



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to cityclerk@meridiancity.org

To: Attention C.Jay Coles, City Clerk

By: July 6, 2018

Transmittal Date: 6-7-2018

File No: H-2018-0051 CPAM RZ

Hearing Date: July 12, 2018

REQUEST: An Amendment to the Comprehensive Plan Future Land Use Map to Change the Land Use Designation on 8.06 Acres of Land from Mixed Use-Community to Industrial and a Rezone of 8.74 Acres of Land from the C-G to the I-L Zoning District for Creamline Park.

By: Volante Investments, LLLP

Location of Property or Project: 1480 W Franklin Rd

Planning and Zoning Commission	Meridian School District
Tammy de Weerd, Mayor	Meridian Post Office
City Council	Ada County Highway District
Sanitary Services	Ada County Development Services
Building Department	Central District Health
Fire Department	COMPASS
Police Department	Nampa Meridian Irrigation District
City Attorney	Settlers Irrigation District
City Public Works	Idaho Power Company
City Planner	Century Link
Parks Department	Intermountain Gas Co.
Economic Development	Idaho Transportation Department
New York Irrigation District	Ada County Associate Land Records
Boise Project Board of Control – Tim Paige	Downtown Projects
Community Development	Meridian Development Corporation
Valley Transit	Historical Preservation Commission
	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: July 12, 2018

File No.: H-2018-0051

Project Name: Creamline Park

Request:

Amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on 8.06 acres of land from Mixed Use - Community to Industrial; and,

Rezone of 8.74 acres of land from the C-G to the I-L zoning district

by Volante Investments, LLLP.

Location: The site is located at 1480 W. Franklin Rd. (Lots 1, 2, 9 and 10, Block 1, Creamline Park Subdivision), in the SW $\frac{1}{4}$ of Section 12, Township 3N., Range 1W.



STAFF USE ONLY:
 Project name: Cream like Park
 File number(s): H-2018-0051
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1) | <input type="checkbox"/> Final Plat Modification |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Landscape Plan Modification |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Director |
| <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation (check only 1) |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director |
| <input type="checkbox"/> Director | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Commission | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat | |

Applicant Information

Applicant name: VOLANTE INVESTMENTS LLLP Phone: 208-887-7994
 Applicant address: 3084 E LANARK ST Email: BMILLER@VANAUKER.COM
 City: MERIDIAN State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other _____

Owner name: VOLANTE INVESTMENTS LLLP Phone: 208-887-7994
 Owner address: 3084 E LANARK ST Email: BMILLER@VANAUKER.COM
 City: MERIDIAN State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): KENT BROWN
 Firm name: KENT BROWN PLANNING SERVICES Phone: 208-871-6842
 Agent address: 3161 E SPRINGWOOD DRIVE Email: KENTLLKB@GMAIL.COM
 City: MERIDIAN State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 1480 W. FRANKLIN RD Township, range, section: 3N 1W SEC 12
 Assessor's parcel number(s): R1606150010;R160615090 Total acreage: 8.06 Zoning district: IL
R1606150020 R1606150100

Project/subdivision name: CREAMLINE REZONE AND COMP PLAN MOD

General description of proposed project/request: SEE ATTACHED LETTER

Proposed zoning district(s): IL

Acres of each zone proposed: 8.06 ACRES FOR THE REZONE /

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? NO CHANGE

Which irrigation district does this property lie within? NO CHANGE

Primary irrigation source: NO CHANGE Secondary: NO CHANGE

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): NO CHANGE

Residential Project Summary (if applicable) N/A

~~Number of residential units: _____ Number of building lots: _____~~

~~Number of common lots: _____ Number of other lots: _____~~

~~Proposed number of dwelling units (for multi-family developments only):~~

~~1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____~~

~~Minimum square footage of structure (excl. garage): _____ Maximum building height: _____~~

~~Minimum property size (s.f.): _____ Average property size (s.f.): _____~~

~~Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____~~

~~Acreage of qualified open space: _____ Percentage of qualified open space: _____~~

~~Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____~~

~~Amenities provided with this development (if applicable): _____~~

~~Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse~~

~~Duplex Multi-family Vertically Integrated Other _____~~

Non-residential Project Summary (if applicable) NO CHANGE

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Kent Brown

Applicant signature: [Signature] Date: 5-2-18

KENT BROWN PLANNING SERVICES

April 30, 2018

Planning and Zoning,
City Council
Meridian City Hall
33 E. Broadway Ave
Meridian, ID 83642

RE: Request for Rezone and Comprehensive Plan Modification for Lots 1,2, 9 and 10 Block 1 of Creamline Subdivision

Dear Commissioners and Council Members:

Volante Investments LLLP owner of Lots 1, 2, 9 and 10 Block 1 of Creamline Subdivision respectfully requests approval to change the zone and modify the Comprehensive Plan for these lots. Lots are located on the north side of W. Franklin Road and either side of NW 13th Place. The changes proposed are to modify the Comprehensive Plan from Mixed Use Community to General Industrial and to rezone the same subject property from CG (General Commercial) to IL (Light Industrial) zoning.

