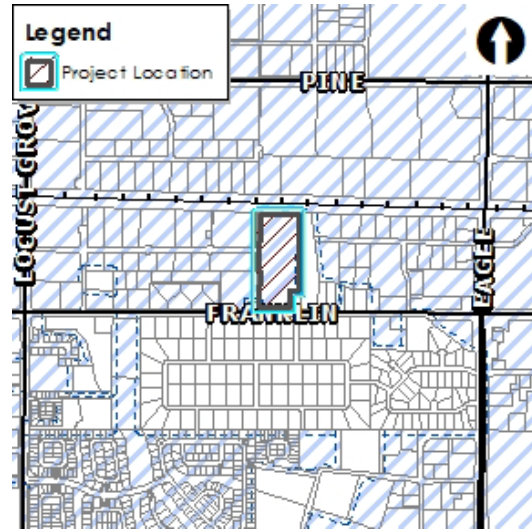


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/23/2022
 TO: Mayor & City Council
 FROM: Alan Tiefenbach, Associate Planner
 208-884-5533
 SUBJECT: H-2022-0031
 Meridian Academy Rezone
 LOCATION: 2311 E. Lanark St.



I. PROJECT DESCRIPTION

This is a request to rezone 6.18 acres of land from I-L to C-G to allow a sports field expansion.

II. SUMMARY OF REPORT

A. Project Summary

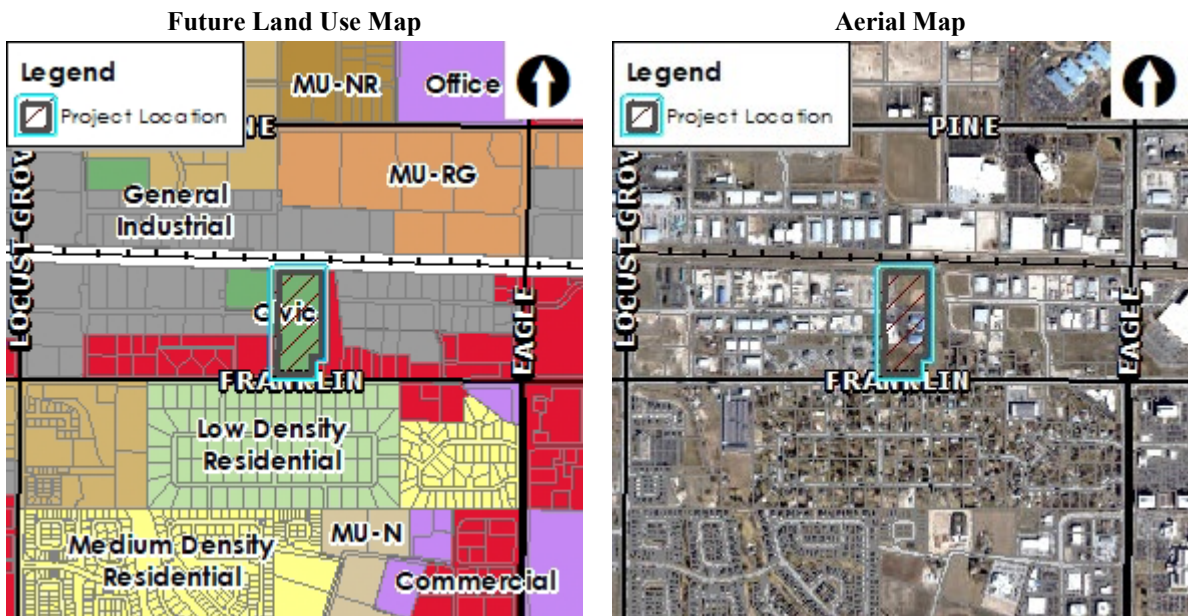
Description	Details	Page
Acreage	13.8 (6.18 being rezoned)	
Future Land Use Designation	Civic	
Existing Land Use(s)	School and School District Maintenance Facility	
Proposed Land Use(s)	School and sports field expansion	
Lots (# and type; bldg./common)	1 lot	
Phasing Plan (# of phases)	NA	
Physical Features (waterways, hazards, flood plain, hillside)	No unique physical features	
Neighborhood meeting date; # of attendees:	April 21, 2022, no attendees	
History (previous approvals)	Joint School District No. 2 CUP 1992	

