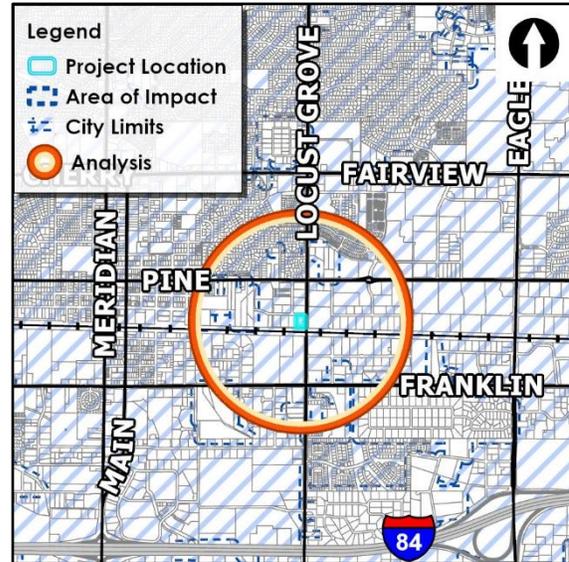


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 2/19/2026
TO: Planning & Zoning Commission
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Nicholas Brady, Samuel J. Brady Architects
SUBJECT: H-2025-0056
The Tee Box
LOCATION: 535 N. Locust Grove Road, the site is located on a portion of the NE ¼ of the SE 1/4 in Section 7, Township 3N, Range 1E, Parcel No. R7326471400



I. PROJECT OVERVIEW

A. Summary

Conditional Use Permit (CUP) is requested to operate a golf and fitness personal training facility from an approximately 4,000 square foot tenant space in an existing 16,000 square foot industrial building on 1.427 acres of land in the I-L zoning district. This includes golf simulator bays, a fitness area, and a putting green.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed conditional use permit with the conditions in Section IV per the Findings in Section V.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Industrial	-
Proposed Land Use(s)	Indoor Recreation Facility	-
Existing Zoning	I-L	VII.A.2
Proposed Zoning	I-L	
Adopted FLUM Designation	General Industrial	VII.A.3
Proposed FLUM Designation	General Industrial	

Table 2: Process Facts

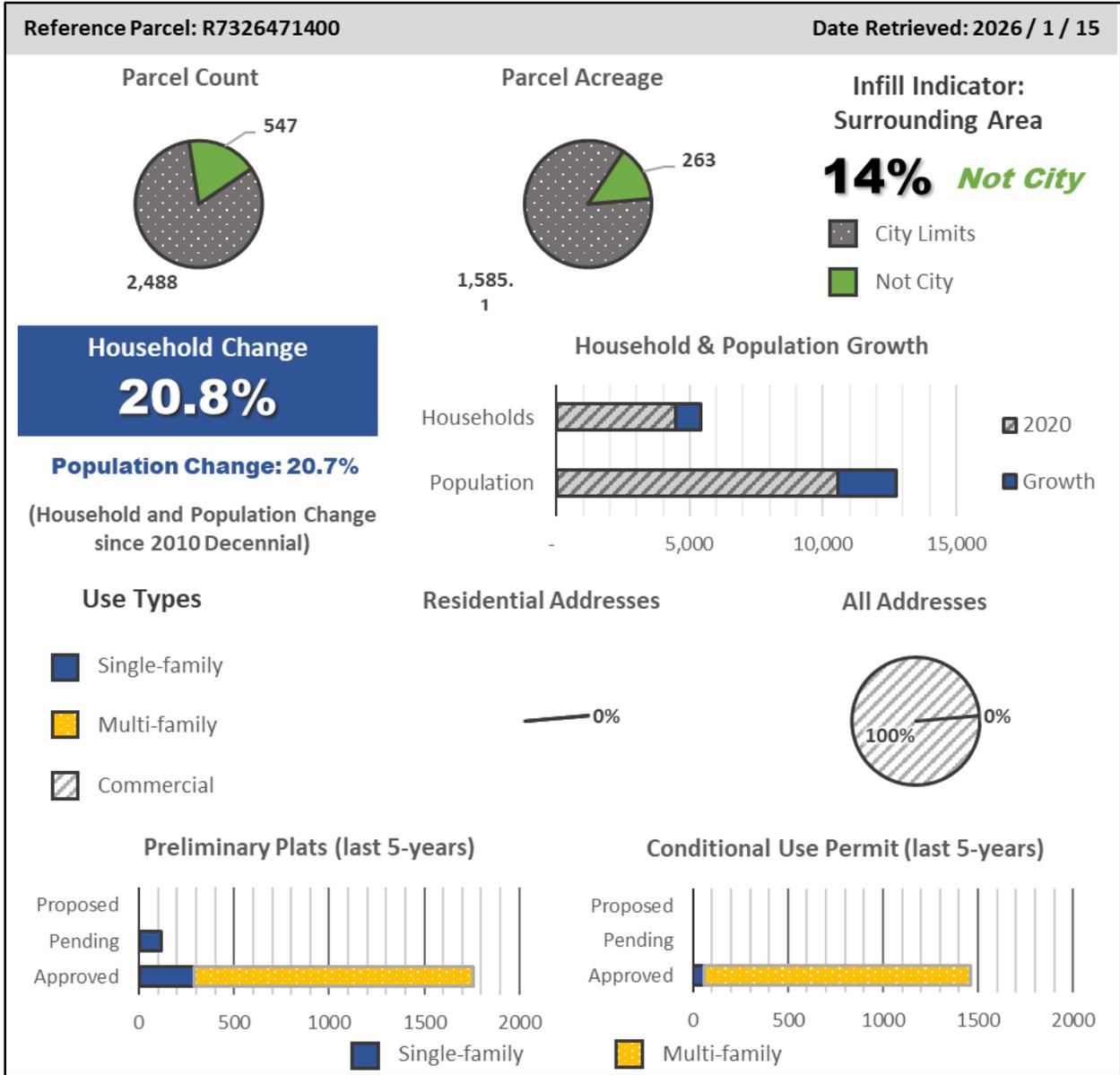
Description	Details
Preapplication Meeting date	11/18/2025
Neighborhood Meeting	12/2/2025
Site posting date	2/7/2026

