

**(COMMUNITY DEVELOPMENT  
DEPARTMENT REPORT**

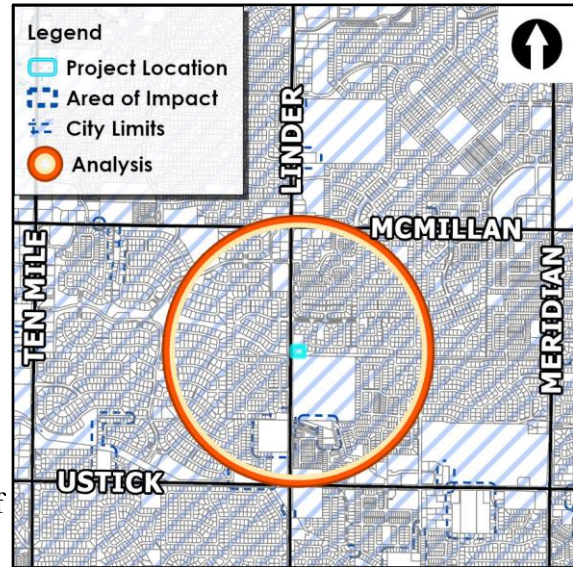


HEARING DATE: 4/14/2026  
TO: Mayor & City Council  
FROM: Linda Ritter, Associate Planner  
208-884-5533  
lritter@meridiancity.org

APPLICANT: Sandee Transtrum, Biltmore Co.

SUBJECT: H-2026-0008  
Ledges Business Park - MDA

LOCATION: 4120 and 4096 N. Linder Road, located in the Southwest ¼ of the Northwest ¼ of Section 36, Township 4 North, Range 1 West. Parcel Numbers R5186200100 and R5186200200



**I. PROJECT OVERVIEW**

**A. Summary**

The applicant is proposing to modify the existing Development Agreement (Instrument No. 106165912) for the existing 2.28 acres. The modification will allow additional uses in the L-O zone for parcels within this development.

**B. Issues/Waivers**

None

**C. Recommendation**

Staff recommends approval of the Development Agreement modification to add additional uses on parcels within this approved development.

**D. Decision**

**II. COMMUNITY METRICS**

**Table 1: Land Use**

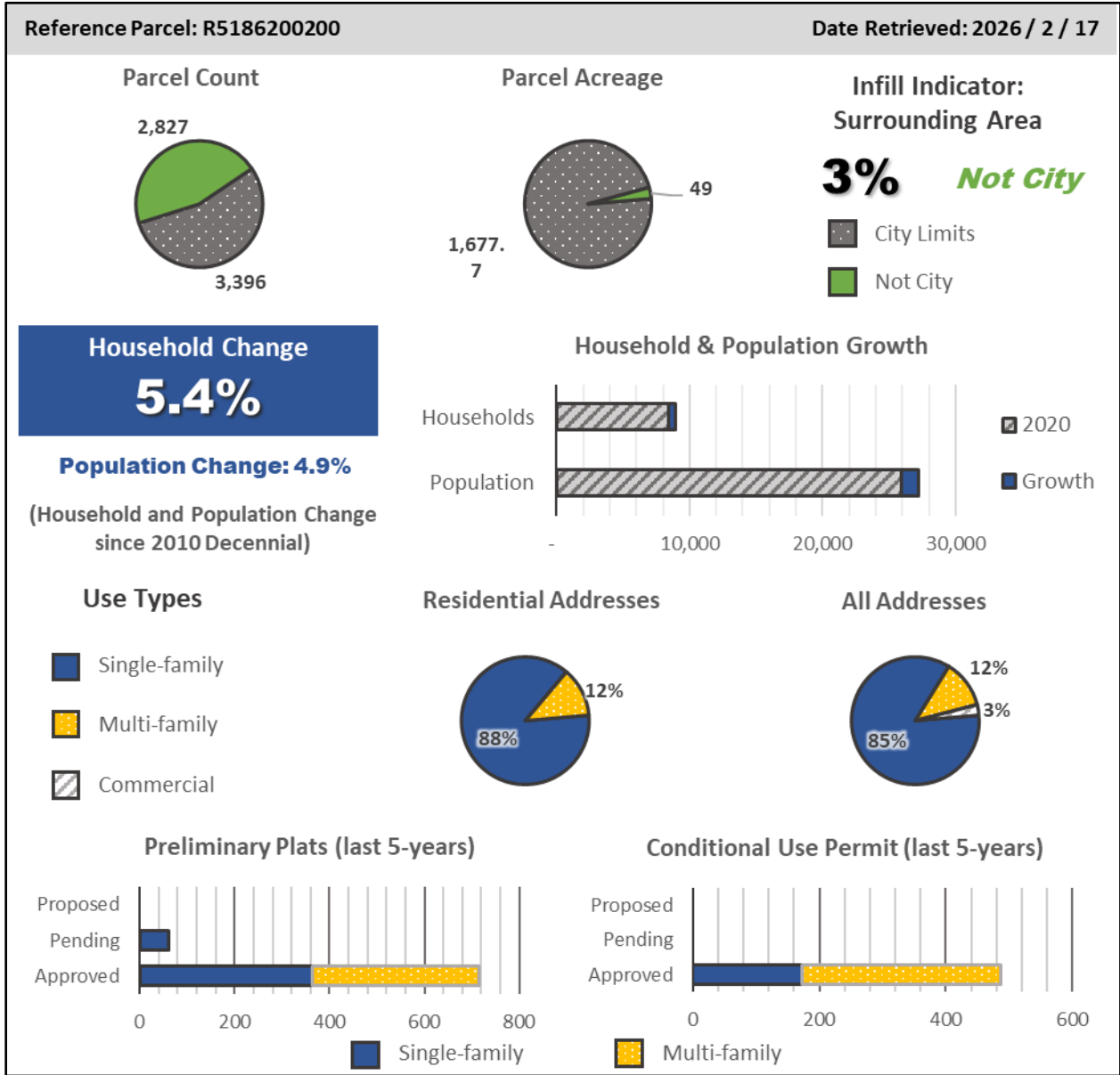
<b>Description</b>	<b>Details</b>	<b>Map Ref.</b>
Existing Land Use(s)	Office and accessory storage	-
Proposed Land Use(s)	Office	-
Existing Zoning	L-O	<a href="#">VI.A.2</a>
Proposed Zoning	L-O	
Adopted FLUM Designation	Medium Density Residential	<a href="#">VI.A.3</a>
Proposed FLUM Designation	Medium Density Residential	