COMPREHENSIVE PLAN MODIFICATION

The request for the Comprehensive Plan Modification is based on the uses surrounding the subject property and the shortage of light industrial property in the City of Meridian. The subject property is located in the industrial corridor which runs on the north side of Franklin Road from Maple Grove Road to Ten Mile Road. The Comprehensive Plan goals and policies supporting this request are:

GOAL 3.05.01C Update the Future Land Use Map to reflect existing facilities.

GOAL 3.06.01C Encourage industrial development to locate adjacent to existing industrial uses.


GOAL 3.06.011 Preserve and protect lands for continued industrial use.

REZONE

Most of the area surrounding the subject property is already zoned IL (Light Industrial). This request to change the existing CG (General Commercial) zone to IL (Light Industrial) is consistent with the existing industrial uses and zoning near the subject property.

SITE DESIGN All four lots are less than two acres in size, and therefore the building size will be much smaller than a typical use in industrial developments. These lots will most likely be a flex space type of use. The buildings will be oriented towards Franklin Road with store or office front facing Franklin Road and the north side of the building being a warehouse space. A twenty five foot wide landscape buffer will be maintained along Franklin Road.

Therefore this request is in harmony with other uses in the area. We look forward to your approval of our applications to the City of Meridian.

Sincerely,

Kent Brown
Planner

Legal Description
Creamline Park Subdivision Rezone
Lots 1, 2, 9, and 10 and a portion of Lots 3 and 8 of Block 1
Rezone from C-G to I-L

A parcel being described for rezone purposes being all of Lots 1, 2, 9, and 10 and a portion of Lots 3 and 8 of Block 1 of Creamline Park Subdivision as shown in Book 99 of Plats on Pages 12784 thru 12787, records of Ada County, Idaho, and located in the W ½ of the SW ¼ of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 12, from which a Brass Cap monument marking the southeast corner of said SW ¼ bears S 89°15'24" E a distance of 2651.28 feet;

Thence S 89°15'24" E along the southerly boundary of said SW ¼ a distance of 353.08 feet to a point marking the southwest corner of said Creamline Park Subdivision records of Ada County, Idaho, and the **POINT OF BEGINNING**;

Thence N 0°43'10" E along the westerly boundary of said Creamline Park Subdivision a distance of 323.56 feet to a point;

Thence leaving said westerly boundary N 74°31'49" E a distance of 162.38 feet to a point;

Thence a distance of 210.12 feet along the arc of a 780.00 foot radius curve right, said curve having a central angle of 15°26'05" and a long chord bearing N 82°14'53" E a distance of 209.49 feet to a point;

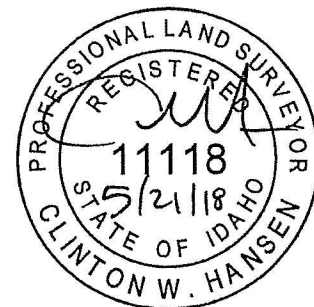
Thence N 89°57'55" E a distance of 608.22 feet to a point on the easterly boundary of said Creamline Park Subdivision;

Thence S 0°32'36" W along said easterly boundary a distance of 408.09 feet to a point marking the southeast corner of said Creamline Park Subdivision;

Thence N 89°15'24" W along the southerly boundary of said Creamline Park Subdivision and the southerly boundary of said SW ¼ a distance of 972.56 feet to the **POINT OF BEGINNING**.