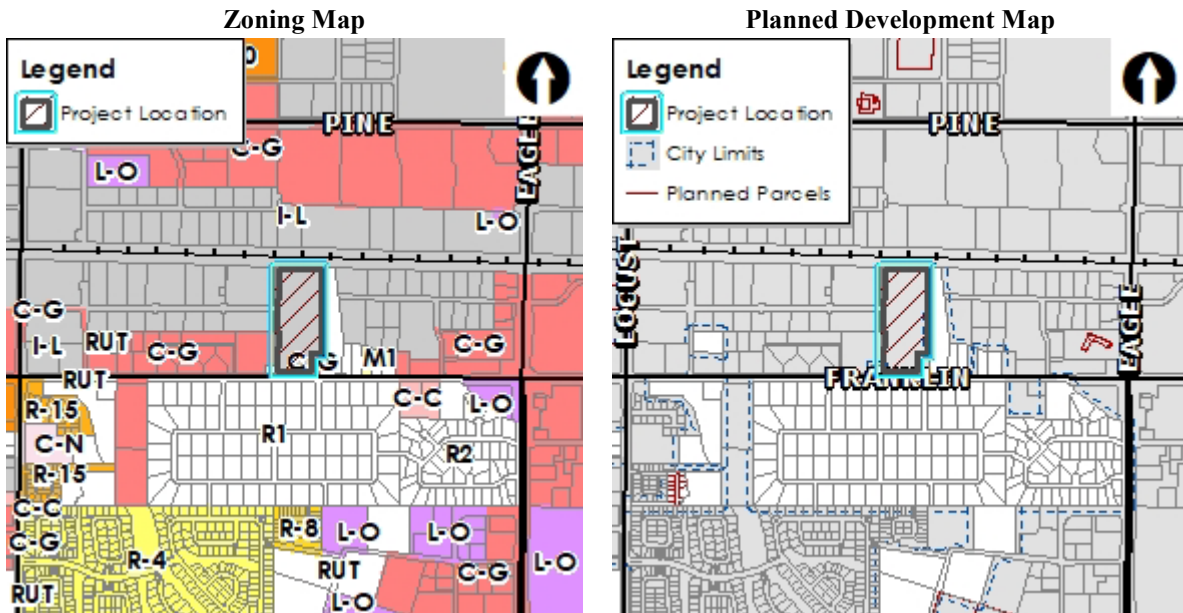
B. Community Metrics

Description	Details	Page
Ada County Highway District	No traffic impact study required	
• Staff report (yes/no)	No	
• Requires ACHD Commission Action (yes/no)	No	

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access occurs from E. Lanark St. a collector street that ends on this property	
Stub Street/Interconnectivity/Cross Access	The right-of-way for E. Lanark St. is stubbed to the subject property	
Existing Road Network	E. Lanark St	
Existing Arterial Sidewalks / Buffers	7 ft wide sidewalk exists along E. Franklin Rd and south side of E. Lanark St. No existing landscape buffering exists along E. Franklin Rd property frontage.	
Proposed Road Improvements	No road improvements required. E. Lanark St will eventually be extended through the site, construction date unknown. (See Access analysis below.)	
Fire Service	No comments	
Police Service	No comments	
Wastewater		
• Comments	• No changes to public sewer infrastructure shown in records. Any changes need to be approved by public works.	
Water		
Distance to Water Services	• No changes to public water infrastructure shown in records. Any changes need to be approved by public works.	

C. Project Area Maps





III. APPLICANT INFORMATION

A. Applicant:

Macy Lui, The Land Group – 462 E Shore Dr. Ste 100, Eagle, ID 83616

B. Owner:

West Ada School District - 1303 E. Central Dr., Meridian, ID, 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/5/2022	8/5/2022
Radius notification mailed to properties within 300 feet	6/30/2022	8/5/2022
Sign Posting	7/7/2022	8/12/2022
Nextdoor posting	7/5/2022	8/5/2022

V. STAFF ANALYSIS

This is a proposal to rezone from I-L to C-G to allow expansion (construction of a playfield) of an existing educational facility.

The subject property is 13.8 acres in area and was annexed with the I-L zoning district in 1988 (Ord #497). In 1992, a conditional use permit was approved to allow an educational facility. An alternative high school (Meridian Academy) with playfield and district maintenance facility have been subsequently constructed on the property. Directly adjacent and northwest of the property is a 4.58-acre lot, also owned by the District (not part of this application), which contains an additional maintenance facility on I-L zoned property.