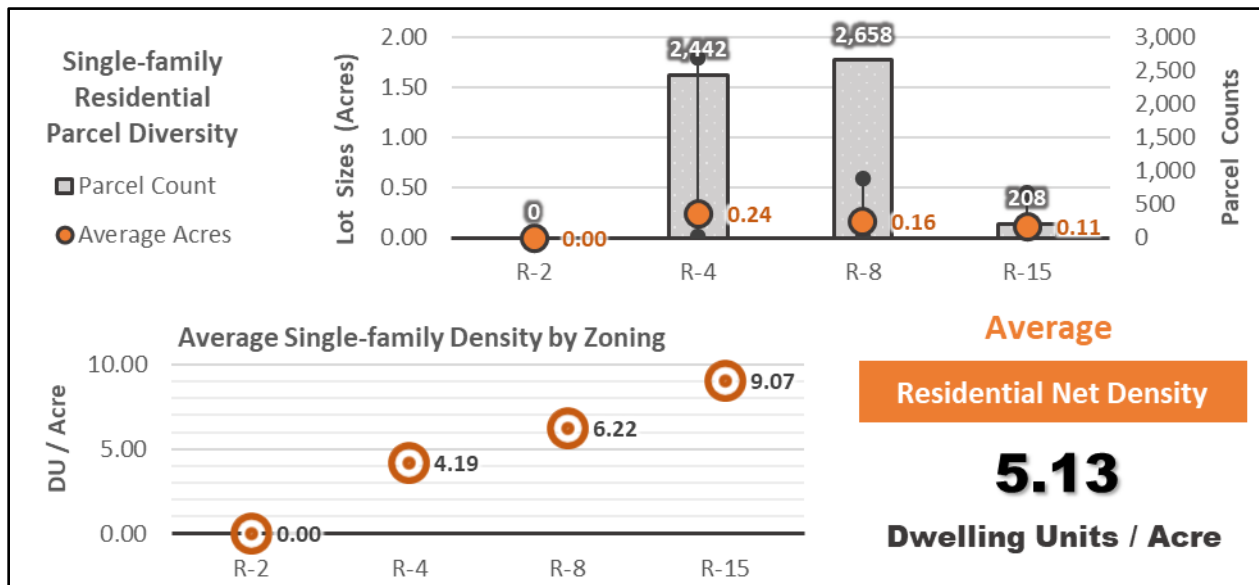
**Table 2: Process Facts**

<b>Description</b>	<b>Details</b>
Preapplication Meeting date	12/9/2025
Neighborhood Meeting	1/22/2026
Site posting date	4/7/2026

Note: See section IV. City/Agency Comments & Conditions for comments received.

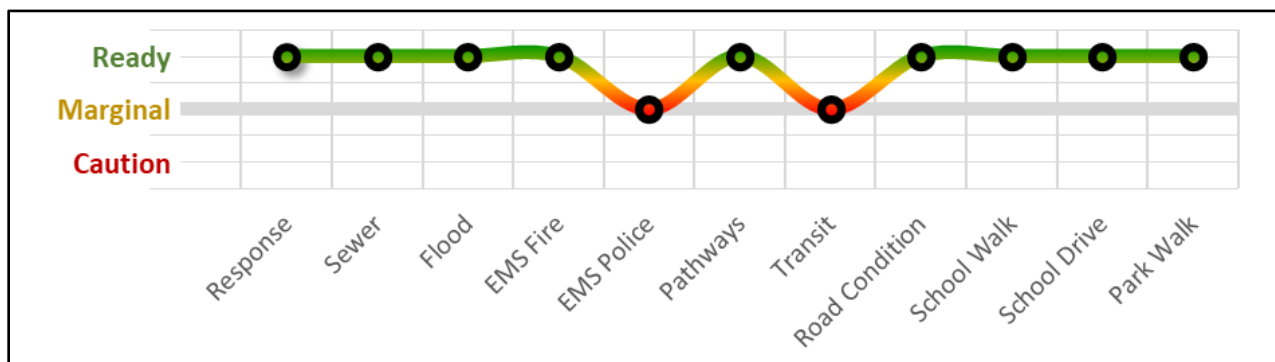
**Figure 1: One-Mile Radius Existing Condition Metrics**





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

**Figure 3: Service Impact Summary**



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

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. General Overview

###### Medium Density Residential

The Future Land Use Map (FLUM) designation for this property is Medium Density Residential. This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

In 2006, the subject property received annexation and preliminary plat approval for Whitewater Subdivision (also known as Redfish). The parcel in question received the L-O zoning district. However, the preliminary plat was never finalized or recorded.

