Fields Focus Area Future Land Use Map Change

Public Involvement Meeting February 27, 2017



Presentation Outline

- Welcome and Purpose
- Project Area & Scope
- 3. Background
- 4. What is a Future Land Use map?
- 5. Land Use Information & 4 Concept Proposals
- 6. Next Steps
- 7. Your thoughts and ideas



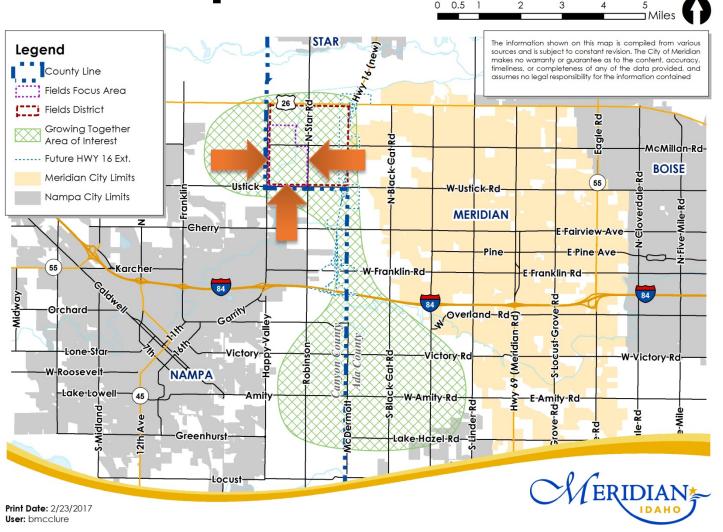
Welcome & Purpose

- Increasing development interest in properties east of Star Road
- Intermountain Gas Site (important)
 - Secure site and potential dangers/hazards
 - Future expansion
- Not an annexation, zoning change, or change to property taxes – won't create non-conformities or "illegal uses"

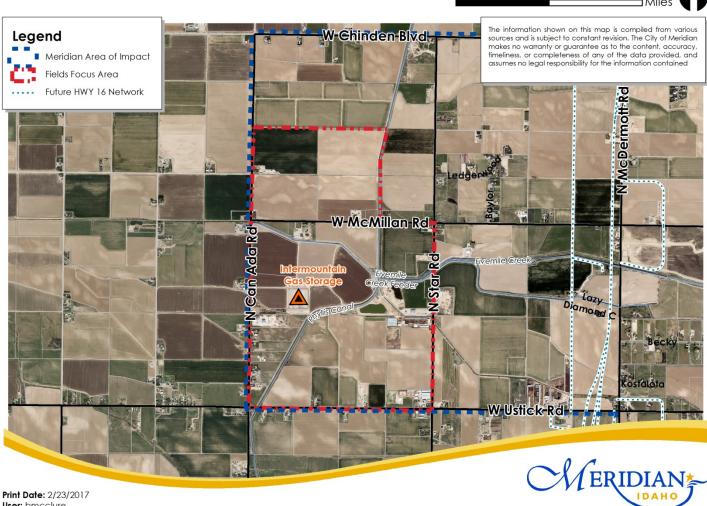




Project Area & Scope



Project Area & Scope



0.5

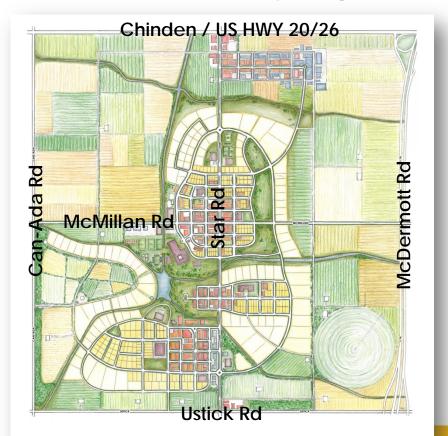
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Background Information

The Fields District

- 4 Square Miles
- Added to Area of City Impact in 2006
- Interim Land Use Designations until SH-16
- 2009 white paper on Fields District
- 2014 Reports on development opportunities
- 2016/17 Growing Together

Fields District Concept Design





What is a Future Land Use?

- Land Use is a key component of the City of Meridian Comprehensive Plan.
- Unlike zoning, the Future Land Use Map (FLUM) describes what may exist in the future, and not necessarily what exists now.
- Land Use decides what a property may be zoned and how it may be developed, when it is annexed into the City.
- Land use designations can change over time, but developers rely on the FLUM – changes are hard to get approved and are not guaranteed. Changing land use designations may have significant impacts on existing and planned infrastructure, such as roads and sewer.