Since the time of the original annexation and conditional use permit, the I-L zoning district has been changed to no longer allow educational institutions. Staff notes that because the school was already approved through a conditional use permit, an expansion to the conditional use to allow the new sports field would be allowed per UDC 11-1B-2. However, the applicant has requested to move forward with rezoning a portion of the property to C-G instead. This is because a district maintenance facility is also on the property which is not solely ancillary to the Meridian Academy. The applicant has stated school district-related light industrial uses such as equipment repair, fabrication and manufacturing may occur in this facility. Accordingly, the applicant chooses to keep this portion of the site retained as I-L.

A. Rezoning

The applicant proposes to rezone 6.18 acres of the 13.80-acre property from I-L to C-G to allow the addition of a sports field to an existing educational facility. The sports field would be located at the southern portion of the site (along the E. Franklin Rd frontage). The applicant intends to retain the I-L zoning on the remaining 7.62 acres.

This rezoning will result in a property which is split-zoned. Staff does not prefer split-zoning and will usually recommend a subdivision or parcel boundary adjustment as a condition of approval. However, the Master Street Map reflects E. Lanark St (a collector) to eventually extend across the property at a slight angle west to east. At this point, the exact alignment or construction timeline is unknown. Also, as already mentioned, the applicant needed to adjust the zoning line to contain the existing district maintenance facility directly west of the existing school within the I-L zoning district. This is because occasional light industrial activities occur in this facility which are not an allowed use in the C-G zoning district.

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

The FLUM recommends the property for Civic Uses. The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

The City may require a development agreement (DA) in conjunction with a rezoning pursuant to Idaho Code section 67-6511A. This property is already within the City, the infrastructure surrounding the property has already been installed, and the portion of the property proposed for rezoning to C-G is adjacent to C-G zoning at the east and west. However, although the present proposal is to develop this as an educational institution, the C-G zoning would allow a range of uses not supported by the FLUM for this property. **Staff recommends a development agreement that allows only an educational institution and related uses and would require a development agreement modification if any non-educational related uses are proposed in the future.**

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

- Support construction of multi-use facilities that can be used by both schools and the community. (2.03.01B)

This rezoning proposal is to allow construction of a new sports field at the south of an existing school. This is a multi-use facility that can be used by both schools and the community.

- Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses. (4.01.01B)

*There is already an existing school and district maintenance facility on the property and this rezoning is to allow the construction of a new sports field on the south side of the property. The applicant states the sports field would only be used for activities associated with the school during daytime hours; it is not intended to be used for after-hours activities. As the majority of the use is existing and the sports field would be directly adjacent to a commercial arterial, staff believes that generally this would be compatible with the existing residential neighborhood across E. Franklin Rd to the south. **However, to ensure compatibility, staff recommend a DA requirement that restricts outside sports activities and lighting associated with these events to between 7AM and 10PM.***

- Identify desired sports facilities or complexes and establish partnerships that foster their development. (2.03.01D)

This rezoning is to allow the development of a sports facility. However, the field will likely only be used by the school, not others in partnership.

D. Existing Structures/Site Improvements:

The property contains an existing school and district maintenance facility.

E. Proposed Use Analysis:

The applicant proposes to rezone from I-L to C-G to allow construction of a new sports field which would be associated with an existing educational institution. This is an ancillary use that would be permitted with a principally-permitted use in the proposed C-G zoning district subject to the specific use standards in UDC 11-4-3-14.

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

There are specific use standards that apply to an educational institution. This includes the types of uses commonly associated with a facility. There is an allowance for educational institutions to be within the center of neighborhoods, and at least (30) percent of the perimeter of school site should be open to streets or open space areas. Middle and high schools may take access off a designated arterial or collector street. A conditional use is required when the institution is greater than 250,000 square feet within a residential district, when there are estimated to be more than one thousand five hundred (1,500) vehicular trips per day, or the institution includes lighted fields adjoining or within a residential district.

This rezoning is to allow a sports field associated with a school, the institution is not in the center of a neighborhood, a collector street currently serves the property (E. Lanark St), the new sports field would result in at least 30% of the perimeter being open to E. Franklin Rd, the school building is not greater than 250,000 sq. ft. and the institution is within a commercial district, across an arterial road from a residential neighborhood.

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

There are no dimensional standards associated with a sports field. Any future development will be reviewed through the Certificate of Zoning Compliance.

