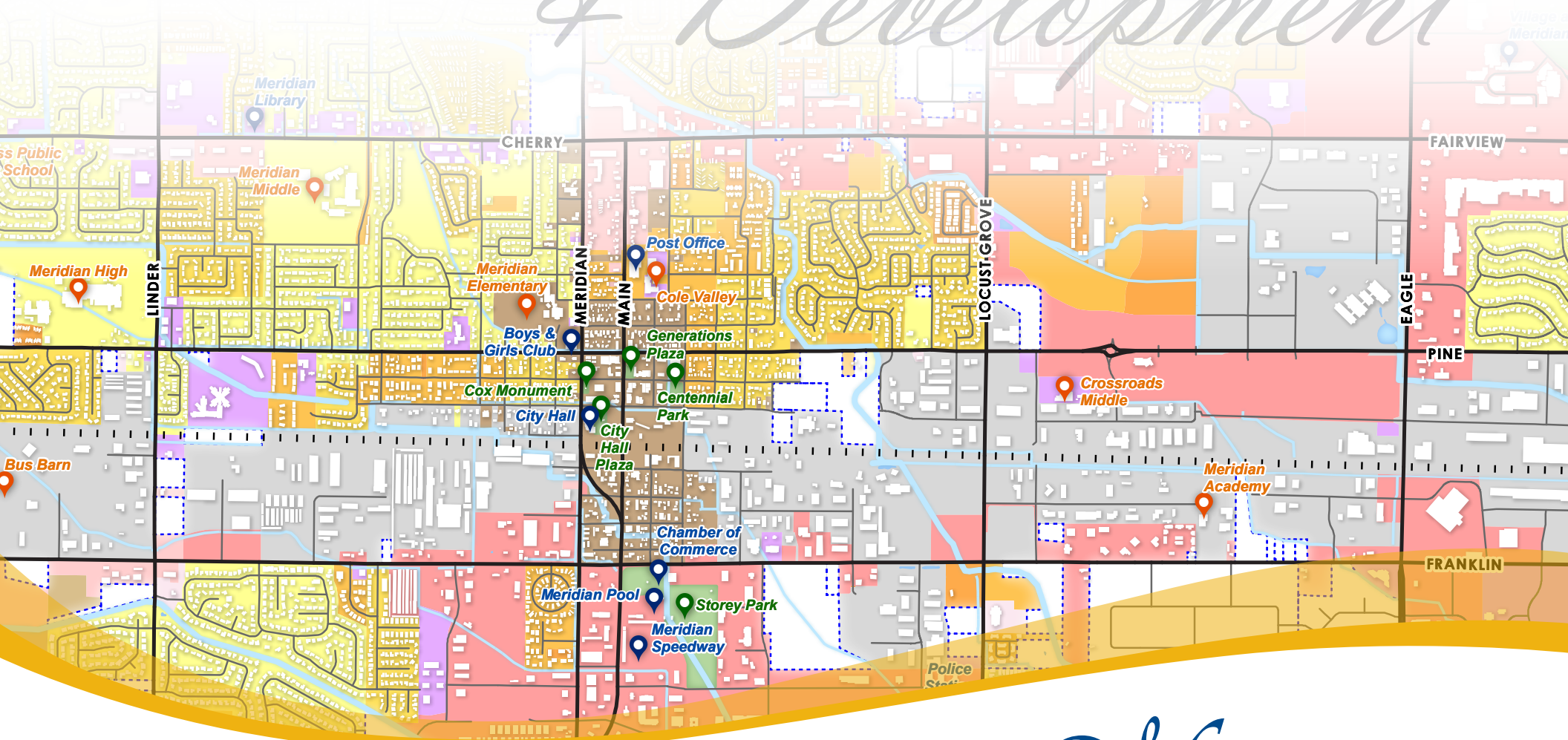
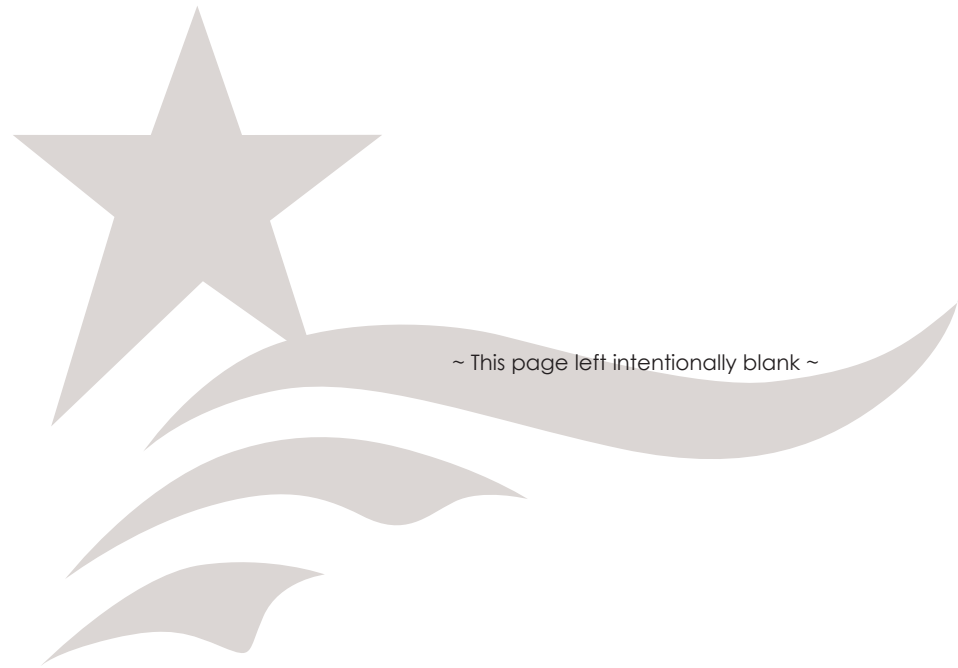


CITY OF MERIDIAN | APRIL 2018

# LAND USE REPORT

## *& Development*





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CITY OF MERIDIAN | APRIL 2018

# LAND USE REPORT

# *& Development*

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### For Questions:

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# INTRODUCTION

At least once a year the City of Meridian Community Development Department prepares a summary of land use and zoning information. This summary data is intended to provide a broad snapshot of comparative land use activities.

For information on population, income, and other demographics, see the City of Meridian Existing Conditions Report (ECR).

## Purpose

The purpose of this report is to memorialize land use and zoning activities in the city. Without an understanding for what we have and where we've come from, understanding our needs as a City and ensuring a diverse and well balanced portfolio of development opportunities would be more difficult.

*This Report is related to policy goal 3.05.00 and objective 3.05.01 of the City of Meridian Comprehensive Plan.* While not satisfying those policy statements entirely, other subsequent materials including the ECR

Ensure a variety and balance of land uses to support the Meridian Area of City Impact.

Policy goal 3.05.00 from the City of Meridian Comprehensive Plan.

may help to indicate vacancy or supply, and better convey to city staff, elected officials, and the public, community need.

## Report History

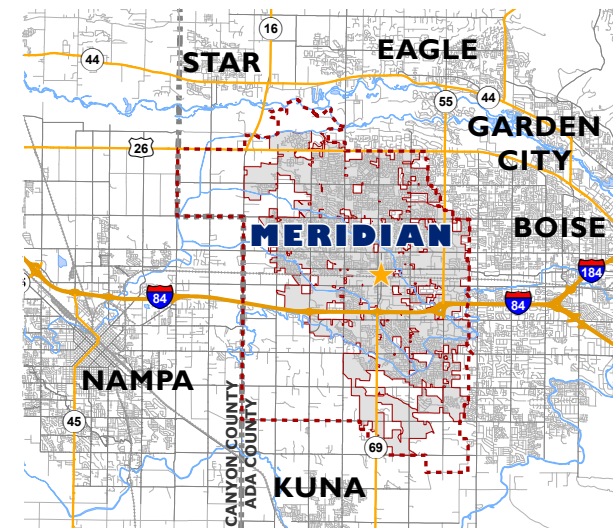
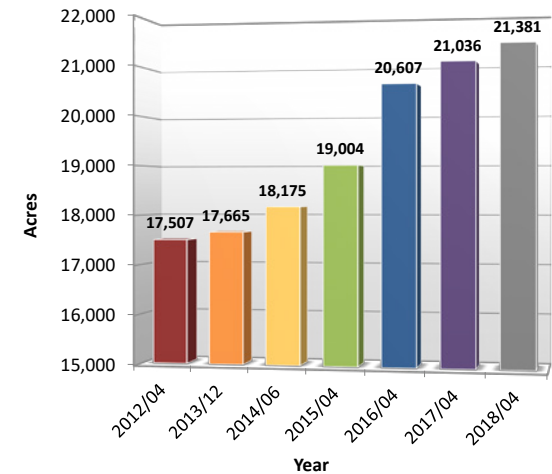
City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented. Information was shared with Planning Division staff simply as a series of charts, comparing one land or zoning type to another. After several years of collection this data has become comparable over time and is better able to show change. In time, it is hoped that trends become even more apparent.

This 2018 Report has now been formally presented for several years, and includes additional secondary indicators related to development cover and values. Additional indicators will be reviewed and expanded with time.

## Data Source

This Report uses city-wide data created and maintained by both Ada County and the City of Meridian. Ada County provides all parcel and zoning information. Some of the data in this report uses land values, improvement values, property exemptions, acreage, and ownership, among other attributes for analysis. The City maintains all future land use information and is responsible for the aggregate and joined data in this report.

Meridian City Limits | 2018



Note: Meridian City limits and Meridian's Area of City Impact line (dashed-red) in relation to the surrounding Treasure Valley communities.

The information in this report is updated and generated automatically through a series of models and indicators created through SQL script, ESRI ArcMap, ESRI ArcCatalog, and City Explained CommunityViz software and extensions. Data generated through this process is then output for the current year and further refined. Microsoft Excel is then used to generate all of the tables and charts used in this report, and to compare indicators with previous years.

A description of the assumptions, variables, and calculation used to generate this report can be made available separately.

*Data varies by source, but all information in this summary was compiled on April 5th, 2018.*

### Report Use

All charts, data, and analysis in this report is only as valid and accurate as original source material, for which the City makes no guarantee. Because valuation information is based on assessed values and not market values, trends should be considered comparative. *It is not intended that this information be compared with other areas outside of Meridian.* Charts and tables should be taken as generalized.

### General Definitions

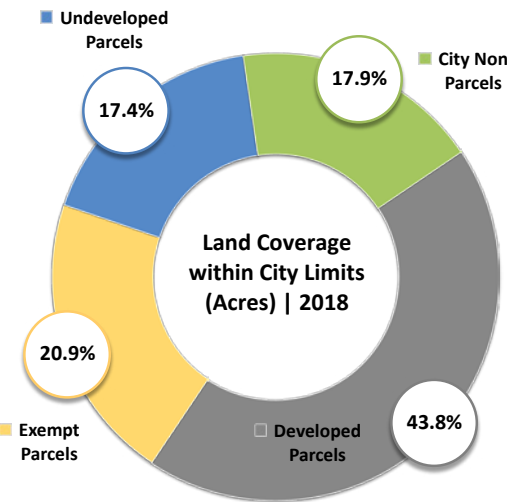
**Exempt:** Properties that are “exempt” are parcels that do not pay “normal” property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land

that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches often make up very large portions of any given zoning designations total land area.