Prior to the approval, the City had recently approved Resolution No. 04-0454, which amended Chapter VII, Section 1, of the Comprehensive Plan to include the following language: "At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request office uses if the property has frontage on an arterial street or a section line road and is 3 acres in size or less in size." In this instance, no ancillary commercial uses shall be permitted."

The current Comprehensive Plan states, at the Council's discretion, areas with a residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is two acres or less in size.

The proposed development was restricted to professional and medical offices uses through the Development Agreement and the recent Comprehensive Plan text amendment. The office uses were determined to have a low-impact on the surrounding properties and would not compromise the integrity of the surrounding residential district. As the project takes vehicular access from N Linder Road, an arterial, and would not disrupt the nature or character of the neighborhood.

Council needs to evaluate whether or not the uses being proposed (personal services, social services, a day care center with a Conditional use Permit) are appropriate for the "office" designation of the L-O zoning district. The L-O zoning district is primarily for office centers and adaptive reuse of residential structures with limited hours of operation.

**Table 3: Project Overview**

Description	Details
History	AZ-05-021 (Whitewater Subdivision, f.k.a Redfish; PP 05-021; DA Inst. #106165912); SHP-2022-0015; A-2020-0203 (MBG Office Building CZC & DES)
Acreage	2.28
Lots	2

##### B. History

In 2022, a short plat application for Ledges Business Center (SHP-2022-0015) was approved and recorded, subdividing the existing parcel into two (2) building lots for future ownership purposes.

The subject property is located directly north of Sawtooth Middle School and takes primary access from N. Linder Road. The two (2) lots share a single common access drive. A secondary access point located on the side of the property is limited to emergency access only, in compliance with UDC 11-3A-3.

Lot 1, Block 1 is developed with a 20,000-square-foot, two-story office building (A-2020-0203). An existing accessory storage building is located on Lot 2, Block 1. A condition of the approved was required and states the following:

- Lot 2, Block 1 is a non-buildable lot until such time as the existing storage building is removed, converted to an office use, OR remains as an accessory storage building to the new office building on said lot with a future CZC and DES application.

Per the applicant, the accessory storage building will remain on Lot 2 and continue to be utilized as an accessory storage building. The applicant is requesting approval to retain the structure and allow its use to continue.

### C. Development Agreement Modification

The applicant is proposing the following modification to the existing development agreement to correct what they believe is an error in allowable uses under the property's original development agreement. The proposed change is as follows:

6. 1. " Owner/Developer" shall develop the " Property" in accordance with the following special conditions:

~~1. Uses within the subdivision will be limited to professional and medical office use only.~~

Change to the following language:

1. Uses within the subdivision will be limited to professional services, personal services, and health care or social services, or a day care center with a Conditional use Permit.

## IV. CITY/AGENCY COMMENTS & CONDITIONS

### A. Meridian Planning Division

The amended DA shall incorporate the following modification:

6. 1. " Owner/Developer" shall develop the " Property" in accordance with the following special conditions:

1. ~~Uses within the subdivision will be limited to professional and medical office use only.~~  
Uses within the subdivision will be limited to professional services, personal services, and healthcare or social services, or a day care center with a Conditional use Permit.

### B. Meridian Public Works

No Comment as there are no changes to the approved services.

### C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430096&dbid=0&repo=MeridianCity>

**V. ACTION**

**A. Staff:**

Staff recommends approval of the Development Agreement modification per the amended changes above.