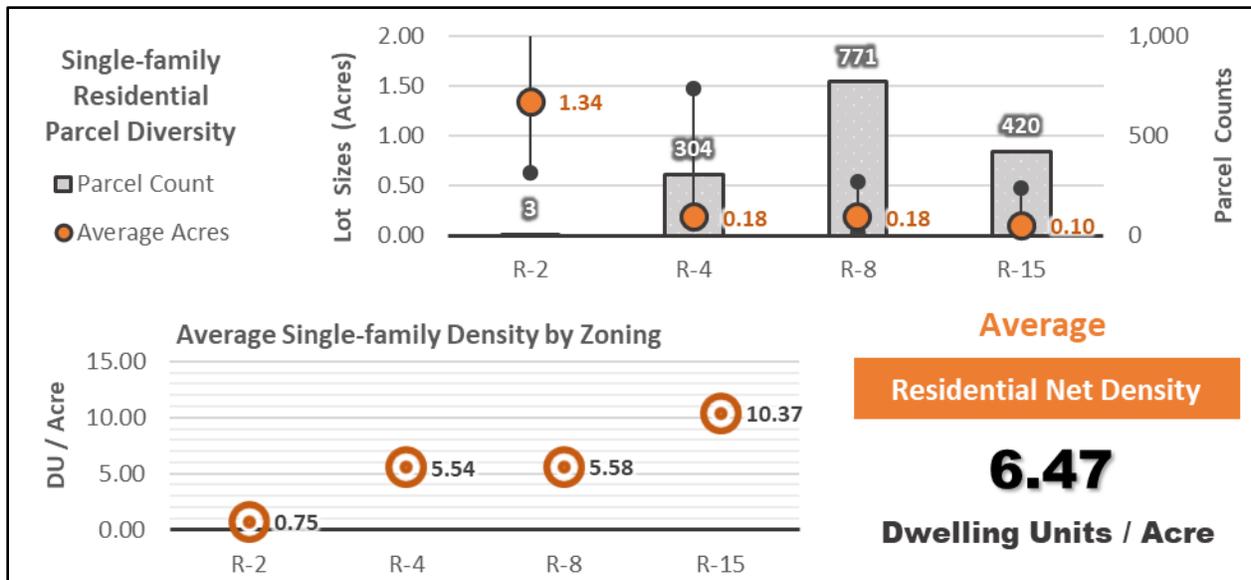
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.C
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	E. Commercial Drive – Local Road	-
• Traffic Level of Service	N/A	-
ITD Comments Received	Yes, Letter	IV.D
Meridian Fire	No Comment	
Meridian Police	No Comment	
Meridian Public Works Wastewater		
• Distance to Mainline	Available at the site	
• Impacts or Concerns	Flow is committed	
Meridian Public Works Water		
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.	

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. The Tee Box-CUP H-2025-0056 (copy this link into a separate browser).

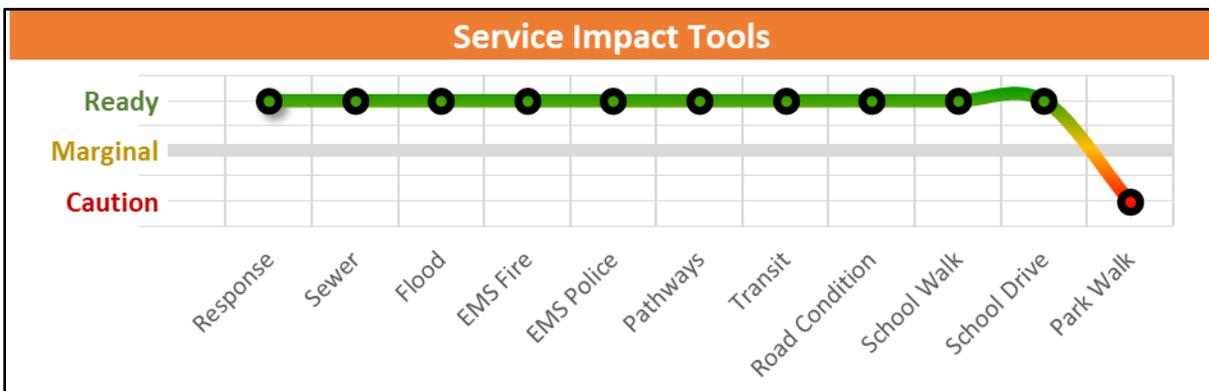
Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts

Figure 3: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Industrial on the Future Land Use Map (FLUM).

The purpose of the General Industrial 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 office uses. In some cases, uses may include processing, manufacturing, warehouses, storage units, and industrial support activities. Sample zoning include: I-L and I-H.

The Applicant proposes to retrofit the existing industrial space with 3-4 golf simulator bays, state of the art putting surface, and a small fitness area with weights and golf related exercises, an office/conference room. The building was approved under an administrative application (CZC-05-059). This property is part of the larger Railside Park Subdivision that was recorded on March 27, 1997.

Table 4: Project Overview

Description	Details
History	Lot 2, Block 3 of the Railside Park Subdivision; CZC-05-059; CUP-05-; CUP-12-011; CUP-12-019
Acreage	1.427

B. History

The subject property is part of an existing subdivision (Lot 2, Block 3 Railside Park) that was recorded in 1997.

