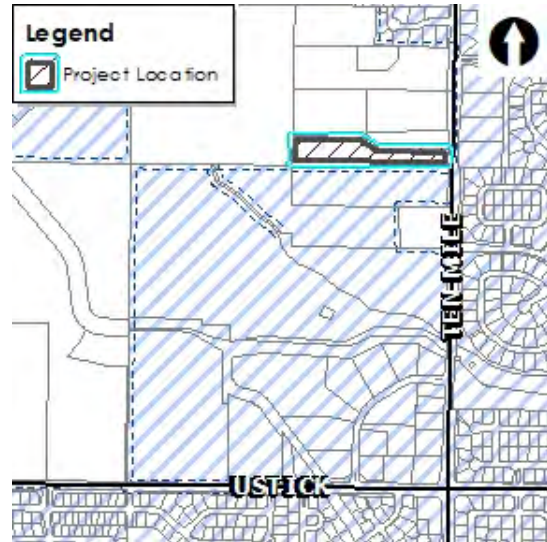


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/23/2022
 TO: Mayor & City Council
 FROM: Alan Tiefenbach, Associate Planner
 208-884-5533
 SUBJECT: AZ H-2022-0016
 Ten Mile Public Storage
 LOCATION: 4065 N. Ten Mile Rd



I. PROJECT DESCRIPTION

Annexation of 5.797 acres of land with the I-L zone district to allow expansion of existing self-storage facility for an additional two self-storage buildings. Submittal and approval of a Property Boundary Adjustment to reconfigure the subject parcel with an adjacent City-owned access lot is a condition of approval of this application.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	5.797 acres	
Future Land Use Designation	Mixed Use Non-Residential (MU-NR)	
Existing Land Use(s)	Rural Single Family	
Proposed Land Use(s)	Light Industrial (self-storage)	
Lots (# and type; bldg./common)	1 parcel, 2 buildings	
Phasing Plan (# of phases)	One phase	
Physical Features (waterways, hazards, flood plain, hillside)	There is an existing irrigation ditch along the southern property line. This will be piped.	
Neighborhood meeting date; # of attendees:	February 16, 2022, 3 attendees	
History (previous approvals)	None, however, H-2016-0114, A-2017-0185 (Annexation and CZC for existing self-storage to the south, of which the present proposal will be a part).	

B. Community Metrics

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Existing driveway to N. Ten Mile Rd (arterial); proposed to use existing driveway to the south after parcel reconfiguration	
Stub Street/Interconnectivity/Cross Access	This proposal includes reconfiguration of a City driveway from the south to the north to provide connectivity to western and northern properties.	
Existing Road Network	N. Ten Mile Road	
Existing Arterial Sidewalks / Buffers	There is an existing sidewalk in front of the subject parcel. There is a landscape buffer and detached 5 ft. wide sidewalk along the frontage of the existing self-storage at 3959 N. Ten Mile Rd to the south. This buffer will be continued along the frontage of the subject property.	
Proposed Road Improvements	None. There will be a new 20 ft. wide gravel road access on the northern portion of the current parcel that will be deeded to the City if the application is approved.	
Fire Service		
	No Issues	
Police Service		
	No Issues	
Wastewater		
	<ul style="list-style-type: none"> • Max distance between manholes is 400'. • Sewer must be run at minimum slope of 0.4% • Flow is committed 	
Water		
	<ul style="list-style-type: none"> • Provide two valves at connection to existing water main in Ten Mile. • Provide 20' easement up to hydrant and extend 10' beyond hydrant. • Blow-off Valve to the north should be standard drawing W13. • Call out removal of blow-off valve at connection to the south. 	

C. Project Area Maps

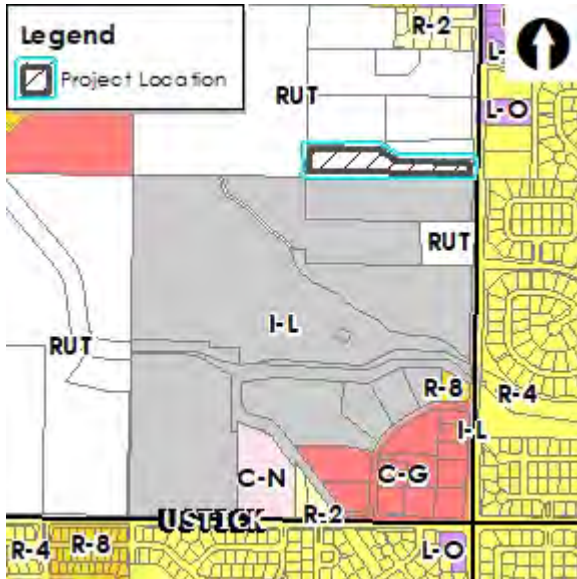
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant(s):

