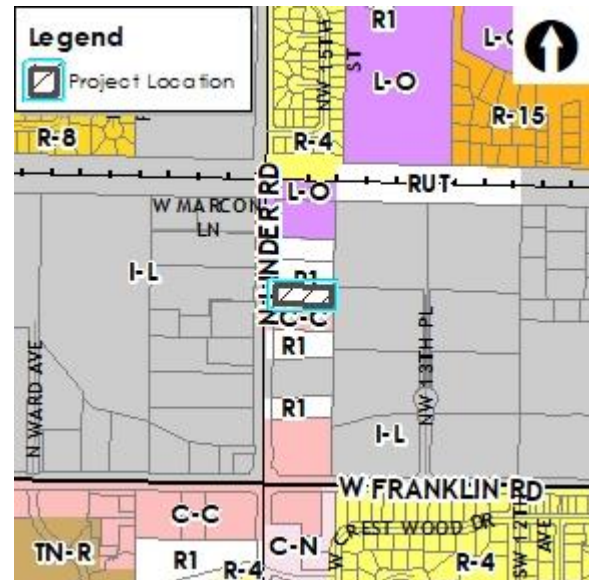


STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: March 12, 2024
 DATE: Continued from: February 13, 2024
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: [H-2023-0074](#)
 Linder Condos – MDA
 LOCATION: 300 N. Linder Rd. in the SW 1/4 of
 Section 12, T.3N., R.1W.



I. PROJECT DESCRIPTION

The Applicant proposes a modification to the development agreement required with H-2022-0091, Linder Storage Condos, to allow warehouse and flex space uses along with the previously approved self-service storage facility; and update the conceptual development plan and building elevations.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	0.98-acre	
Future Land Use Designation	General Industrial	
Existing Land Use	Rural residential property	
Proposed Land Use(s)	Self-service storage facility or warehouse or flex space	
Current Zoning	R1 in Ada County	
Proposed Zoning	Tentatively approved with I-L (Light Industrial) zoning (with approval of the development agreement and annexation ordinance H-2022-0091)	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date	1/11/24	
History (previous approvals)	Lot 4, Heppers Acre Subdivision; H-2022-0091 (AZ, VAC)	

III. APPLICANT INFORMATION

A. Applicant:

Jeremy Putman, The Architect's Office – 499 Main Street, Boise, ID 83702

B. Owner:

Greg Herman – 300 N. Linder Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Newspaper notification published in newspaper	1/28/24, 2/25/24
Radius notification mailed to property owners within 300 feet	1/26/24, 2/24/24
Public hearing notice sign posted on site	1/13/24, 2/28/24
Nextdoor posting	1/29/24, 2/26/24

V. STAFF ANALYSIS

The Applicant proposes to modify the development agreement (H-2022-0091) to allow warehouse and flex space uses in addition to the previously approved self-service storage facility use; and update the conceptual development plan and building elevations for the site. The Applicant's narrative states the target market for these spaces will be for contractors, mostly for storage, with the potential for each space to have a small office and restroom. *Note: The development agreement associated with H-2022-0091 has not yet been signed and recorded.*

Proposed Use: The proposed modification will allow for more variety in the uses allowed on the site as can be accommodated with the proposed development plan. Per UDC [Table 11-2C-2](#), warehouse and flex space uses are listed as principal permitted uses in the I-L district. The proposed uses are subject to the specific use standards listed in the UDC, as follows:

- [11-4-3-42](#) Warehouse:
 - A. Accessory uses allowed. Office not to exceed twenty-five (25) percent and retail sales not to exceed ten (10) percent of the total enclosed area of the use.
 - B. Outside activity areas shall be located a minimum of three hundred (300) feet from any property line adjoining a residence or a residential district.
- [11-4-3-18](#) Flex Space:
 - A. Office and/or retail showroom areas shall comprise a minimum of thirty (20) percent of the structure and/or tenant space.
 - B. Light industry and warehousing shall not comprise more than seventy (70) percent of the tenant space.
 - C. In the C-C, C-G and M-E districts, roll-up doors shall not be visible from a public street.