The Applicant proposes an indoor recreation facility (i.e. an indoor golf simulator, putting surface and small fitness area) within a portion of an existing industrial building. The industrial building was approved under an administrative application (CZC-05-059) with 23 parking stalls (2 handicap) along the eastern property line as the code in existence at the time (MCC 11- 5413- B) required one space per 1000 square feet of warehouse, and-MCC 11- 5213- B required one per 400 square feet for professional office space. The proposed tilt-up building required 22 parking stalls for 12,000 sq/ft of warehouse and 4,000 sq/ft of office space. The proposed development met the minimum requirement of parking for the use.

Per UDC 11-2C-2, indoor recreational facilities are allowed in the I-L zoning district with the approval of a Conditional Use Permit.

Other businesses located within the existing building include martial arts, heating and air conditioning, firearms academy and a physical therapist. The property has the Snider Lateral to the south, N. Locust Grove to the east, Everything Air Heating and Cooling to the west and Big Wood Cabinets to the north.

It is also important to note that this building was constructed to industrial parking standards. The applicant has indicated the indoor golf facility has the capacity to allow a maximum of eighteen (18) clients at a time and with a total of sixty-three (63) parking spaces for the entire building without assigned parking.

Therefore, Staff finds the proposed golf simulator and fitness area should be an appropriate use in the Industrial designation for the reasons noted above.

Although indoor recreation facilities are not standard uses within industrial zones, they may be considered through a Conditional Use Permit. As such, the Planning and Zoning Commission

should evaluate whether continued expansion of commercial uses within industrial areas remains appropriate.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There is an existing industrial building on the site that was approved on May 13, 2025 under the review of CZC-05-059.

2. Proposed Use Analysis (*UDC 11-2*):

The proposed use of an indoor recreation facility (golf and fitness personal training facility) is a conditional use in the I-L zoning. The I-L zoning and FLUM designation is meant to provide opportunities for low-impact business areas which typically includes professional offices, research and development, etc. This use adheres to Policy 3.07.02B, which promotes a mix of land uses that ensures connectivity, livability, and economic vitality. While industrial uses are intended in the area, an indoor recreation facility can be approved through a conditional use permit. The applicant has indicated a maximum of 1-18 people will be at the facility at any given time. The applicant is not proposing any outdoor activity from the golf and fitness personal training facility.

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

This is an existing structure which met the dimensional standards for the I-L zoning district for setbacks, building height, and proposed use at the time of construction.

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

A. General standards.

- 1. All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred (100) feet from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. No outdoor recreation areas are proposed; all activities will take place within the building.*
- 2. No outdoor event or activity center shall be located within fifty (50) feet of any property line and shall operate only between the hours of 6:00 a.m. and 11:00 p.m. No outdoor events or activities are proposed.*
- 3. Accessory uses including, but not limited to, retail, equipment rental, restaurant and drinking establishments, may be allowed if designed to serve patrons of the use only. Noted.*
- 4. Outdoor speaker systems shall comply with section 11-3A-13, "outdoor speaker systems", of this title. No outdoor speakers are proposed.*

B. Additional standards for swimming pools. Any outdoor swimming pool shall be completely enclosed within a six-foot nonscalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this Code. Not applicable.

C. Additional standards for outdoor stage or musical venue. Any use with a capacity of one hundred (100) seats or more or within one thousand (1,000) feet of a residence or a residential district shall be subject to approval of a conditional use permit. No outdoor stage or musical venue is proposed.

D. Outdoor lighting, including lighted fields, designed for the site shall comply with Section 11-3A-11, "outdoor lighting," of this title. These standards may be modified through the approval of a conditional use permit. Noted

D. Design Standards Analysis

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

The site has already been approved under permit CZC-05-059 and no additional landscaping improvements will be required.

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

i. Nonresidential parking analysis

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6B](#) for nonresidential buildings based on the gross floor area of the flex building and the area of the office for the self-storage facility at the ratio of 1 space per 2,000 square feet.

A total of 23 parking spaces were provided and approved for the building under Permit CZC-05-059. Over the years, a series of conditional use and administrative permits have been approved, resulting in increased parking to meet commercial, rather than industrial parking requirements. At present, the site provides sufficient parking.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):

The approved building elevations were submitted and approved for the industrial building as shown in Section VII.G.

As stated throughout this report, these elevations have already been approved through the administrative process and the building is already existing. The submitted elevations are for supplementary purposes only.

E. Transportation Analysis

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

Access to the site is via E. Commerce Drive, a local road.

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

There are existing sidewalks along N. Locust Grove Road and E. Commerce Drive. No additional frontage improvements are required as part of this application.

F. Services Analysis

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

There is existing pressurized irrigation to the site.

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

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

3. Utilities (*Comp Plan 3.03.03G, UDC 11-3A-21*):

Development was connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments were constructed in conformance with the City of Meridian Water and Sewer System Master Plans that were in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service required a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with the site plan, landscape plan, and building elevations approved with CZC-05-059 (Railside Tilt Up).
2. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-2 – Arts, Entertainment or Recreation Facility, Indoors and Outdoors, including but not limited to the following:
 - Accessory uses including, but not limited to, retail, equipment rental, restaurant, and drinking establishments may be allowed if designed to serve patrons of the use only, and not the general public.
 - All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred feet (100') from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. (Ord. 07-1325, 7-10-2007).
 - No outdoor event or activity center shall be located within fifty feet (50') of any property line and shall operate only between the hours of six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M.
 - Outdoor speaker systems shall comply with section 11-3A-13, "Outdoor Speaker Systems", of this title.
3. The two garbage bins located near the front entrance shall be either screened per UDC 11-3A-12.B or relocated to the rear of the property next to the existing enclosure.
4. The applicant shall not be required to submit a Certificate of Zoning Compliance application to commence the proposed use on this site. Planning staff will review and approve the commencement of the use through the Tenant Improvement and/or Certificate of Occupancy submitted to the Community Development Department. All interior modifications (tenant improvements) associated with the use must receive all required permits and inspections from the Building Division of the Community Development Department prior to operation of the indoor recreation facility.
5. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

B. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=428605&dbid=0&repo=MeridianCity>

C. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=428605&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=428605&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The site meets all the dimensional and development regulations of the I-L zoning district for the proposed use. Therefore, Staff finds the site is large enough to accommodate the proposed use.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
Staff finds the proposed use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use which will contribute to the mix of uses desired in the Industrial Comprehensive designation as desired.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
Staff finds the proposed use will be served by essential public facilities and services as required.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds the proposed use will not result in the destruction, loss or damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
Not applicable

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

Not applicable

11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

Not applicable

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

B. Commission:

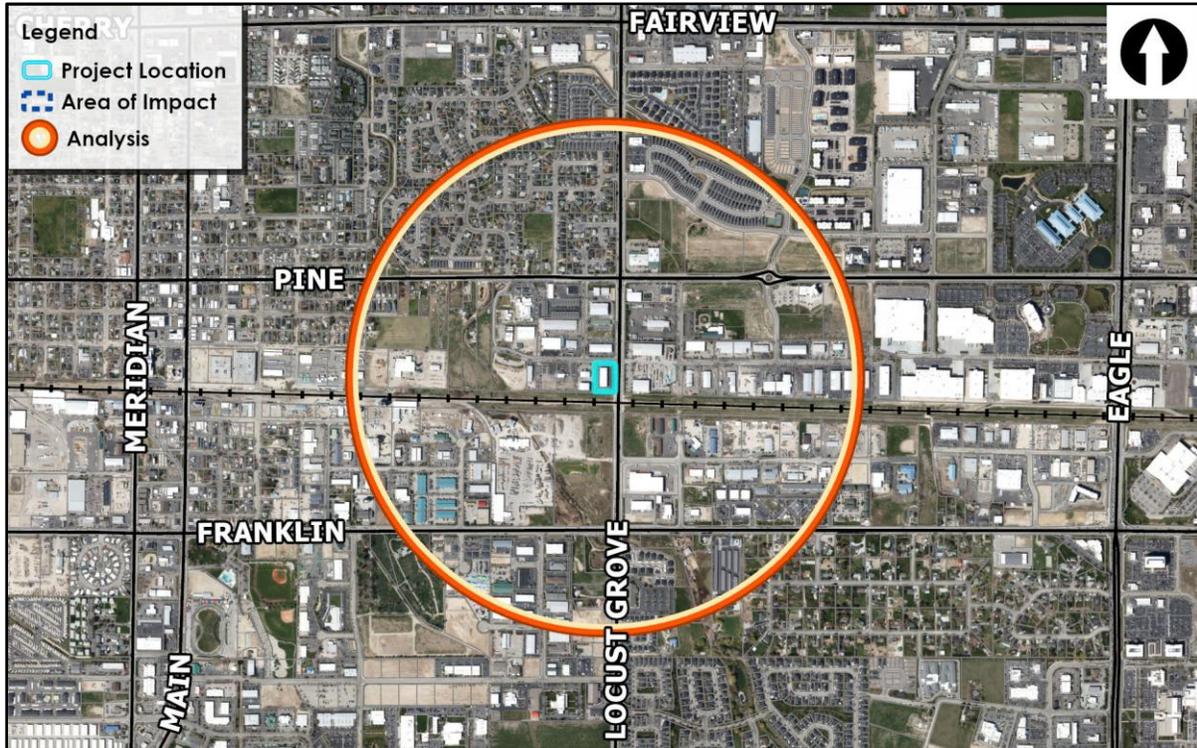
Pending

VII. EXHIBITS

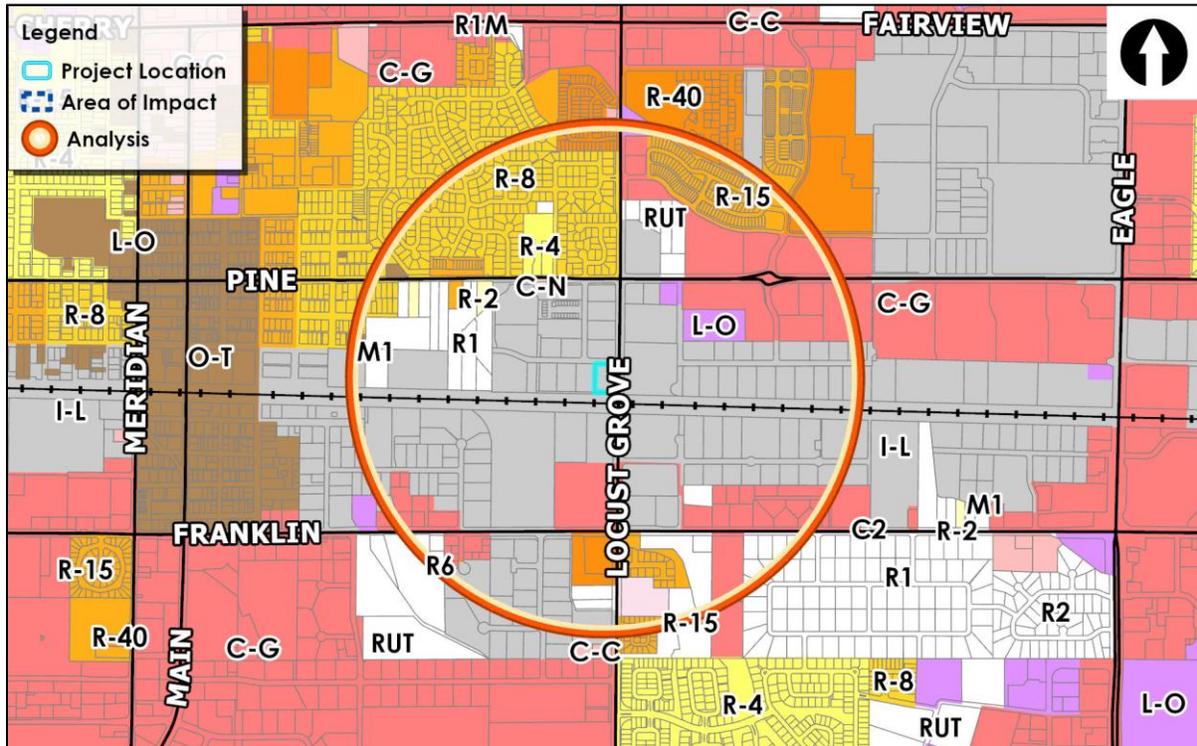
A. Project Area Maps

(link to [Project Overview](#))

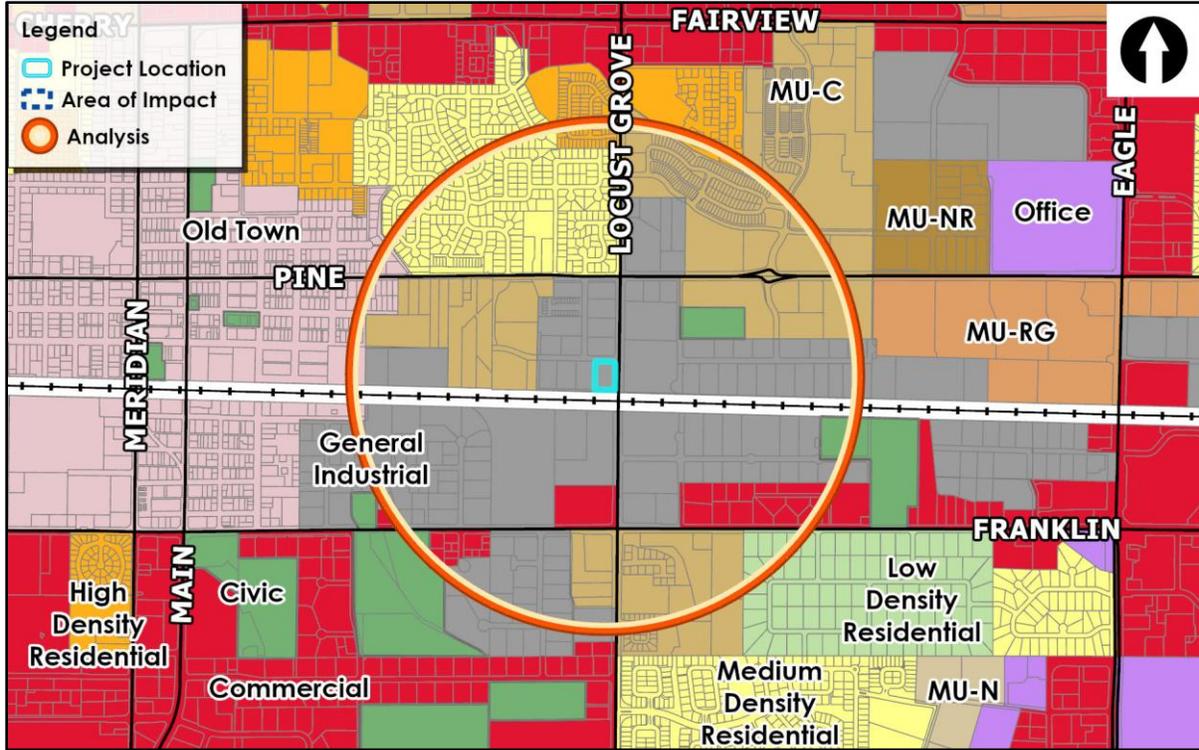
1. Aerial



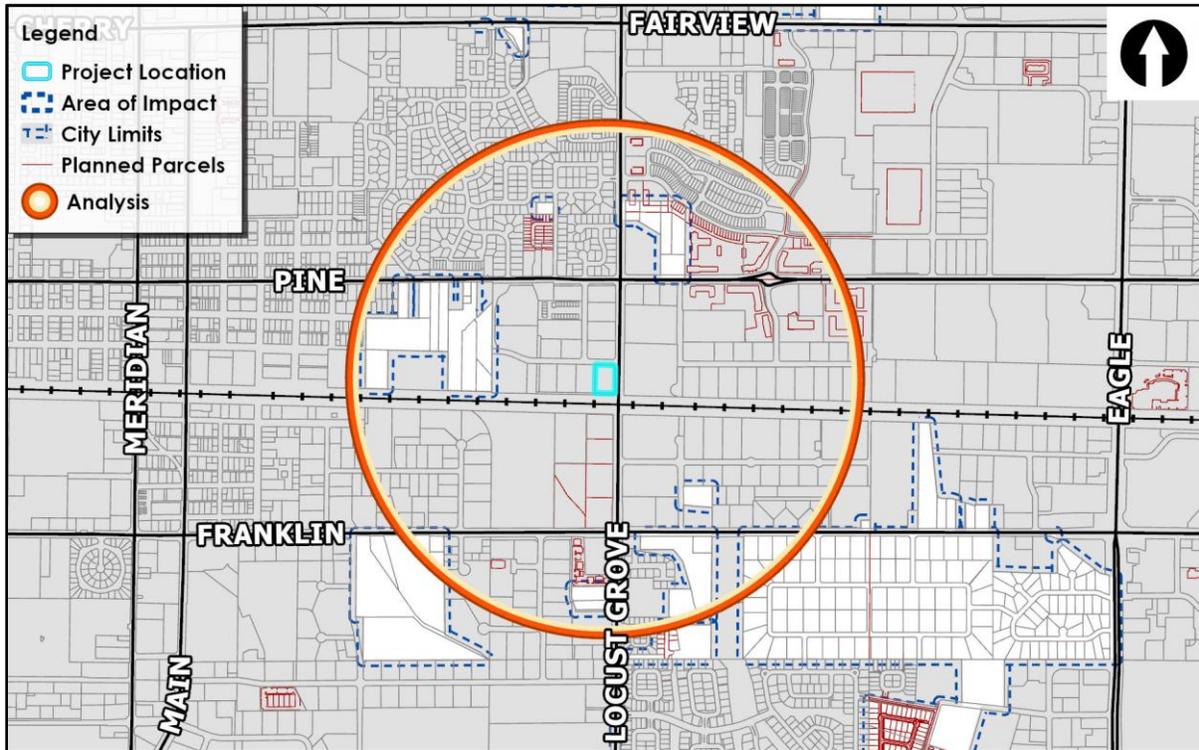
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)