Nicolette Womack, Kimley-Horn – 950 W. Bannock St, Boise, ID 83702

City of Meridian – 33 E. Broadway Ave, Meridian, ID 83642

B. Representative

Nicolette Womack, Kimley-Horn – 950 W. Bannock St, Boise, ID 83702

C. Owners

PS Mountain West LLC – PO Box 25025, Glendale, CA 91221

City of Meridian – 33 E. Broadway Ave, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	6/28/2022	8/5/2022
Notification mailed to property owners within 500'	6/30/2022	8/5/2022
Applicant posted public hearing notice sign on site	7/7/2022	8/12/2022
Nextdoor posting	6/30/2022	8/5/2022

V. STAFF ANALYSIS

This is a proposal to annex 5.797 acres of land with the I-L zone district to allow expansion of existing self-storage facility for two additional two self-storage buildings.

The subject property is an elongated parcel presently containing a rural single-family residence. It is north of an existing self-storage facility zoned I-L which is already in the City (Citadel 4 Storage Ten Mile, H-2016-0114, CZC A-2016-0129). Between the existing self-storage facility and the subject property is a narrow strip of land which is a portion of a 41-acre parcel (a “flag lot”) owned by the City of Meridian. This “flagpole” serves as an access from N. Ten Mile Rd to the rest of the City parcel, the City wastewater treatment plant (on a separate property) and a privately-owned property at 4018 W. Ustick Rd. The applicant is proposing to reconfigure the parcel lines so the City’s flagpole portion of the parcel is not between the storage complex, but instead is on the north.

In September of 2021, the applicant requested a pre-application meeting with the City to discuss expanding the existing self-storage facility into the subject property to construct two additional buildings (both properties are under the same ownership). However, as already mentioned, the access portion of a city-owned flag parcel is located between these two properties (see Access Reconfiguration Exhibit). After a series of meetings, the City and the applicant decided the best solution was to reconfigure this access through a property boundary adjustment as a condition of approval. This would reconfigure the properties to shift the “flagpole” portion of the City’s property from the southern property line to the northern property line (flipping the flagpole lot vertically). This is described in detail in the access section.

A. Annexation and Zoning

The applicant proposes to annex a 5.79-acre property with the I-L zoning district in order to expand an existing self-storage facility. As discussed below, this use is consistent with the MU-NR designation indicated in the Future Land Use Map.

The City may require a development agreement (DA) in conjunction with an annexation and rezone pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, Staff recommends a new DA that encompasses the land proposed to be annexed and zoned with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the rezone and annexation approval.

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

The Future Land Use Map designates this property for Mixed Use Non-Residential (MU-NR). The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Uses appropriate in MU-NR areas would include employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential uses. Specific items to be considered in MU-NR include no new residential uses, at least two different types of land uses and preference for transitional uses on the perimeter between MU-NR areas and planned residential development.

The subject property is within a much larger area designated for MU-NR. The present proposal is for a small expansion to an existing self-storage facility. As listed above, storage facilities are indicated as one of the appropriate uses within the MU-NR designation. Although storage is the only existing and proposed use within this MU-NR area at the present, one of the reasons staff and the applicant worked together on a land reconfiguration to shift access was to set up connectivity for future annexation and redevelopment of the unincorporated properties to the north in the future. Also, this relocated access will provide a transition to the residences to the north. Self-storage between a wastewater treatment facility and existing residential is an appropriate use in this area.

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

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

- Encourage infill development. (3.03.01E)

The development would allow expansion of an existing self-storage facility to the south, although this is not technically "infill."

- Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves. (3.03.03I)

The subject property is within a larger enclave area. The proposal would be consistent with this policy.

- Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity. (3.03.04A)

Part of this annexation proposal will include a property boundary adjustment to shift a City-owned access portion of a 40-acre flag portion from between two lots owned by the applicant to the north side of the subject lot, adjacent to unincorporated enclave properties. This access may provide additional connectivity to parcels in this area when they annex and develop in the future.

- Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors. (4.10.01A)

This project would allow the expansion of an existing self-storage facility which is directly adjacent to the wastewater resource recovery facility. There is existing single family residential within a County enclave adjacent and to the north of the subject property. The proposed self-storage expansion would be an appropriate transitional use between the treatment facility and the existing residential or if these remaining properties build out as MU-NR development in the future.

Staff finds this development to be generally consistent with the Comprehensive Plan.

D. Existing Structures/Site Improvements:

There is presently a rural residence on the subject site. Any and all structures and debris are proposed to be removed upon development of this project.

E. Proposed Use Analysis:

The proposed use is self-storage adjacent to existing self-storage with a zoning to I-L. This use is a permitted use in the requested I-L zoning district per UDC Table 11-2C-2.

F. Dimensional Standards (UDC 11-2):

Per the dimensional standards of the I-L zoning district, the 35 ft. building street setback would be met, a 25 ft. arterial buffer is shown, and the buildings are well within the 50 ft height limit. An earlier site configuration placed the proposed storage buildings directly adjacent to a residential property. With the revised property configuration putting the 25 ft wide City owned flag/access to the north, this development would no longer be directly adjacent to residential. Therefore, the 25 ft. wide landscape buffer would not be required. However, as will be mentioned in the landscaping section below, due to the proximity to the existing residential and potential visibility of this development at present and in the future, staff is recommending a reduced landscape buffer that meets the parking lot perimeter buffer standards.

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

Specific use standards for self-service storage facilities include a minimum of 25 ft. between structures, the facility being completely fenced, walled or screened, and the facility having a secondary means of access for emergency purposes.

The concept plan reflects the two buildings are more than 25 ft apart, it is shown to be completely walled, and the development is an expansion to an existing self-storage which already has two points of access.

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

The applicant submitted proposed elevations of the two new buildings. The elevations reflect featureless buildings comprised of CMU and metal paneling. This is consistent with the architectural style of the existing facility to the south. However, staff does have concerns with the visibility of the north and east elevations and how they will set a design standard if the properties to the north were to annex and develop. **As a condition of approval, staff recommends the northern and eastern elevations incorporate at least one material change or color variation every 50-horizontal feet of building façade; a minimum of two field materials, at least one accent material or color, and at intervals of no less than 50 feet either horizontal modulation of at least 6 inches in depth and 8 inches in height, OR at least one-foot change in variation in roof plane (or a combination of both).** As mentioned in the landscape section, staff is also recommending a reduced landscape buffer along the northern elevation.

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

The subject lot contains an existing single-family residence which takes access from N. Ten Mile Rd. via a private driveway. This access would be closed as a condition of approval, and site access would be reconfigured to share the access drive for the existing self-storage to the south.

As already mentioned, there is a 25 ft. wide strip of land between the existing self-storage development and the subject property which is part of a larger property owned by the City. The applicant and the City have coordinated and propose reconfiguring the properties in a property boundary adjustment which would result in the access portion of the City's parcel being shifted from the subject property's southern to northern property line (please refer to the access reconfiguration exhibit). This would allow merging the subject property with the existing self-storage in a cohesive development, would preserve access for the City's properties to the west, and would provide access to the properties still in unincorporated Ada County to the north if and when they develop and annex into the City.

Both the subject property and the adjacent City owned property are presently in unincorporated Ada County. Although the 5.97-acre subject property proposes to annex, the 41-acre City-owned property is not planned for annexation at this time. A property boundary adjustment cannot adjust property lines between one property in the City and one property in the County. **Therefore, as a condition of approval, staff is recommending that prior to recordation of the annexation ordinance, the applicant complete the property boundary adjustment, including providing all of the surveying, legal descriptions and records of survey necessary to complete the property boundary adjustment for both properties. This all needs to be completed within 6 months of Council approval.**

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

UDC 11-3C-6 requires one (1) parking space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space.

The office for this facility is already located at the existing self-storage to the south so additional parking is not required for the two new buildings. However, the concept plan reflects 34 additional parking spaces in and around the proposed expansion. Staff will confirm compliance with these standards at the time of certificate of zoning compliance.

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

A 5-foot wide sidewalk and landscape buffer is already installed along the frontage of the existing facility to the south. The submitted concept plan shows these frontage improvements continued along the subject property. A landscape plan will be required as part of the CZC and will be reviewed against the requirements of UDC 11-3A-3 and UDC 11-3B.

