

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

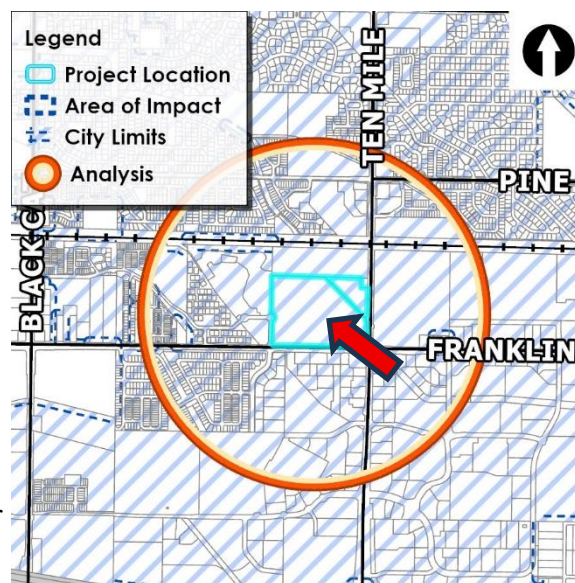


HEARING DATE: 10/1/2026
TO: Planning & Zoning Commission
FROM: Sonya Allen, Associate Planner
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APPLICANT: ALC Architecture

SUBJECT: Tenmile and Franklin Commercial –
CPAM, RZ, MDA
H-2026-0029

LOCATION: Generally located at the northwest corner of W. Franklin Rd. and N. Ten Mile Rd. at 3500 W. Franklin Rd. & 175 N. Ten Mile Rd., in the SE 1/4 of Section 10, T.3N., R.1W. (Parcel #S1210449033 & #S1210119070)



I. PROJECT OVERVIEW

A. Summary

The Applicant has submitted the following applications:

- Amendment to the Future Land Use Map (FLUM) in the Comprehensive Plan to change the land use designation on 5.2 acres of land from Civic to Commercial;
- Modification to the existing Development Agreement (Inst. #105191334 Cherry Lane Christian Church) to include the proposed C-C zoning district and future allowed uses in the C-C district, including drive-through establishment, retail, office, service uses or other uses as allowed in the C-C zoning district; removal of the requirement for conditional use permit or planned development approval of future uses; and inclusion of an updated conceptual development plan; and
- Rezone of 12.15 acres of land from the C-N to the C-C zoning district.

B. Issues/Waivers

Ten Mile Rd. currently exceeds the acceptable level of service threshold “E” for a 5-lane minor arterial. Because it’s fully improved as a 5-lane arterial roadway consistent with the Master Street Map, no mitigation is required. ACHD anticipates traffic on Ten Mile Rd. will decrease in the future with construction of the Linder Road overpass and the SH-16 extension projects.

Approval of any additional development in this area, as well as more intensive uses than those currently allowed under the DA, could exacerbate existing traffic issues on Ten Mile Rd. City Council should consider the potential adverse impacts on the transportation system when making a decision on this application.

C. Recommendation

Planning Division: Staff recommends approval of the proposed Comprehensive Plan Map Amendment, Rezone, and Development Agreement Modification, for the reasons noted in Section III and in accordance with the Findings in Section V, provided City Council determines the proposed uses and development plan are appropriate for this site, considering the potential adverse impacts to the transportation system in an area where Ten Mile Rd. is already below an acceptable level of service.

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

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COMMUNITY METRICS

II.

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	A church exists on the western portion of the property governed by the DA. Vacant/undeveloped land exists on the eastern portion of the property where the rezone is proposed – a parking area, gazebo and walking path associated with the church use exist on the northeast side of the Tenmile Creek.	-
Proposed Land Use(s)	Commercial (e.g. drive-through establishment, retail, restaurant, office, service uses or other uses as allowed in the C-C zoning district)	-
Existing Zoning	C-N (Neighborhood Business District)	VII.A.2
Proposed Zoning	C-C (Community Business District)	
Adopted FLUM Designation	Civic (northeast of the Tenmile Creek) and Commercial (southwest of the Tenmile Creek) in the Ten Mile Interchange Specific Area Plan (TMISAP)	VII.A.3
Proposed FLUM Designation	The Civic portion is proposed to be changed to Commercial	

Table 2: Project Overview

Description	Details
History	AZ-05-023, DA Inst. #105191334 Cherry Lane Christian Church (Ord. #05-1206)]. A 28'± bridge crossing the Tenmile creek was approved with C-MISC-2021-0033 for Ten Mile Christian Church. Several Record of Surveys have been recorded on this property [#4837 (lot split in 1999), #5576 (adjusted property line between the subject property and the property to the north in 2001) and #8216 (adjusted property line for dedication of ROW for N. Umbria Hills Ave. in 2008) – it's unknown if ROS #4837 & #5576 were approved by the County prior to annexation]

Description	Details
Physical Features	The Tenmile Creek bisects this site within a 100' wide easement
Acreage	The overall property is 37.12 acres; the Rezone area is 12.15 acres; the FLUM amendment area is 5.2 acres

Table 3: Process Facts

Description	Details
Preapplication Meeting date	3/10/2026
Neighborhood Meeting	4/13/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference																				
Ada County Highway District		IV.E																				
• Comments Received	Yes	-																				
• Commission Action Required	No	-																				
• Access	(1) right-in/right-out access via Franklin & (2) accesses via Ten Mile Roads (see concept plan)	-																				
• Traffic Level of Service	Traffic Count is based on Vehicles per hour (VPH) <table><thead><tr><th>Roadway</th><th>Frontage</th><th>Functional Classification</th><th>PM Peak Hour Traffic Count</th><th>PM Peak Hour Level of Service</th></tr></thead><tbody><tr><td>* Franklin Road</td><td>1,468-feet</td><td>Principal Arterial</td><td>1,187</td><td>Better than "E"</td></tr><tr><td>** Ten Mile Road</td><td>918-feet</td><td>Minor Arterial</td><td>1,639</td><td>F</td></tr><tr><td>*** Umbria Hills Avenue</td><td>544-feet</td><td>Collector</td><td>145</td><td>Better than "D"</td></tr></tbody></table> * Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH). ** Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH). *** Acceptable level of service for a two-lane collector is "D" (425 VPH). Traffic LOS on Ten Mile Rd. is currently unacceptable.	Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	* Franklin Road	1,468-feet	Principal Arterial	1,187	Better than "E"	** Ten Mile Road	918-feet	Minor Arterial	1,639	F	*** Umbria Hills Avenue	544-feet	Collector	145	Better than "D"	-
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*** Umbria Hills Avenue	544-feet	Collector	145	Better than "D"																		
• TIS submitted?	No																					
ITD Comments Received	Yes (no comment)	Error! Reference source not found.																				