D. Except in the I-L and I-H districts, loading docks are prohibited.

E. Retail use shall not exceed twenty-five (25) percent of leasable area in any tenant space.

Site Plan: Originally, eight (8) tenant spaces were proposed in two (2) buildings; now seven (7) tenant spaces are proposed in two (2) buildings totalling 15,643 s.f., including mezzanines. The west building had to be reduced in size to accommodate the cross-access easement/driveway required to the adjacent properties to the north and south.

Access: Access is proposed via N. Linder Rd., an arterial street. The location of the cross-access driveway to the south has changed from the middle of the site between the buildings to the west side of the front building along Linder Rd.; a cross-access driveway is proposed to the north in alignment with the driveway to the south in accord with UDC [11-3A-3A.2](#). A Fire Dept. turnaround is proposed between the two structures as depicted on the site plan.

Parking: In the I-L zoning district, a minimum of one (1) off-street vehicle parking space is required for every 2,000 s.f. of gross floor area per UDC [11-3C-6B.2](#), except for self-service storage facilities, which only require parking for the associated office space (if provided) and not for the storage facility. Because a variety of uses are proposed, the more restrictive parking standard should apply to the overall development.

Based on the square footage of the structures (i.e. 15,643 s.f.), a minimum of seven (7) parking spaces are required; 13 spaces are provided, exceeding the minimum standard by six (6) spaces, which should be sufficient for any of the uses proposed. The extra spaces should accommodate parking for the flex space use (if developed), which would likely create a need for more parking for customers and employees of the retail/office component of the use.

A minimum of one (1) bicycle parking space is required for every 25 proposed vehicle parking spaces or portion thereof per UDC [11-3C-6G](#); bicycle parking facilities are required to meet the location and design standards listed in [11-3C-5C](#). A bicycle rack is depicted on the site plan.

Development Agreement (DA): The existing DA provisions are included in Section VII.A below; the Applicant's proposed changes are noted in strike-out/underline format. The Applicant requests DA provision #5.1h, which limits the hours of operation for storage facilities from 6:00 am to 11:00 pm as set forth in UDC 11-4-3-34E, is revised to include warehouse & flex space. However, because the proposed uses aren't subject to the same limitations on the hours of operation as storage facilities, Staff does not recommend a change to this provision.

The existing and proposed conceptual development plans and building elevations are also included below in Section VII.B. Other than the reduction in the size of the west building, the proposed development plan and elevations are generally consistent with the previously approved plans and conditions of approval. Therefore, Staff is supportive of the proposed changes and inclusion of the additional uses proposed to allow more flexibility for the use of the site.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed Development Agreement modification as requested by the Applicant.

B. The Meridian City Council heard this item on February 13th. At the public hearing, the Council moved to continue the subject MDA request to March 12th in order to allow the Applicant additional time to address concerns discussed during the hearing by the Council.

1. Summary of the City Council public hearing:

- a. In favor: Jeremy Putman, The Architect's Office (Applicant's Representative)**
- b. In opposition: None**