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

Access to the existing site occurs from E. Lanark St., an industrial collector. As already mentioned, the Master Street Map (MSM) depicts E. Lanark St extending across the property east to west eventually out to Eagle Road. Additionally, a future collector is also shown on the MSM extending along the eastern property line north to south. **ACHD has responded that the north-south collector is no longer required, but the applicant should dedicate 54 ft. of right-of-way**

for E. Lanark St. (the east-west collector) and to construct (extend) E. Lanark St as a 40-ft. wide collector street template with curb, gutter and sidewalk.

As this rezoning is to allow relocation of a sports field with no structures or new vehicle trips proposed at this point, no road improvements would be required for this proposal. However, staff recommends a requirement be added to the development agreement that prior to any future building permit, the District dedicate 54 ft of right of way for E. Lanark St. and construct it to an industrial collector template as required by ACHD. The applicant has stated they are amenable to this condition.

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

UDC 11-4-3-1 requires one (1) parking space for every four hundred (400) square feet of gross floor area. A certificate of zoning compliance will be required prior to construction of the sports field. During time of CZC, staff will request the applicant submit the total square footage of the existing school and number of parking spaces to make sure all parking requirements are satisfied.

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

There is presently 6 ft. wide sidewalk along E. Franklin Rd. It is unknown at this time if and when E. Lanark St will be extended across the subject property.

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

At time of certificate of zoning compliance for the sports field, the applicant will be required to install a 25 ft. wide arterial buffer along E. Franklin Rd.

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

The Planning Map indicates the Gruber Lateral parallels the northern property line. The applicant has noted this lateral has already been piped.

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

Public services are available to accommodate the proposed development.

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

No conceptual building elevations have been included as the impetus for this rezoning is to construct a new sports field on the southern portion of the property.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed rezoning from I-L to C-G with the DA conditions noted in Section VIII of this 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 rezoning request.

1. Summary of the Commission public hearing:

- a. In favor: Matthew Adams
- b. In opposition: None
- c. Commenting: Matthew Adams
- 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. None

3. Key issue(s) of discussion by Commission:
 - a. None
4. Commission change(s) to Staff recommendation:
 - a. None

VII. EXHIBITS

A. Rezoning Legal Description and Exhibit

MERIDIAN ACADEMY
C-G REZONE DESCRIPTION

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Quarter Corner of Section 8 of said Township 3 North, Range 1 East, (from which point the Center One Quarter corner of said Section 8 bears North 00°31'09" East, a distance of 2649.29 feet distant), said South One Quarter Corner being the POINT OF BEGINNING;

Thence North 00° 31' 09" East, a distance of 375.99 feet on the north-south mid-section line of said Section 8;

Thence South 89° 28' 51" East, a distance of 34.88 feet;

Thence North 84° 09' 12" East, a distance of 170.93 feet;

Thence North 00° 30' 19" West, a distance of 336.14 feet;

Thence South 89° 54' 25" East, a distance of 299.36 feet;

Thence South 00° 31' 09" West, a distance of 497.57 feet;

Thence North 89° 54' 21" West, a distance of 105.00 feet;

Thence South 00° 31' 09" West, a distance of 231.98 feet to a point on the south line of said Section 8;