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

- III. <https://weblink.meridiancity.org/WebLink/browse.aspx?id=448534&dbid=0&repo=MeridianCity&cr=1>

STAFF ANALYSIS

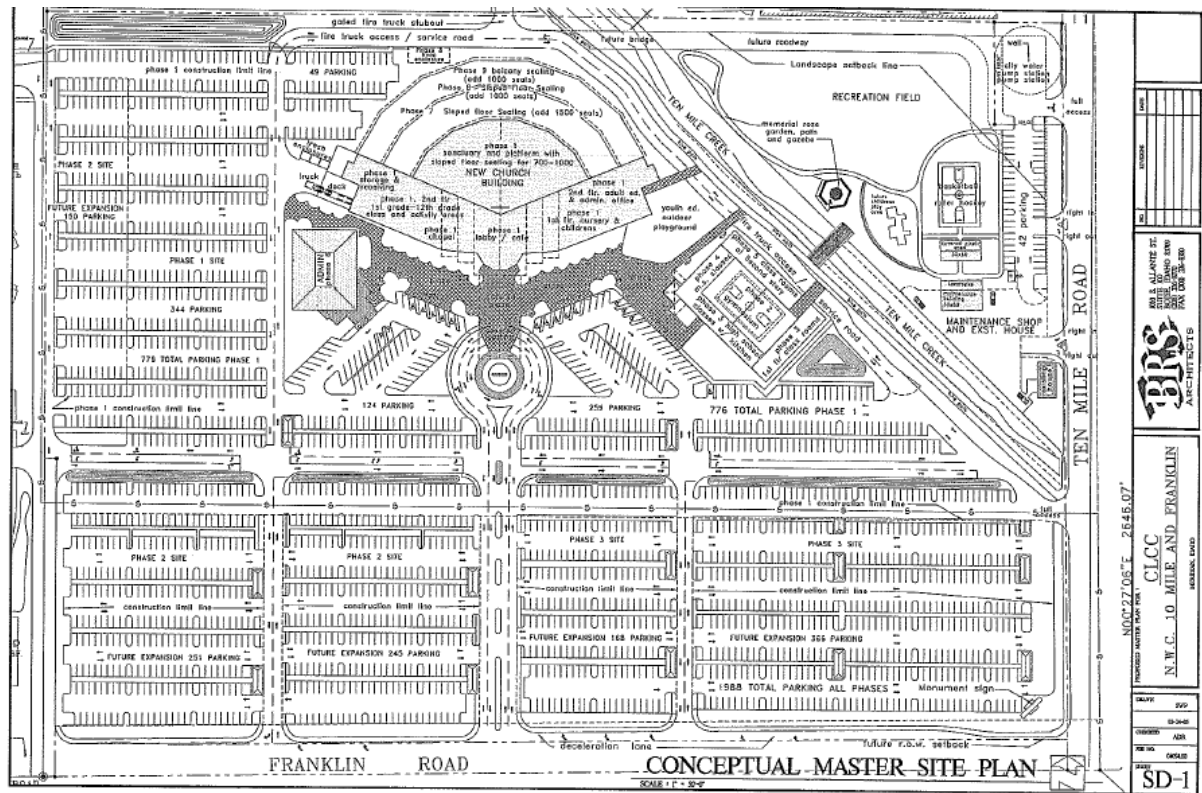
Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property was annexed in 2005 with a C-N zoning district and a Development Agreement [Cherry Lane Christian Church AZ-05-023, DA Inst. #105191334 (Ord. #05-1206)].
[Note: The CUP (CUP-04-051) referenced in the DA is incorrect, it's for another project (Ten Mile Development) – there wasn't a CUP for this project.]

A conceptual master plan was submitted with the annexation application that depicts a master planned campus for the Ten Mile Christian Church (fka Cherry Lane Christian Church) containing a large worship facility, a family life center with a gymnasium and classrooms, an administration building with offices, sports court and a 3-acre pocket park/recreational area north of the Tenmile Creek for church and community use and a storage/shop. The park/recreational area included a gazebo, children's play area, bike path along the creek, pedestrian pathways,

footbridge over the Tenmile Creek, a parking area and sports court. A 0.35-acre portion of the site at the northeast corner was sold to the City for a well site.



The DA restricts the primary use of the property to a church, including anticipated related support facilities and services as follows: worship facilities, educational facilities, administrative offices, child care facilities, maintenance buildings, caretaker/security residences, recreational facilities/pocket park, religious bookstore, food service.

The developer provided a cross-access easement to the parcels to the west and north with the Certificate of Zoning Compliance application for the church in accord with the DA.

A traffic study was completed at the time of annexation of the property based on the conceptual development plan and proposed uses. ACHD Commissioners approved the following entry points to the property:

- From Ten Mile Road
 - 130 feet south of the north property line as shared access with the City Meridian for their well site
 - 150 feet south of the well site for a parking lot for the recreation area
 - 150 feet south of the parking lot for a drive way to the maintenance area and house
 - 318 feet north of Franklin Road, just south of Ten Mile Creek
- From Franklin Road
 - A joint roadway with the Silver Oaks subdivision on the West property line
 - 550 feet west of Ten Mile Road as a minor access
 - 236 feet west of the minor access point for a main entrance

At the time of annexation, this property was designated Mixed Use Regional on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. Later, the FLUM designation for the

property was changed to entirely Civic. Subsequently, the FLUM designation on the portion of the site south of the creek was changed to Commercial by the City based on the approved use of the property as a church and C-N zoning, while the portion northeast of the creek remained Civic; typical commercial uses were not intended for this property since the DA restricted the use of the property to a church and associated uses.

A bridge crossing over the creek was approved with C-MISC-2021-0033 for Ten Mile Christian Church.

B. General Overview

The subject property is currently zoned C-N (Neighborhood Business District) and designated Commercial southwest of the Tenmile Creek and Civic northeast of the creek on the FLUM in the Comprehensive Plan. The property is within the area governed by the Ten Mile Interchange Specific Area Plan (TMISAP).

The Civic category covers a variety of public and other land uses, including land owned by the City and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; park-and-ride lots, transit facilities, and others. Most buildings in this category are high profile and prominent within the community. In order to meet future community needs, new development projects should include public/quasi-public sites for future uses.

The Commercial designation provides a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning includes: C-N, C-C and C-G.

The Transportation System Map in the TMISAP depicts a collector street along the west boundary of the subject property where the church is located that was constructed with development of the church site (i.e. N. Umbria Hills Ave.).

The Applicant proposes an amendment to the FLUM to change the future land use designation on the 5.2 acres of the subject property located northeast of the Tenmile Creek from Civic to Commercial, consistent with the designation of the remainder of the property southwest of the creek (see exhibit below in Section VII.D). Because the property is already zoned commercially (i.e. C-N) and the remainder of the property is designated Commercial, Staff is amenable to this request *if* City Council determines the amendment to the DA to change the land uses from church related uses to commercial is appropriate.

A modification to the existing Development Agreement (DA) (Inst. #105191334 Cherry Lane Christian Church) is proposed to include the proposed C-C zoning district and future allowed uses in the C-C district, including drive-through establishment, retail, office, restaurant, service uses or other uses as allowed in the C-C zoning district; removal of the requirement for conditional use permit (CUP) or planned development (PD) approval of future uses; and inclusion of an updated conceptual development plan.

