



CERTIFICATE OF ZONING COMPLIANCE REPORT

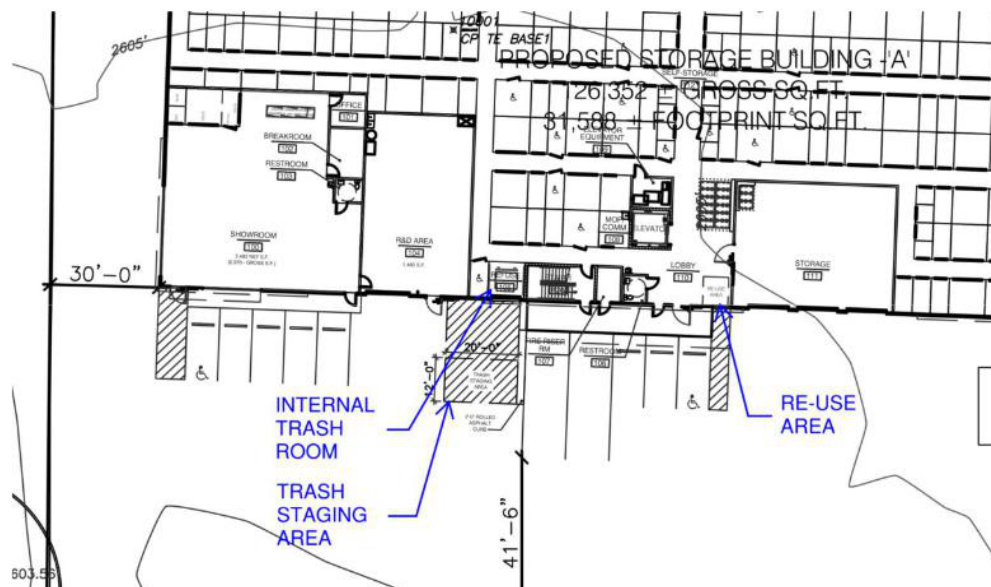
Project Number	A-2024-0105
Project Name	U-Haul Franklin Bldg. B & Access CZC, DES
Project Address	1030 W. Franklin Road
Project Description	Approval to construct an 11,204 Square foot U-Haul U-Box Storage Building and request to modify Access off Franklin from Emergency Access Only to add a deceleration lane and allow U-Box Truck Access Only on 4.044 acres of land in the I-L zoning District.
Applicant	Brett Gulash, Hillside Architecture, PLLC
Assigned Planner	Stacy Hersh
Expiration Date	August 30, 2025
Note: This is <u>not</u> a building permit. Please contact Building Services at (208) 887-2211 to verify if you need a building permit and/or inspection. If you do need a building permit, you must complete that process before you commence the use or construction. Please contact Building Services for additional details about building permits and inspections.	

I. DECISION

The applicant's request for Certificate of Zoning Compliance and Design Review are approved with the conditions listed below. The director determined that the proposed structural and/or site designs conform to the standards and meet or exceed the intent of the "City of Meridian Architectural Standards Manual".

NOTE: The proposed single-story U-Haul Building B is entirely used as a warehouse for storing U-Box containers. **The existing curb cut on Franklin Road is to be used as emergency access only and is required to include an emergency access gate as depicted on the site plan approved with CZC A-2022-0116.** The primary access to the U-Haul site is via an existing shared driveway approximately 200 feet to the west in accordance with UDC 11-3A-3, unless otherwise waived by City Council. The Applicant submitted a request for City Council (CR-2022-0008) review of the Director's decision (A-2022-0232) to allow full access in lieu of the emergency access only, via W. Franklin Road. The Applicant's request was denied by Council on March 7, 2023. The Applicant is requesting to modify the emergency access to include a deceleration lane to allow U-Box truck access to the site. The Applicant is required to submit a new request for Council Review for secondary access via Franklin Road, along with an Application for Alternative Compliance to reduce the required 25-foot wide landscape buffer to accommodate the deceleration lane. Alternative Compliance is not a variance but an alternative method to demonstrate an equal or superior means of meeting the intent and purpose of the regulation.