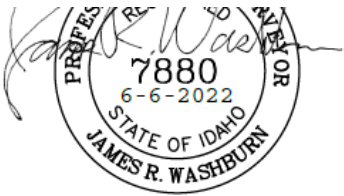
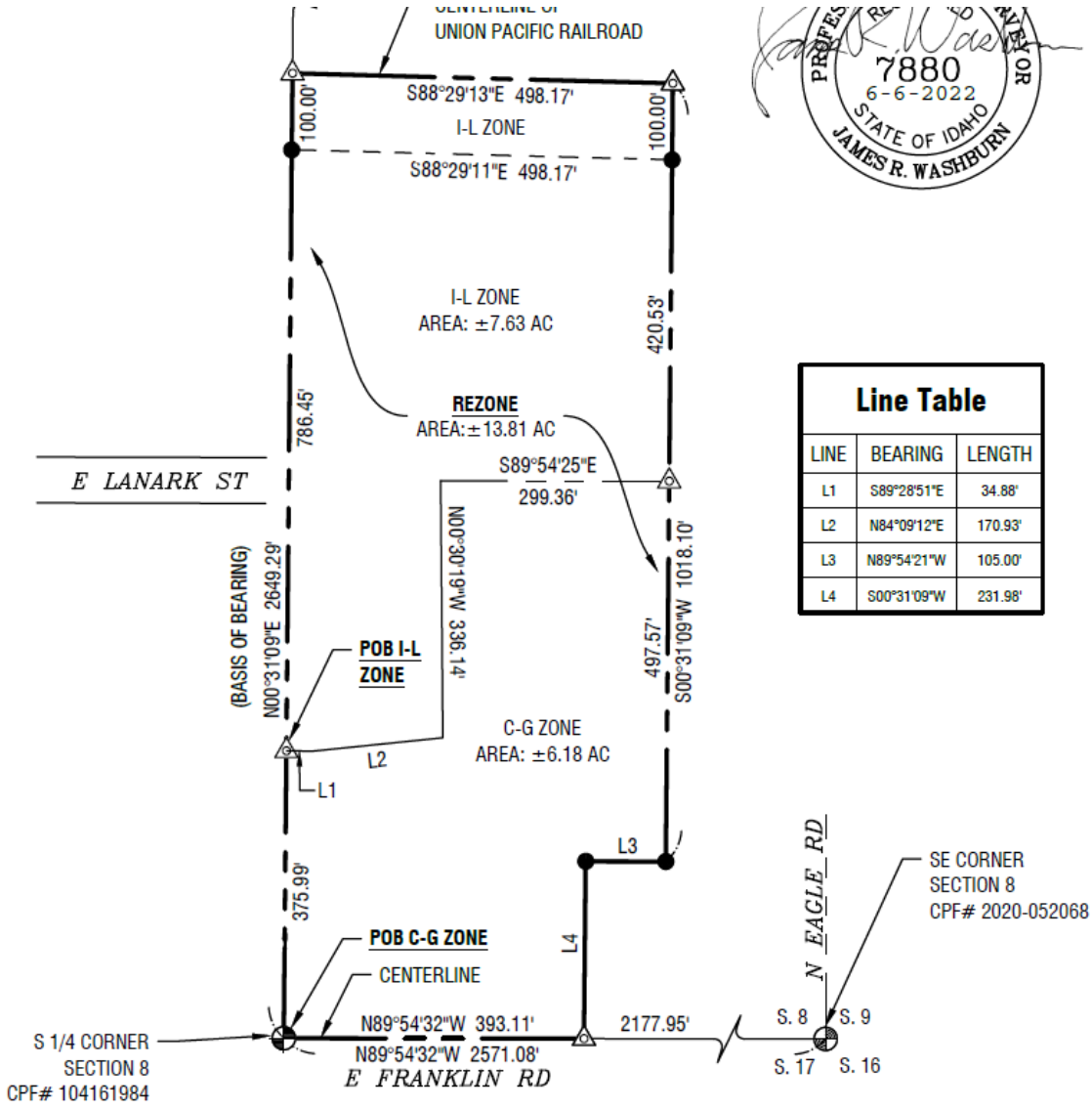
Thence North 89° 54' 32" West, a distance of 393.11 feet on said south line of Section 8 to the POINT OF BEGINNING.

The above described contains 6.18 acres more or less.

PREPARED BY:
The Land Group, Inc.

