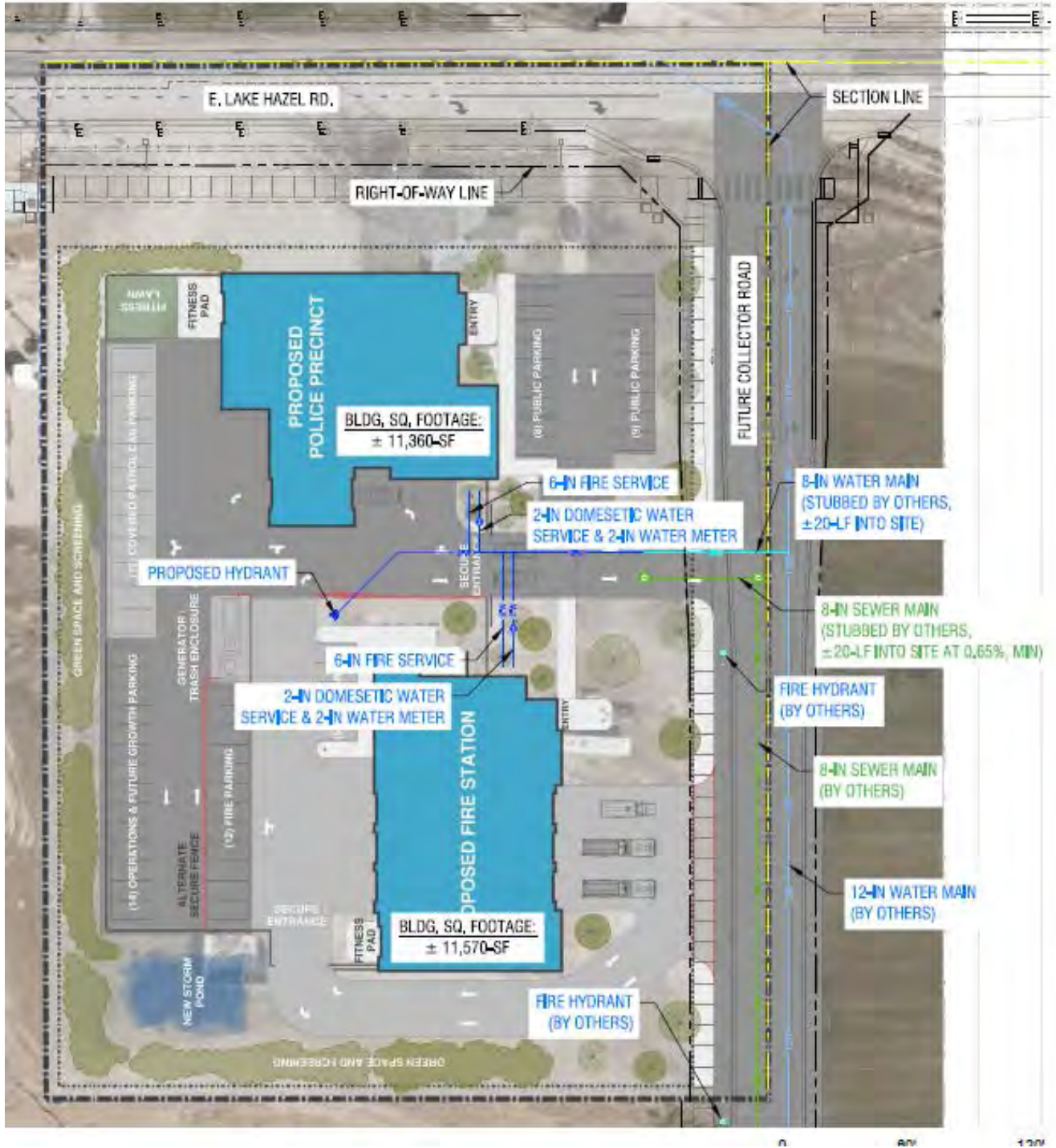
VII. EXHIBITS

A. Concept Plan (date: 1/5/2021)

