

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

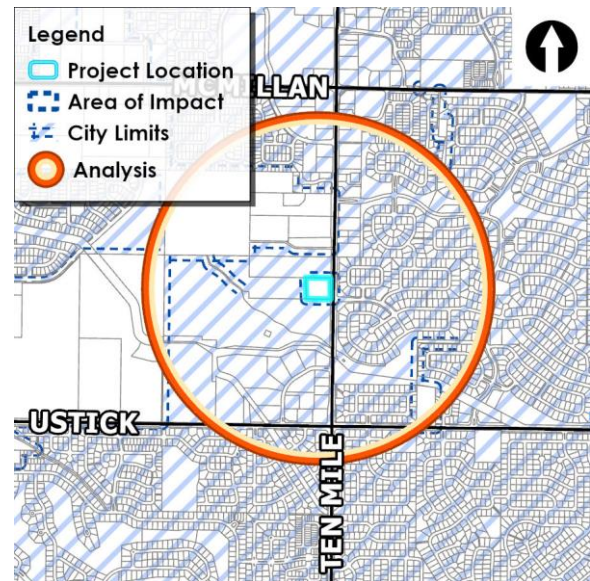


HEARING DATE: 12/5/2024
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Jeff Hatch

SUBJECT: H-2024-0055
Foldesi Reserve

LOCATION: Located at 3915 N. Ten Mile Road in North ½ of the SE ¼ of Section 34, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Annexation of 3.31 acres of land for the construction of approximately 46,005 square feet of industrial space in the I-L zoning district, By Jeff Hatch.

B. Recommendation

Staff: Approval with Conditions

C. Decision

Commission:

Council:

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Industrial/Flex Space	-
Existing Zoning	RUT in Ada County	VII.A.2
Proposed Zoning	I-L	
Adopted FLUM Designation	Mixed Use Non-Residential (MUNR)	VII.A.3
Proposed FLUM Designation	Mixed Use Non-Residential (MUNR)	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	7/16/2024
Neighborhood Meeting	9/23/2024
Site posting date	11/22/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Existing driveway to N. Ten Mile Rd (arterial); Consolidating the 3 access points to a single access point.	-
• Traffic Level of Service	Better than E	-
ITD Comments Received	Yes	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at the site.	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site.	
• Impacts or Concerns	Yes: Connection to Ten Mile Road and to the water main on the south boundary will be required at time of development.	

Note: See section IV. City/Agency Comments & Conditions for comments received or see public record <https://weblink.meridiancity.org/WebLink/Browse.aspx?id=365958&dbid=0&repo=MeridianCity>.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is designated as Mixed Use Non-Residential on the Future Land Use Map (FLUM). The proposed zoning of Light Industrial (I-L) is consistent with the FLUM. The applicant is proposing to construct approximately 46,005 square feet of industrial space and self-storage (storage condos). These uses are listed as allowed in the I-L zoning in the UDC and Comprehensive Plan.

The subject site is surrounded by self-service storage facilities as this property is within the proximity of the Cities wastewater plant. Industrial spaces and self-storage facilities are a desired use specified in the Mixed-Use Non-Residential designation, as noted above. These spaces provide employment opportunities and valuable spaces for small-scale industrial businesses. Each user will be evaluated at the time of applying for certificate of occupancy.

Table 4: Project Overview

Description	Details
History	N/A
Acreage	3.31 acres

B. Site Development and Use Analysis

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

The site currently contains seven (7) residential and accessory structures. Prior to the issuance of the building permit, these structures shall be removed.

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

The applicant has indicated the proposed uses for the site intends to be industrial spaces and self-storage buildings. The use of industrial buildings and self-storage facilities (storage condos) aligns with the Mixed-Use Non-Residential (MUNR) future land use designation, which accommodates a range of commercial and industrial users. This project not only provides employment and industrial options within city limits but also advances the city's economic goals and meets the needs of its residents. Specifically, it complies with Policy 3.07.01D, which promotes the preservation of industrial land by discouraging non-industrial uses and emphasizing light manufacturing, distribution, flex-space, and base employment. Additionally, it aligns with Policy 3.03.01E, which encourages infill development within the city. The property's location adjacent to N. Ten Mile Road enhances its accessibility and supports the local industrial landscape, addressing the demand for such developments in both the immediate area and the wider community. Furthermore, industrial buildings and self-storage facilities are permitted in the I-L zoning district which supports the applicant proposal.