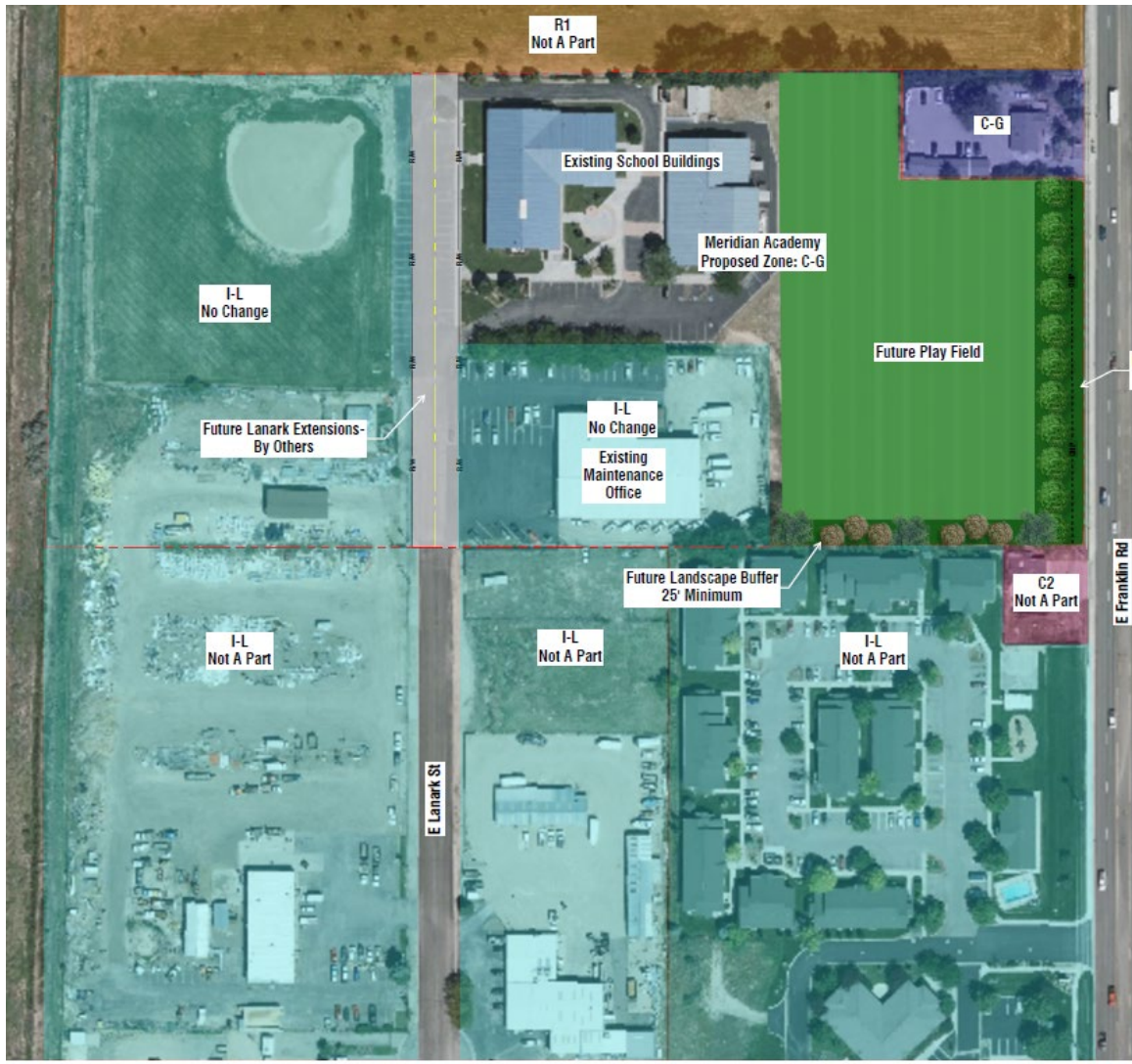
James R. Washburn





Line Table		
LINE	BEARING	LENGTH
L1	S89°28'51"E	34.88'
L2	N84°09'12"E	170.93'
L3	N89°54'21"W	105.00'
L4	S00°31'09"W	231.98'

B. Concept Plan (date: 5/2/2022)



**Meridian Academy
Conceptual Site Plan**
West Ada School District

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

Staff Comments:

1. A Development Agreement (DA) is required as a provision of rezoning of this property. Prior to approval of the rezoning 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.
2. 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 site plan submitted with the rezoning application contained herein.
 - b. Outside sports activities and lighting associated with these events is limited to between 7AM and 10PM.
 - c. Prior to any future building permit issuance, there shall be a dedication of 54 ft of right of way for E. Lanark St. and construction of the road to an industrial collector template as required by ACHD.
3. Applicant shall comply with any ACHD conditions of approval.
4. The only use allowed to develop on the property is an education institution and would require a development agreement modification if any non-educational related uses are proposed in the future.
5. Educational institutions shall comply with the specific use standards in UDC 11-4-3-14.
6. The applicant shall comply with the ordinances in effect at the time of application submittal.

B. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266245&dbid=0&repo=MeridianCity&cr=1>

IX. FINDINGS

A. Rezoning

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;

Commission finds the proposed zoning map amendment to rezone the property from the I-L zoning district to the C-G zoning district is consistent with the Comprehensive Plan, if all provisions of the DA are met.

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

Commission finds the proposed zoning map amendment complies with the regulations

outlined in the requested civic designation.

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

If staff's conditions are followed, Commission would find the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.

- 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**

Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

- 5. The annexation (as applicable) is in the best interest of city.**

Subject site is already annexed so Commission finds this finding nonapplicable.