Additionally, all site improvements were constructed with Building A under CZC and Design Review A-2022-0116. The facility has one (1) internal trash room, this room is located next to the vertical circulation at the south end of Building A. The internal trash room is to be operated and maintained by building management. The proposed room will hold one (1) 3-yard dumpster. On the day of collection, building management will transport the 3-yard trash dumpster from the internal location to the trash staging area depicted on the site plan (see below). After the trash is collected, the dumpster will be returned to the internal trash room. Additionally, there is a 7' x 8' re-use area in Building A that is intended as a place to locate unused boxes or storage vessels to be allowed for immediate re-use of such containers thereby reducing the overall waste at the facility.



Site Specific Conditions of Approval

1. 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.
2. No signs are approved with this application. Prior to installing any signs on the property, the applicant shall submit a sign permit application consistent with the standards in UDC Chapter 3 Article D and receive approval for such signs.
3. **All mechanical equipment on the back of the building and outdoor service and equipment areas should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC 11-3A-12.**
4. The applicant shall complete all improvements related to public life, safety, and health as set forth in UDC 11-5C-3B. A surety agreement may be accepted for other improvements in accord with UDC 11-5C-3C.
5. Upon installation of the landscaping and prior to inspection by Planning Division staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.

6. The approved site plan, landscape plan (A-2022-0116) and/or elevations may not be altered without prior written approval of the City of Meridian Planning Division with the following conditions to be incorporated on the plans submitted with the building permit application:

➤ **The existing curb cut on Franklin Road is to be used as emergency access only and is required to include an emergency access gate as depicted on the site plan approved with CZC A-2022-0116 unless otherwise approved through a Council Waiver.**

7. The applicant shall pay any applicable impact fees prior to the issuance of a building permit.
8. If any changes must be made to the site plan to accommodate ACHD requirements, the applicant shall submit a new site plan to the City of Meridian Planning Division for approval prior to issuance of the building permit.
9. The applicant shall complete all required improvements prior to issuance of a Certificate of Occupancy. It is unlawful to use or occupy any building or structure until the Building Official has issued a Certificate of Occupancy.

General Conditions of Approval

1. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.
2. The applicant shall comply with the outdoor storage as an accessory use standards as set forth in UDC 11-3A-14.
3. **The project is subject to all current City of Meridian ordinances and previous conditions of approval associated with this site (1977 Crestwood Industrial Project Annexation; CZC & DES A-2022-0116; Director's Determination A-2022-0232; Council Review CR-2022-0008).**
4. The issuance of this CZC does not release the applicant from any previous requirements of the other permits issued for the site.
5. The applicant and/or property owner shall have an ongoing obligation to prune all trees to a minimum height of six feet above the ground or sidewalk surface to afford greater visibility of the area.
6. The applicant has a continuing obligation to comply with the outdoor lighting provisions as set forth in UDC 11-3A-11.
7. The applicant and/or property owner shall have an ongoing obligation to maintain all landscaping and constructed features within the clear vision triangle consistent with the standards in UDC 11-3A-3.
8. **The applicant and/or assigns shall have the continuing obligation to meet the specific use standards for the proposed uses as set forth in UDC 11-4-3-15, Equipment rental, sales and service; 11-4-3-34, Storage facility, self-service; 11-4-3-38, Vehicle sales and or rental and service; and UDC 11-4-3-42, Warehouse.**

II. CITY COUNCIL REVIEW

The applicant or a party of record may request City Council review of a decision of the Director. All requests for review shall be filed in writing with the Planning Division on or before **September 14, 2024**, within fifteen (15) days after the written decision is issued, and contain the information listed in UDC 11-5A-6B.



If City Council review of the decision is not requested, the action of the Director represents a final decision on a land use application. You have the right to request a regulatory taking analysis under Idaho Code 67-8003.