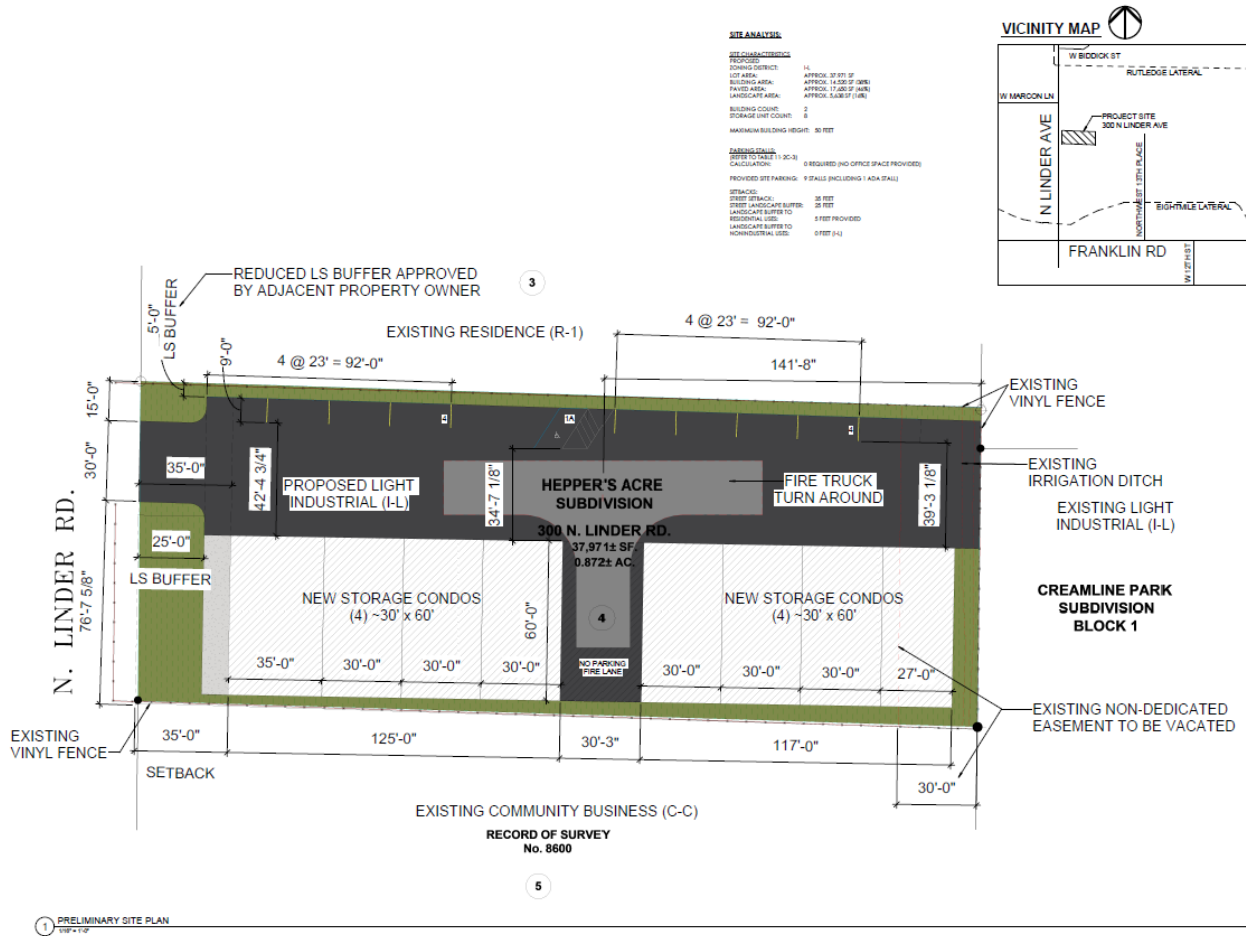
- c. Commenting: None
 - d. Written testimony: Ronald Hatch, property owner to the north (in support)
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. Concern pertaining to intensity of the additional uses proposed and their potential negative impact on existing adjacent residential neighbors and the adequacy of on-site parking.
- 4. City Council change(s) to Commission recommendation:
 - a. None