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

The applicant has not submitted a landscape plan with this annexation request, although the concept plan does reflect the required 25 ft. wide landscape buffer along N. Ten Mile Rd. A 25 ft. wide residential buffer is typically required when a self-storage facility abuts a residential use. As this project contemplates a property boundary adjustment with the City of Meridian to shift a 25 ft. wide strip of land used for access from the south to the north of the project site, the self-storage would abut the City-owned property, not residential, and therefore the project would be exempt from this requirement. However, the northern elevation will be very visible to properties at the north, and staff does anticipate future annexation and development in this area (which is one of the reasons staff suggested moving the access road to this side). **Staff recommends the development incorporate a 5 ft. wide landscape buffer along the northern elevation which meets the parking lot perimeter landscaping requirements of 11-3B-8.** Staff is also recommending a minimum in the quality of architecture as well in this area, as was discussed above. These two changes together, landscaping and building façade modifications, assist with both the aesthetic and functional impacts to nearby properties.

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

The concept plan indicates a combination of buildings and fencing to enclose the proposed expansion. All fencing is required to comply with the standards listed in UDC 11-3A-7.

N. Legal Description

The submitted legal description includes property that is currently owned by the City as well as lands that will be acquired by the City. **Prior to the annexation ordinance approval, a revised legal description shall be submitted that only includes lands that will be privately held; the City's parcel, including the new "flagpole" access to the north should not be a part.**

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and the provisions noted in Section VII.A per the findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard this item on July 21, 2022. At the public hearing, the Commission moved to approve the subject annexation request.

1. Summary of the Commission public hearing:

- a. In favor: Aaron Anderson
- b. In opposition: None
- c. Commenting: Aaron Anderson
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: None

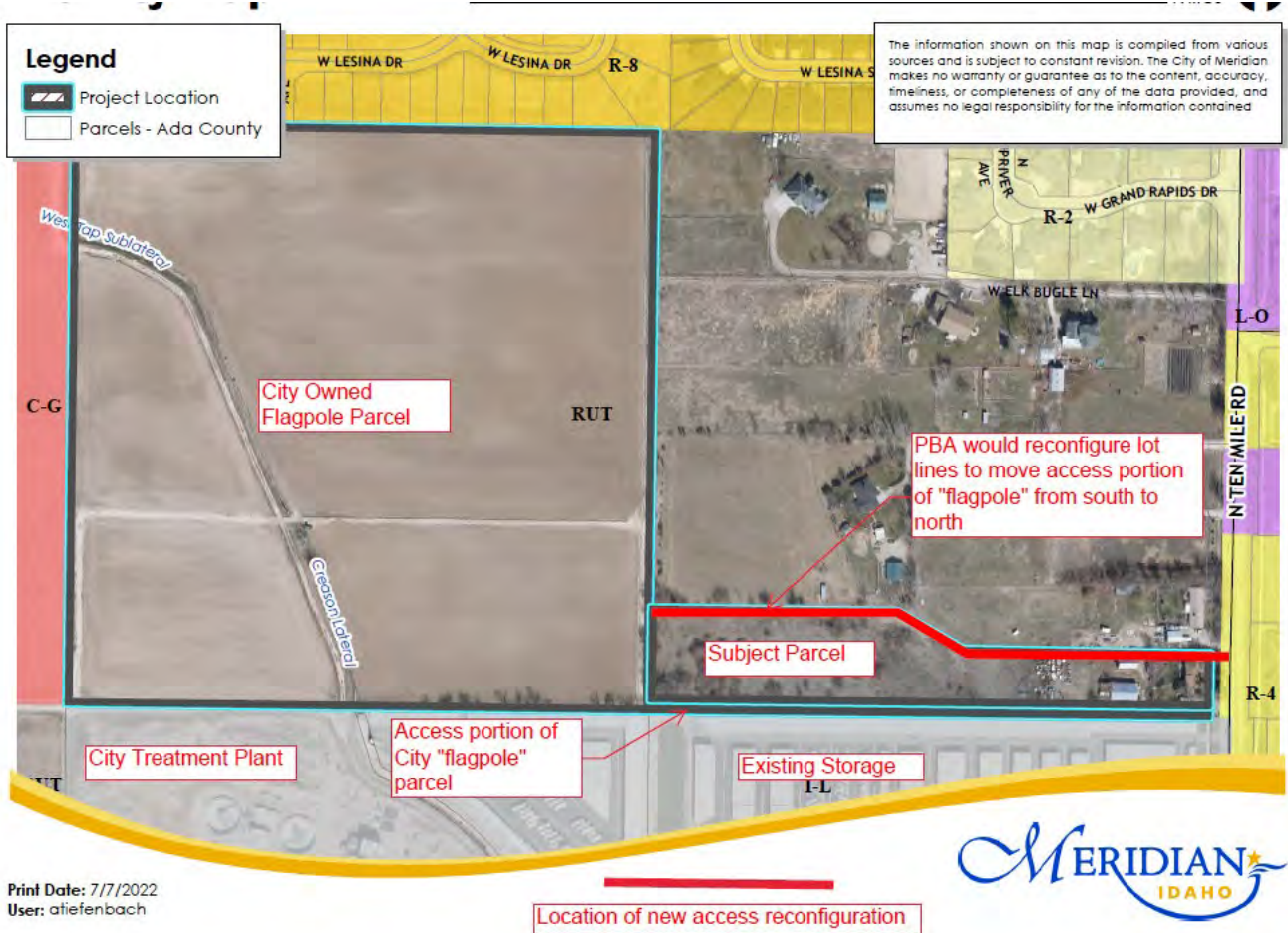
2. Key issue(s) of public testimony:

- a. Neighbors had questions regarding drainage, access and setbacks.

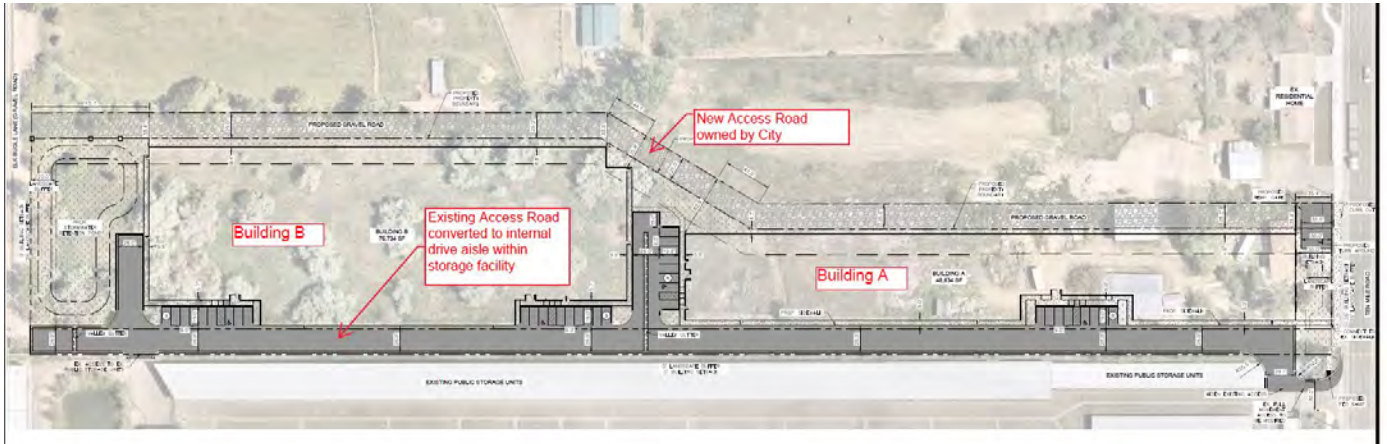
3. Key issue(s) of discussion by Commission:
 - a. Council discussed the landscape strip staff recommended along the north, and whether architectural requirements could be carried around to the west side of Building B.
4. Commission change(s) to Staff recommendation:
 - a. Removed staff's condition for landscaping along the northern property line and added the west side of Building B to the architectural requirements listed in Condition 1.d.