Future Land Use (Existing) 0.5 The information shown on this map is compiled from various W-Chinden-Blyd-Legend sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, Meridian Area of Impact timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained Fields Focus Area N-McDermott-Rd Future HWY 16 Network Low Density Residential Medium Density Residential NGan-Ada-Rd Office LedgerNood Civic Mixed Use Community Mixed Use Neighborhood W-McMillan-Rd-Mixed Use Regional Mixed Use - Interchange Fivemile Creek N-Star-Diamond C Intermountain : **Gas Storage** Becky Kostalota **-**W-Ustick-Rd**-** ← ←

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Land Use Designation Descriptions

Color	Designation	Allows Zoning	Description
	Low Density Residential	R-2, R-4	Up to three dwelling units per acre
	Medium Density Residential	R-4, R-8, TN-R	Three to Eight dwelling units per acre
	Mixed Use Non- residential	C-G, C-C, L- O, I-L, I-H, M- E, H-E	Supports a wide variety of commercial, industrial, and employment designations. Would likely restrict high density uses in vicinity of Intermountain Gas facility. No new residential uses permitted.
	Industrial	I-L, I-H	Light or heavy industrial uses. Strict limitations on new residential units (usually as an accessory use only).



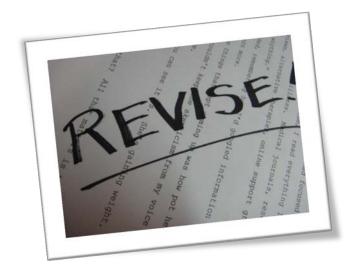
Concept Options

4 Concepts staff composed to review

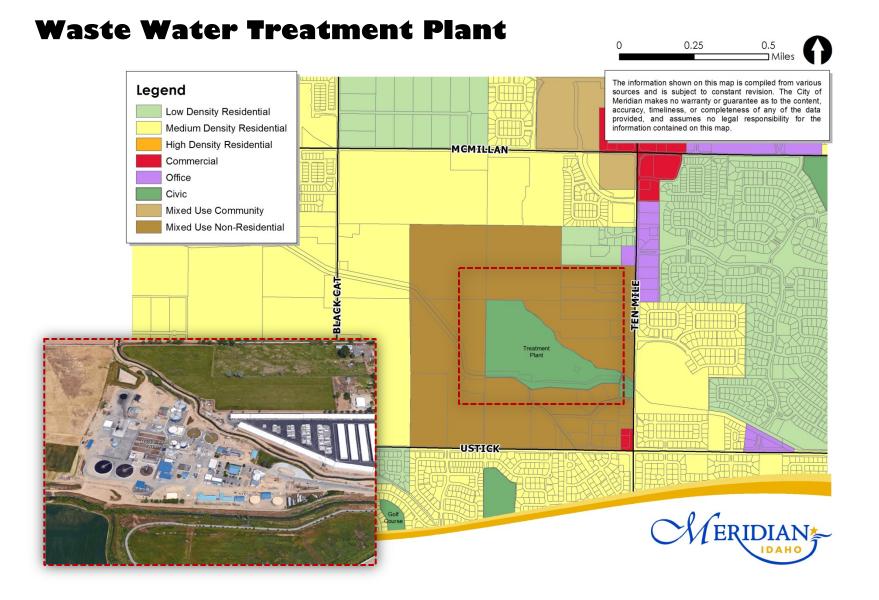
- Each have some pros & cons
- All may be revised or tweaked, they are only initial concepts

Which one resonates most, with you?

 Please list the # and concerns/suggestions on comment sheets. Having address information will be useful for making revisions.







Simplot & Gravel Pits 0.25 The information shown on this map is compiled from various Legend sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, Estate / Rural Residential accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the Low Density Residential information contained on this map. Medium Density Residential Med-High Density Residential High Density Residential Civic Mixed Use Community Mixed Use Neighborhood Mixed Use Non-Residential Mixed Use Regional AMITY

Land Use Example Concept 01 0.5 The information shown on this map is compiled from various ---W-Chinden-Blyd-Legend sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, Meridian Area of Impact timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained Fields Focus Area V-McDermott-Rd Future HWY 16 Network Medium Low Density Residential **Density** Medium Density Residential Residential Office Can-Ada-Rd Civic Ledger Mixed Use Community Mixed Use Neighborhood Mixed Use Non-Residential W-McMillan-Rd-Mixed Use Regional Mixed Use - Interchange N-Star-Rd Fivemile Creek Diamond C Intermountain : **Gas Storage** Becky Mixed Use Non-Kostalota residential **-**W-Ustick-Rdr -