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

Development of the site shall comply with the dimensional standards of the I-L zoning district in UDC Table 11-3B-3. *Based on the concept plan and elevations, the applicant is meeting the 35-foot building setback, 50-foot height limit, and has chosen to do a water conserving design to reduce the landscape buffer to 12 ½ feet along Ten Mile in conformance with the UDC.*

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

The applicant has proposed the uses of Industrial space and Self Service Storage Facility but staff is not limiting them to these uses as any allowed uses in the I-L zoning can be established.

UDC 11-4-3-34: Storage Facility, Self-Service

a. Storage units and/or areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.

The applicant is proposing the storage facility/building to be for storage condos which will be for personal use and not for business purposes.

b. On site auctions of unclaimed items by the storage facility owners shall be allowed as a temporary use in accord with Chapter 3, Article E, "temporary use requirements", of this Title.

The applicant will comply with this if and when this happens at the facility.

c. The distance between structures shall be a minimum of twenty-five (25) feet.

The applicant meets this standard.

d. The storage facility shall be completely fenced, walled, or enclosed and screened from public view. Where abutting a residential district or public road, chainlink shall not be allowed as fencing material.

The storage building will have enhanced architecture, and the roll-up doors will be screened from public view. This is not a typical storage building as it will be used for storage condos which is a more specialized and heightened use.

e. If abutting a residential district, the facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m.

Not applicable.

f. A minimum twenty-five-foot wide landscape buffer shall be provided where the facility abuts a residential use, unless a greater buffer width is otherwise required by this title. Landscaping shall be provided as set forth in subsection 11-3B-9.C of this Title.

Not applicable.

g. If the use is unattended, the standards in accord with Section [11-3A-16](#), "self-service uses", of this Title shall also apply.

The applicant will comply with these standards.

h. The facility shall have a second means of access for emergency purposes as determined by the Fire Marshal.

The fire department has reviewed the concept plan and will work with the applicant on a second means of access. Additional details will be reviewed with the submittal of the certificate of zoning compliance.

i. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

The applicant is not proposing outdoor storage for the larger self-storage building.

j. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined.

The applicant will comply with this standard.

k. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand (1,000) feet from a hospital.

Not applicable.

C. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

Based on the concept plan, the applicant appears to comply with the standards outlined in UDC 11-3A-19. The applicant has positioned no more than 50% of the total off-street parking between building facades and abutting streets. Additionally, the building on the southern portion of the site exceeds the 30% building frontage requirement.

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

i. Landscape buffers along streets

A 25-foot wide street buffer is required along N. Ten Mile Road, an arterial street. This buffer shall be landscaped per the standards in UDC 11-3B-7C. *The applicant has chosen to incorporate the water conserving design standards into this buffer which allows the buffer to be reduced by 50%. The concept plan shows a 12 ½ foot buffer meeting this requirement. However, the existing landscaping between the sidewalk and Ten Mile Road will be required to be brought into compliance and landscaped per UDC 11-3B-7C. The landscaping will be evaluated with the certificate of zoning compliance and shall be landscaped per UDC 11-3B-5-2B-O.*

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The proposed landscape plan does not meet the minimum requirements. The south landscape buffer shall be widened to 7 feet and the parking stall shall be reduced to 17 feet. The landscaping will be evaluated with the submittal of the certificate of zoning compliance.*

iii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

A Tree Mitigation Plan should be submitted with the final plat detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

iv. Storm integration

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

Drainage swales should not be within the landscape setbacks along N. Ten Mile Road.

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

i. Nonresidential parking analysis

UDC 11-3C-6 requires one space for every two thousand (2,000) sq. ft. of gross floor area in industrial districts. *The applicant is proposing 94 parking spaces on the concept plan which exceeds the 23 spaces that are required with the building (46,005 square feet). Additionally, the applicant anticipates potential commercial users will use portions*

of the site in the future which is why the parking is in excess. The uses will be analyzed as they are proposed within the tenant spaces.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. *Bicycle parking is not depicted and the plans shall be revised to incorporate the location of the bicycle parking with the Certificate of Zoning Compliance submittal that meet these requirements.*

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

Goals 5.01.02C and 2.09.03A of the comprehensive plan promote area beautification and community identity through heightened design standards providing distinct and engaging identities.