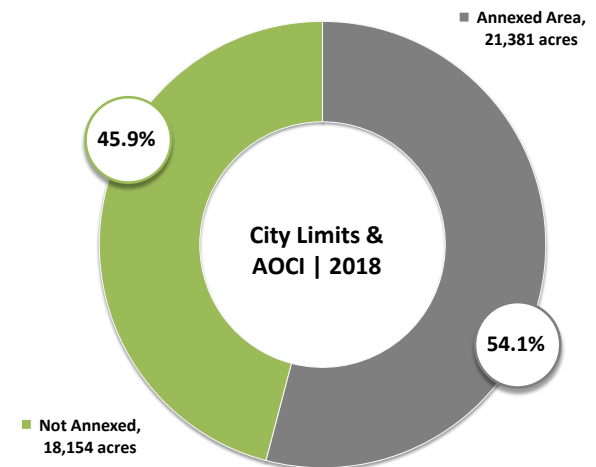
**Undeveloped Land:** Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to redevelop, actually have structures on them with assessed values. *To consider some of these properties as undeveloped, especially for old dilapidated structures, a minimum improvement assumption value and a minimum improvement per square foot assumption value is used to include or exclude properties with limited improvements.* Details on these assumption values can be requested.

**Developed Land:** These properties are those with assessed improvement values greater than the minimum improvement assumption values. See above.

**City Non Parcels:** These areas of the City are those that are not part of a parcel, such as public right-of-way or the rail corridor.



**Note:** See Definitions for information on Exempt, Developed, and Undeveloped land.



**Note:** Areas not annexed are those lands within Meridian’s Area of City Impact (AOCI), but not yet annexed into the City.

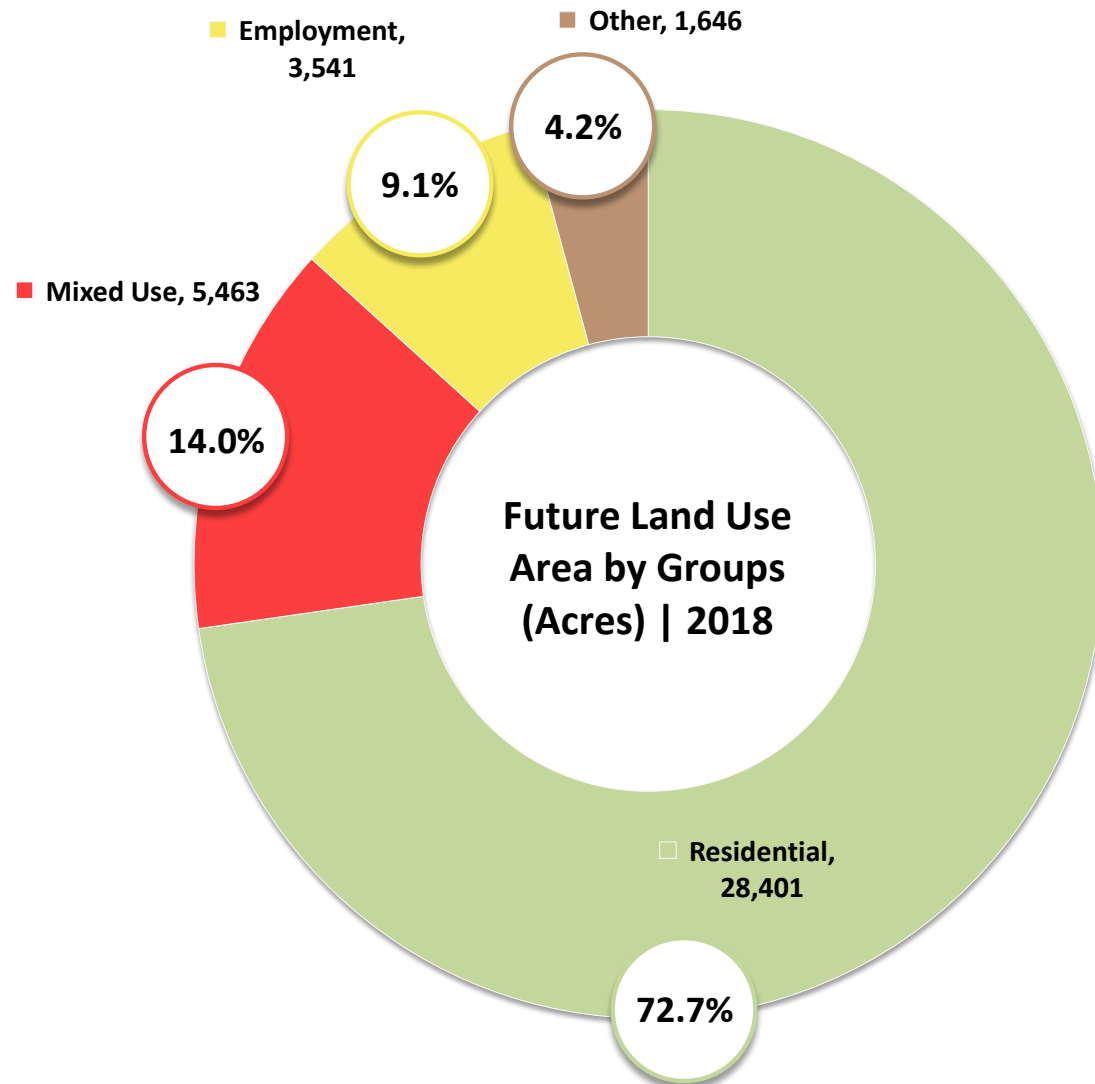
# FUTURE LAND USE AREAS

## KEY INFORMATION

### FUTURE LAND USES

Future land uses are designated and defined in the City of Meridian Comprehensive Plan. For the purposes of this report, land uses are characterized and combined into four groups:

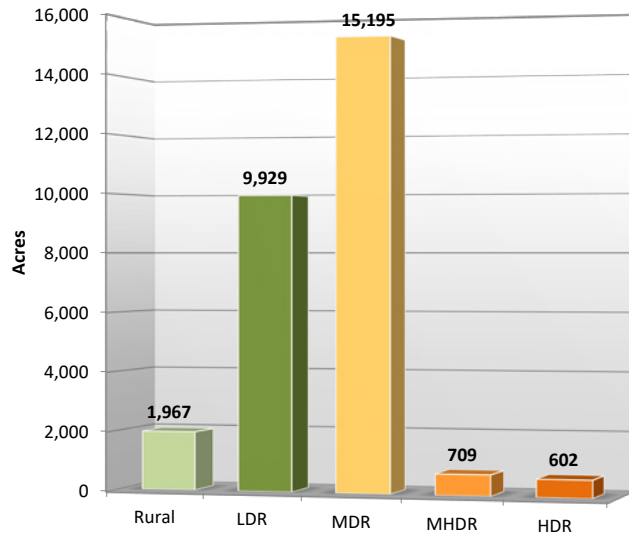
- Residential.** Includes rural, low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (MU-NR) mixed use interchange (MU-I), old-town (O-T), mixed use commercial (MU-Com), mixed use residential (MU-Res), and lifestyle center (LC).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Other.** Includes park, gas pipeline, civic, and civic in the Ten Mile Interchange specific area plan (which is different than the City-wide designation).



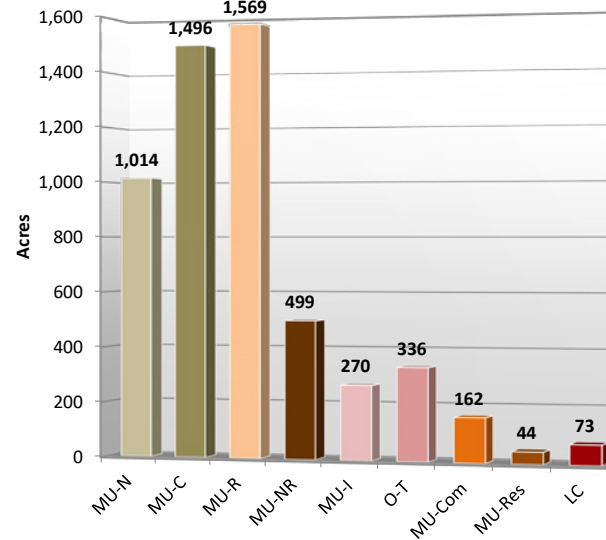
**Note:** Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.



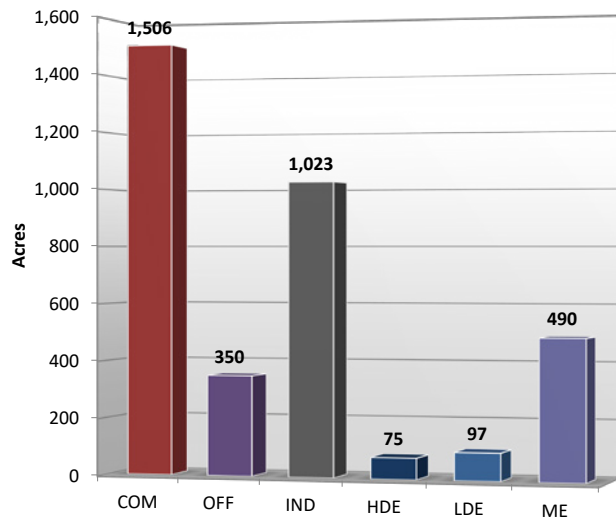
**Future Land Use: Residential Area | 2018**



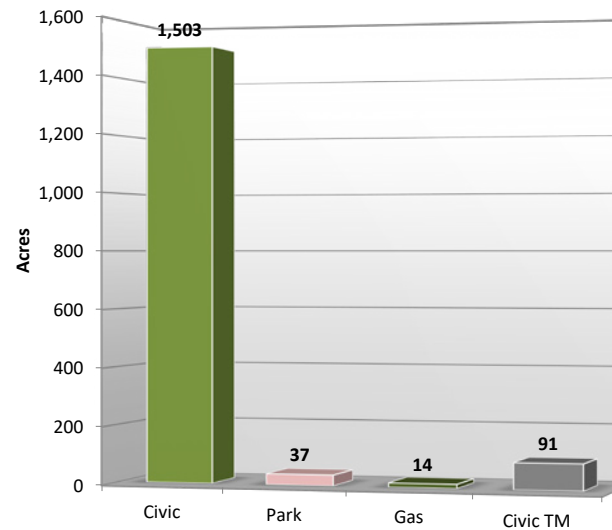
**Future Land Use: Mixed Use Area | 2018**