H-2019-0004 H-2019-0007 H-2019-0112 H-2019-0149 H-2019-0142 H-2019-0115
H-2020-0015 H-2020-0054 H-2020-0076 H-2020-0126 H-2021-0017 H-2021-0043
H-2021-0049 H-2021-0069 H-2021-0077 H-2021-0097 H-2022-0040 H-2022-0013
H-2023-0022 H-2023-0025 H-2023-0032 H-2023-0044 H-2023-0048 H-2017-0011
H-2023-0073 H-2024-0008 H-2024-0038 H-2025-0021 H-2024-0071

Nearby Recent Conditional Use Permits (within last 5-years)

H-2020-0029 H-2021-0082 H-2017-0058 H-2022-0013 H-2024-0071

B. Subject Site Photos





C. Service Accessibility Report

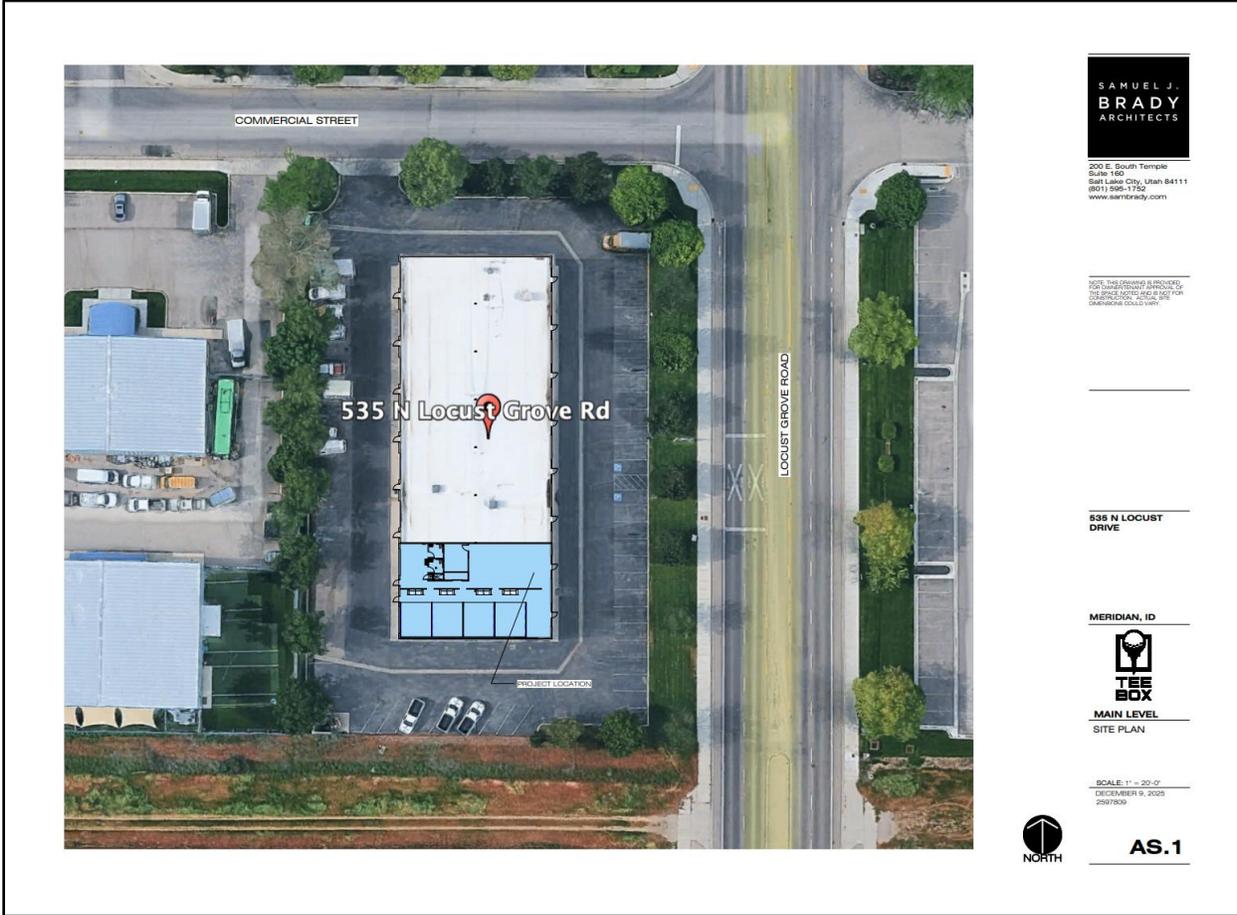
PARCEL R7326471400 SERVICE ACCESSIBILITY