In response, the developer is proposing three industrial buildings with a mix of one- and two-story tenant spaces comprised of stucco, brick veneer, stucco wainscot, metal panels, and metal panel roofing with moderate to large setbacks from the street, and frontages exceeding the required 20% windows along the streets. Primary entrances are oriented toward the parking lots rather than toward the loading docks.

The Architectural Standards Manual requires modulation in the surface plane at no less than 50 ft. intervals. There should be at least 2 pedestrian-scale architectural features, and physical distinctions to anchor the building. There should be at least two different field materials, with at least one accent material.

The proposed elevations appear to meet the architectural manual. However, the applicant shall submit the architectural standards manual checklist with the design review application to ensure compliance with these standards.

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

All fencing is required to comply with the standards listed in UDC 11-3A-7. *The submitted concept plan shows fencing on the Northwest portion of the site but does not provide details. The applicant shall include fencing details with the submittal of the certificate of zoning compliance.*

D. Transportation Analysis

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

Goal 6.01.02B emphasizes reducing the number of access points onto arterial streets by utilizing strategies such as cross-access agreements, access management, and the creation of frontage and backage roads, while also improving connectivity between local and collector streets.

Access is proposed off N. Ten Mile Road (an arterial street) through a single curb cut. The applicant has condensed the three access points to N. Ten Mile into a single access point in the center of the property. This was a requirement from both ACHD and the City of Meridian with this application. While this property was not granted access from the storage facility to the south it was granted cross access from the north for when the storage facility redevelops in the future, staff finds the proposed entrance to be in compliance with the UDC and comprehensive plan.

Additionally, cross-access shall be stubbed to the property to the north and south. While this may not be pertinent in the near term, if or when the storage units redevelop, the cross-access agreement will be essential to limiting access points on Ten Mile.

The Meridian Fire Department has requested secondary access to the site. The applicant and staff will work with MFD to find the best location for this before CZC submittal.

2. Multiuse Pathways, Pathways, and Sidewalks (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17, Comp Plan*):

The site has an existing detached 5-foot sidewalk along N. Ten Mile Road which has been determined to be sufficient from the city parks department. Typically, 10-foot detached multi-use pathways are required along arterial and collector roads. However, the 5-foot detached sidewalk was recently constructed, and the parks department deemed it as acceptable at this time. Additionally, the two curb cuts that are being removed shall be replaced with curb, gutter, sidewalks, and landscaping with the first certificate of zoning compliance application.

There is no pedestrian connection from this sidewalk to the front entrances for any of the suites. The applicant shall provide a pedestrian connection point to the entrances of the suites. If the pedestrian walkway crosses vehicular driving surfaces, it is required to be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks as set forth in UDC 11-3A-19B.4.

E. Services Analysis

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

Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

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

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

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

Connection to City water and sewer services is required and are available to be extended by the developer with development in accord with UDC 11-3A-21 and Goals 3.03.03G & 3.03.03F. Urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat or certificate of zoning compliance shall not be submitted until the DA and Ordinance is approved by City Council.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

- a. Future development of this site shall be generally consistent with the concept plan, landscape plan, and conceptual building elevations included in Section VIII and the provisions contained herein.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. A Certificate of Zoning Compliance and Design Review application(s) shall be submitted and approved prior to submittal of building permit applications for this site. Building permits may be issued prior to recordation of the final plat; however, no Certificates of Occupancy shall be issued prior to recordation of the final plat for the lot on which the building(s) is located, per requirement of the most recent amendment to the DA (H-2023-0074).
- d. In accord with UDC 11-3A-3, the applicant shall construct driveway stubs to the north and south property lines and record a cross-access/ingress-egress easement granting accesses to the north (Parcel #S0434417201) and south (Parcel #S0434417605) properties in an effort to combine and limit access points to N. Ten Mile Road. Copies of the recorded easements shall be submitted with the Certificate of Zoning Compliance application for the proposed use.
- e. All existing structures shall be removed from the property prior to issuance of the first building permit.
- f. The applicant shall consolidate all the access points into a single access point as shown on the concept plan. At the submittal of the first certificate of zoning compliance, the access points being removed shall be replaced with curb, gutter, sidewalk, and landscaping in compliance with the UDC.
- g. The property is allowed to develop with any permitted and conditional uses in the I-L zoning district as represented in UDC Table 11-2C-2.