**Future Land Use: Employment Area | 2018**



**Future Land Use: Other Area | 2018**



**DATA**

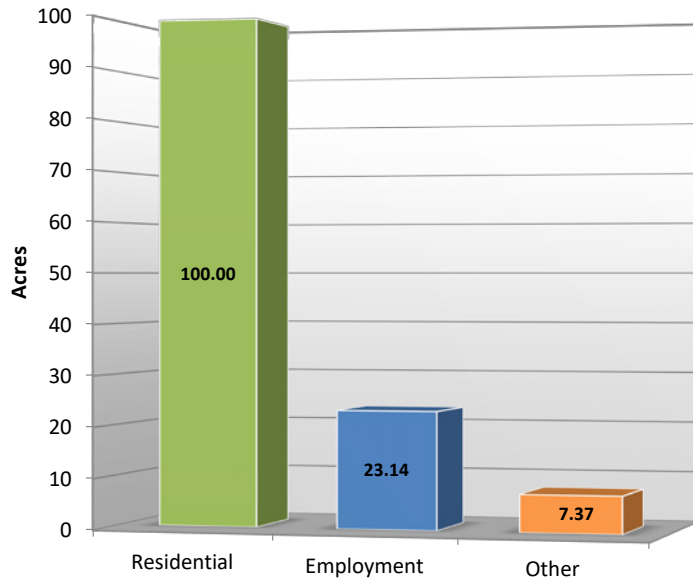
**LAND USE AREA:**

Land Use	Acres
Rural	1,967
LDR	9,929
MDR	15,195
MHDR	709
HDR	602
MU-N	1,014
MU-C	1,496
MU-R	1,569
MU-NR	499
MU-I	270
O-T	336
MU-Com	162
MU-Res	44
LC	73
COM	1,506
OFF	350
IND	1,023
HDE	75
LDE	97
ME	490
Civic	1,503
Park	37
Gas	14
Civic TM	91
<b>Total</b>	<b>39,051</b>

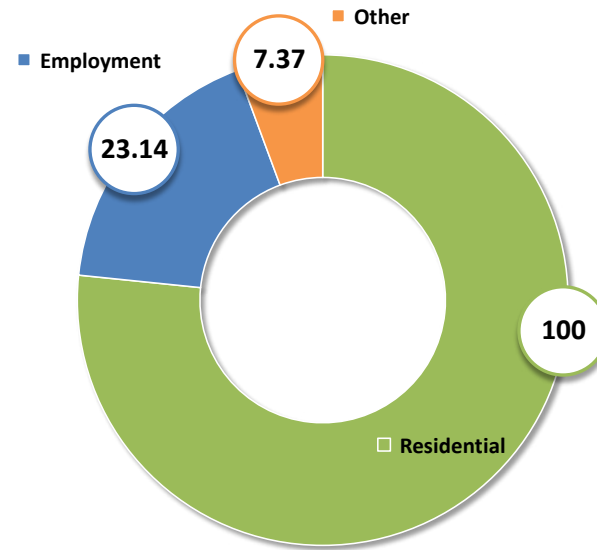
Note: See Key Information on previous page for full list of abbreviations and names of future land use designations.



### Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2018



### Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2018



**Note:** These charts compare the ratio of residential to non-residential land uses, by depicting how many acres exist of non-residential land uses for every 100 acres of residential. Residential land uses include all residential designations plus assumed ratios for each of the mixed use designations. Employment designations are all non-residential designations, excluding those that are civic type (Other), and portions of mixed use.

#### DATA

#### RATIO OF RESIDENTIAL FUTURE LAND USES TO OTHERS

Type	Not Mixed Use	In Mixed Use	Total	Ratio	Acres
Residential	28,401	1,515	29,916	1.00	100
Employment	3,541	3,381	6,923	0.23	23.14
Other	1,646	558	2,204	0.07	7.37
<b>Non-residential</b>				<b>0.31</b>	<b>30.51</b>

Note: This chart uses information from the Land Use Area tables on previous page. Non-residential is Employment + Other.

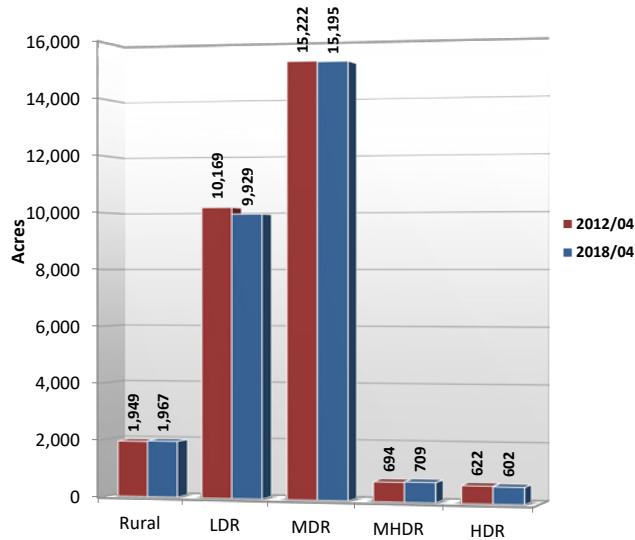
#### DATA

#### FUTURE MIXED USE ASSUMPTIONS

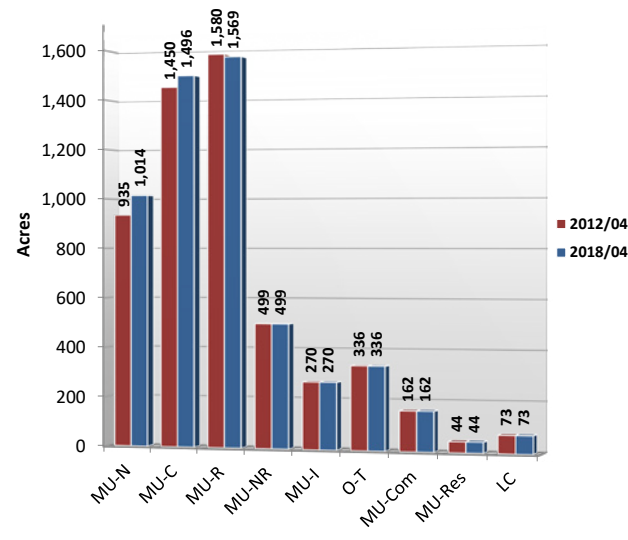
Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
LC	40	20	50	15	70
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	20	20	20	40

Note: Districts with values that exceed 100% have a floor area ration (FAR) greater than 1. This chart uses information from the Land Use Area tables on previous page. NR is non-residential but also excludes Civic uses.

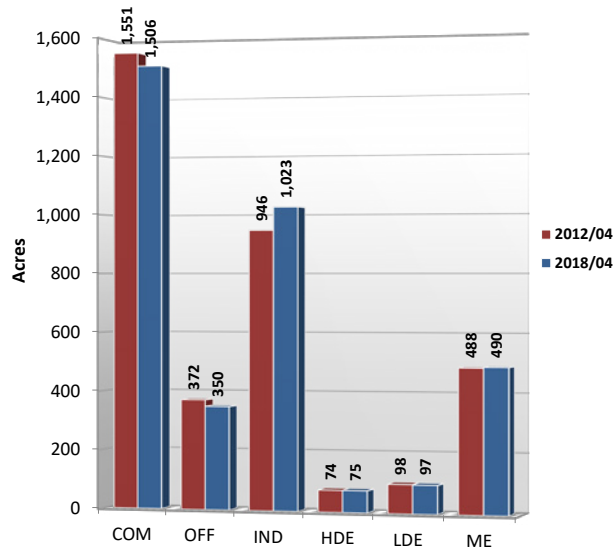
Future Land Use: Change in Residential Area | 2018



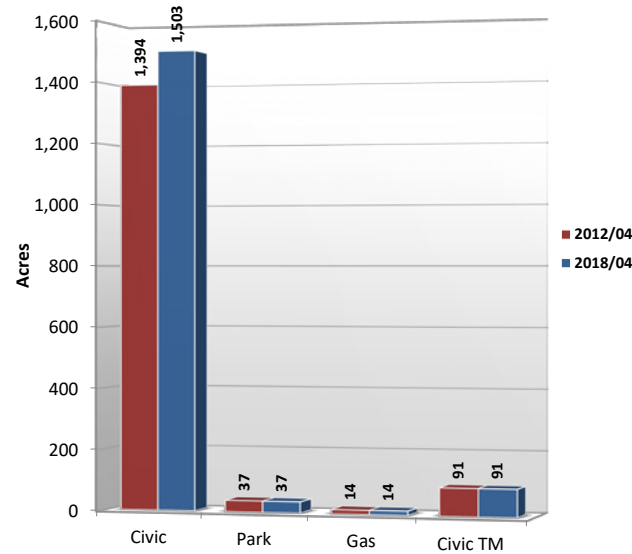
Future Land Use: Change in Mixed Use Area | 2018



Future Land Use: Change in Employment Area | 2018



Future Land Use: Change in Other Area | 2018



DATA

CHANGE IN LAND USE AREA:

Land Use	04/2012	04/2018
Rural	1,949	1,967
LDR	10,169	9,929
MDR	15,222	15,195
MHDR	694	709
HDR	622	602
MU-N	935	1,014
MU-C	1,450	1,496
MU-R	1,580	1,569
MU-NR	499	499
MU-I	270	270
O-T	336	336
MU-Com	162	162
MU-Res	44	44
LC	73	73
COM	1,551	1,506
OFF	372	350
IND	946	1,023
HDE	74	75
LDE	98	97
ME	488	490
Civic	1,394	1,503
Park	37	37
Gas	14	14
Civic TM	91	91
<b>Total</b>	<b>39,071</b>	<b>39,051</b>

Note: Values are in acres.