The existing DA requires a detailed CUP/PD prior to submitting any Certificate of Zoning Compliance application and/or building permit. This was a typical requirement for conceptual planned developments at the time this property was annexed but is no longer. Therefore, Staff is supportive of the request to remove this requirement with submittal of an updated conceptual development plan. Additionally, Staff is supportive of the request to update the zoning of the property in the DA to the C-C district if approved. As there are several provisions in the existing DA that are no longer relevant, Staff recommends a new DA for the overall site, including the existing and proposed development plan, that replaces the original DA with uses as allowed in the C-C district in UDC Table 11-2B-2.

The conceptual development plan depicts a total of 52,818 square feet (s.f.) of new commercial and office uses on the 12.15 acre portion of the site proposed to be rezoned consisting of a 10,718 square foot (s.f.) office/retail building, a 3,000 s.f. office building, a 9,000 s.f. restaurant building and a 6,000 s.f. retail building northeast of the creek and a 2,600 s.f. restaurant with a drive-through, 6,000 s.f. retail building, a 500+/- s.f. coffee shop with a drive-through and a 15,000 s.f. mid-box retail building southwest of the creek. All of these uses are allowed in both the existing C-N district and the proposed C-C district but the C-C district allows extended unrestricted business hours of operation beyond 6:00 am to 10:00 pm.

A Rezone of 12.15 acres of land on the eastern portion of the site is proposed from the C-N to the C-C zoning district as shown on the exhibit below in Section VII.E. The existing church and associated parking area will remain C-N. Because there are no residential uses that abut the area proposed to be rezoned where business hours of operation would need to be restricted, Staff is amenable to the rezone request.

The Applicant intends to submit a preliminary plat application to subdivide the property if the subject applications are approved. If approved, Staff recommends the property is subdivided prior to any future development of the portion of the property proposed to be rezoned. The lot line(s) between the C-N and C-C zoned property should coincide with the zoning boundaries.

C. Comprehensive Plan Policies (*Staff analysis in italic text*)

- 3.07.01A – Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices. *Because there are no residential uses abutting the site, buffering or screening is not required. The proposed commercial development should be compatible with the existing abutting church to the west and self-service storage facility to the north.*
- 5.01.01F – Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code. *No residential uses abut the portion of the site proposed to be rezoned.*
- 6.01.01J – Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle lane by a planter strip, especially on collector and arterial roadways. *The existing sidewalks along the arterial streets (south of the creek along N. Ten Mile Rd. & W. Franklin Rd.) are separated from the motor vehicle lane by a planter strip. The Park's Dept. is requesting a detached 10-foot-wide multi-use pathway/sidewalk is constructed along Ten Mile Rd. north of the creek.*
- 3.07.02B – Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors. *The proposed retail and restaurant uses should provide services and shopping for nearby residents. The proposed office and other uses will provide employment opportunities. Vehicular connectivity and cross-access should be provided with the church property, which also has access to N. Umbria Hills Ave. and would provide connectivity to the residents of the Cortland at Ten Mile apartments without having to access the arterial street (Franklin Rd.). Access via the arterial streets will be determined with a future development application.*
- 2.02.02 – Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe. *The proposed development is infill in nature and will maximize public services.*
- 3.06.01B – Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City. *The proposed commercial and office*

uses will provide more employment opportunities within the City and more services for area residents.

- 3.06.02C – Encourage the development of supportive commercial near employment areas. *The proposed commercial uses are near employment areas on the south side of Franklin Rd.*
- 3.07.00 – Encourage compatible uses and site design to minimize conflicts and maximize use of land. *The proposed commercial uses and site design should be compatible with the existing abutting church and self-service storage facility uses, which should minimize conflicts and maximize use of land.*

D. Site Development and Use Analysis

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

There is an existing structure, gazebo, trash enclosure and parking area on the northeast portion of the property that will be removed with development.

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

All the proposed uses (i.e. retail, restaurant, drive-through establishment, office) are allowed in the C-C zoning district per UDC Table 11-2B-2. Drive-through establishments are subject to the specific use standards in UDC 11-4-3-11 and restaurants are subject to the specific use standards in UDC 11-4-3-49.

Note: All the proposed uses are also allowed in the existing C-N district, but the C-C district will allow extended hours of operation with no restrictions whereas the C-N district limits business hours of operation from 6:00 am to 10:00 pm.

3. Dimensional Standards (UDC 11-2):

Compliance with the dimensional standards of the C-C zoning district in UDC Table 11-2B-3 is required.

E. Design Standards Analysis

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

All structures and site design is required to comply with the structure and site design standards listed in UDC 11-3A-19.

The overall conceptual development plan depicts pad sites, vehicular drive aisles, parking and internal pedestrian circulation within the site, included below in Section VII.F.

Pedestrian pathways are required from the perimeter sidewalk(s) along Ten Mile and Franklin Roads to the main building entrance(s). Where the pathways cross vehicular driving surfaces, they're required to be distinguished through the use of pavers, colored or scored concrete, or bricks, per UDC 11-3A-19B.4b.

For lots with frontage on a public street, a minimum of thirty (30) percent of the buildable frontage of the property shall be occupied by building facades and/or public space per UDC 11-3A-19B.2b. The proposed concept plan complies with this requirement.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet (Ten Mile & Franklin Roads)	A minimum 25-foot-wide street buffer is required, landscaped per the standards in UDC 11-3B-7C.

There is an existing street buffer along Franklin Rd. on the rezone portion of the property with trees but the vegetative groundcover is dead. There are a few trees along Ten Mile Rd. north of the creek but they also appear to be dead. **With the subdivision improvements, street buffers should be provided along Franklin and Ten Mile Roads that comply with the current standards in UDC 11-3B-7C.**

There are overhead utilities along Franklin and Ten Mile Roads. Per UDC 11-3B-7J.1, only class I trees in the recommended plant list may be planted under or within ten (10) lateral feet of any overhead utility wires. Idaho Power typically discourages trees being planted under its overhead lines, but if they are to be planted they ask Class I trees that won't exceed 15-feet in height be used.

ii. Parking lot landscaping

Landscaping is required to be provided in all parking areas with development per the standards listed in UDC 11-3B-8. Analysis of the plans for consistency with these standards will take place with the Certificate of Zoning Compliance and/or Conditional Use Permit application, as applicable.

iii. Landscape buffers to adjoining uses

No residential uses adjoin the site; therefore, no landscape buffer is required.

iv. Tree preservation

Per UDC 11-3B-10, 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).

Mitigation should be assessed prior to removal of any trees from the site and information should be included on the landscape plan submitted with the Certificate of Zoning Compliance or CUP application, as applicable, that demonstrates compliance with the standards in UDC 11-3B-10C.5.

v. Storm integration

An adequate storm drainage system shall be 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.

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

i. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Commercial: 1 Parking Stall per 500 Square Feet of Gross Floor Area	Future development should comply with this standard.
Specific Use Standards: Restaurants: 1 Parking Stall per 250 Square Feet of Gross Floor Area	Future development should comply with this standard. Coffee shops are considered a restaurant.

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.

Review of compliance with parking standards will take place with future Certificate of Zoning Compliance and Conditional Use Permit applications, as applicable.

4. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevation examples were submitted for the proposed commercial buildings with a variety of building materials, included below in Section VII.G. All structures are proposed to be a single story in height. **Final design is required to comply with the design standards in the Architectural Standards Manual (ASM).**

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

No fencing is proposed on the conceptual development plan.

6. Parkways (*UDC 11-3A-17*):

Parkways are required to comply with the standards in UDC 11-3A-17.

F. Transportation Analysis

1. Roadway Improvements (FYWP & CIP):

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Franklin Road is scheduled in the FYP to be widened to 5-lanes from McDermott Road to Black Cat Road in 2027.
- Linder Road is scheduled in the FYP to be widened to 5-lanes from Overland Road to Franklin Road in 2026/2027.
- Black Cat is listed in the CIP to be widened to 5-lanes from Overland Road to Franklin Road between 2041 and 2045.
- Black Cat is listed in the CIP to be widened to 3-lanes from Franklin Road to Cherry Lane between 2041 and 2045.
- The intersection of Ten Mile Road and Cherry Lane is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 5-lanes east, and 5-lanes on the west leg between 2036 and 2040.
- The intersection of Linder Road and Franklin Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2026 and 2030.

Per the ACHD report, Franklin Road is fully improved abutting the site with 5-travel lanes (7-lanes at intersection), on-street bike lanes, vertical curb, gutter, a minimum 12-foot wide landscape strip and 5-foot wide detached concrete sidewalk abutting the site. Therefore, no additional improvements should be required as part of a future development application.

Ten Mile Road is fully improved abutting the site with 5-travel lanes (7-lanes at the intersection), on-street bike lanes, vertical curb, gutter, 7-foot wide attached concrete sidewalk abutting the northern 596-feet of frontage and a minimum 17-foot wide landscape strip with 5-foot wide detached concrete sidewalk abutting the southern 332 feet of frontage. Therefore, no additional improvements should be required as part of a future development application. **As part of a future development application, the applicant should be required to dedicate additional right-of-way to total 50-feet from the centerline of the roadway consistent with the Master Street Map.**

The applicant should be required to provide an abbreviated traffic impact study as part of a future development application, which includes a trip generation and distribution analysis, an access analysis for any driveways proposed to serve the site, a turn lane

warrant analysis for the driveways, and possibly a signal warrant for the Umbria Hills/Franklin Rd. intersection.

2. ACHD Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Franklin Road	1,468-feet	Principal Arterial	1,187	Better than "E"
** Ten Mile Road	918-feet	Minor Arterial	1,639	F
*** Umbria Hills Avenue	544-feet	Collector	145	Better than "D"

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

** Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

*** Acceptable level of service for a two-lane collector is "D" (425 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ten Mile Road south of Pine Avenue was 38,897 on January 8, 2026.
- The average daily traffic count for Franklin Road east of Umbria Hills Avenue was 21,812 on July 17, 2024.
- The average daily traffic count for Umbria Hills Avenue north of Franklin Road was 2,494 on October 2, 2024.

Ten Mile Rd. currently exceeds the acceptable level of service threshold "E" for a 5-lane minor arterial. Because it's fully improved as a 5-lane arterial roadway consistent with the Master Street Map, no mitigation is required. ACHD anticipates traffic on Ten Mile Rd. will decrease in the future with construction of the Linder Road overpass and the SH-16 extension projects. Approval of any additional development in this area, as well as more intensive uses than those currently allowed under the DA, could exacerbate existing traffic issues on Ten Mile Rd. City Council should consider the potential impacts on the transportation system when making a decision on this application.

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

One (1) right-in/right-out access driveway exists and is proposed to remain via Franklin Rd. in alignment with an existing driveway on the south side of Franklin on the portion of the site proposed to be rezoned. Another driveway exists further to the west on this property, which serves as the main entrance to the church.

One (1) access driveway exists south of the creek and a curb cut and an access driveway in alignment with a curb cut on the east side of the street exists north of the creek via Ten Mile Rd. The access south of the creek and the northernmost access via Ten Mile are proposed to remain.

As part of a future development application, access from the site onto Ten Mile and Franklin Roads will be reviewed consistent with ACHD's Driveway policies and the City's standards in UDC 11-3A-3, direct access to arterial roadways is typically prohibited.

A reciprocal vehicular cross-access/ingress-egress easement and driveway should be provided between the church property and the portion of the property proposed to be rezoned for interconnectivity as a provision of the rezone and depicted on the subdivision plat in accord with UDC 11-3A-3A.2. Staff recommends the existing drive

aisle from the cul-de-sac on the church property is extended to the west boundary of the rezone area in alignment with the east/west internal drive aisle.

A cross-access easement and driveway should be provided to the property to the north (Parcel #S1210447501) for interconnectivity if and when the self-service storage facility redevelops in the future in accord with UDC 11-3A-3A.2.

4. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

There is an existing detached sidewalk along Franklin Rd. and along Ten Mile Rd. south of the Tenmile Creek; and an existing attached sidewalk along Ten Mile Rd. north of the creek. There is also an existing 10-foot-wide multi-use pathway along the southwest side of the creek; **a public use easement is required to be submitted for the pathway in accord with the Pathways Master Plan.**

Staff recommends a pedestrian walkway is provided along the west boundary of the C-C zoned area from the sidewalk along W. Franklin Rd. to the multi-use pathway on the southwest side of the Tenmile Creek for safe pedestrian access alongside the vehicular access drive.

Internal pedestrian walkways shall be provided within the site in general conformance with the pedestrian plan depicted on the conceptual development plan for safe pedestrian access and connectivity within the site in accord with UDC 11-3A-19A.1.

All pathways should comply with the standards in UDC 11-3A-8.

G. Services Analysis

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

The Tenmile Creek bisects the site within a 100-foot-wide easement. The creek shall remain open and be protected during development.

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

An underground pressurized irrigation system is required to be installed with development as set forth in UDC 11-3A-15.

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

An adequate storm drainage system is required for this development in accord with the City's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the City.

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

All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances.

Street lighting shall be installed in accord with the city's adopted standards, specifications and ordinances.

IV.

The development shall be connected to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C.

Adequate fire protection is required in accord with Fire Dept. standards.

CITY/AGENCY COMMENTS & CONDITIONS

Staff recommends a new legal description & exhibit map are submitted prior to the City Council hearing that reflects the boundary of the overall property subject to the new DA.

A. Meridian Planning Division

A new overall Development Agreement (DA) is required as a provision of rezone of this property. Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of rezone ordinance adoption, and the developer.

The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Rezone request. The DA shall, at minimum, incorporate the following provisions:

1. Future development of this site shall be generally consistent with the conceptual development plan and example elevations included in Section VII.F and G.
2. Prior to development of the commercial (C-C) portion of the site, the property shall be subdivided. If the previous Record of Surveys (i.e. #4837 and #5576) were not approved by Ada County prior to annexation of the property and the subject property is not an original parcel of record as defined in UDC 11-1A-1, the entire original parcel of record shall be included in the boundary of the preliminary plat.