This parcel contains 8.74 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
May 21, 2018



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, VOLARRE INVESTMENTS LLP, 3009 E. LAMARCK
(name) (address)
MERIDIAN, ID
(city) (state)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to:

KENT BROWN, 3161 SPRINGWOOD DR MERIDIAN ID
(name) (address)

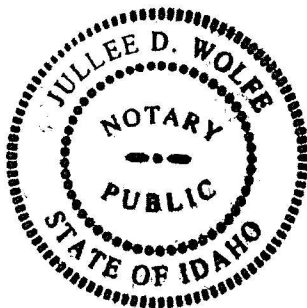
to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 10th day of April, 2018

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

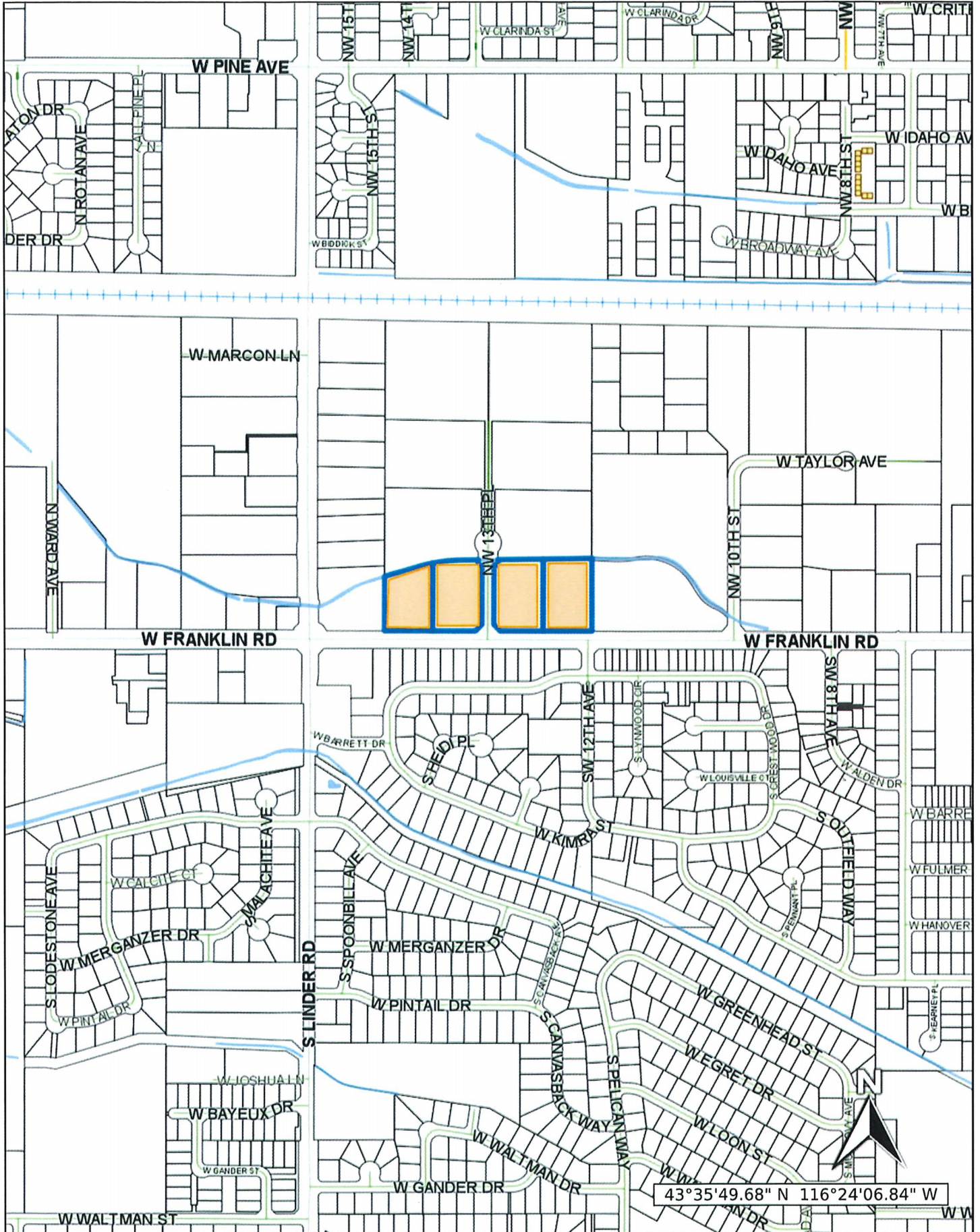


[Signature]
(Notary Public for Idaho)

Residing at: Nampa, Idaho

My Commission Expires: 7-21-2022

VICINITY MAP CREAMLINE REZONE



CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Creamline Park Date: 4/3/18
 Applicant(s)/Contact(s): Kent Brown, Brad Miller
 City Staff: Sonya, Bill (discussed with Caleb)
 Location: 1480 W. Franklin Rd. (Lots 1, 2, 9, 10, Block 1, Creamline Park Sub.) Size of Property: 6.67
 Comprehensive Plan FLUM Designation: MU-C
 Existing Use: Vacant/undeveloped Existing Zoning: C-G
 Proposed Use: Warehouse/industrial use Proposed Zoning: I-L
 Surrounding Uses: Industrial, residential, daycare center, birth center
 Street Buffer(s) and/or Land Use Buffer(s): NA
 Open Space/Amenities/Pathways: NA
 Access/Stub Streets: Access via NW 13th St.
 Waterways/ Floodplain/Topography/Hazards: The Eightmile Lateral runs along the north boundary of this site
 History: AZ-06-048 (DA Inst. #107022431); PP-06-050; FP-07-006