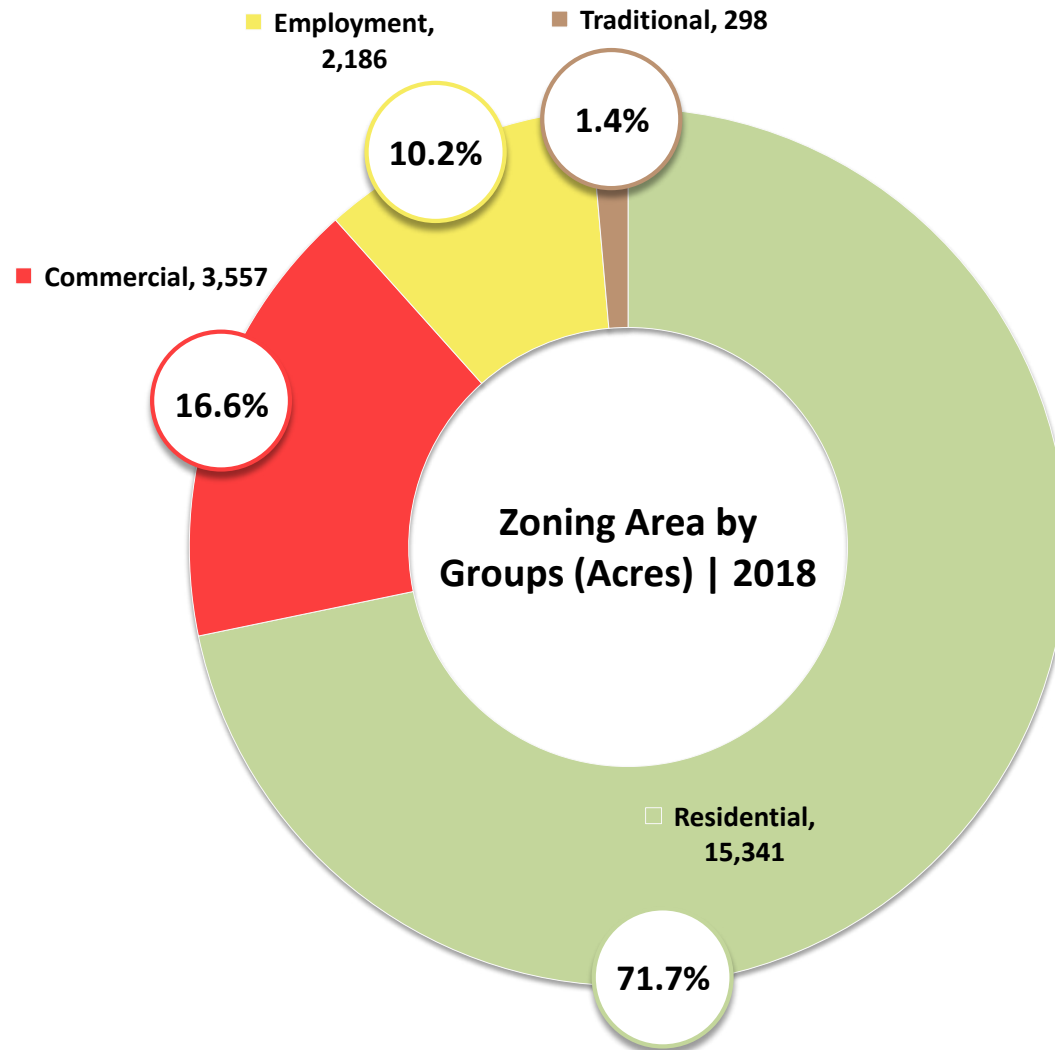
# ZONING DISTRICT AREAS

## KEY INFORMATION

### ZONING DISTRICTS

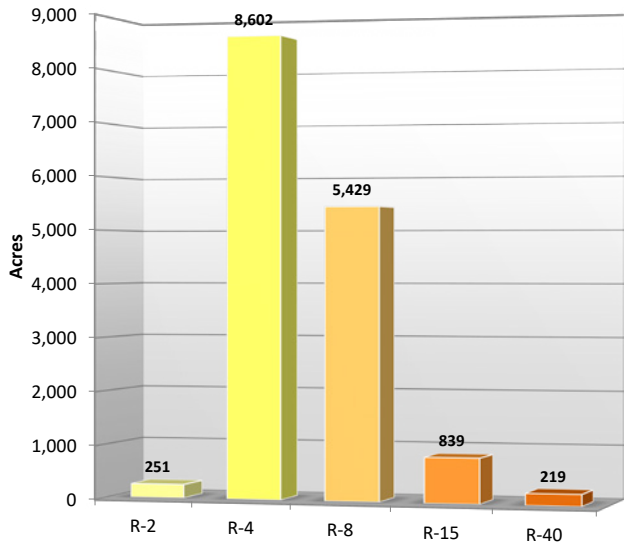
Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups. Please note that these groups are for comparative purposes only and vary from the UDC. These district groups include:

- Residential. This includes low density (R-2), medium-low density (R-4), medium density (R-8), medium-high density (R-15), and high density (R-40).
- Traditional. This includes old town (O-T), traditional neighborhood residential (TN-R), and traditional neighborhood center (TN-C).
- Commercial. This includes neighborhood business district (C-N), community business district (C-C), and general retail and service commercial district (C-G).
- Employment. This includes limited office (L-O), mixed employment (M-E), high-density employment (H-E), light industrial (I-L), and heavy industrial (I-H).

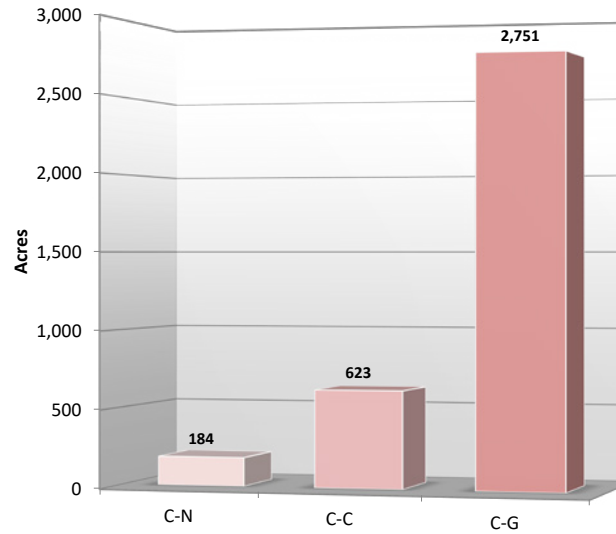


**Note:** Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code.

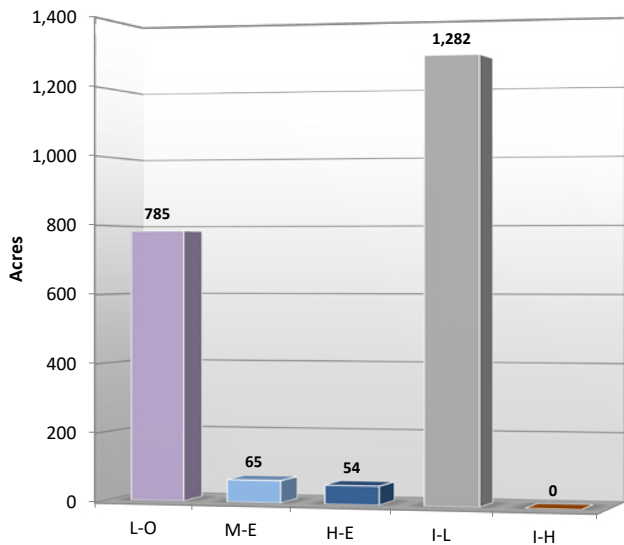
**Zoning: Residential Area | 2018**



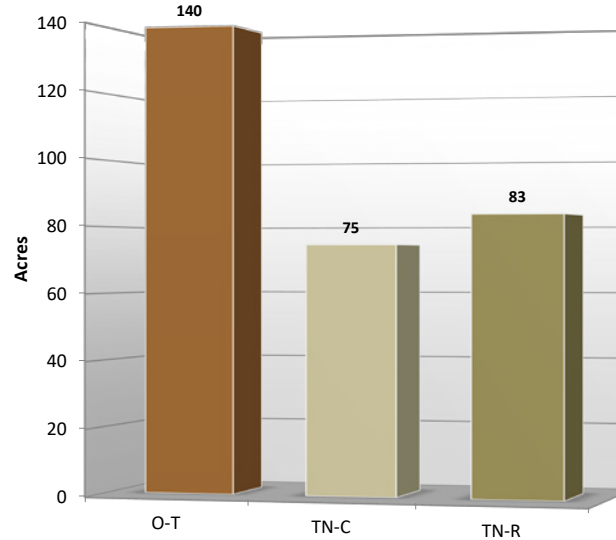
**Zoning: Commercial Area | 2018**



**Zoning: Employment Area | 2018**



**Zoning: Traditional Area | 2018**



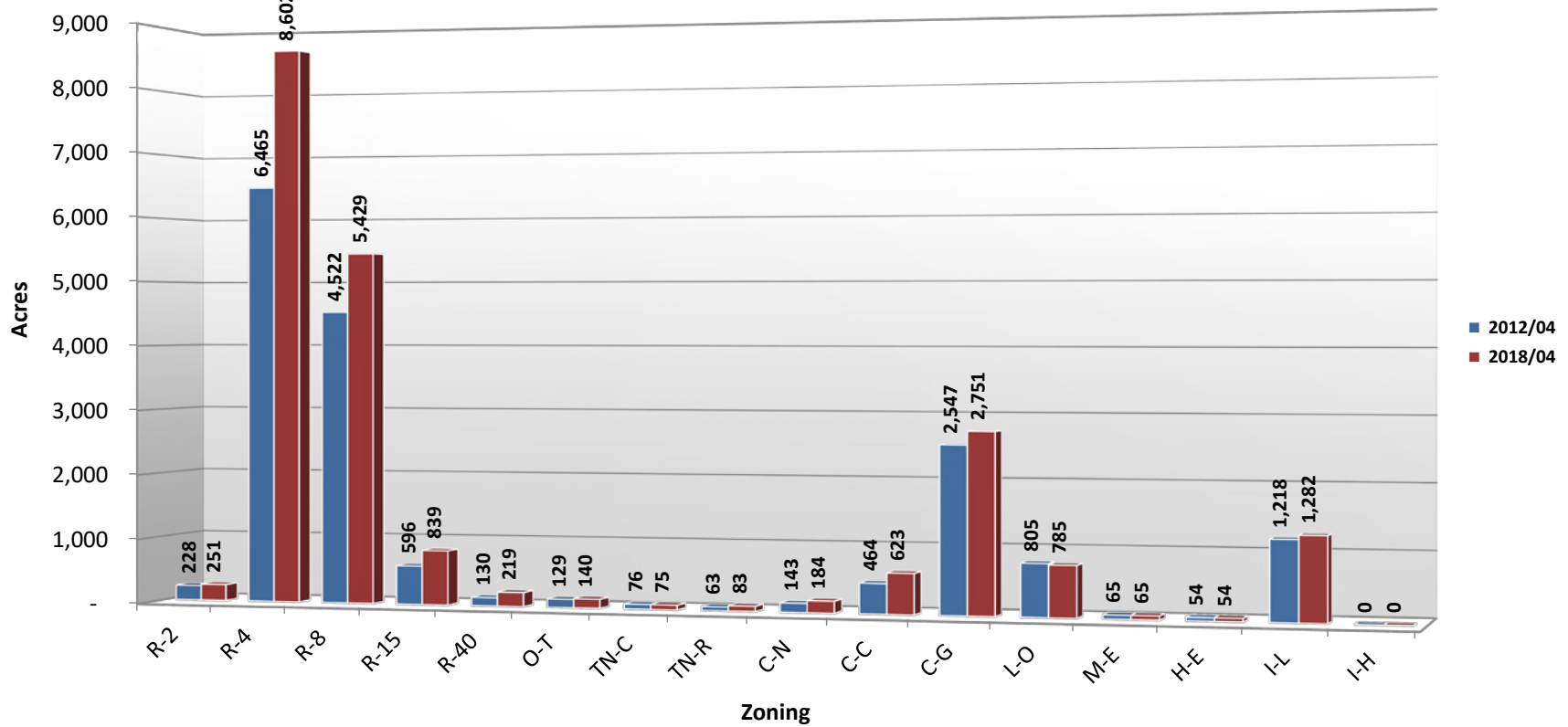
**DATA**

**ZONING AREA:**

Land Use	Acres
R-2	251
R-4	8,602
R-8	5,429
R-15	839
R-40	219
O-T	140
TN-C	75
TN-R	83
C-N	184
C-C	623
C-G	2,751
L-O	785
M-E	65
H-E	54
I-L	1,282
I-H	0
<b>Total</b>	<b>21,381</b>

Note: This information is official city-wide zoning data and includes areas of land that are public right-of-way. Zoning district areas that are parcel specific may have different totals. See Key Information on previous page for full list of abbreviations and names of zoning designations.