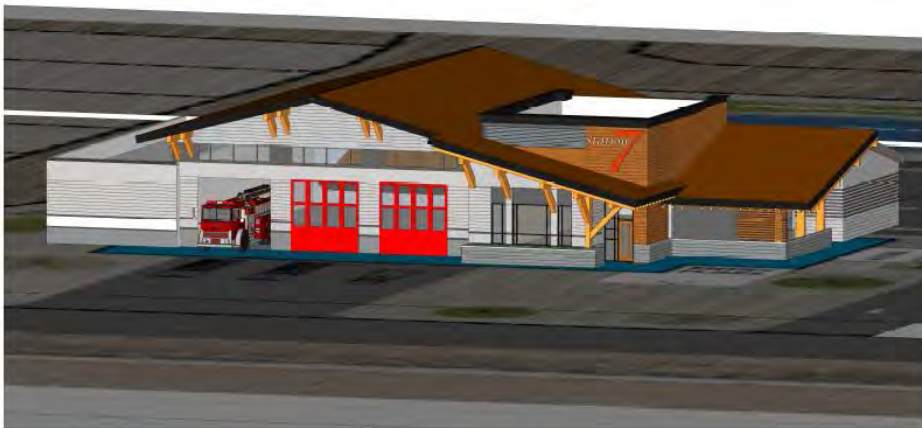
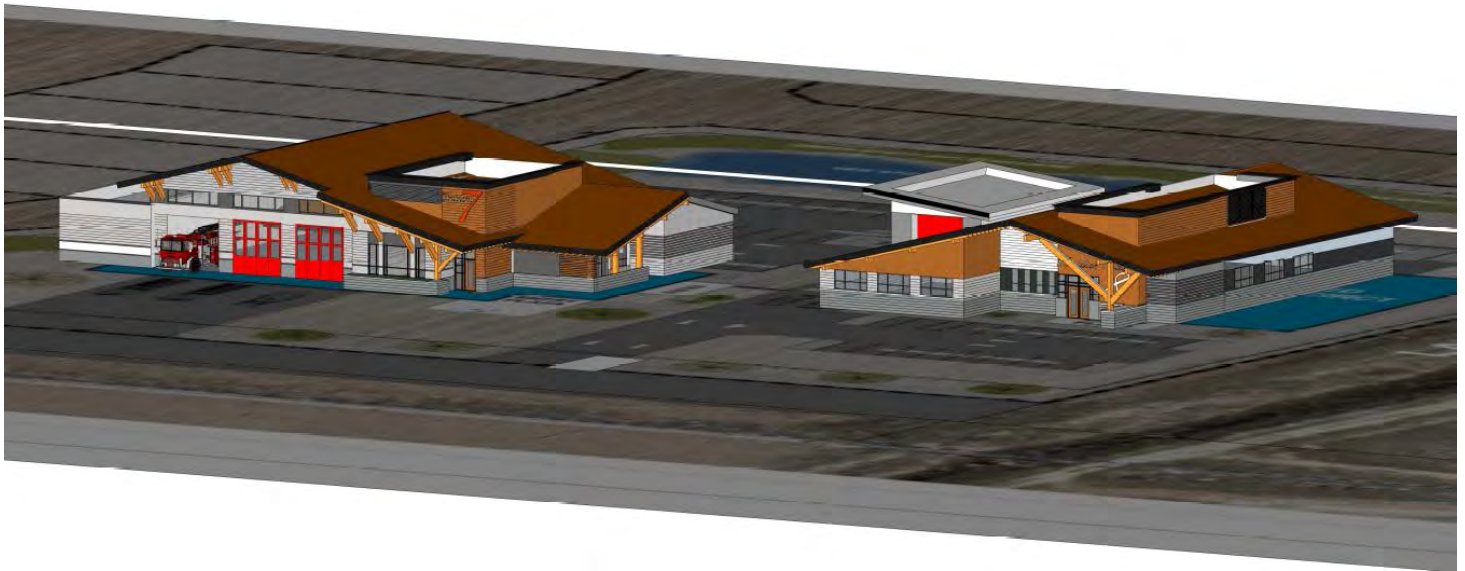