Overall Score: 37	87th Percentile
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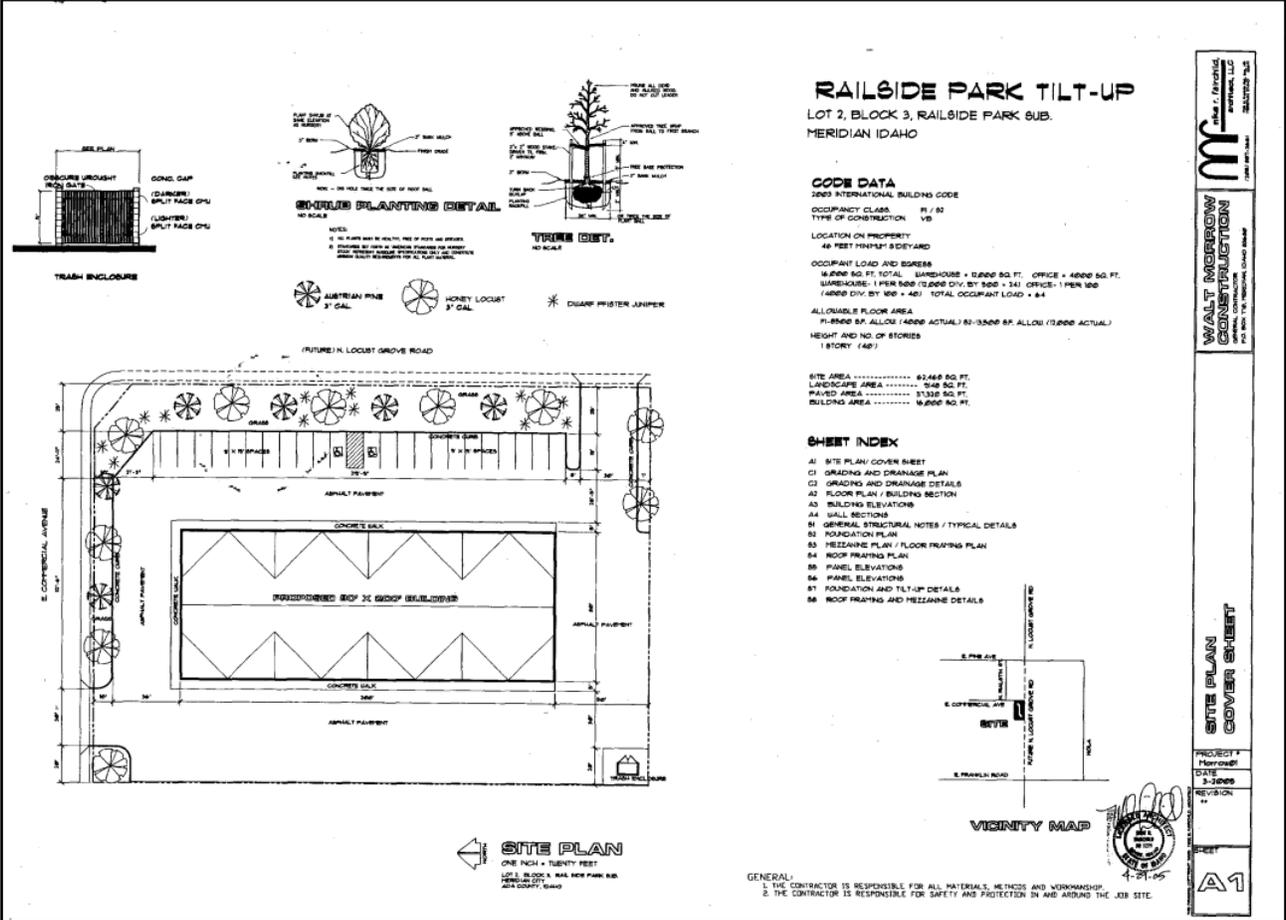
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Reporting District meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
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	No park within walking distance by park type	RED

Report generated on 01-15-2026 by MERIDIAN\lritter

D. Site Plan (date: 12/9/2025)



E. Approved Landscape Plan (5/13/05)

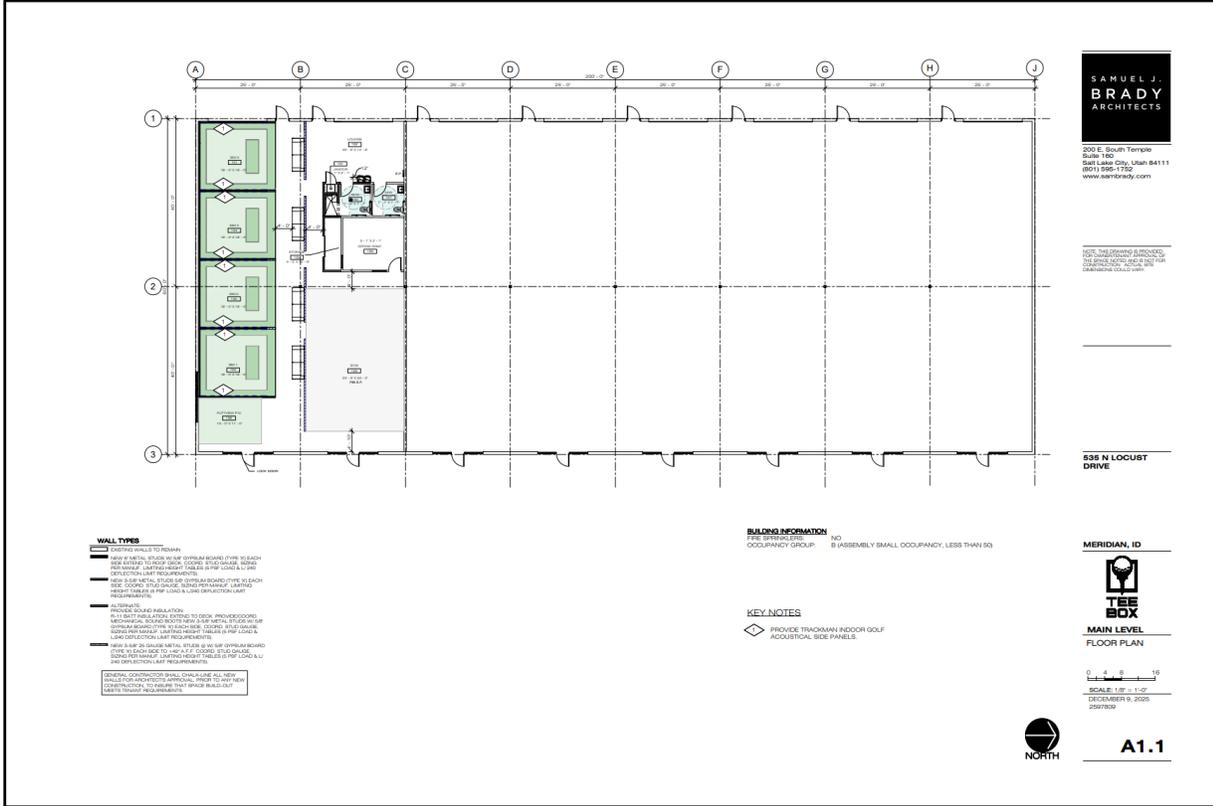


WALT MORROW CONSTRUCTION
 1000 N. LOCUST GROVE ROAD
 MERIDIAN, IDAHO 83402
 (208) 333-1111
 FAX: (208) 333-1112

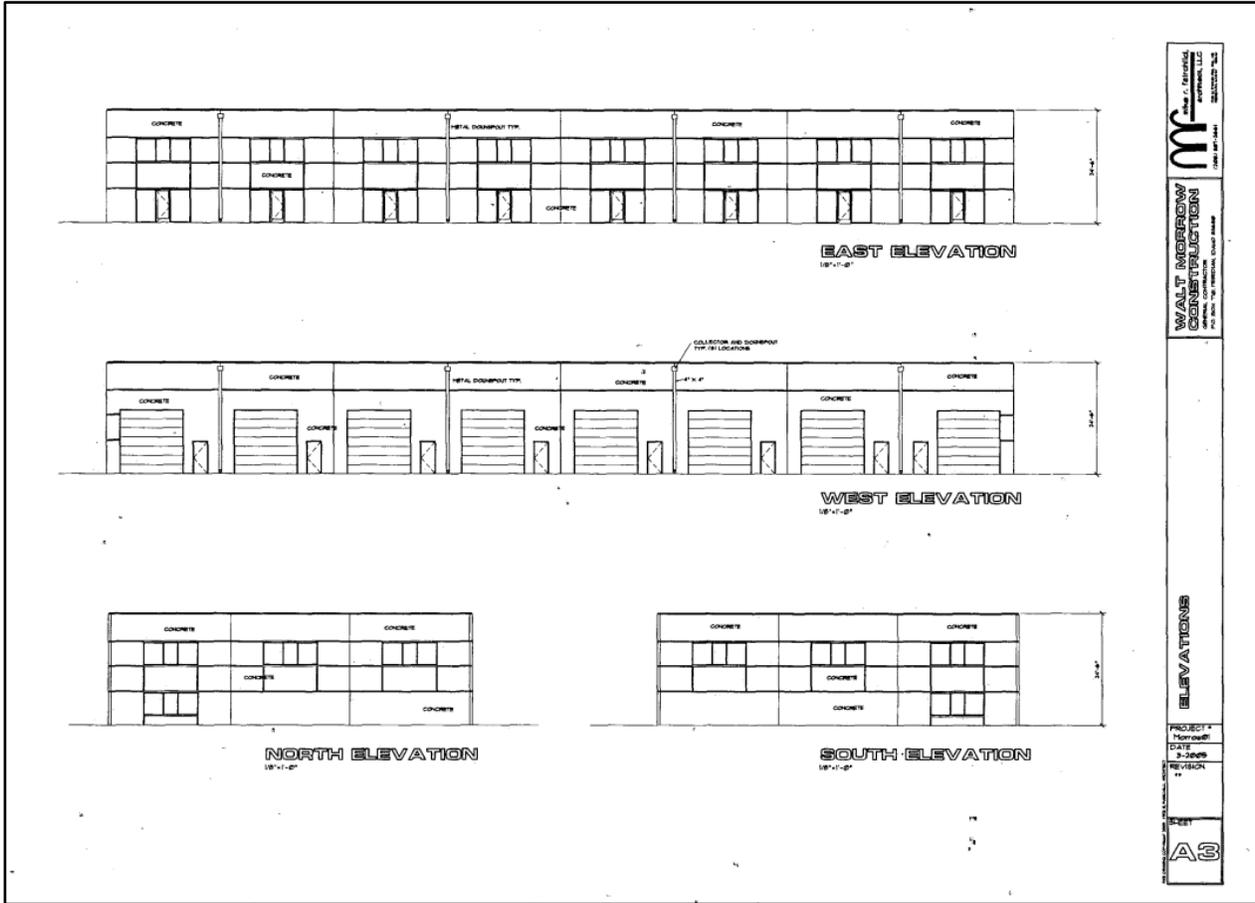
SITE PLAN COVER SHEET

PROJECT: Horroff
 DATE: 3-2005
 REVISION: 11
A1

F. Floor Plan (date: 12/9/2025)



G. Approved Building Elevations (5/13/05)



VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go

conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.