Additional Meeting Notes:

- Applicant wishes to amend the FLUM to change the land use designation from MU-C to General Industrial on 1480, 71, 48, and 1220 W. Franklin Rd. and rezone the properties from C-G to I-L [Applicant must provide justification for change (i.e. why the proposed designation is better than the existing designation); the applicant might consider MU-NR as another option to Industrial – please review both designations in the Comp Plan.]

Comments:

- These properties and those to the north (331,348, 251, 264, 143 & 152 – approx.. 25 acres) to the tracks were previously allowed to be zoned C-G and I-L respectively & deemed to be an appropriate mix of uses in the MU-C designation. For this reason, Staff is hesitant to support removal of the C-G zoning as there will no longer be a mix of uses. This would leave the properties to the west that front on Linder Rd. consisting of a long narrow strip of land (310' x 1440'+/-, approx.. 10 acres) in the MU-C designation, which will be difficult to develop alone as a mixed use project.
- Because the property to the north to the tracks has already developed with large industrial warehouse buildings it makes some sense to support a future change to the FLUM for Industrial or MU-NR on those properties as well to reflect the actual use; the applicant may include those properties in the map amendment or staff may initiate an application in the future to change the FLUM designation on those parcels as well as possibly those to the west that front on Linder Rd.

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

CREAMLINE REZONE Neighborhood Meeting

Start Time of Neighborhood Meeting: 5:30 PM

End Time of Neighborhood Meeting: 6:00 PM

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. SHAWNS BARTHOLOMEW 1112 W CREST WOOD DR 83642

2. KENT BROWN

3. Brad Miller

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

April 4, 2018

RE: Notice of Neighborhood Meeting for a Rezone from C-G to IL zoning at 1480 W. Franklin Road

Dear Land Owner:

Meridian City Code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review and discuss the details of the Rezone and Comprehensive Plan Modification for an industrial development at 1480 W. Franklin Road. The applications to the city will be a rezone from CG zoning to IL zoning and a Comprehensive Plan Modification.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Meridian City Code neighborhood meeting requirement, please contact the Development Services at (208) 884-5533. If you have questions regarding the application, please contact me, Kent Brown.

Purpose: To review proposed Rezone, and Comprehensive Plan MOD of 7.56 acres at 1480 W. Franklin Road.

When: Tuesday, April 11, 2018 starting 5:30 pm

Where: At Van Auker Office Conference room at 3084 E Lanark Street.

Description: Rezone of 7.56 acres to IL zoning and Comprehensive Plan Modification from Mixed Use Community MU-C to General Industrial

If you have any questions about the meeting or the proposed development project, please contact:

Kent Brown
(208) 871-6842

Sincerely,



Kent Brown
Project Planner

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

5-2-18

Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **4/3/18**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Creamline Park**

T/R/S: **3N 1W 12**

Parcel Numbers: **R1606150020 (1.478 Acres) - Volante Investments LLLP**
R1606150010 (1.699 Acres) - Volante Investments LLLP
R1606150090 (1.74 Acres) - Volante Investments LLLP
R1606150100 (1.758 Acres) - Volante Investments LLLP