VII. EXHIBITS

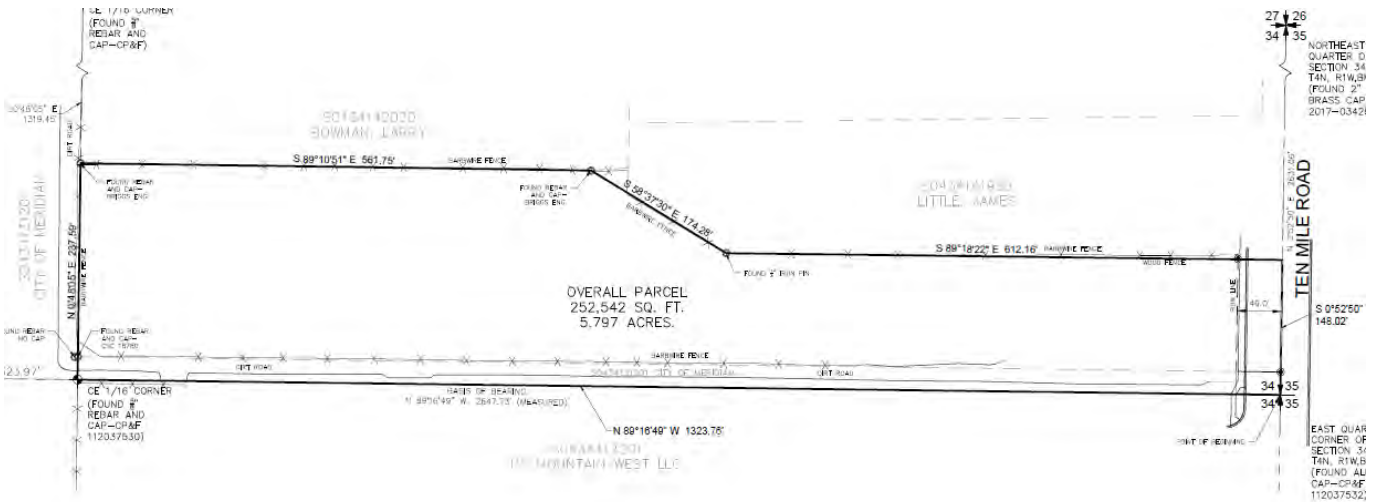
A. Access Configuration Exhibit (date: 7/7/2022)



B. Proposed Concept Plan (date: 6/24/2022)



C. Legal Exhibit and Description (date: 6/24/2022) – **Prior to annexation ordinance approval, the legal description and exhibit will need to be revised to reflect property boundary adjustment.**



DIAMOND LAND SURVEYING



OVERALL BOUDNARY DESCRIPTION

A parcel of land situated in a portion of the Northeast Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County Idaho, more particularly described as:

COMMENCING at the East Quarter Corner of said Section 34, marked by an aluminum cap monument; said point being the POINT OF BEGINNING;

thence North 89°16'49" West 1323.76 feet along the quarter section line of said Section 34 to the Center 1/16th corner of Section 34 marked by a 5/8" rebar and cap;

thence North 0°48'05" East 237.59 feet along said section line to a rebar and cap marked "Briggs Engineering";

thence South 89°10'51" East 561.75 feet to a rebar and cap marked "Briggs Engineering";

thence South 58°37'30" East 174.28 feet to a 1/2" iron pin;

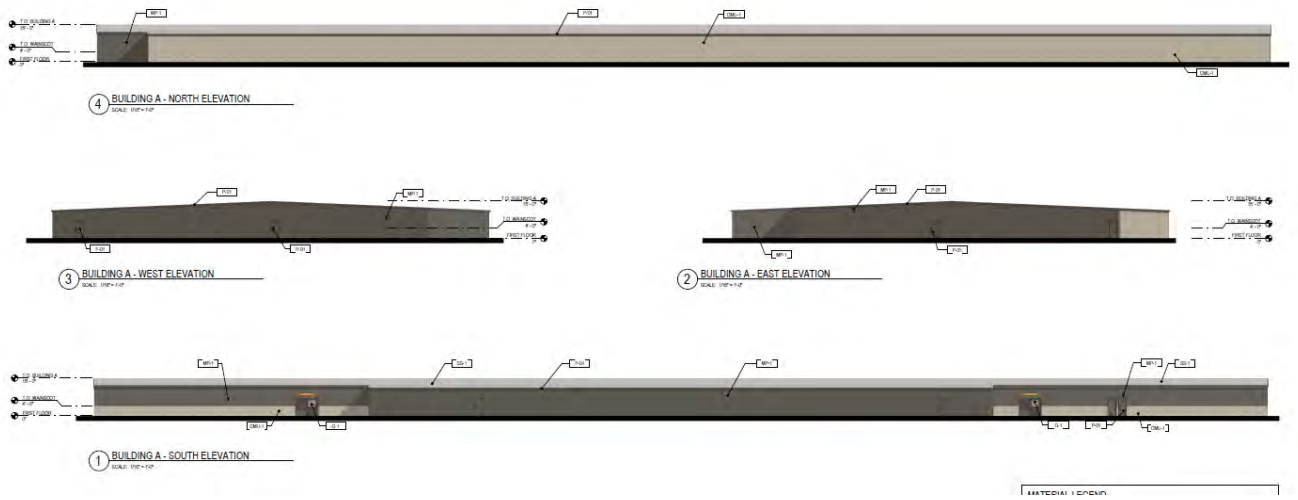
thence South 89°18'22" East 612.16 feet to the Section line;

thence South 00°52'50" West 148.02 feet along said Section line to the point of beginning.