Planning Division comments related to future application submittals:

- Provide emergency access to the site as requested by the Meridian Fire Department.

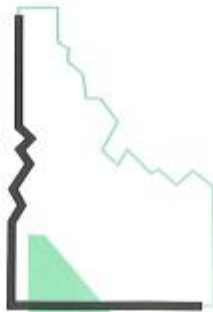
B. Meridian Public Works

ANNEXATION

PUBLIC WORKS DEPARTMENT

Wastewater	
<ul style="list-style-type: none">• Distance to Sewer Services	Directly adjacent
<ul style="list-style-type: none">• Sewer Shed	
<ul style="list-style-type: none">• Estimated Project Sewer ERU's	See application
<ul style="list-style-type: none">• WRRF Declining Balance	
<ul style="list-style-type: none">• Project Consistent with WW Master Plan/Facility Plan	Yes
<ul style="list-style-type: none">• Impacts/concerns	
Water	
<ul style="list-style-type: none">• Distance to Water Services	Available at the site.
<ul style="list-style-type: none">• Pressure Zone	
<ul style="list-style-type: none">• Estimated Project Water ERU's	See application
<ul style="list-style-type: none">• Water Quality	None
<ul style="list-style-type: none">• Project Consistent with Water Master Plan	Yes
<ul style="list-style-type: none">• Impacts/Concerns	Connection to Ten Mile Rd and to the water main on the south boundary will be required at time of development.

C. Nampa & Meridian Irrigation District



RECEIVED

NOV 21 2024

CITY OF MERIDIAN
CITY CLERKS OFFICE

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

November 18, 2024

Chris Johnson, City Clerk
City of Meridian
33 E. Broadway Avenue, Suite 102
Meridian, ID 83642-2619

RE: H-2024-0055/ Foldesi Reserve; 3915 N. Ten Mile Road

To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

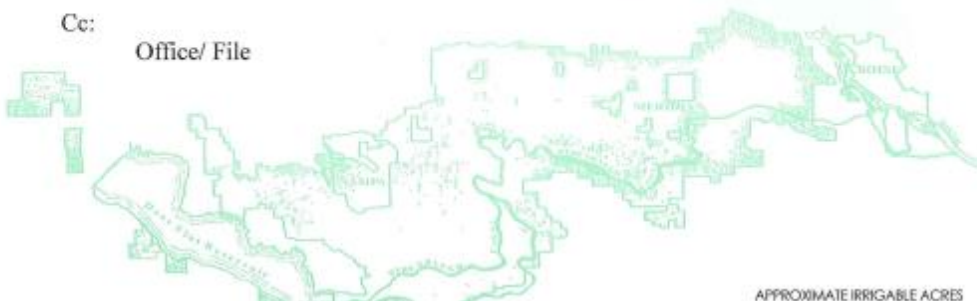
Please call with any further questions at (208) 466-0663.

Sincerely,

Steve Pardew
Development Coordinator
Nampa & Meridian Irrigation District
SP/ gnf

Cc:

Office/ File



D. Ada County Highway District (ACHD)



Alexis Pickering, President
 Miranda Gold, Vice-President
 Jim Hansen, Commissioner
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner

Date: October 21, 2024

To: Jeff Hatch and Steve Thiessen, Hatch Architecture and Design

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Foldesi Reserve RA

Trip Generation: This development is estimated to generate 223 vehicle trips per day, 23 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Proposed Development Meets	
All ACHD Policies	*
Requires Revisions to meet ACHD Policies	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
IFYWP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS3
Cyclist	LTS3

Is Transit Available?	
Yes	
No	X

Comments: As this application is for annexation and rezone only, the tables above reflect existing conditions without the proposed project. This table will be updated to reflect the development and its impact as part of a future development application.

connecting you to more

V. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

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 Applicant's proposal to annex 1 acre of land with I-L zoning for the development of 46,005 square feet of industrial buildings is consistent with the General Industrial FLUM designation for this property. (See section III above for more information.)
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment to I-L and conceptual development plan generally complies with the purpose statement of the I-L district in that it will encourage industrial uses that are clean, quiet and free of hazardous or objectionable elements and that are operated entirely or almost entirely within enclosed structures and is accessible to an arterial street (i.e. Ten Mile Road).
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed industrial use should be conducted entirely within a structure.
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 City services are available to be provided to this development.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the city.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed annexation with the requirement of a Development Agreement.