Vicinity Map



0.7 Miles

0.35

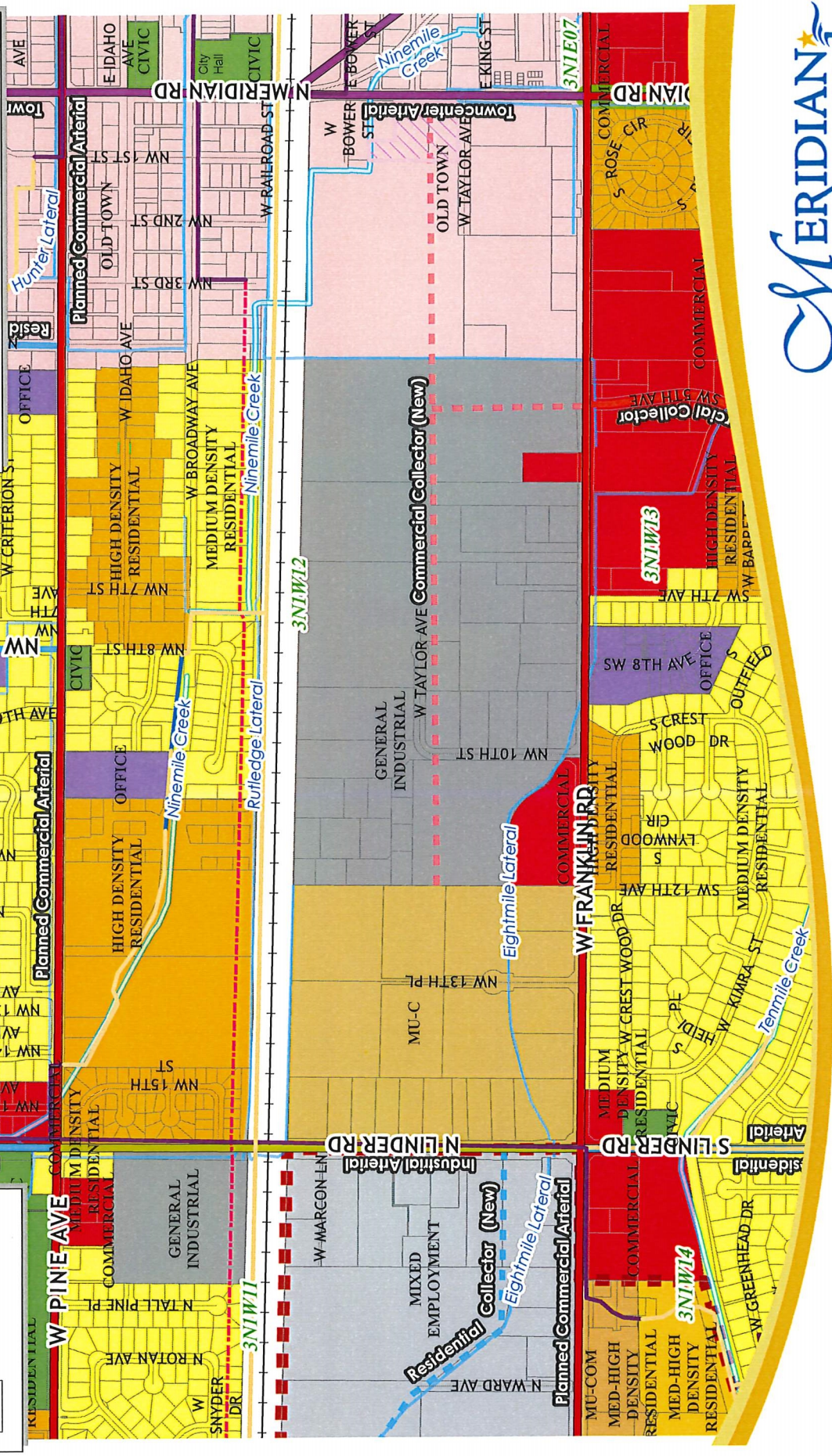
0.175

0

Legend

- Project Location
- Parcels - Meridian

The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained





CERTIFICATE OF LIMITED PARTNERSHIP

(Instructions on back of application)

FILED EFFECTIVE

2012 JUN 29 PM 3:17

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited partnership:

Volante Investments LLLP

2. The mailing address of the principal office:

3084 E. Lanark, Meridian, ID 83642

3. The name and business address of the registered agent:

D. John Thornton, 3101 W. Main St., Ste. 200, Boise, ID 83702

4. The name and mailing address of each general partner:

<u>Name</u>	<u>Address</u>
Ronald W. Van Auker, Sr.	3084 E. Lanark, Meridian, ID 83642
Ronald W. Van Auker, Jr.	3084 E. Lanark, Meridian, ID 83642

(if more space is needed, continue in item 6.)

5. This limited partnership [is not] [is] a limited liability limited partnership.

(If you check that your partnership is a limited liability limited partnership, your partnership name must end in LLLP or Limited Liability Limited Partnership.)

6. Other matters (optional):

7. Signature of all general partners:

[Handwritten Signature]

 Ronald W. Van Auker, Sr.
 Typed Name

[Handwritten Signature]

 Ronald W. Van Auker, Jr.
 Typed Name

 Typed Name

Secretary of State use only

d:\corp\forms\format\cert of limited partnership.pmd Revised 06/2006

Web Form

IDAHO SECRETARY OF STATE
06/29/2012 05:00
CX: 5677 CT: 44531 BH: 1338300
1 @ 100.00 = 100.00 LTD PTR DM # 2

L6694

Conceptual Buildings