VII. EXHIBITS

A. Existing Development Agreement Provisions – *Proposed Changes Shown in Strike-out/Underline format*

4. USES PERMITTED BY THIS AGREEMENT: This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.
 - 4.1 The uses allowed pursuant to this Agreement are only those uses allowed under the UDC.
 - 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.
5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:
 - 5.1. Owner/Developer shall develop the Property in accordance with the following special conditions:
 - a. Future development of this site shall be generally consistent with the conceptual development plans included in Section VIII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit “B,” Unified Development Code Standards, design standards in the Architectural Standards Manual, and the provisions contained herein.
 - b. Comply with the specific use standards for warehouse facilities (UDC 11-4-3-42), self-service storage facilities ~~listed in (UDC 11-4-3-34)~~, flex space facilities (UDC 11-4-3-18) and the standards for self-service uses in UDC 11-3A-16, as applicable.
 - c. The existing driveway via N. Linder Rd. Shall be closed and a new driveway constructed in alignment with the driveway on the west side of N. Linder Rd., unless otherwise approved by the City and ACHD.
 - d. A driveway stub shall be constructed to the northern property line and a cross-access/ingress-egress easement granted to the property to the north (Parcel #R3579000015) in accord with UDC 11-3A-3A.2. A copy of the recorded easement should be submitted to the Planning Division with the Certificate of Zoning Compliance application for the proposed use.
 - e. A driveway stub shall be constructed to the southern property line and a cross-access/ingress-egress easement granted to the property to the south (Parcel #R3579000025) in accord with UDC 11-3A-3A.2. A copy of the recorded easement should be submitted to the Planning Division with the Certificate of Zoning Compliance application for the proposed use.
 - f. A 5-foot-wide buffer shall be provided to the residential land use to the north (Parcel #R3579000015), landscaped per the standards listed in UDC 11-3B-9C, as approved by City Council with consent from the property owner to the north. *Note: The City Council approved a reduced buffer width from 25 feet to 5 feet.*
 - g. Mitigation is required for existing trees on this site that are removed as set forth in UDC 11-3B-10C.5.
 - h. ~~The s~~Storage facility hours of public operation, if developed on the site, shall be limited to 6:00 a.m. to 11:00 p.m. as set forth in UDC 11-4-3-34E as long as the property abuts a residential district.
 - i. Future structure(s) on the site shall comply with the non-residential design standards in the Architectural Standards Manual for commercial districts (i.e., CD).
 - j. The existing irrigation ditch on the eastern portion of the site shall be piped or otherwise covered as set forth in UDC 11-3A-6.
 - k. A flood plain development permit with base flood elevations and flood protection elevations shall be required with a future development application.

B. Existing Conceptual Development Plan & Building Elevations



EVstudio

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design@evstudio.com
www.evstudio.com

Contact:
JULIE MILLER
julie.miller@evstudio.com
303.664.2524 x1016

N LINDER STORAGE CONDOS

22B061

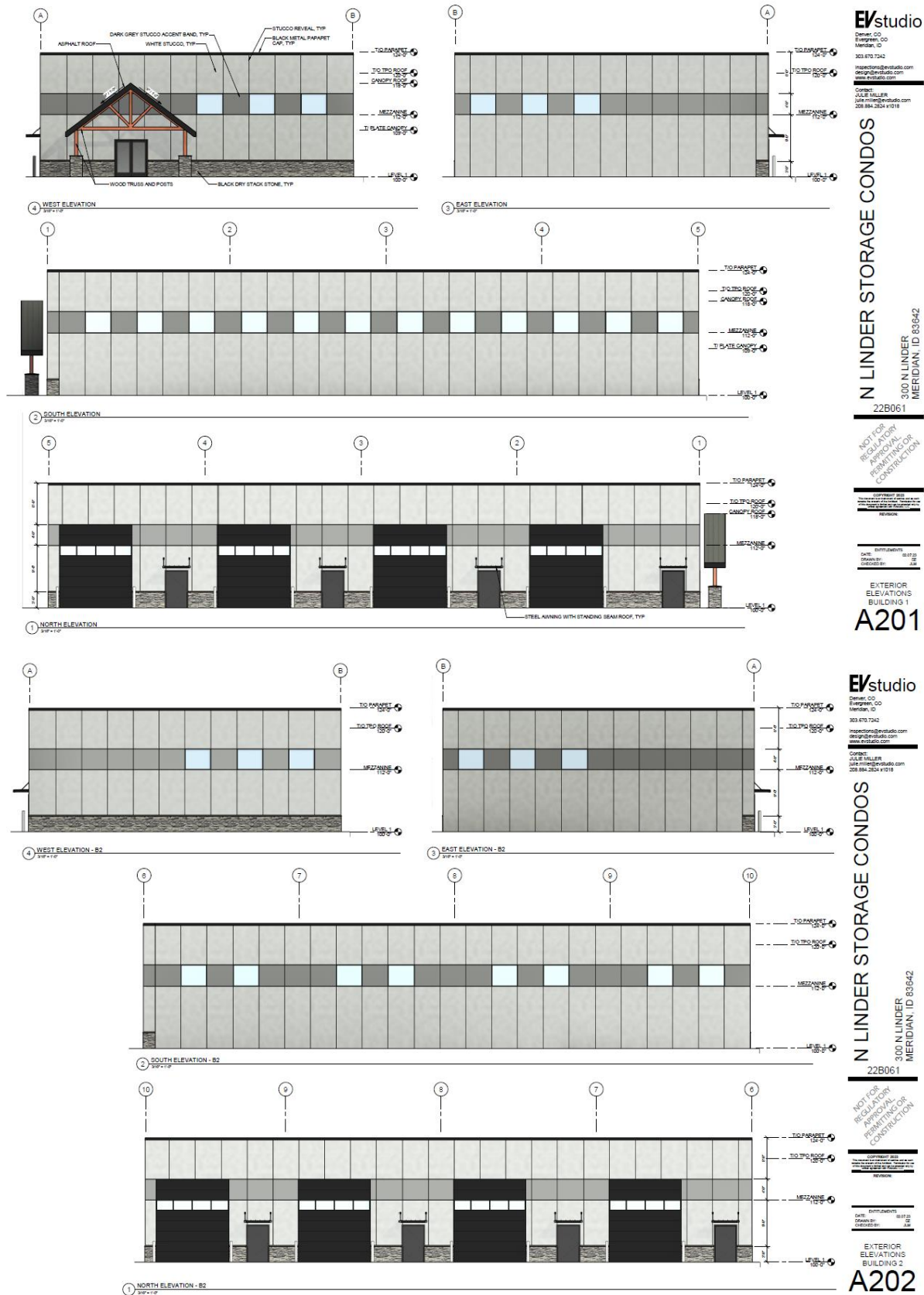
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Project Date: 12/11/23
DATE: 12/11/23
DRAWN BY: CMH
CHECKED BY: JLM