**B. City Council:**

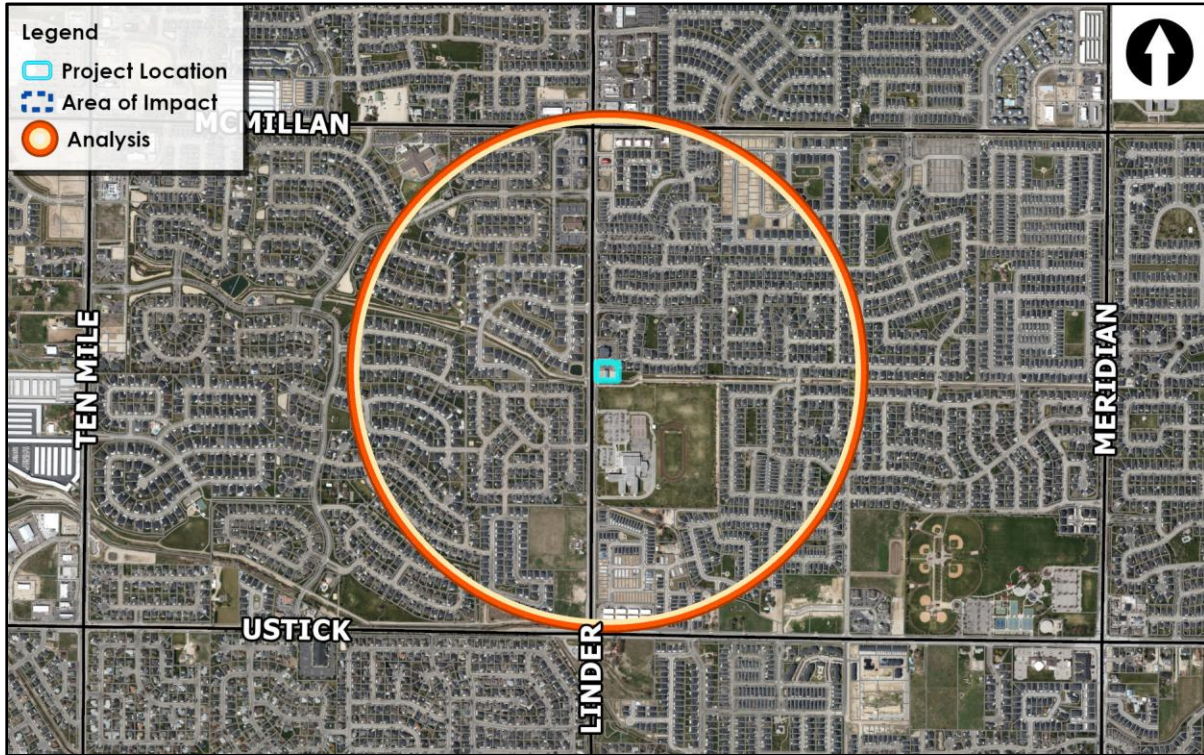
Pending

VI. EXHIBITS

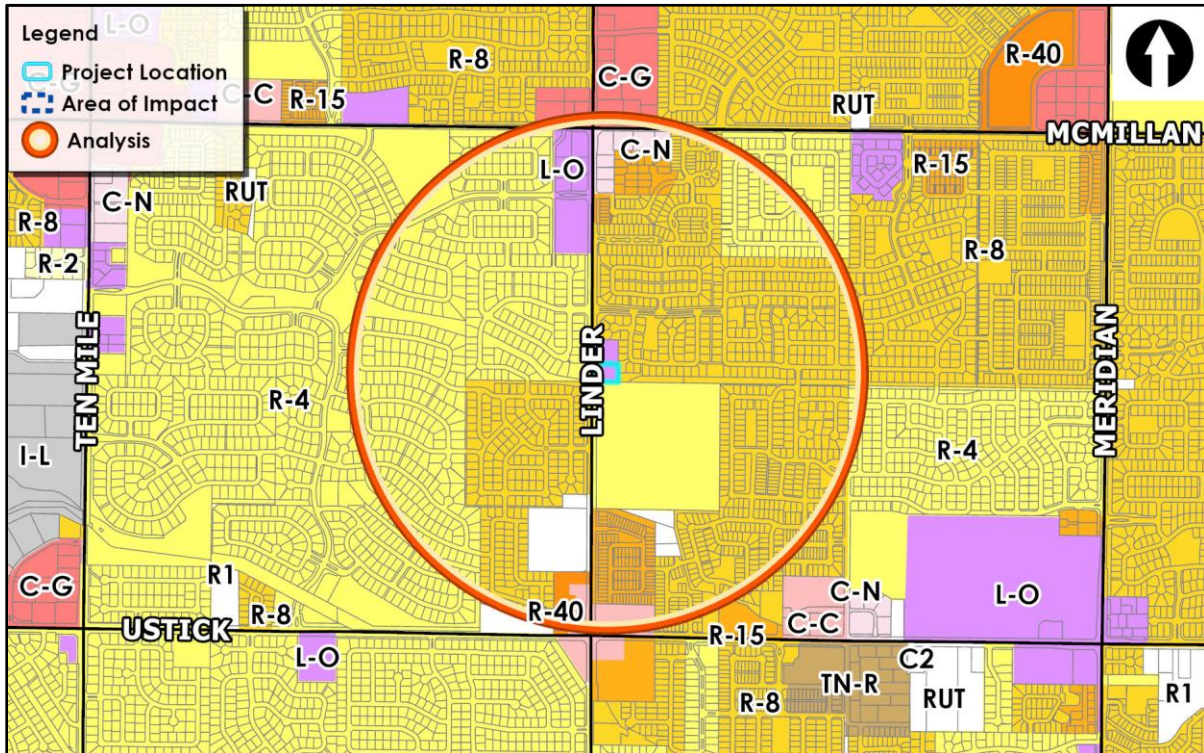
A. Project Area Maps

(link to [Project Overview](#))