B. Commission:

Pending

C. City Council:

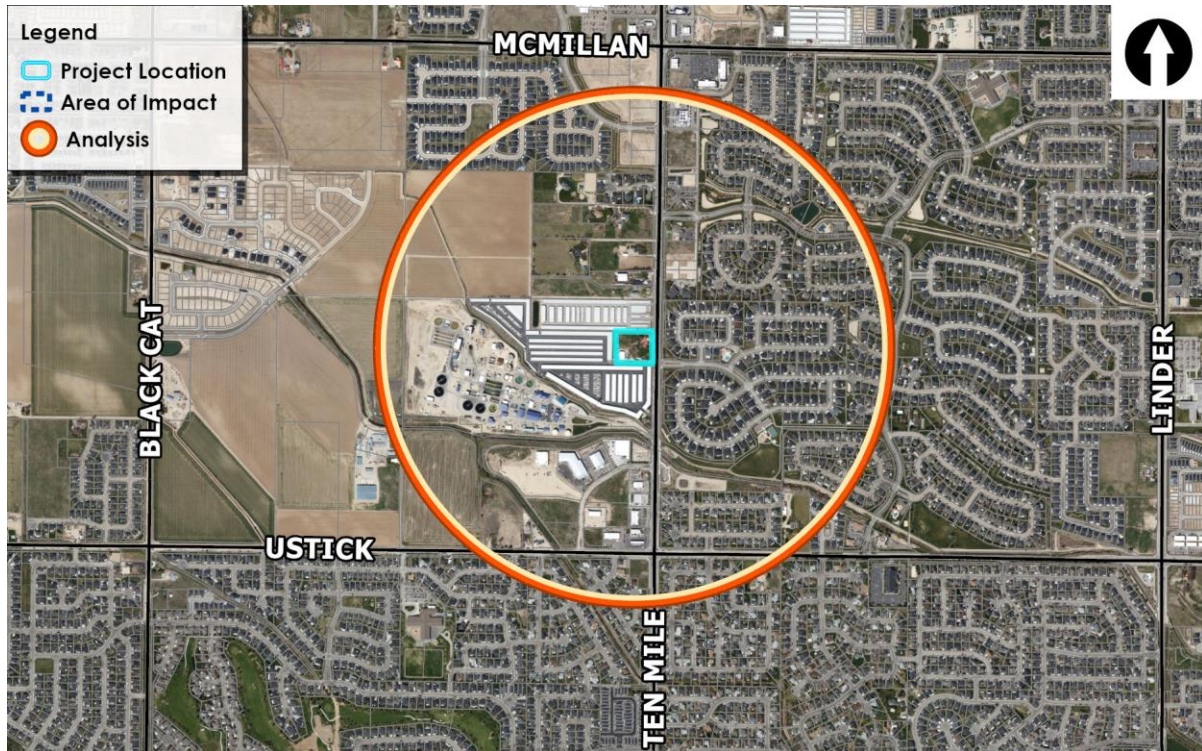
Pending

VII. EXHIBITS

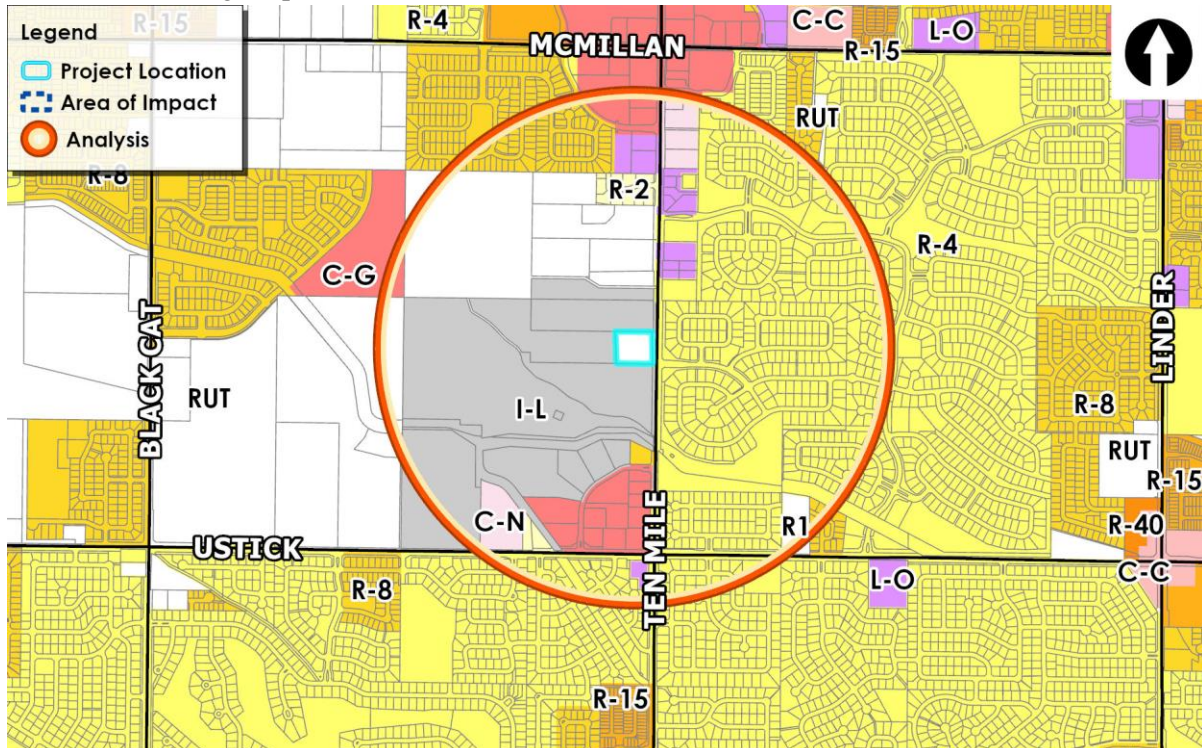
A. Project Area Maps

(link to [Project Overview](#))