The subdivision plat and site/landscape plan submitted with the preliminary plat application shall include the following:

- a. A reciprocal cross-access/ingress-egress easement and driveway shall be depicted on the preliminary plat and site/landscape plan between the subject property and the church property for interconnectivity in accord with UDC 11-3A-3A.2.
 - b. A cross access/ingress-egress easement and driveway shall be depicted on the preliminary plat and site/landscape plan to the property to the north (Parcel #1210447501) for future interconnectivity if the storage facility redevelops in the future in accord with UDC 11-3A-3A.2.
 - c. A cross-access/parking easement shall be provided between all lots in the subdivision.
 - d. A minimum 25-foot-wide street buffer shall be provided along N. Ten Mile Rd. and W. Franklin Rd., measured from back of curb. Landscaping shall be provided within the street buffers in accord with the current standards in UDC 11-3B-7C.
 - e. Tree mitigation shall be assessed prior to removal of any trees from the site; mitigation information shall be included on the landscape plan that demonstrates compliance with the standards in UDC 11-3B-10C.5.
 - f. Graphically depict the 14-foot wide public use easement and recorded instrument number for the existing pathway along the southwest side of the Tenmile Creek.
 - g. Only class I trees in the recommended plant list shall be planted under or within ten (10) lateral feet of the overhead utility wires along W. Franklin Rd. and N. Ten Mile Rd. as set forth in UDC 11-3B-7J.1. Idaho Power typically discourages trees being planted under its overhead lines, but if they are to be planted they ask Class I trees that won't exceed 15-feet in height be used.
3. A 14-foot-wide public use easement shall be submitted to the Planning Division for the existing pathway along the southwest side of the Tenmile Creek as required by the Park's Department with the subdivision application.
 4. Access via N. Ten Mile Rd. and W. Franklin Rd. is *not* approved with this application and shall be evaluated with a future subdivision application consistent with ACHD's Driveway policies and the City's standards in UDC 11-3A-3 – Access to Streets.

5. Uses allowed to develop on the site include those in the C-C zoning district listed in UDC Table 11-2B-2.
6. The design of all future structures and/or modifications to any existing structures shall comply with the design standards in the Architectural Standards Manual.
7. The existing drive aisle from the cul-de-sac on the C-N zoned church property shall be extended to the west boundary of the C-C zoned property in alignment with the east/west internal drive aisle for interconnectivity and internal access in accord with UDC 11-3A-3A.2.
8. A pedestrian walkway shall be provided along the west boundary of the C-C zoned area from the sidewalk along W. Franklin Rd. to the multi-use pathway on the southwest side of the Tenmile Creek.
9. Internal pedestrian walkways shall be provided within the site in general conformance with the pedestrian plan depicted on the conceptual development plan for safe pedestrian access and connectivity within the site.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=455597&dbid=0&repo=MeridianCity>

C. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=460268&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=458125&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=459210&dbid=0&repo=MeridianCity>

F. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=455587&dbid=0&repo=MeridianCity>

v.

FINDINGS

A. Comprehensive Plan Amendments (UDC 11-5B-7D)

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 amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Staff finds the proposed amendment is consistent with key elements of the Comprehensive Plan pertaining to compatibility, provision of services for area residents and other elements, as noted above in Section III.C.
2. The proposed amendment provides an improved guide to future growth and development of the city.
Staff finds the proposed amendment will provide an improved guide for future growth and development of the city.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Staff finds the proposed map amendment is consistent with the goals, objectives and policies of the Comprehensive Plan, including but not limited to, compatibility of land uses, as noted above in Section III.C.
4. The proposed amendment is consistent with this Unified Development Code.
Staff finds the proposed map amendment will be consistent with development standards in the UDC with the development provisions noted above in Section IV.
5. The amendment will be compatible with existing and planned surrounding land uses.
Staff finds the proposed map amendment to Commercial will be compatible with the abutting church to the west and the self-service storage facility to the north.
6. The proposed amendment will not burden existing and planned service capabilities.
Staff finds the proposed amendment will not burden existing and planned service capabilities any more than the existing C-N district will. With any future development, the transportation system in this area will be burdened due to the increase in traffic on an already failing transportation corridor (i.e. Ten Mile Rd.)
7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.
Staff finds the proposed map amendment provides a logical juxtaposition of uses that allows sufficient areas to mitigate any anticipated impact associated with the development of the area.
8. The proposed amendment is in the best interest of the City of Meridian.
Staff finds the proposed map amendment is in the best interest of the City for the above-noted reasons in Section III.

B. Rezone (UDC 11-5B-3E)

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Staff finds the rezone of the subject property to the C-C zoning district is consistent with the proposed Comprehensive Plan FLUM designation of Commercial and applicable goals and provisions of the Comprehensive Plan as noted above in Section III.C.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment to the C-C district complies with the purpose statement for the commercial districts in that it contributes to the range of commercial opportunities for the surrounding area.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the map amendment to the C-C district will not be any more detrimental to the public health, safety and welfare than the existing C-N district.

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 the proposed map amendment shall not result in an adverse impact upon the delivery of aforementioned services, including school districts.

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 if the property develops in accord with the DA provisions in Section IV as required.

ACTION

A. Staff:

- VI. Staff recommends approval of the proposed Comprehensive Plan Map Amendment, Rezone, and Development Agreement Modification, for the reasons noted in Section III and in accordance with the Findings in Section V, provided City Council determines the proposed uses and development plan are appropriate for this site, considering the potential impacts on the transportation system, including existing traffic conditions on Ten Mile Rd.

B. Commission:

Pending

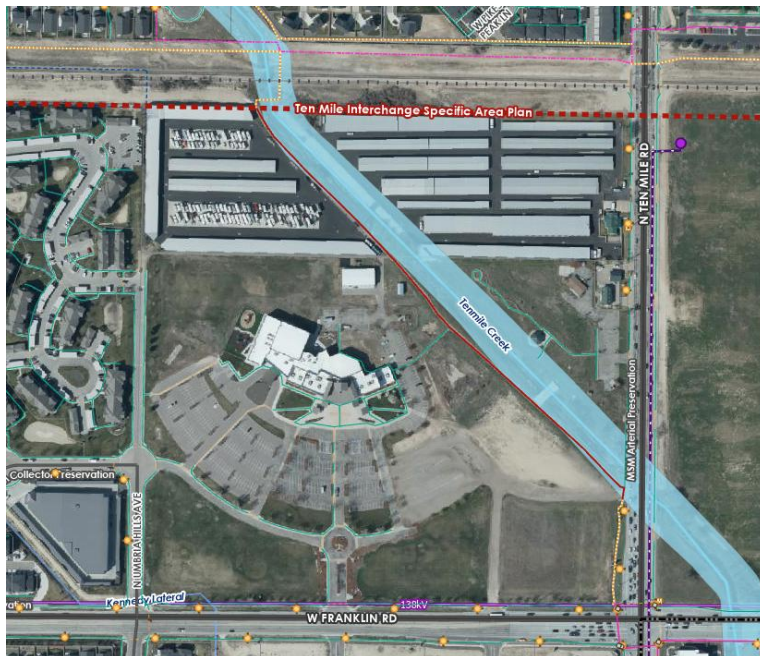
C. City Council:

Pending

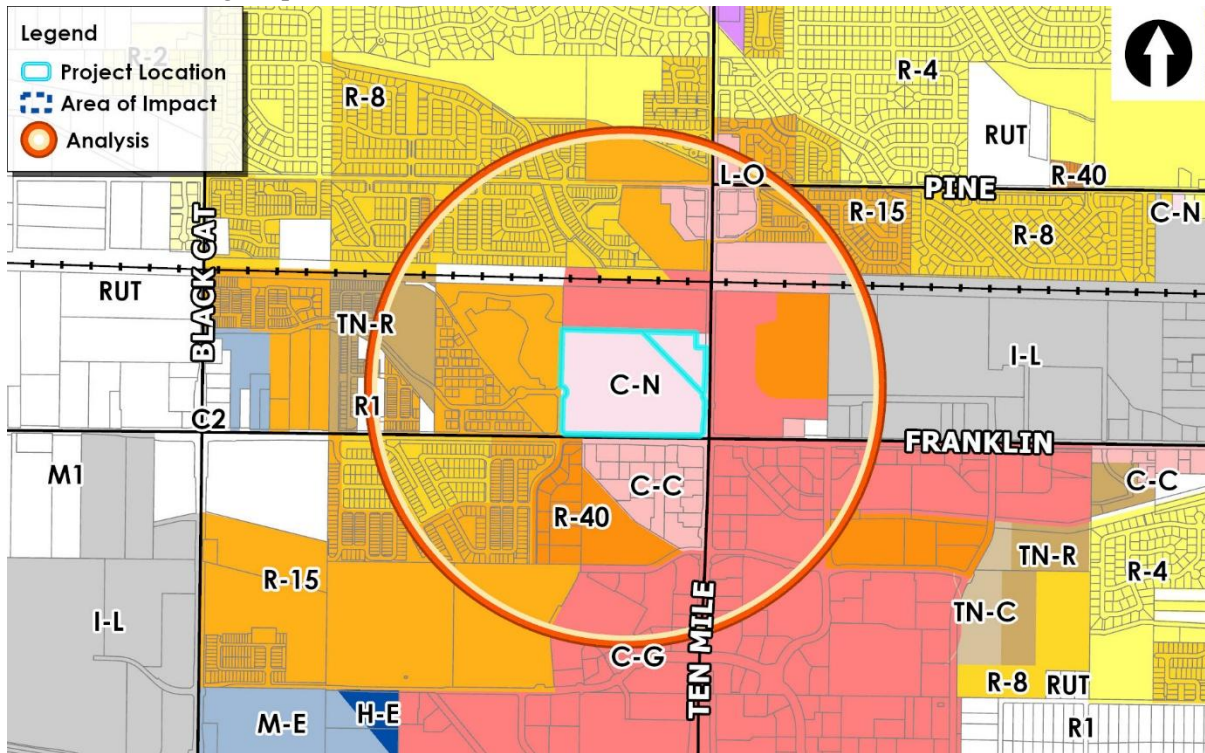
VII. EXHIBITS

A. Project Area Maps

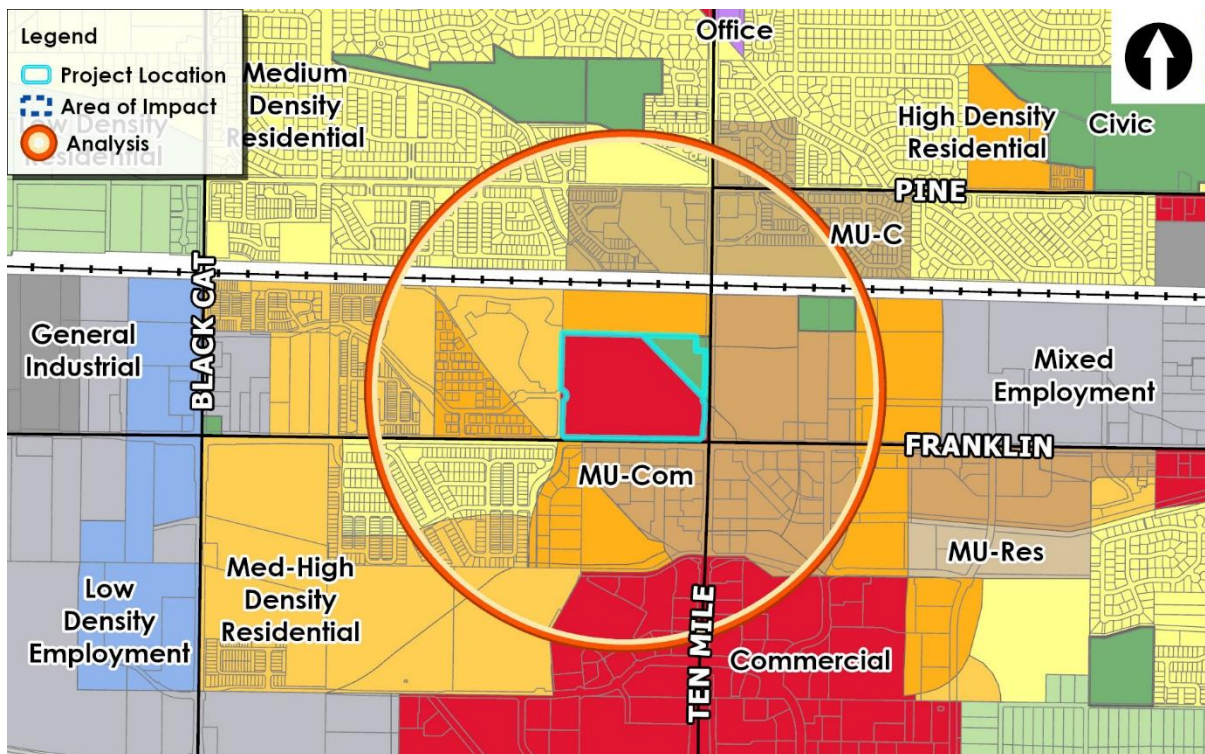
1. Aerial



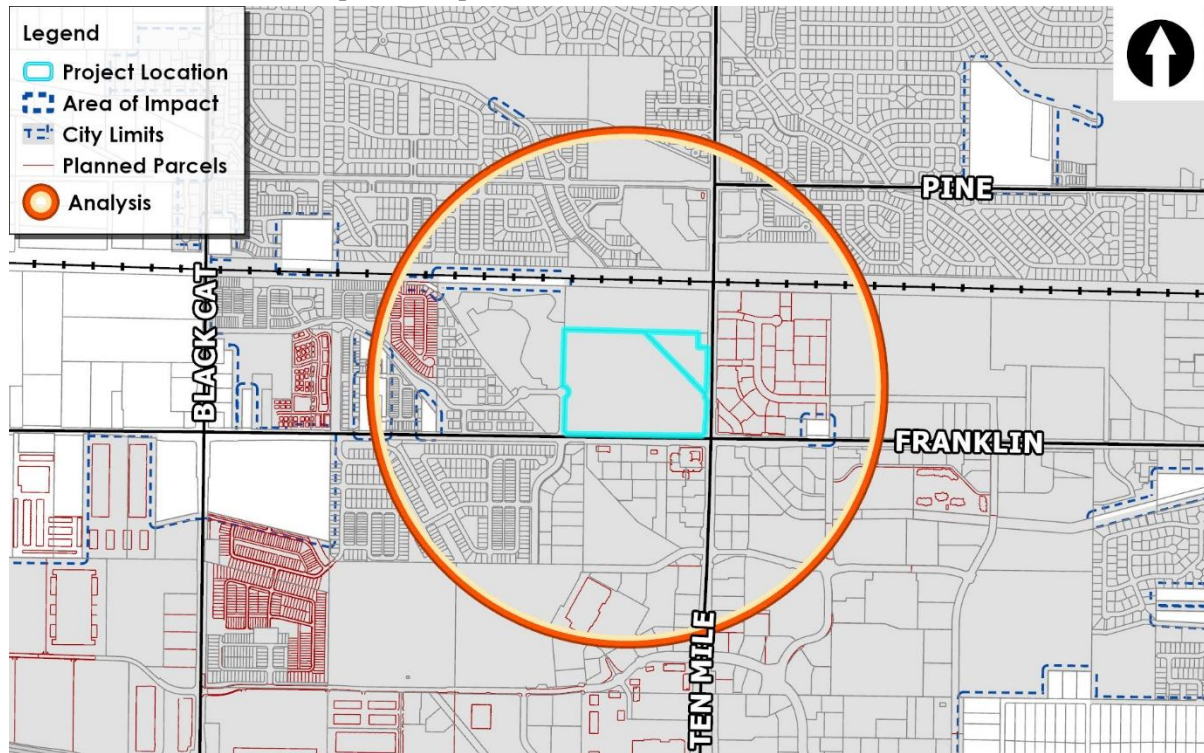
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Street View of Site (Google)