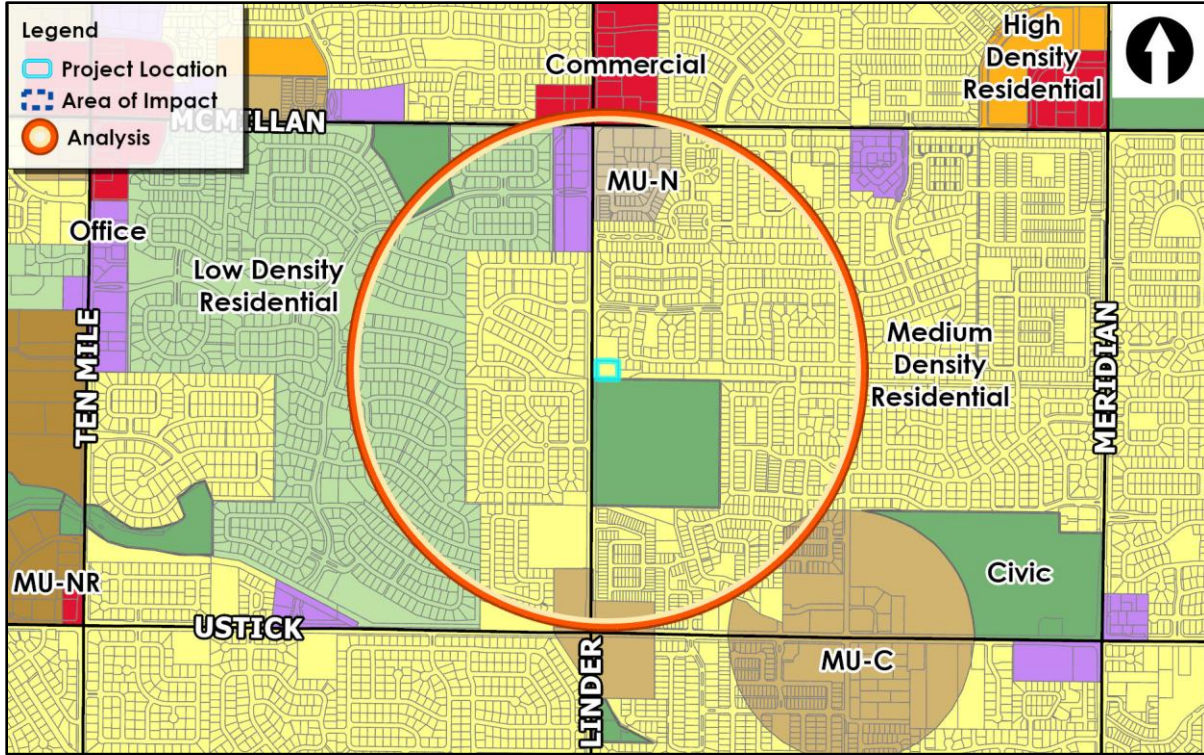
1. Aerial



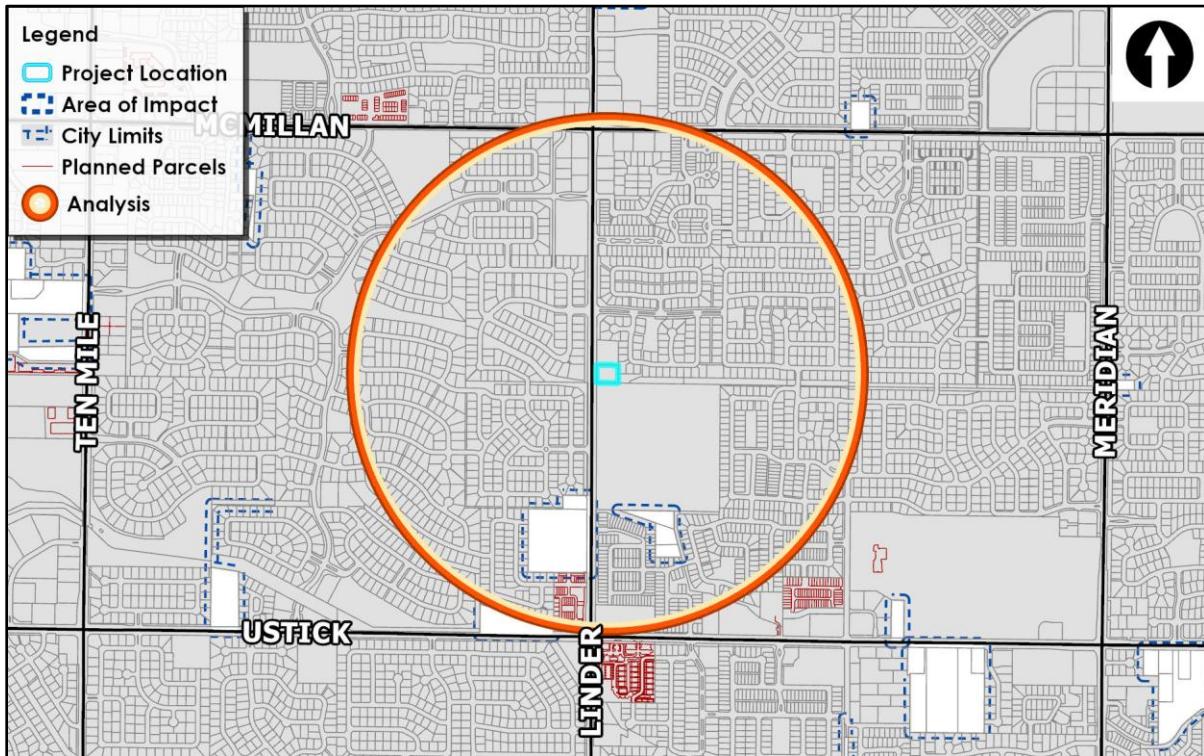
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

**Nearby Recent Preliminary Plats (within last 5-years)**

H-2019-0094 H-2020-0004 H-2020-0081 H-2021-0061 H-2021-0071 H-2021-0102  
H-2022-0026 H-2022-0086 H-2023-0021 H-2023-0035 H-2024-0036 H-2025-0035