Change in Zoning Areas (2012 to 2018)



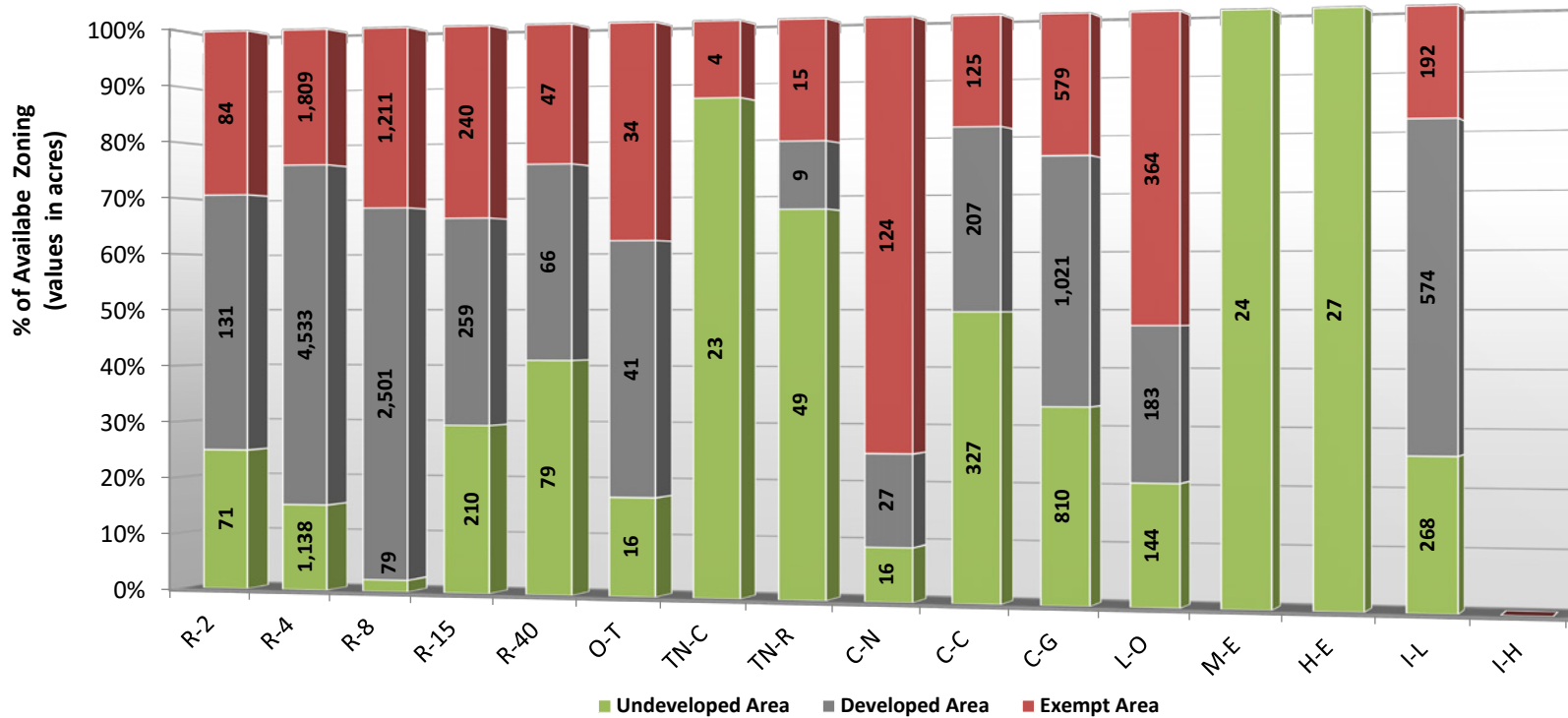
DATA

CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L	
Year	Zoning Area (acres)															
2012/04	228	6,465	4,522	596	130	129	76	63	143	464	2,547	805	65	54	1,218	
2018/04	251	8,602	5,429	839	219	140	75	83	184	623	2,751	785	65	54	1,282	
Change	23	2,137	906	244	89	11	-1	20	41	159	204	-20	-0	0	63	

Note: This information is official city-wide zoning data and includes area of land that is public right-of-way. Zoning district totals that are parcel specific may have different totals.

## Development Cover by Zoning | 2018



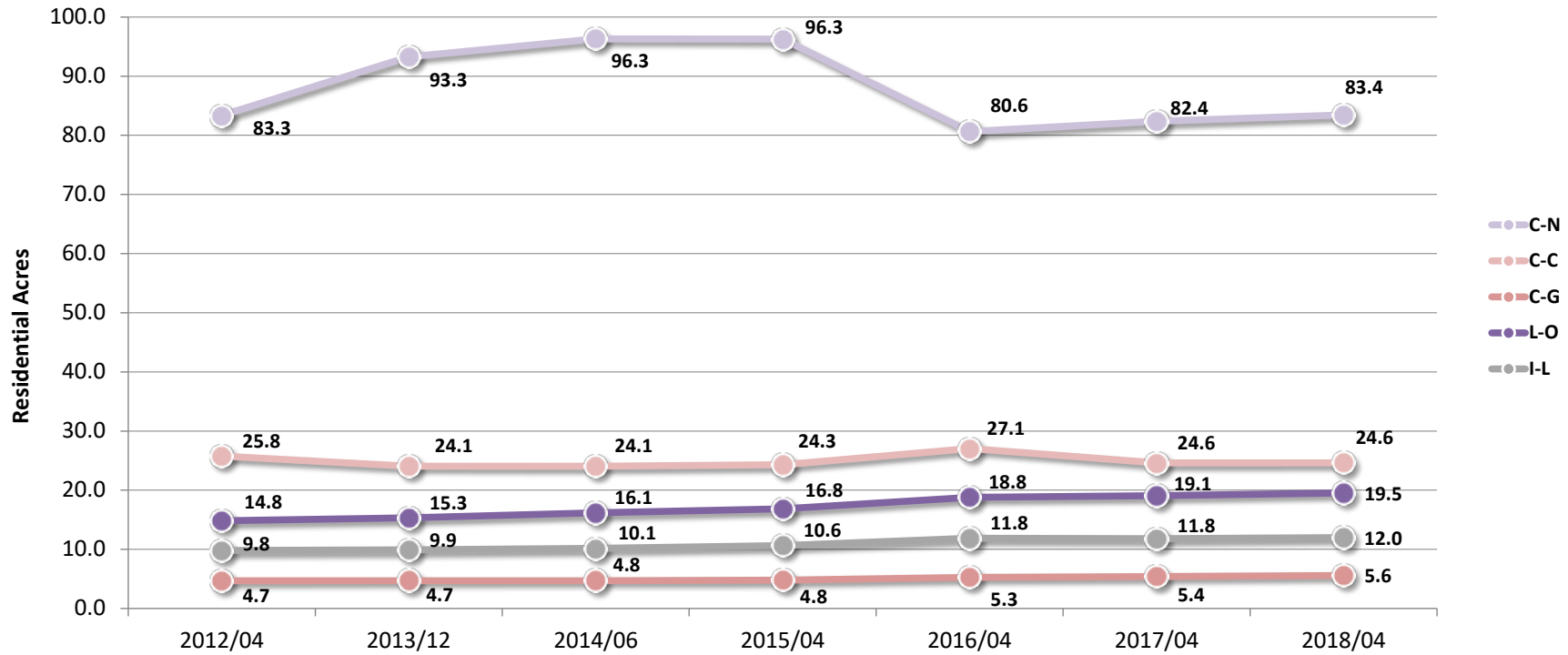
### DATA

#### CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Zoning Area (acres)															
Undeveloped	71	1,138	79	210	79	16	23	49	16	327	810	144	24	27	268
Developed	131	4,533	2,501	259	66	41	-	9	27	207	1,021	183	-	-	574
Exempt	84	1,809	1,211	240	47	34	4	15	579	125	579	364	-	-	192
<b>Total</b>	<b>287</b>	<b>7,479</b>	<b>3,792</b>	<b>708</b>	<b>193</b>	<b>91</b>	<b>27</b>	<b>73</b>	<b>621</b>	<b>659</b>	<b>2,410</b>	<b>691</b>	<b>24</b>	<b>27</b>	<b>1,035</b>

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.

## Residential Zoning for Every 1 Acre of Non-residential Zoning



### DATA

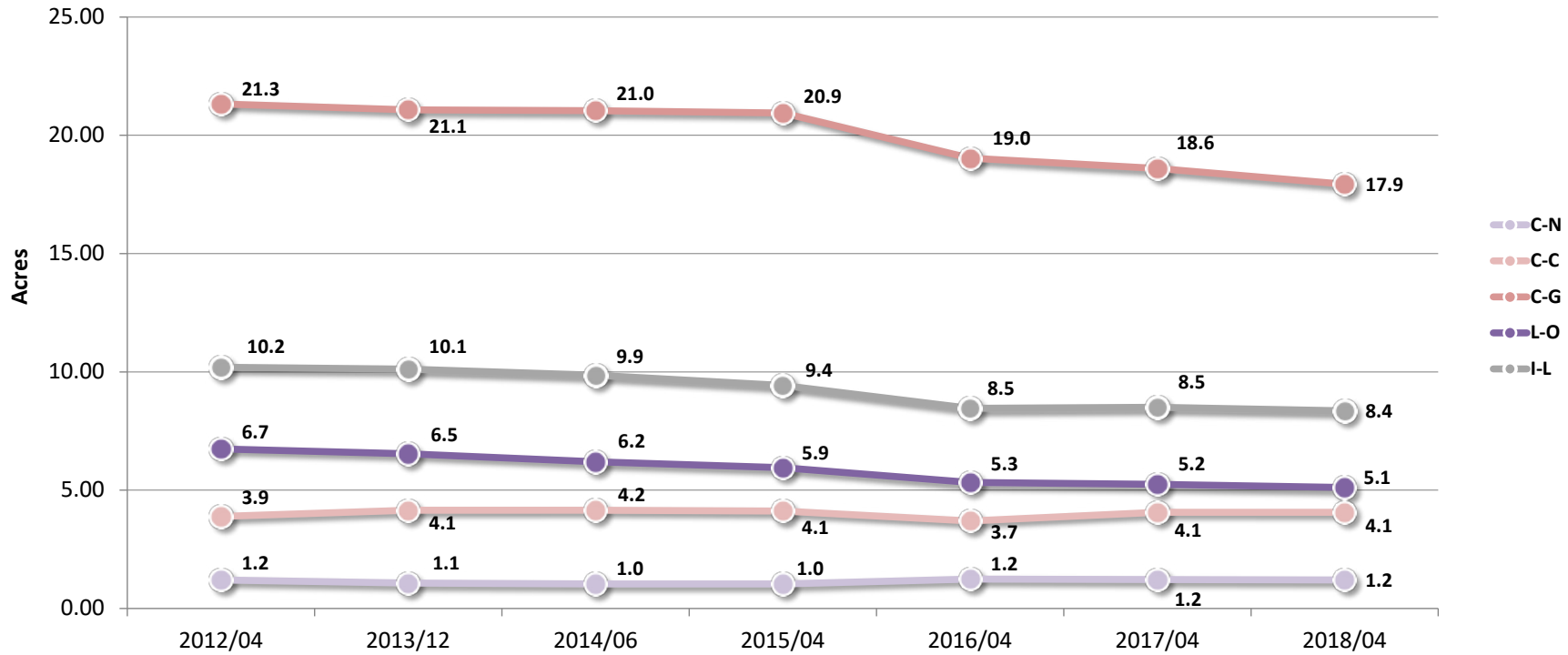
#### RESIDENTIAL ZONING FOR EVERY 1 ACRE OF NON-RESIDENTIAL ZONING:

	2012/04	2013/12	2014/06	2015/04	2016/04	2017/04	2018/04
Residential Zoning in Acres, for every 1 Acres of Non-Residential Designations shown on the left							
C-N	83.3	93.3	96.3	96.3	80.6	82.4	83.4
C-C	25.8	24.1	24.1	24.3	27.1	24.6	24.6
C-G	4.7	4.7	4.8	4.8	5.3	5.4	5.6
L-O	14.8	15.3	16.1	16.8	18.8	19.1	19.5
I-L	9.8	9.9	10.1	10.6	11.8	11.8	12.0

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Mixed use zoning designations (such as Old Town) are not shown. Dates above are in sequential YYYY/MM format.



## Non-residential Zoning for every 100 Acres of Residential Zoning



### DATA

#### NON-RESIDENTIAL ZONING FOR EVERY 100 ACRES OF RESIDENTIAL ZONING:

	2012/04	2013/12	2014/06	2015/04	2016/04	2017/04	2018/04
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations							
C-N	1.2	1.1	1.0	1.0	1.2	1.2	1.2
C-C	3.9	4.1	4.2	4.1	3.7	4.1	4.1
C-G	21.3	21.1	21.0	20.9	19.0	18.6	17.9
L-O	6.7	6.5	6.2	5.9	5.3	5.2	5.1
I-L	10.2	10.1	9.9	9.4	8.5	8.5	8.4

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Mixed use zoning designations (such as Old Town) are not shown. Dates above are in sequential YYYY/MM format.

# DEVELOPMENT INFORMATION

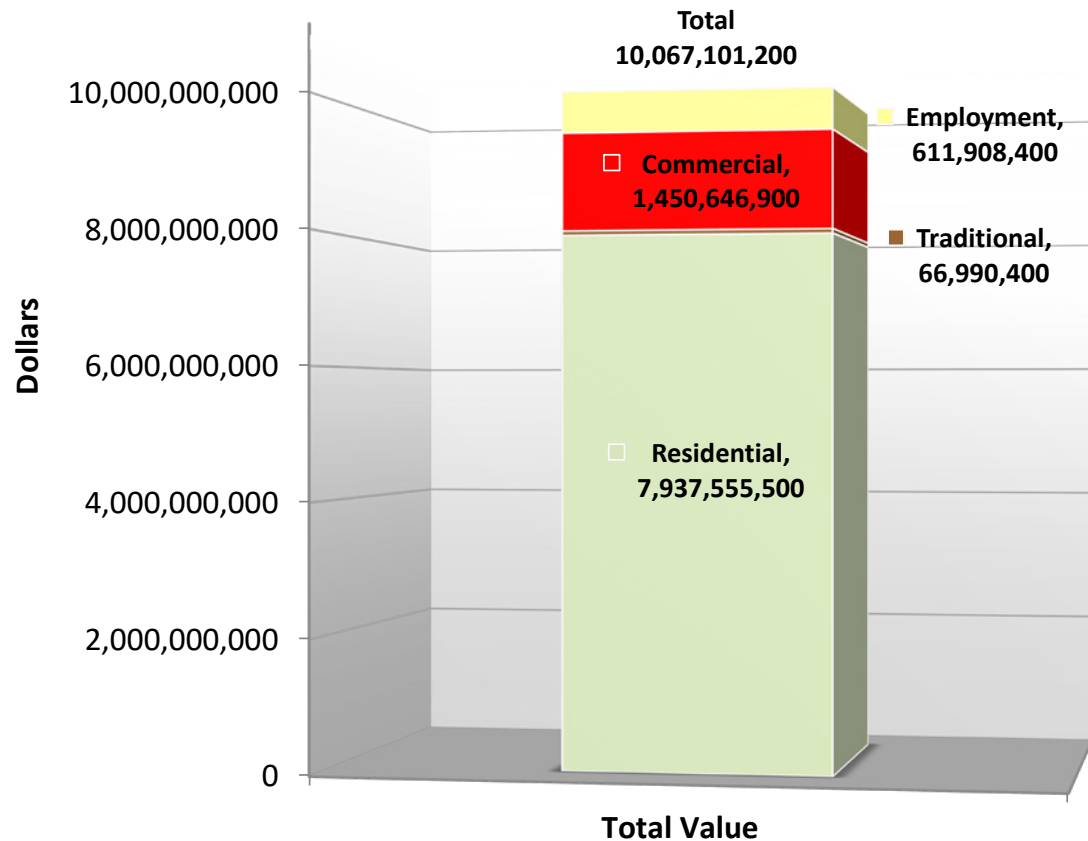
## KEY INFORMATION

### SUMMARY OF DEVELOPMENT INFORMATION

The following development values are based on Ada County Assessor records, and do not necessarily reflect market rates. This information is intended to inform comparisons of taxable land values only. While not exhaustive, the following are a sample of indicators used to compile this data:

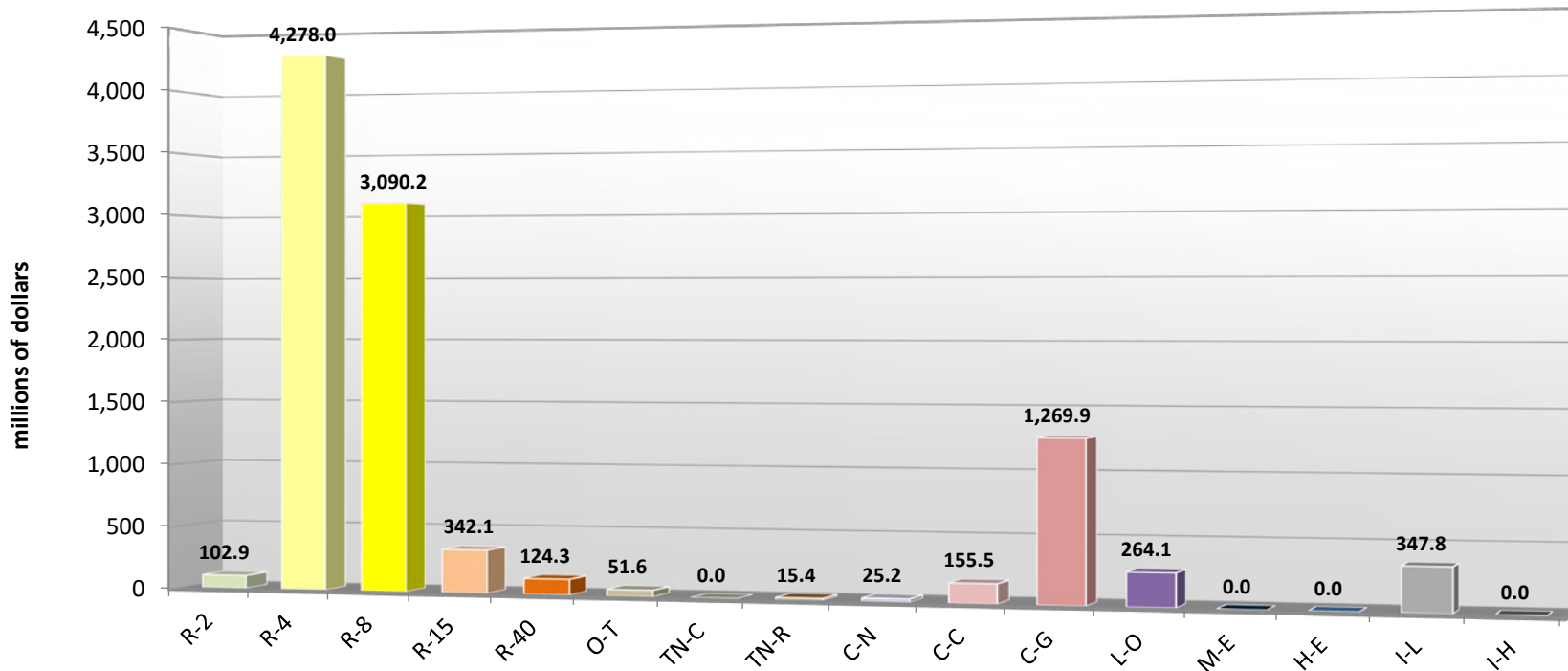
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used most frequently to determine if a property is developed or not. It is often used with a minimum improvement assumption and minimum square foot assumption values, such that small improvements like an old houses or small shed on large properties, are excluded from developed property aggregate.

## Total Developed Land Values by Zoning District Group | 2018



**Note:** These values do not reflect improvement costs on exempt land, such as City facilities, Schools, Churches, those properties with tax exemptions, etc. See Zoning section for explanation of zoning district groups. For explanation of developed land, see the Introduction section.

### Total Developed Land Value by Zoning | 2018

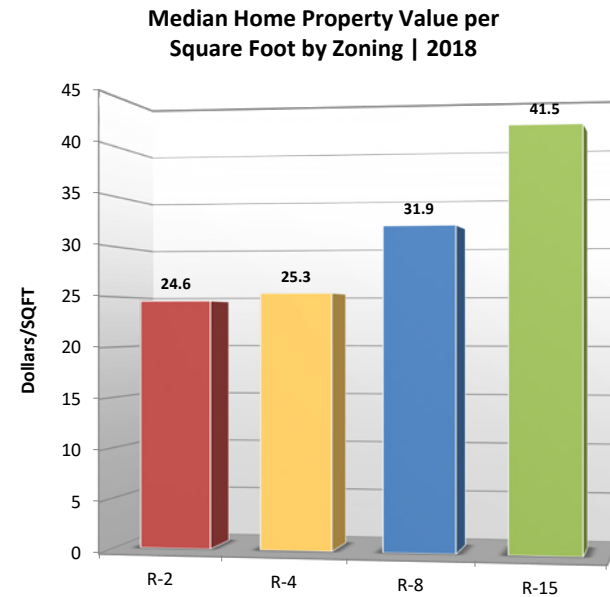
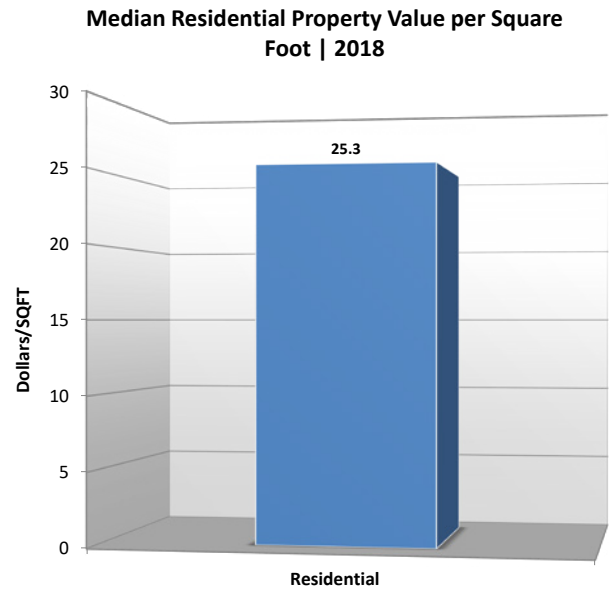
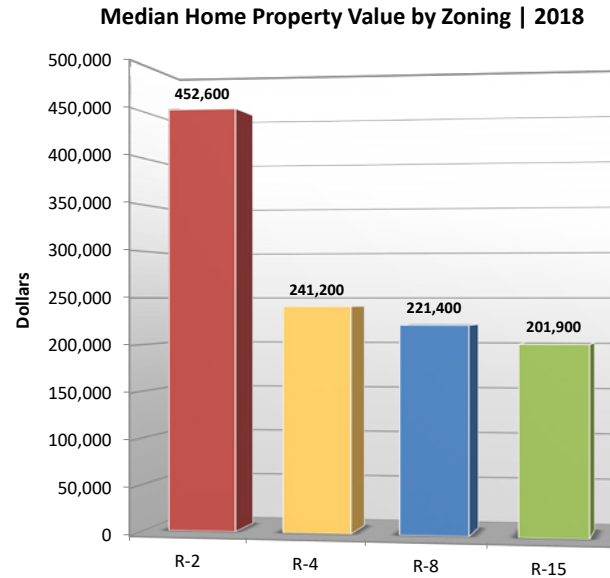
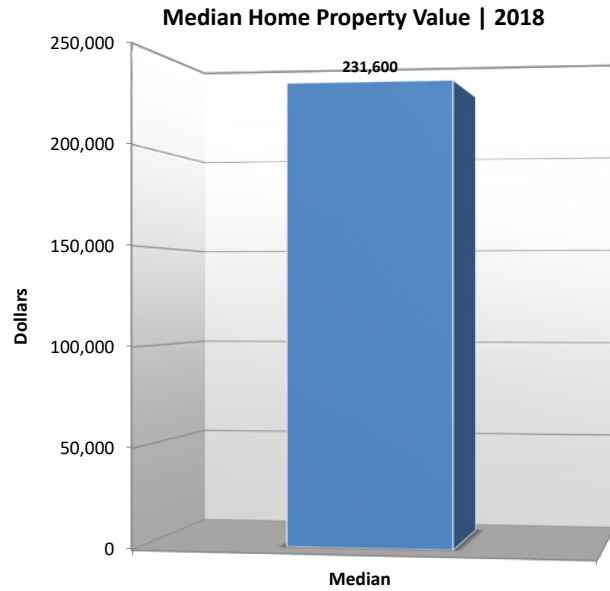


**DATA**

**TOTAL DEVELOPED LAND VALUE BY ZONING (MILLIONS OF DOLLARS):**

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Developed Value (millions)	102.9	4,278.0	3,090.2	342.1	124.3	51.6	0.0	15.4	25.2	155.5	1,269.9	264.1	0.0	0.0	347.8

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



**DATA**

**MEDIAN HOME VALUE:**

Total Value	
R-2	452,600
R-4	241,200
R-8	221,400
R-15	201,900

**Median** 231,600

Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

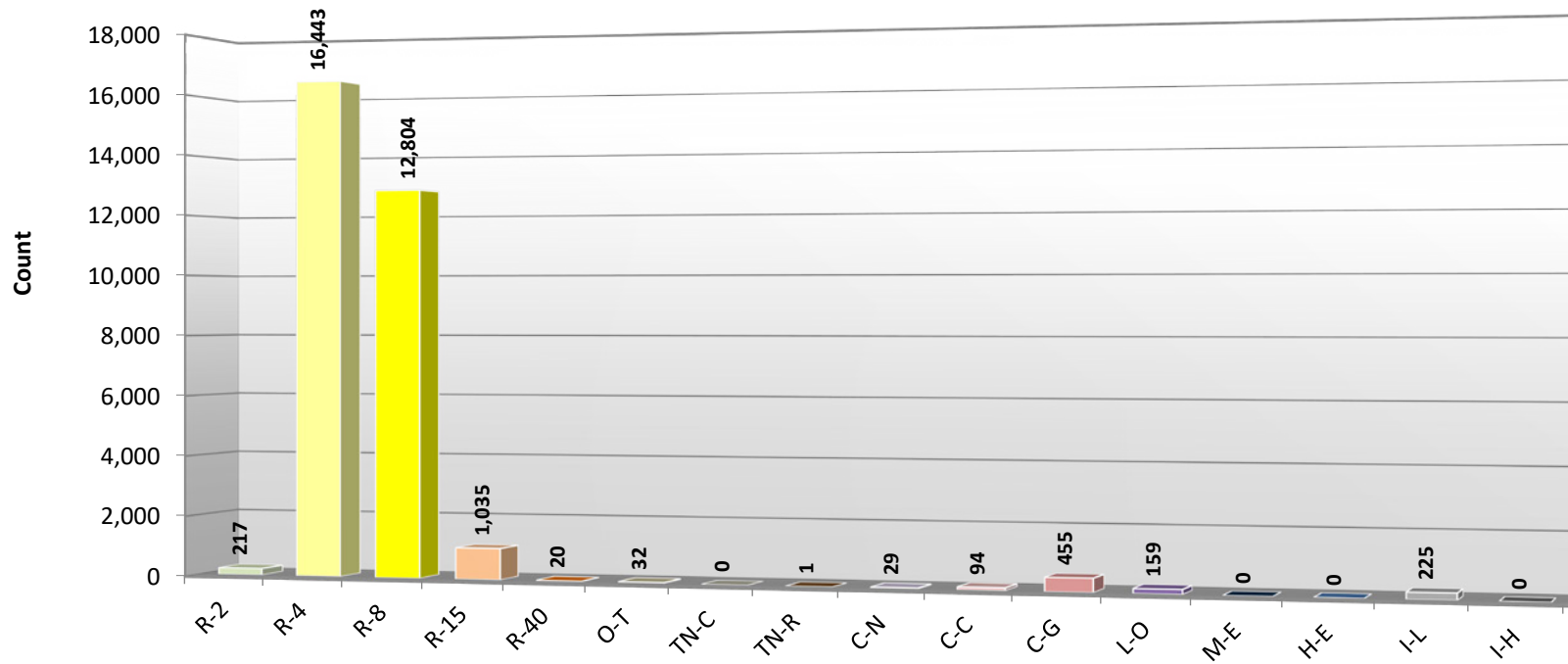
**MEDIAN HOME VALUE:**

Value/SQFT	
R-2	24.6
R-4	25.3
R-8	31.9
R-15	41.5

**Median** 25.3

Note: Only parcels with residential "R" propcodes are included in median value calculations. PPSF indicates property per square foot. Median PPSF values are based on the total property value divided by the total land area.

## Developed Parcel Counts by Zoning District | 2018



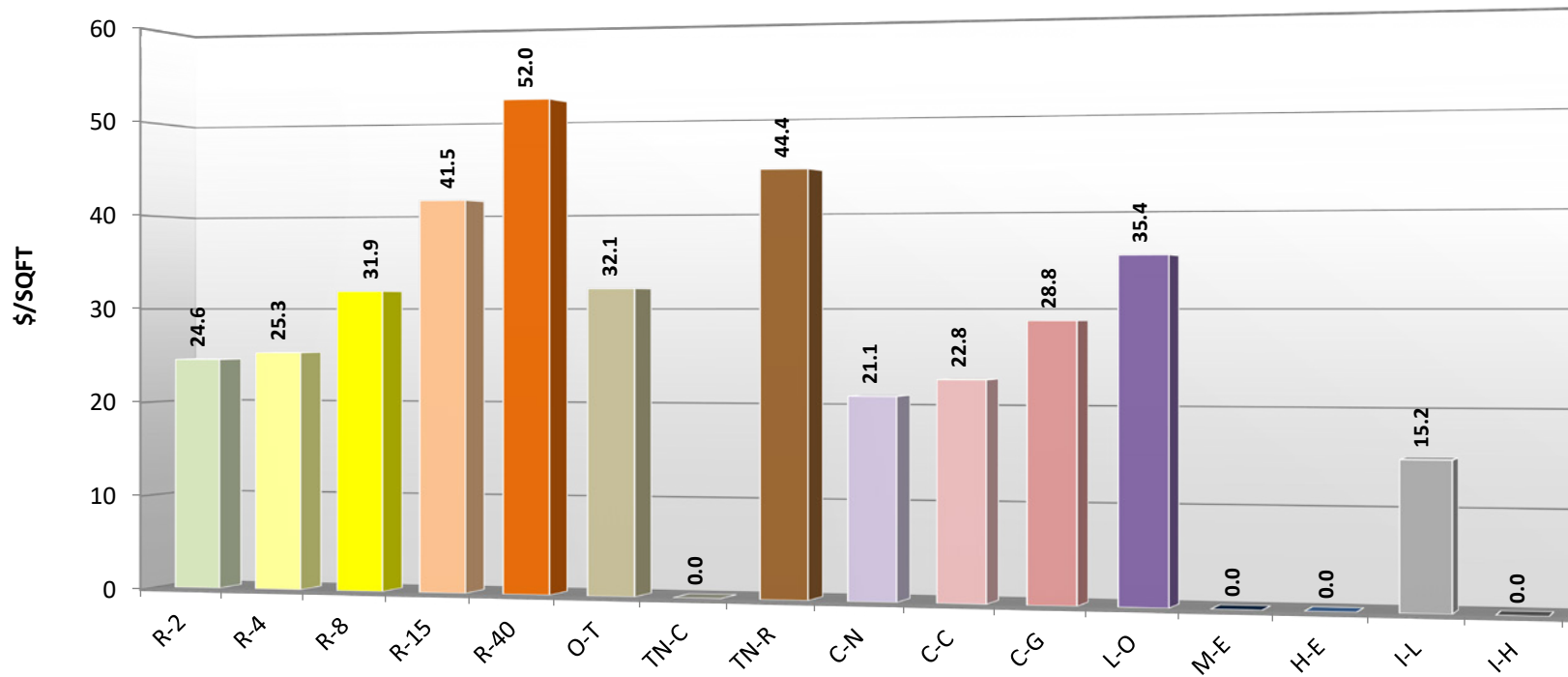
### DATA

#### DEVELOPED PARCEL COUNTS BY ZONING DISTRICTS:

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L	
Parcels by Zoning																
Number of Parcels	217	16,443	12,804	1,035	20	32	0	1	29	94	455	159	0	0	225	

Note: These numbers represent the number of developed parcels within each zoning designation. In commercial districts there may be multiple buildings on a single parcel. In some residential districts there may be multiple dwelling units and accessory dwelling units per parcel. For TN-R, TN-C, and O-T, only commercial properties were included in calculations. In R-2, R-4, R-8, and R-15, only residential properties were considered. The same assumptions were used in subsequent calculations for property, land, and improvement median values, and represents how many parcels were considered for each zoning designation.