SOUTH-MERIDIAN SITE PLAN

B. Water Main and Service Sizing Plan (date: 2/23/2021)



C. Building Elevations: 2/9/2021)



LEGEND

- 1.) Four Fold Doors
- 2.) Overhead Sectional Doors
- 3.) Composite Shingle Roofing
- 4.) Metal Fascia with Metal Soffit
- 5.) Glulam Columns and Beams
- 6.) Metal Panels
- 7.) Wood Grain Metal Panel
- 8.) Premium Grade Ground Face CMU
- 9.) Wood Grain Metal Panel Screening





LEGEND

- 1.) Four Fold Doors
- 2.) Overhead Sectional Doors
- 3.) Composite Shingle Roofing
- 4.) Metal Fascia with Metal Soffit
- 5.) Glulam Columns and Beams
- 6.) Metal Panels
- 7.) Wood Grain Metal Panel
- 8.) Premium Grade Ground Face CMU
- 9.) Wood Grain Metal Panel Screening



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

- a. Future development of this site shall be generally consistent with the conceptual site plan, conceptual building elevations, and the provisions contained herein.
- b. All structures shall comply with the design standards listed in the Architectural Standards Manual and the design standards listed in UDC 11-3A-19. An application for Design Review shall be submitted concurrently with the Certificate of Zoning Compliance application and approved prior to submittal of building permit applications.
- c. Per UDC 11-2A-2, a conditional use permit is required for a public or quasi-public use in the R-8 zone district prior to CZC and design review submittal.
- d. A segment of the City's 10-foot multi-use pathway along E. Lake Hazel Rd and the new collector street planned along the east boundary of the property shall be constructed prior to certificate of occupancy.
- e. The applicant shall design and construct the multi-use pathways along E. Lake Hazel Rd and the new collector street planned along the east boundary of the property consistent with Meridian Pathways Master Plan.
- f. Applicant shall construct the required landscape buffers along streets consistent with the standards as set forth in UDC 11-3B-7C in accord with the installation schedule in UDC 11-3B-14.
- g. Parking lot landscaping shall meet the requirements of UDC 11-3B-8C.
- h. At time of CZC, a landscape plan shall be submitted that preserves any existing trees on the subject property that are four-inch caliper or greater; or mitigate for the loss of such trees as set forth in UDC 11-3B-10C.
- i. Applicant shall comply with any ACHD conditions of approval.
- j. All proposed fencing and/or any fencing shall be constructed as required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable, or submit an application for alternative compliance concurrent with the future CUP or CZC/DES application.
- k. Collector Road to east shall be constructed with the first phase of development.
- l. There shall be no access to or from E. Lake Hazel Rd.
- m. The applicant shall comply with the ordinances in effect at the time of application submittal.
- n. The applicant shall be required to comply with tree preservation mitigation standards per UDC 11-3B-10.

A. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Sanitary sewer and water infrastructure plans will need to be submitted and approved through the Land Development Division of Community Development.
- 1.2 A street light plan will need to be included in the final plat and or building permit application. Street light plan requirements are listed in section 6 of the City's Design Standards.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.3 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.4 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.5 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.6 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.7 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.8 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.9 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.10 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.11 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.

B. MERIDIAN PARKS AND PATHWAYS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=224659&dbid=0&repo=MeridianCity>

C. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=224325&dbid=0&repo=MeridianCity>

II. 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 annexation of the subject site with an R-8 zoning designation is consistent with the Comprehensive Plan MDR FLUM designation for this property. This area is specifically recommended for a fire and / or police station (see Section V for more information).

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

Staff finds that a map amendment to the R-8 zoning district is consistent with Comprehensive Plan as the Plan puts high priority on quality fire protection, rescue and emergency medical services.

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

Staff finds that the proposed zoning map amendment should not be detrimental to the public health, safety, or welfare as the proposed facilities are intended to protect the public health, safety and 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 zoning amendment 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

As the need for adequate public services and facilities is mentioned repeatedly in the Comprehensive Plan, Staff finds that the proposed annexation is in the best interest of the City.