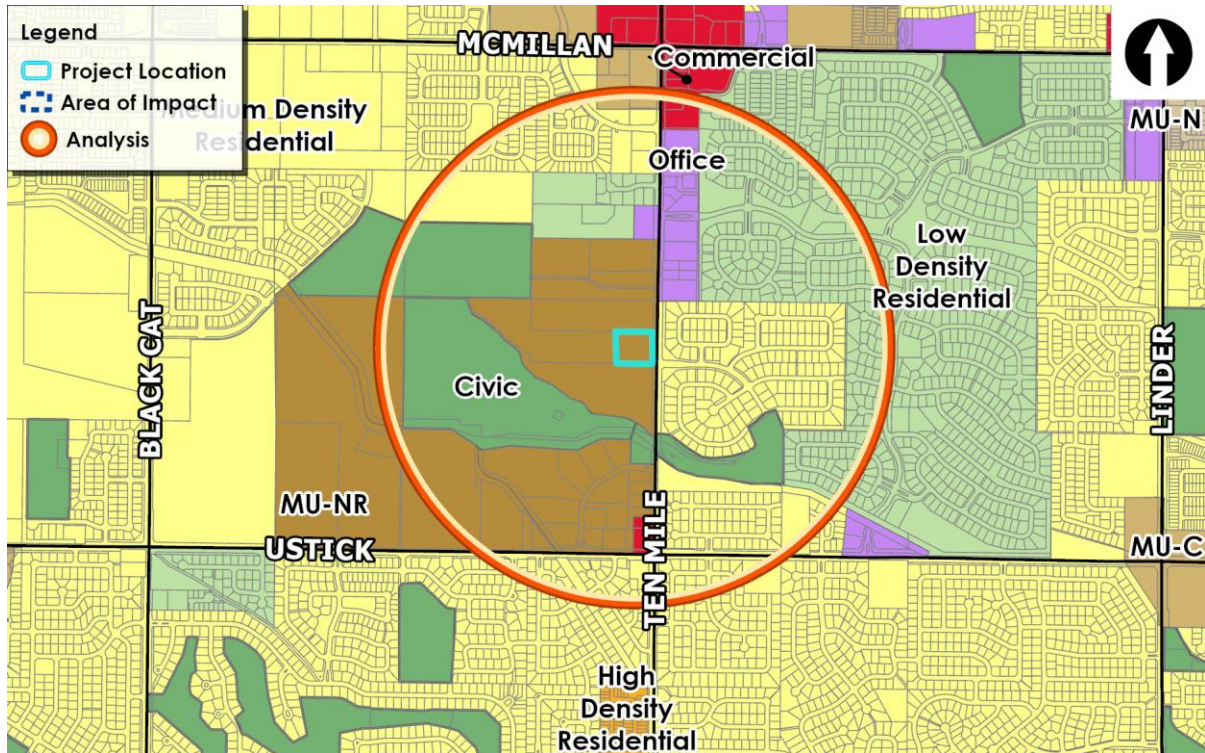
1. Aerial



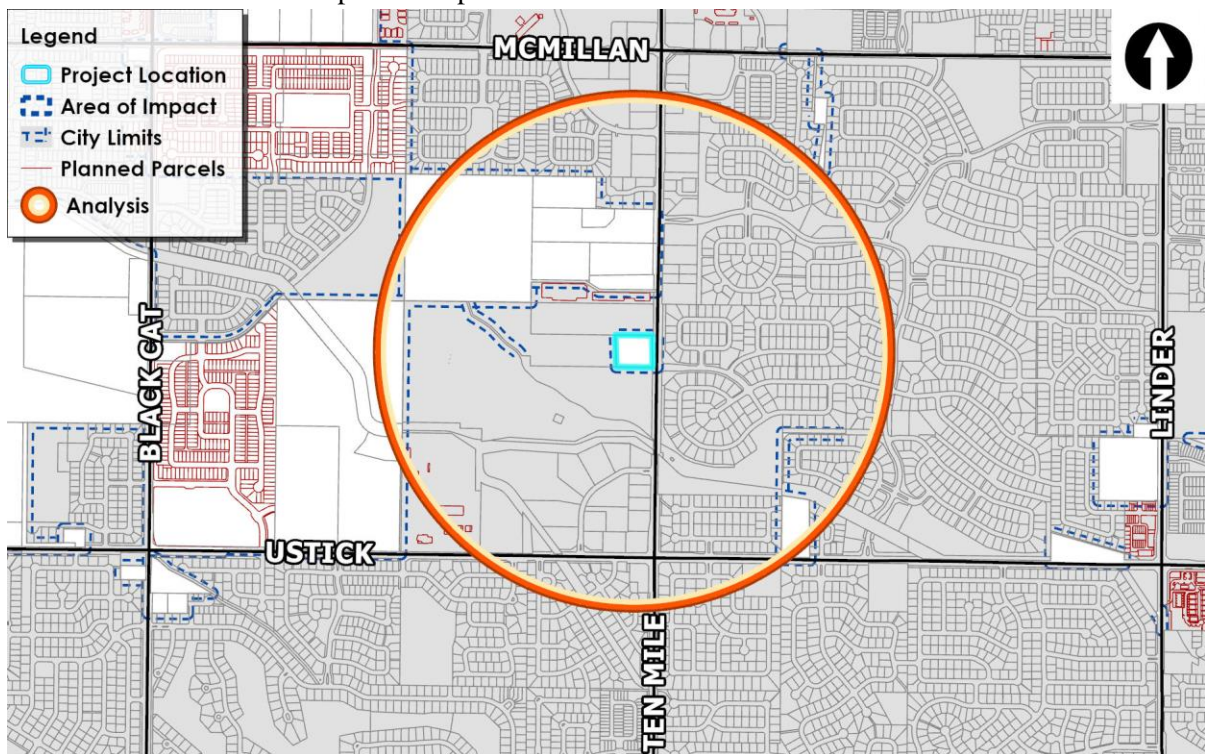
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