Looking west at southeast corner of site:



Looking north from Franklin Rd. near southeast corner of site:

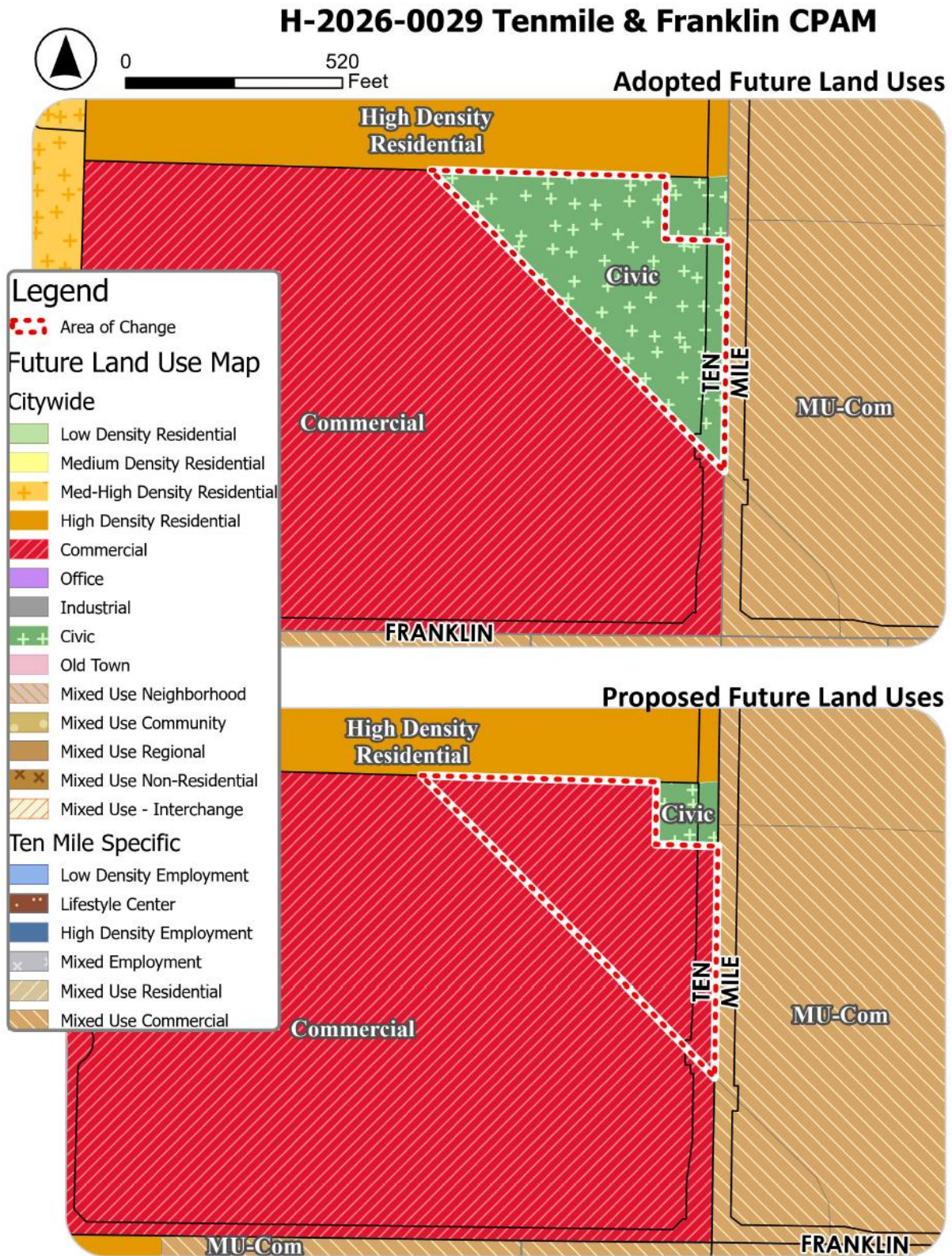


Looking northwest from Ten Mile Rd. north of the creek:

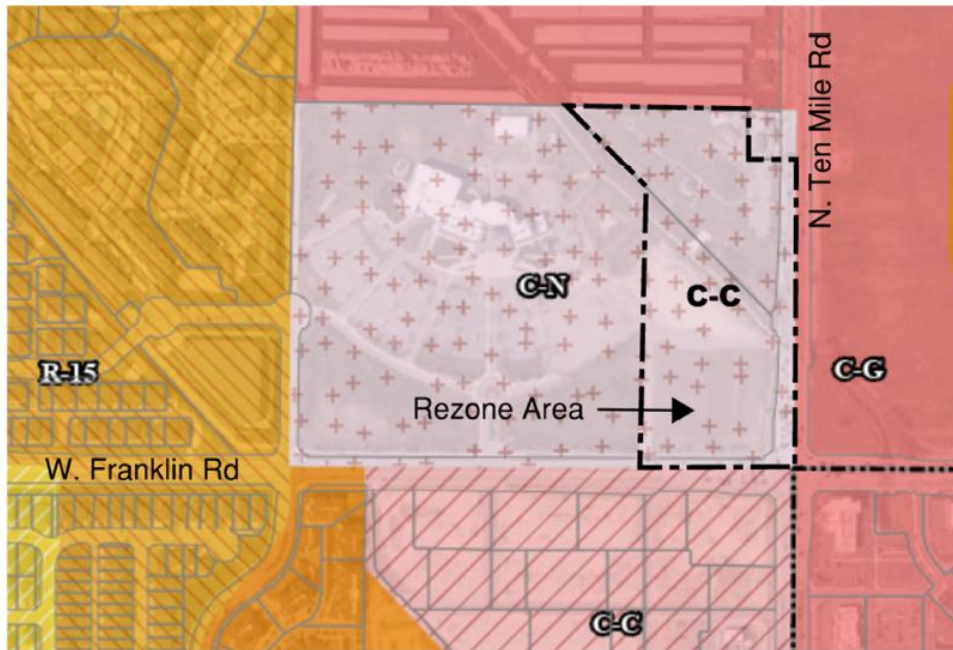


**C. Legal Description & Exhibit Map for Property Subject to New Development Agreement –
*To be Submitted***

D. Adopted vs. Proposed Future Land Use Map



E. Rezone Legal Description & Exhibit Map





WWW.ACKERMAN-ESTVOLD.COM

REZONE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL B AS SHOWN ON RECORD OF SURVEY No. 5576 FOR GRAYE WOLFE, ON FILE UNDER INSTRUMENT NUMBER 101108209 IN THE OFFICE OF THE RECORDER FOR ADA COUNTY, IDAHO, LYING IN THE SE 1/4 OF SECTION 10, T3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF SAID SECTION 10 N00°51'58"E A DISTANCE OF 946.83 FEET TO THE SOUTHEAST CORNER OF WELL 27 PARCEL AS SHOWN ON RECORD OF SURVEY NO. 8218 ON FILE UNDER INSTRUMENT NUMBER 1008016231 IN THE OFFICE OF THE RECORDER FOR ADA COUNTY, IDAHO; THENCE ON THE SOUTH LINE OF SAID WELL 27 PARCEL N88°26'42"W A DISTANCE OF 149.18 FEET TO THE SOUTHWEST CORNER OF SAID WELL 27 PARCEL; THENCE ON THE WEST LINE OF SAID WELL 27 PARCEL N00°56'02"E A DISTANCE OF 149.99 FEET TO THE NORTHWEST CORNER OF SAID WELL LOT 27 PARCEL ALSO BEING A POINT ON THE NORTH LINE OF SAID PARCEL B; THENCE ON LAST SAID NORTH LINE N88°26'49"W A DISTANCE OF 564.79 FEET TO A POINT ON THE CENTERLINE OF TEN MILE CREEK; THENCE ON LAST SAID CENTERLINE S44°27'09"E A DISTANCE OF 333.88 FEET; THENCE S00°51'58"W A DISTANCE OF 871.63 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST CORNER OF SECTION 10; THENCE ON LAST SAID SOUTH LINE S89°15'23"E A DISTANCE OF 476.34 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 12.150 ACRES, MORE OR LESS



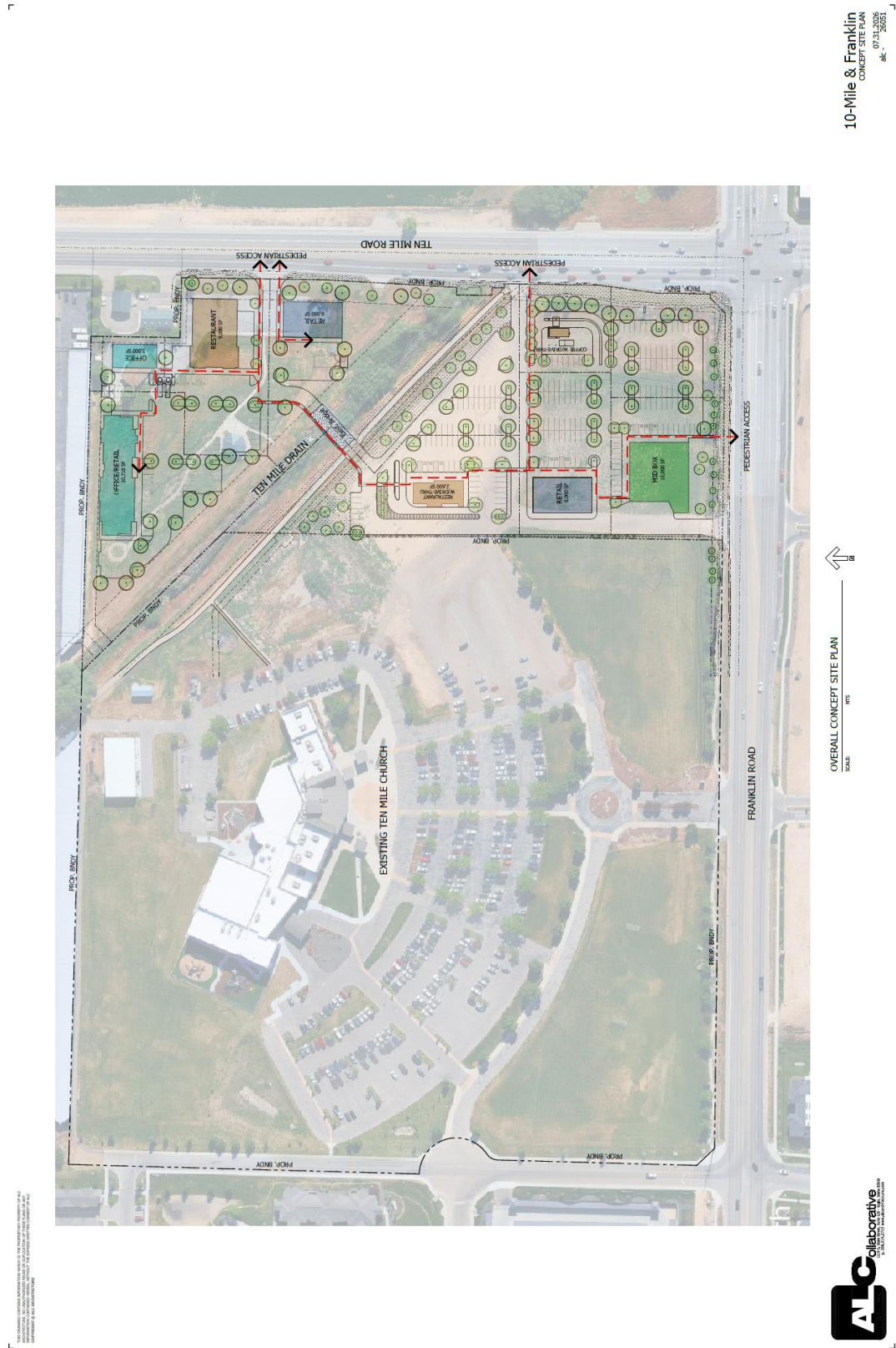
HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

3315 45TH ST S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7655 W RIVERSIDE DR
GARDEN CITY, ID 83714
208.853.6470

F. Conceptual Development Plan for the Rezone Area and Aerial of the Existing Church Property (dated: 7/31/2026)



G. Conceptual Building Elevation Examples

Commercial:



Commercial office:



Commercial flex:

