

FUTURE LAND USE MAP CHANGES

CONSIDERATIONS WHEN REQUESTING A DIFFERENT FUTURE LAND USE DESIGNATION

Requesting a land use change in the City of Meridian is a big deal. The impacts of a change potentially alter planning for schools, transportation, emergency services, utilities, and other public facilities and services. Changes can have significant budgetary and financial implications for the City. Furthermore, land use changes can impact the entitlements of other nearby developments, and may have significant ramifications for those already living and doing business within the Meridian community.

For complete land use descriptions, policy, or cut sheet information, see the Comprehensive Plan website at:

» www.meridiancity.org/compplan

Comprehensive Plan Policy

For all potential future land use changes, see the applicable policy statements (goals, objectives, and actions items) from the City's Comprehensive Plan on the subsequent pages. City staff use these, in part, to determine whether a land use change is appropriate for the City. To reference the full Comprehensive Plan, which also includes more supportive descriptions and examples, see the City's Comprehensive Plan website.

Land Use Cut Sheets

The City provides cut sheets for most land use types available in Meridian. Please reference these for specific criteria associated with both existing and any proposed land uses associated with a property. For all cut sheets, see the City's Comprehensive Plan website.

Land Use and Transportation Context

It is important to remember that some land uses are vital for the long-term resiliency of the City. Some mixed use and commercial designations for example, are the only opportunities for neighborhood serving services anywhere within a mile of residential neighborhoods. Others are intrinsically related to transportation projects with significant investment and regional mobility considerations. Projects are often identified and funded 5 or more years prior to construction - changing who lives near or will drive to and through an area can have serious ramifications on the need, location, and effectiveness of a roadway project.

Where people live, work, and play has implications on the transportation network and impacts everyone.

References and Additional Information

See the following page.

What is a Future Land Use?

- » Unlike zoning, future land use designations describe the character and type of use that is desired in the future, and not necessarily what is currently in place. Future land uses dictate the types of zoning that are envisioned on any particular piece of land.



How to Use the Checklist

- » Read through the considerations and familiarize yourself with additional support references.
- » The checklist on the following pages is used to track whether a proposed land use change is supportive of Comprehensive Plan policy. Check any policy supported by the proposed change, and consider addressing why items that are not supportive, are in the best interest of the community. Consider also synergistic policy items, and whether "supportive" policy is truly being realized within the greater context (e.g. – other policy items not checked).

Contact Information

City of Meridian Planning Division

- » Phone | **208.884.5533**

Ada County Highway District (ACHD)

- » Phone | **208.387.6170**



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References and Additional Information

The following are links to the various plans, policy, and studies referenced in applicable City of Meridian Land Use policy. For more information on referenced material, see the associated website for applicable information, or contact the responsible agency (see the first page). If you are unclear which policy references are applicable, City of Meridian Planning Division staff can help to provide clarification.

COMPREHENSIVE PLAN POLICY REFERENCES & SUPPORT

Name and Description

City of Meridian References

City of Meridian Comprehensive Plan

■ www.meridiancity.org/compplan

City of Meridian Future Land Use Map

■ www.meridiancity.org/compplan

Future Land Use Map Designations - Cutsheets

■ www.meridiancity.org/compplan

City of Meridian Unified Development Code

■ http://www.sterlingcodifiers.com/codebook/index.php?book_id=306

City of Meridian Comprehensive Parks and Recreation System Master Plan

■ www.meridiancity.org/compplan

Ten Mile Interchange Specific Area Plan

■ www.meridiancity.org/TMISAP

Other Agency References

ACHD Complete Streets Policy

■ <http://www.achdidaho.org/departments/PP/TLIP.aspx>

ACHD Master Street Map

■ <http://www.achdidaho.org/departments/PP/TLIP.aspx>

ACHD Transportation Land Use Integration Plan

■ <http://www.achdidaho.org/departments/PP/TLIP.aspx>

COMPASS Regional Long-range Transportation Plan

■ <http://www.compassidaho.org/prodserv/reglrtranpl.htm>

Note: In some cases, other plans, studies, or policy may be applicable. Contact the City of Meridian Planning Division to determine whether other references may be applicable.

How to Use the Checklist

See sidebar on first page.



FUTURE LAND USE MAP CHANGES

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CHECKLIST: COMPREHENSIVE PLAN POLICY RELATED TO LAND USE CHANGES

| Check | Description | Item # |
|--------------------------|--|----------|
| <input type="checkbox"/> | Plan for and encourage services like health care, daycare, grocery stores and recreational areas to be built within walking distance of residential dwellings. | 2.01.01C |
| <input type="checkbox"/> | Use the Comprehensive Plan, the Unified Development Code, and the Design Manual to discourage strip development, and encourage clustered, landscaped business or residential development on entryway corridors. | 2.01.02D |
| <input type="checkbox"/> | Evaluate comprehensive impact of growth in all land use decisions (e.g., traffic impacts, school enrollment, parks, etc). | 3.01.01B |
| <input type="checkbox"/> | Update the Comprehensive Plan and Unified Development Code as needed to accommodate growth trends. | 3.01.01D |
| <input type="checkbox"/> | Develop incentives that encourage utilization of unimproved or underdeveloped land within City limits in order to maximize public investments, and curtail urban sprawl. | 3.01.01E |
| <input type="checkbox"/> | Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City. | 3.01.01F |
| <input type="checkbox"/> | Evaluate development proposals based on physical, social, economic, environmental, and aesthetic criteria. | 3.01.01G |
| <input type="checkbox"/> | Consider City Master Plans and Strategic Plans in all land use decisions. | 3.01.01I |
| <input type="checkbox"/> | Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road and highway extensions, and to facilitate access management planning; use COMPASS' Access Management Toolkit. | 3.01.01J |
| <input type="checkbox"/> | Support applications that apply the neighborhood center concept. | 3.01.02A |
| <input type="checkbox"/> | Establish incentives for new commercial development within under-utilized existing commercial areas. | 3.01.02B |
| <input type="checkbox"/> | Ensure compatibility of schools with neighborhoods and adjacent land uses. | 3.02.01J |
| <input type="checkbox"/> | Consider ACHD's Complete Streets policy and Transportation and Land Use Integration Plan (TLIP) in all land-use decisions. | 3.03.02F |
| <input type="checkbox"/> | Consider the adopted COMPASS regional long-range transportation plan in all land-use decisions. | 3.03.02G |
| <input type="checkbox"/> | Review new development for appropriate opportunities to connect local roads and collectors to adjacent properties (stub streets). | 3.03.02O |
| <input type="checkbox"/> | Preserve the existing rail corridor for a future transit system between Boise and Nampa. | 3.03.04F |
| <input type="checkbox"/> | Consider ACHD's Roadways to Bikeways Plan in all land use decisions. | 3.03.04K |
| <input type="checkbox"/> | Protect citizen investments in existing public facilities (water, sewer, streets, fire, police, etc.) by encouraging controlled growth through development application reviews and development agreements. | 3.04.01G |
| <input type="checkbox"/> | Coordinate with public works, police, and fire departments on proposed annexation and development requests, and the impacts on services. | 3.04.01H |
| <input type="checkbox"/> | Locate industrial and commercial uses where adequate water supply and water pressure are available for fire protection. | 3.04.02A |
| <input type="checkbox"/> | Evaluate the allocation of land uses along the rail corridor, particularly the amount of land envisioned for industrial use; coordinate with UPRR and other stakeholders. | 3.05.01A |
| <input type="checkbox"/> | Update the Future Land Use Map to reflect existing facilities. | 3.05.01C |

Note: Goals, Objective, and Action Item policies are only one component of the Comprehensive Plan. The document text also provides a wealth of direction and guidance. See www.meridiancity.org/compplan for more information. For all other references, see the last page in this handout.



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CHECKLIST: COMPREHENSIVE PLAN POLICY RELATED TO LAND USE CHANGES

| Check | Description | Item # |
|--------------------------|--|----------|
| <input type="checkbox"/> | Locate small-scale neighborhood commercial areas within planned residential developments as part of the development plan. | 3.05.01E |
| <input type="checkbox"/> | Amend the Unified Development Code and Future Land Use Map to implement this plan. | 3.05.01F |
| <input type="checkbox"/> | Encourage research and employment opportunities in the northwest quadrant of Area of City Impact. | 3.05.01G |
| <input type="checkbox"/> | Designate land for a variety of uses. | 3.05.01H |
| <input type="checkbox"/> | Plan for a variety of commercial and retail opportunities within the Area of City Impact. | 3.05.01J |
| <input type="checkbox"/> | Monitor and adjust accordingly, the amount of industrial areas needed to meet the employment needs of the City. | 3.05.01K |
| <input type="checkbox"/> | Identify transitional areas to buffer commercial and residential uses, to allow uses such as offices and other low intensity uses. | 3.05.03A |
| <input type="checkbox"/> | Minimize noise, odor, air pollution, and visual pollution in industrial and commercial development adjacent to residential areas. | 3.06.01B |
| <input type="checkbox"/> | Encourage industrial development to locate adjacent to existing industrial uses. | 3.06.01C |
| <input type="checkbox"/> | Protect existing residential properties from incompatible land use development on adjacent parcels. | 3.06.01F |
| <input type="checkbox"/> | Support land uses that do not harm natural systems and resources. | 3.06.01H |
| <input type="checkbox"/> | Preserve and protect industrial lands for continued industrial use. | 3.06.01I |
| <input type="checkbox"/> | Coordinate with ACHD, ITD, COMPASS, and other agencies to determine future infrastructure plans, transportation corridors, highway alignments, etc. and allow only compatible adjacent land uses, appropriate site designs and traffic patterns. | 3.06.02H |
| <input type="checkbox"/> | Amend the Unified Development Code and Comprehensive Plan Future Land Use Map to ensure a wide variety of housing types can be developed and properly zoned and land is available. | 3.07.01A |
| <input type="checkbox"/> | Adopt land use designations that will allow for housing opportunities for all income levels. | 3.07.01D |
| <input type="checkbox"/> | Designate areas for high density residential on the Future Land Use Map. | 3.07.01G |
| <input type="checkbox"/> | Provide housing options close to employment and shopping centers. | 3.07.02D |
| <input type="checkbox"/> | Locate high-density development, where possible, near open space corridors or other permanent major open space and park facilities, Old Town, and near major access thoroughfares. | 3.07.02L |
| <input type="checkbox"/> | Identify and allocate locations/inventory for industrial and commercial business parks. | 4.03.02D |
| <input type="checkbox"/> | Encourage efficient use of farm ground and open space at Area of City Impact boundaries to effectively transition from rural uses to urban uses. | 5.01.02A |
| <input type="checkbox"/> | Plan and allow land uses surrounding Waste Water Treatment Plant to reduce human exposure to odors. | 6.05.01A |
| <input type="checkbox"/> | Discourage residential areas in close proximity to Wastewater Treatment Plant. | 6.05.01C |
| <input type="checkbox"/> | Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses. | 6.06.01D |
| <input type="checkbox"/> | Integrate land use and transportation planning to ensure that they mutually support the communities' goals and desires. | 7.01.01F |

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