Parcel contains 252,542 sq. ft. 5.797 acres.



D. Building Elevations (date: 3/2/2022)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

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 and the property owner(s) at the time of annexation ordinance adoption, and the developer.

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:

- a. Future development of this site shall be generally consistent with the conceptual development plan and elevations included in Section VII, Unified Development Code standards, design standards in the Architectural Standards Manual and the provisions contained herein.
 - b. Prior to recordation of the annexation ordinance, the applicant shall complete a property boundary adjustment between the subject property and the city-owned parcel S0434131201 reconfiguring access as reflected on the attached concept plan, including providing all of the surveying, legal descriptions and records of survey necessary for both properties. These documents shall be provided within 6 months of Council approval of the annexation.
 - c. ~~Development shall incorporate a minimum 5-ft. wide landscape buffer along the northern property line.~~
 - d. The northern and eastern building elevations **and west elevation of Building B** shall incorporate at least one material change or color variation every 50-horizontal feet of building façade; a minimum of two field materials, at least one accent material or color, and at intervals of no less than 50 feet either horizontal modulation of at least 6 inches in depth and 8 inches in height, OR at least one-foot change in variation in roof plane (or a combination of both).
 - e. The existing driveway access from 4065. N. Ten Mile shall be closed.
 - f. The existing single-family home and associated outbuildings shall be removed prior to CZC submittal.
 - g. Applicant shall construct a new 20-foot-wide access road from N. Ten Mile Rd. across the land the City is acquiring from the applicant (north side of the proposed buildings).
 - h. The new access road shall be constructed of a minimum of 10 inches of $\frac{3}{4}$ minus compacted gravel or 8" of compacted pit run gravel covered by 4" inches of $\frac{3}{4}$ minus compacted gravel for approximately 1,350 feet.
 - i. The existing City parcel access road shall remain accessible and usable until the new road is complete and ready for use.
 - j. The north and south sides of the new access road shall be fenced and a 16-foot powder coated steel farm gate must be installed near the entrance to Ten Mile Road. Offset the gate 50 feet from the Ten Mile Road right-of-way. Applicant shall comply with ACHD's requirements for this new access.
2. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
 3. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.

4. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
5. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-33 – Self-Service Storage Facility.
6. Outdoor lighting shall comply with the standards listed in UDC 11-3A-11. Lighting details shall be submitted with the Certificate of Zoning Compliance (CZC) application that demonstrate compliance with these standards.
7. A Certificate of Zoning Compliance (CZC) application is required to be submitted to the Planning Division and approved prior to submittal of a building permit application.
8. The Applicant shall comply with all conditions of ACHD.

B. PUBLIC WORKS

1. Max distance between sanitary sewer manholes is 400'.
2. Sewer must be run at minimum slope of 0.4%
3. Flow is committed
4. Provide two valves at connection to existing water main in Ten Mile.
5. Provide 20' easement up to hydrant and extend 10' beyond hydrant.
6. Blow-off Valve to the north should be standard drawing W13.
7. Call out removal of blow-off valve at connection to the south.
8. Streetlights are existing for this project.

C. ADA COUNTY HIGHWAY DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=265047&dbid=0&repo=MeridianCity>

D. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261235&dbid=0&repo=MeridianCity>

E. NMID

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=263374&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. ANNEXATION AND ZONING (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;

The rezoning of the subject site with an I-L zoning designation is consistent with the Comprehensive Plan MU-NR FLUM designation for this property, if the Applicant complies with the provisions in Section VII.

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

The proposed land use and concept plan for self-storage is consistent with the regulations as all setbacks, landscaping and use limitations are met.

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

The proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. The Commission and Council should 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

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 FLUM designates this area for Mixed Use Non-Residential, which lists storage as a sample use, the proposed zoning amendment is in the best interest of the City if the property is developed in accord with the provisions in Section VII.