PRELIMINARY
SITE PLAN

A100





2 SIDE PERSPECTIVE VIEW
12' x 10'



1 FRONT PERSPECTIVE VIEW
12' x 10'

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N LINDER STORAGE CONDOS

300 N LINDER
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22B061

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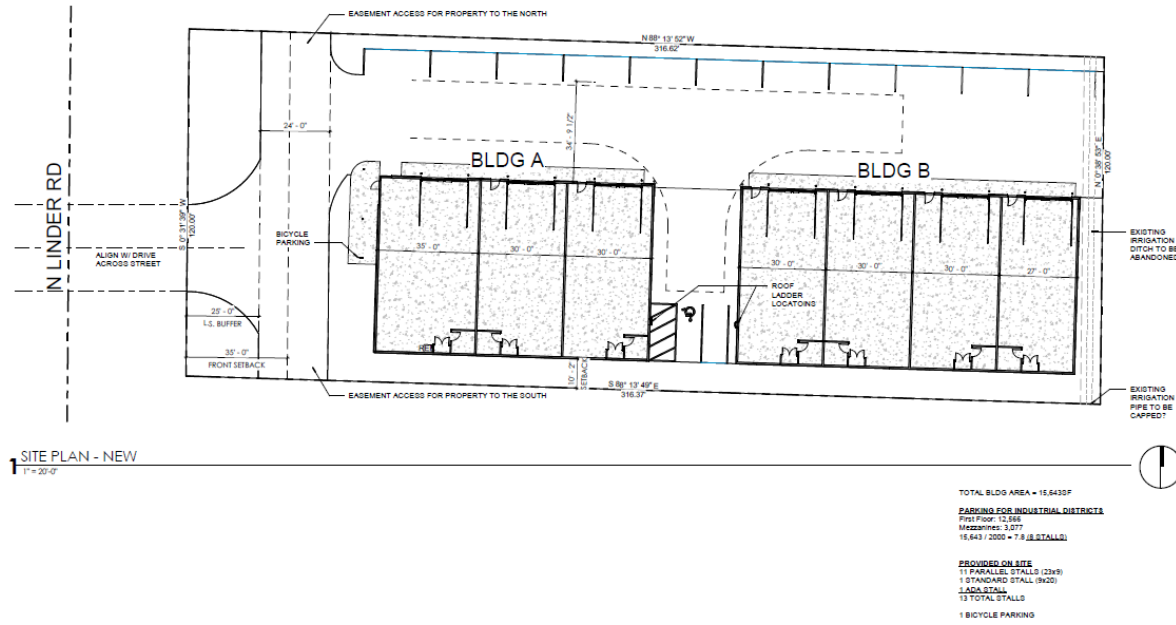
ENTITLEMENTS

DATE: 02.07.23
DRAWN BY: J.M.
CHECKED BY: J.M.