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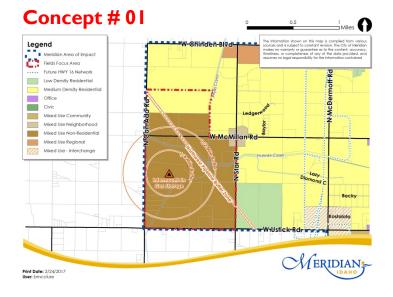
Land Use Example Concept **92** 0.5 The information shown on this map is compiled from various ---W-Chinden-Blyd-Legend sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, Meridian Area of Impact timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained Fields Focus Area N-McDermott-Rd Future HWY 16 Network Medium Low Density Residential **Density** Medium Density Residential Residential Office N Can Ada Rd Industrial Ledger Civic Mixed Use Community Mixed Use Neighborhood W-McMillan-Rd-Mixed Use Non-Residential Mixed Use Regional N-Star-Rd Fivemile Creek Mixed Use - Interchange Lazy mond C Intermountain **Gas Storage** Mixed Use Industrial Non-Becky residential Kostalota **-**W₁Ustick-Rdr ----**Print Date: 2/24/2017** User: bmcclure

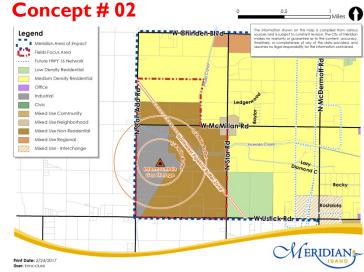
Land Use Example Concept **03** 0.5 The information shown on this map is compiled from various ---W-Chinden-Blyd-Legend sources and is subject to constant revision. The City of Meridian Low makes no warranty or guarantee as to the content, accuracy, Meridian Area of Impact timeliness, or completeness of any of the data provided, and **Density** assumes no legal responsibility for the information contained Fields Focus Area Residential V-McDermott-Rd Future HWY 16 Network Medium Low Density Residential **Density** Medium Density Residential Residential Office NGan-Add-Rd Civic Ledger Mixed Use Community Mixed Use Neighborhood Mixed Use Non-Residential W-MeMillan-Rd-Mixed Use Regional Mixed Use - Interchange Fivemile Creek N-Star-Diamond C Intermountain **Gas Storage** Becky Mixed Use Non-Kostalota residential **-**W-Ustick-Rdr ---

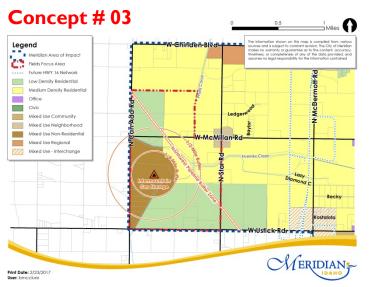
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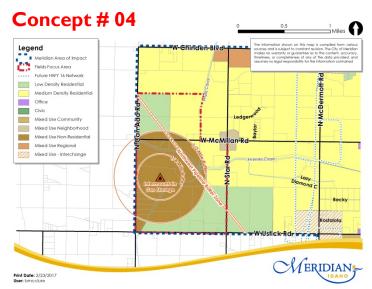
Land Use Example Concept **04** 0.5 The information shown on this map is compiled from various ---W-Chinden-Blyd-Legend sources and is subject to constant revision. The City of Meridian Low makes no warranty or guarantee as to the content, accuracy, Meridian Area of Impact timeliness, or completeness of any of the data provided, and **Density** assumes no legal responsibility for the information contained Fields Focus Area Residential V-McDermott-Rd Future HWY 16 Network Medium Low Density Residential **Density** Medium Density Residential Residential Office N Can-Add-Rd Civic Ledger Mixed Use Community Mixed Use Neighborhood Mixed Use Non-Residential W-MeMillan-Rd-Mixed Use Regional Mixed Use - Interchange Fivemile Creek N-Star Diamond C Intermountain : **Gas Storage** Becky Mixed Use Non-Kostalota residential **-**W-Ustick-Rdr ---

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Next Steps

- Summarize and compile comments
- Refine alternative concept(s) to discuss with stakeholders at future meeting.
 - Is there a preference for another public meeting, or would stakeholders prefer reviewing concepts via the internet?
- Prepare staff preferred concept and process application for a Comprehensive Plan amendment (public hearings before both Meridian Planning and Zoning and Meridian City Council)



THOUGHTS OR QUESTIONS

PLEASE ALSO LEAVE WRITTEN COMMENTS

For more information, see:

http://meridiancity.org/fields

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