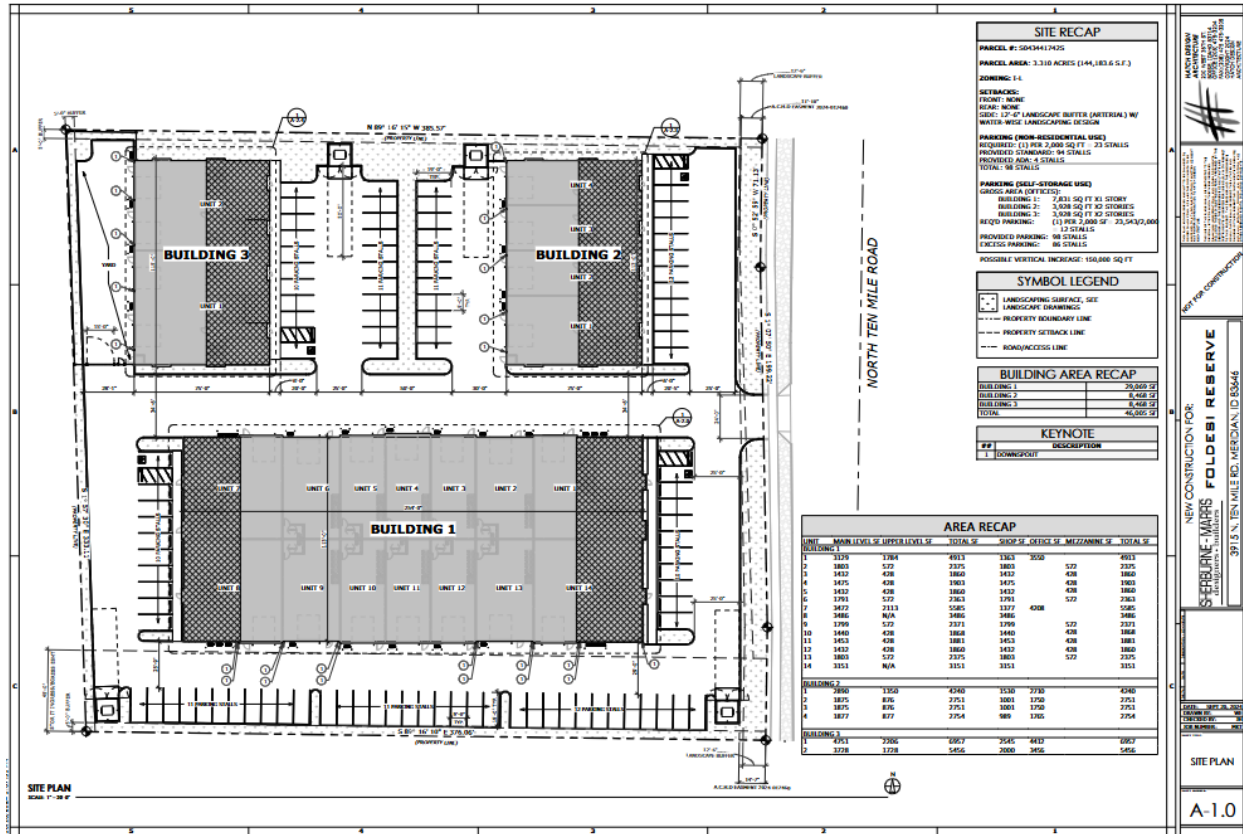


C. Service Accessibility Report

Overall Score: 17	5th Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
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 > 9 min.	RED
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
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	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

D. Site Plan (date: 9/20/2024)



E. Building Elevations (date: 10/31/2024)



F. Annexation Legal Description & Exhibit Map



Project No: 240333
Date: October 10, 2024
Page 1 of 1

ANNEXATION DESCRIPTION

A parcel of land located in the N1/2 of the SE1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 34; thence, along the east boundary of the SE1/4,

A) N.00°52'59"E., 1982.83 feet to the south boundary of said N1/2 of the SE1/4 and the **POINT OF BEGINNING**; thence, along said boundary,

- 1) N.89°16'10"W., 425.06 feet; thence, leaving said boundary,
- 2) N.01°57'30"W., 333.11 feet; thence,
- 3) S.89°16'15"E., 441.57 feet to said east boundary of the SE1/4; thence, along said boundary,
- 4) S.00°52'59"W., 332.76 feet to the **POINT OF BEGINNING**.

CONTAINING: 3.31 Acres.



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