PERSPECTIVE
VIEWS

A203

C. Proposed Conceptual Development Plan, Floor Plans & Building Elevations (dated: 2/6/24)



PROJECT

LINDER CONDOS

300 N LINDER RD
MERIDIAN, ID 83687

Project Status

SEAL

02/06/24
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23-901

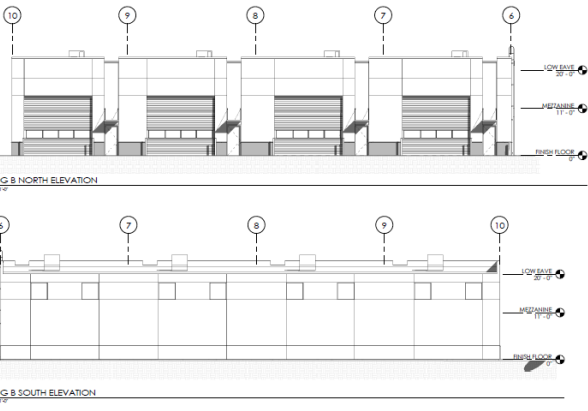
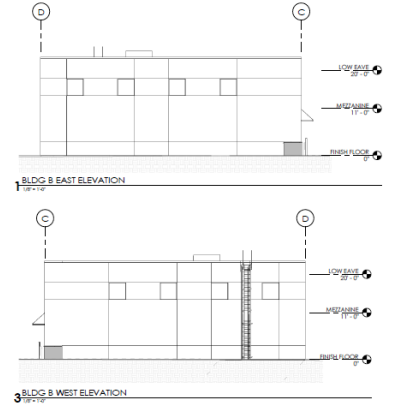
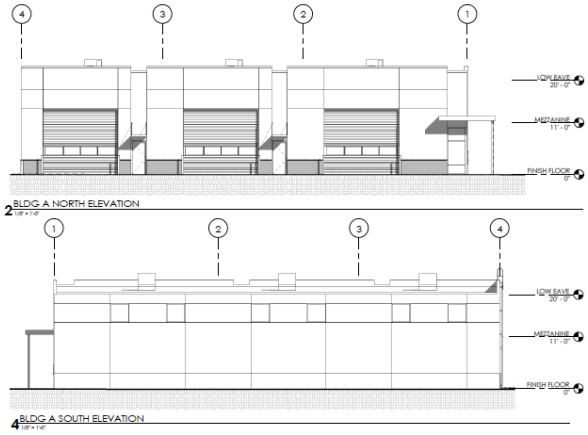
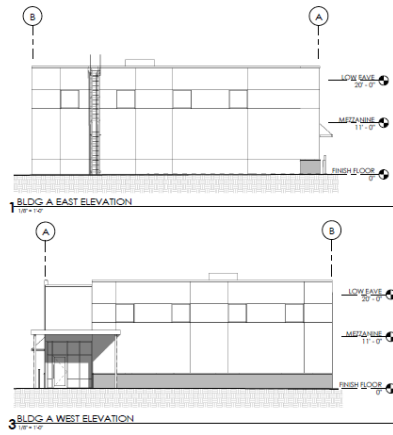
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JNP

REVISIONS

NO	DESCRIPTION	DATE
A	SCHEMATIC DESIGN	06.01.23
B	SCHEMATIC DESIGN	06.22.23
C	SCHEMATIC DESIGN	10.17.23
D	SCHEMATIC DESIGN	10.30.23
E	ALT DRIVEWAY	11.07.23
F	CONDITIONS RESEARCH	11.20.23
G	CONDITIONS RESEARCH	11.29.23
H	DA MOD APPLICATION	12.14.23
I	DA MOD APPLICATION	02.06.24

SHEET

A1.0
SITE PLAN



LINDER CONDOS

300 N LINDER RD
MERIDIAN, ID 83687

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CHECKED BY: TAO

REVISIONS
NO. DESCRIPTION DATE
1. SUBMITTAL STAMP 08/22
2. 24-HOUR APPLICATION 08/22

A5.0
BLDG A EXTERIOR ELEVATIONS



LINDER CONDOS

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2. 24-HOUR APPLICATION 08/22

A5.1
BLDG B EXTERIOR ELEVATIONS