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

H-2019-0109 H-2020-0092 H-2020-0112 H-2021-0071 H-2021-0102 H-2022-0005  
H-2024-0060 H-2024-0073

**B. Subject Site Photos**



C. Service Accessibility Report

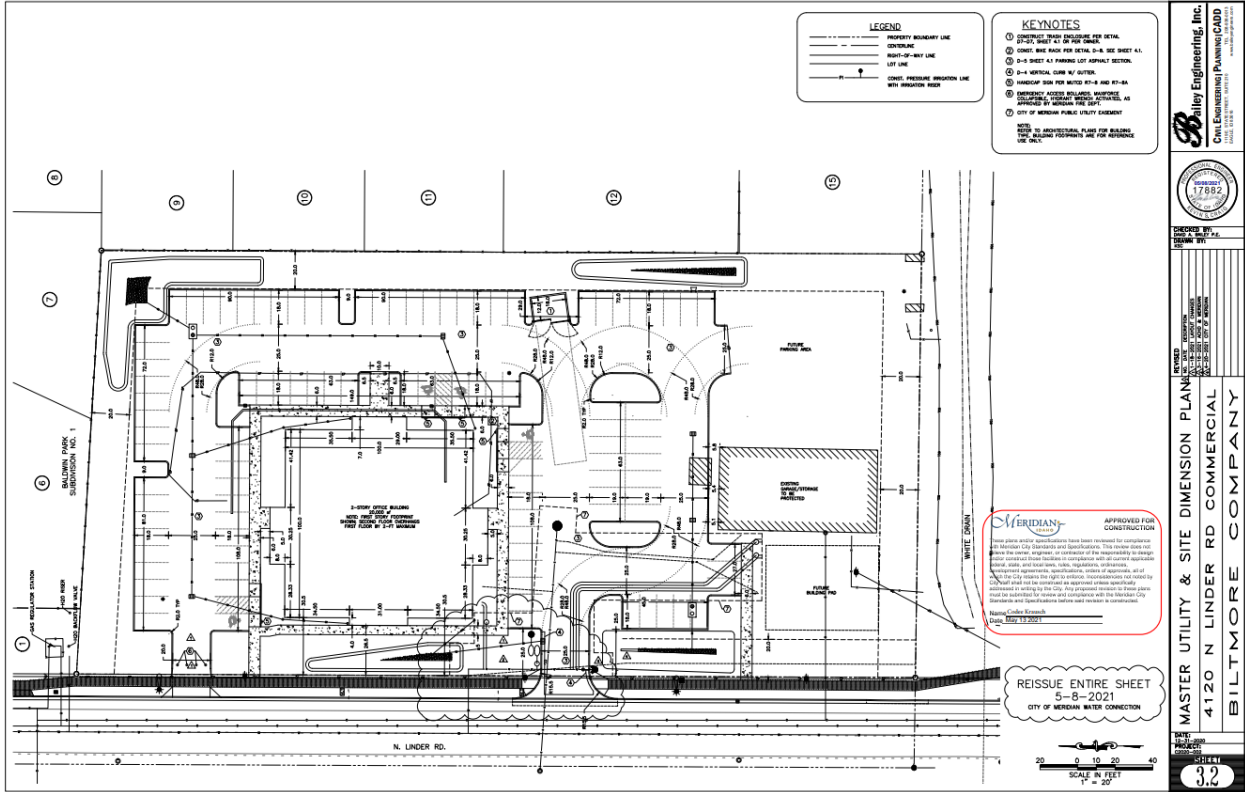
## PARCEL R5186200200 SERVICE ACCESSIBILITY

**Overall Score: 32**      **69th Percentile**

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Reporting District meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

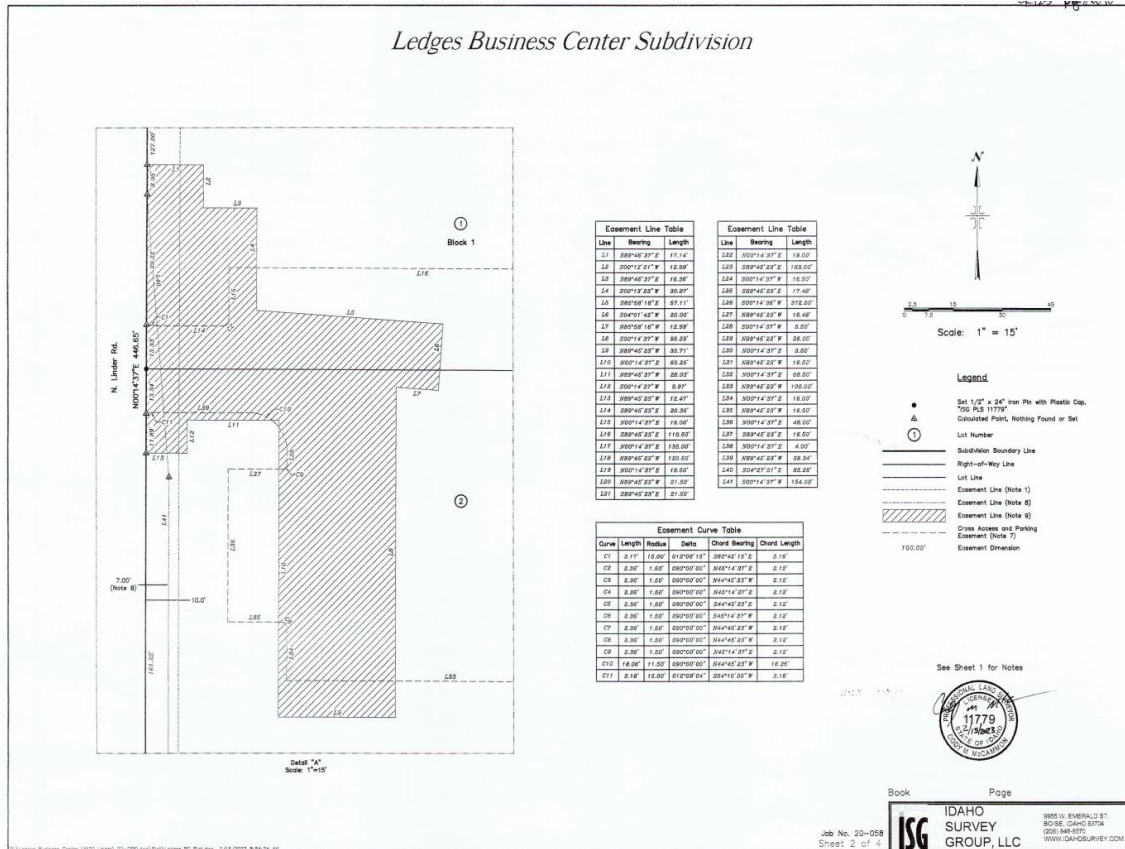
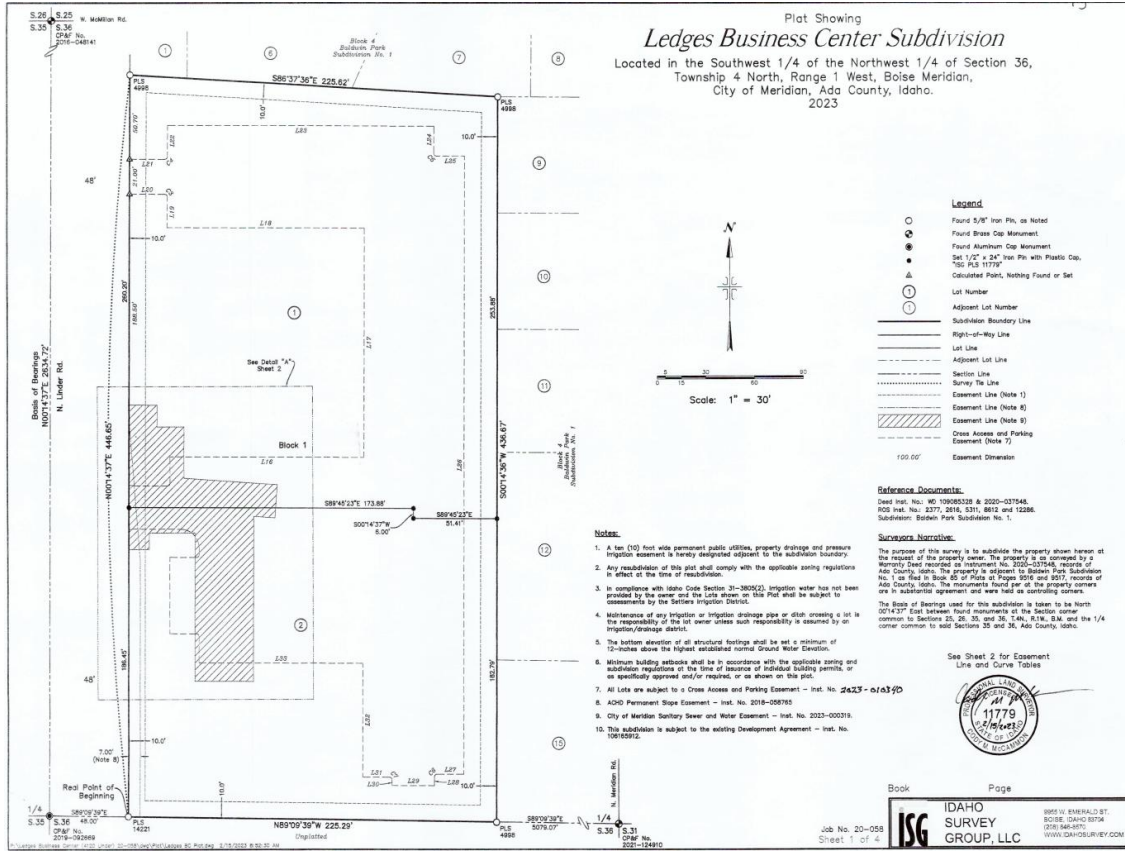
Report generated on 02-17-2026 by MERIDIAN\ritter

**D. Site Plan (date: 5/8/2021)**





# F. Final Plat



# Ledges Business Center Subdivision

## Certificate Of Owners

Know all men by these presents: that The Rama Group LLC, an Idaho limited liability company is the Owner of the Property described as follows:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 35 and 36, T.4N., R.1W., B.M. from which the Section corner common to Sections 25, 26, 35 and 36, T.4N., R.1W., B.M., bears North 00°14'37" East, 2634.72 feet; thence on the east-west centerline of said Section 36, South 89°09'39" East, 48.00 feet to the east right-of-way line of N. Linder Road and the REAL POINT OF BEGINNING;

thence on said east right-of-way line, North 00°14'37" East, 446.65 feet to the Southwest corner of Lot 1, Block 4, Baldwin Park Subdivision No. 1 as filed in Book 85 of Plats at Pages 9516 and 9517, records of Ada County, Idaho;

thence South 88°37'36" East, 225.62 feet to the Northwest corner of Lot 9, Block 4 of said Baldwin Park Subdivision No. 1;

thence South 00°14'38" West, 436.67 feet to the Southwest corner of Lot 15, Block 4 of said Baldwin Park Subdivision No. 1, coincident with the east-west centerline of said Section 36;

thence on said east-west centerline, North 89°09'39" West, 225.29 feet to the REAL POINT OF BEGINNING.

Contains 2.284 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing City of Meridian main line located adjacent to the subject Subdivision, and City of Meridian has agreed in writing to serve all the lots in this Subdivision.

The Rama Group LLC, an Idaho limited liability company

*[Signature]*  
Kevin F. Amor, Manager

## Acknowledgment

State of Idaho }  
County of Ada } s.s.

On this 13<sup>th</sup> day of December, 2022, before me, the undersigned, a notary public in and for said state, personally appeared Kevin F. Amor, known or identified to me to be the manager of The Rama Group LLC, an Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

July 25, 2023  
My Commission Expires

*[Signature]*  
Notary Public, State of Idaho  
Residing in Boise, Idaho



## Certificate of Surveyor

I, Cody M. McComman, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McComman



P.L.S. No. 11779

Book	Page
11779	11779
<b>ISG</b>	
IDAHO SURVEY GROUP, LLC	
<small>888 W. EMERALD ST. BOISE, IDAHO 83704 208.344.6878 WWW.IDAHOSURVEY.COM</small>	

Job No. 20-058  
Sheet 3 of 4

# Ledges Business Center Subdivision

## Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1306, Idaho Code, by the issuance of a certificate of disapproval.



*[Signature]*  
Central District Health  
Date: 12-21-2022

## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 21<sup>st</sup> day of December, 2022.



*[Signature]*  
President ACHD

## Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat.

*[Signature]*  
City Engineer L.A. 9430  
Date: 1/3/23

## Approval of City Council

I, the undersigned, City Clerk in and for the City of Meridian, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the 13<sup>th</sup> day of December, 2022, this plat was duly accepted and approved.



*[Signature]*  
City Clerk  
Date: 1/3/23

## Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

*[Signature]*  
County Surveyor  
P.L.S. # 13563



16 February 2023  
Date

## Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Elizabeth Mann  
County Treasurer  
Date: February 2, 2023

## County Recorder's Certificate

State of Idaho }  
County of Ada } s.s.

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC, at 21 minutes past 11 o'clock A.M., this 21<sup>st</sup> day of February, 2023 in Book 11779 of Plats at Pages 26829 through 26832 Instrument No. 2023-010341  
Fee \$ 21.00

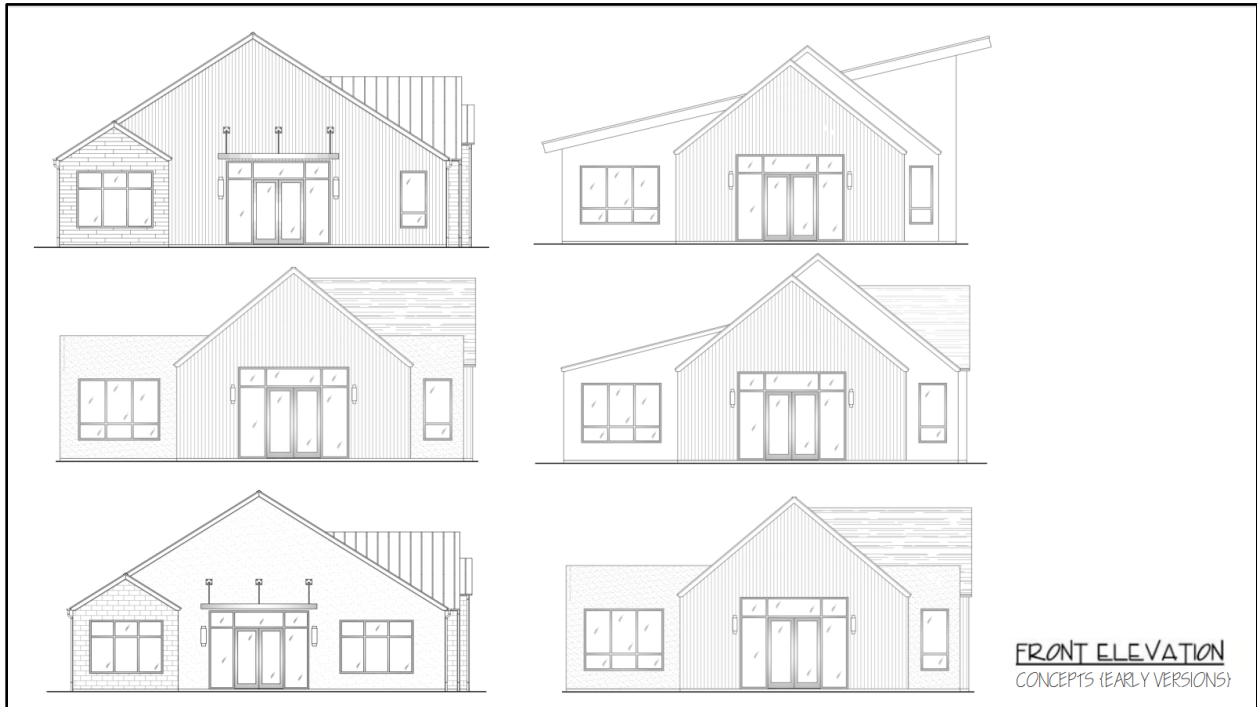
*[Signature]*  
Deputy  
*[Signature]*  
Ex-Officio Recorder



Book	Page
11779	11779
<b>ISG</b>	
IDAHO SURVEY GROUP, LLC	
<small>888 W. EMERALD ST. BOISE, IDAHO 83704 208.344.6878 WWW.IDAHOSURVEY.COM</small>	

Job No. 20-058  
Sheet 4 of 4

### G. Conceptual Building Elevations



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

(link to [Community Metrics](#))

### A. One-Mile Radius Existing Condition Notes

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

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

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

### B. Mixed Use Analysis Notes

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

### C. Service Assessment Notes

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

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

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

### D. ACHD Roadway Infographic Notes

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

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

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

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