## Median Property Value per Square Foot by Zoning District | 2018



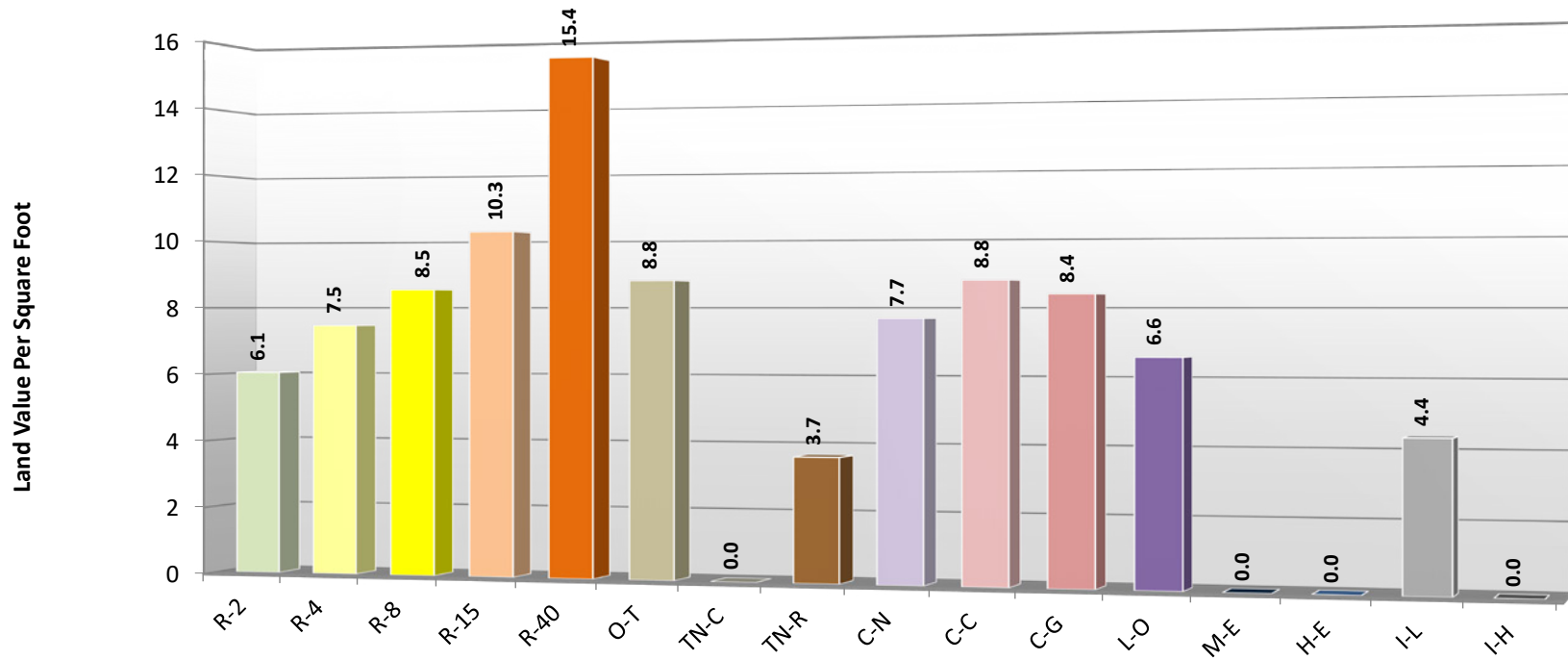
### DATA

#### MEDIAN ZONING VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	24.6	25.3	31.9	41.5	52.0	32.1	0.0	44.4	21.1	22.8	28.8	35.4	0.0	0.0	15.2

Note: Median values shown are for entire parcel area and their total value. This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

## Median Land Value Per Square Foot by Zoning District | 2018



### DATA

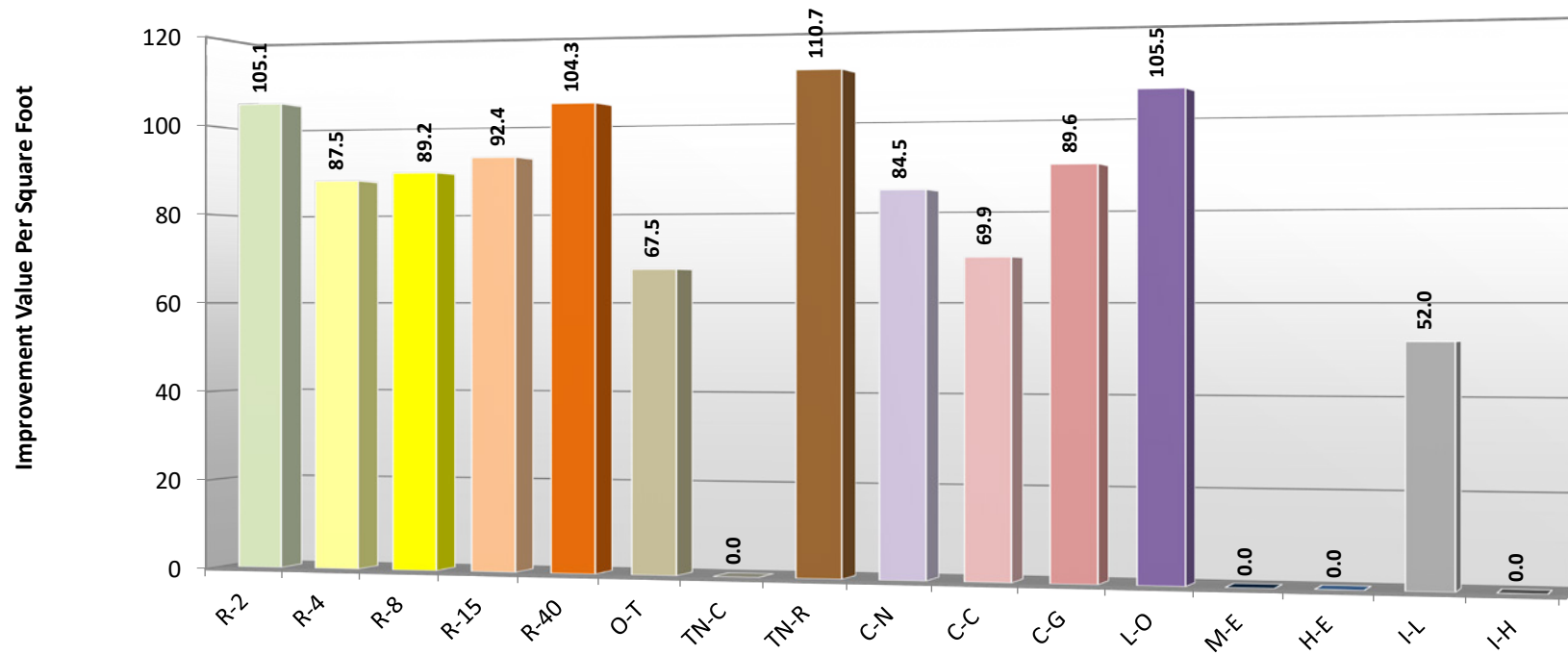
#### LAND VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L	
Value by Zoning																
SQFT Value (dollars)	6.1	7.5	8.5	10.3	15.4	8.8	0.0	3.7	7.7	8.8	8.4	6.6	0.0	0.0	4.4	

Note: Median values shown are for entire parcel area and the underlying land value only (does not include improvement values). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



## Improvement Value Per Square Foot by Zoning District | 2018



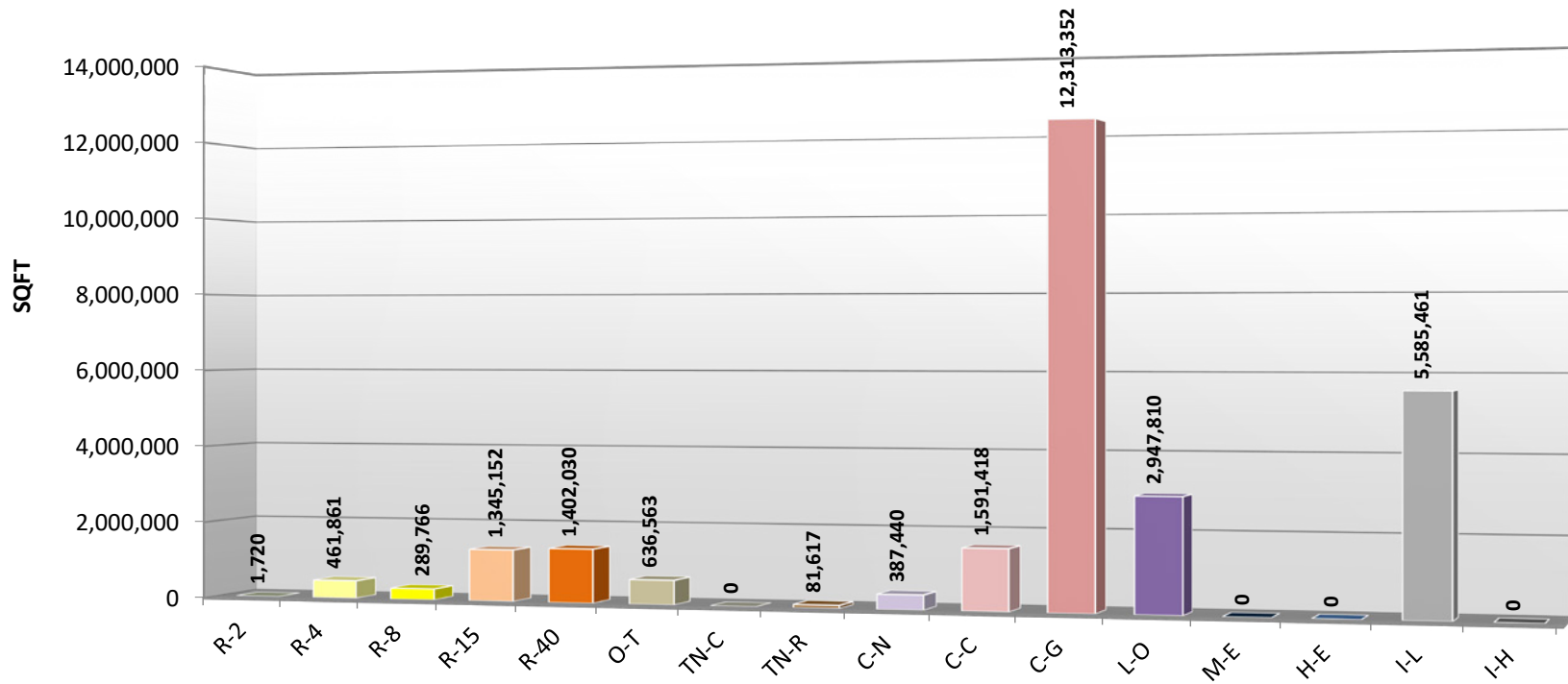
### DATA

#### MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	105.1	87.5	89.2	92.4	104.3	67.5	0.0	110.7	84.5	69.9	89.6	105.5	0.0	0.0	52.0

Note: Median values shown are for the parcel improvement value (which excludes value of the land) and the building area of a parcel (not the entire parcel). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

### Commercial Building Area by Zoning District | 2018



**DATA**

**COMMERCIAL BUILDING AREA BY ZONING DISTRICT (THOUSANDS):**

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L	
<b>Building Area by Zoning</b>																
SQFT (in thousands)	1.7	461.9	289.8	1,345.2	1,402.0	636.6	0.0	81.6	387.4	1,591.4	12,313.4	2,947.8	0.0	0.0	5,585.5	

Note: Only properties with commercial building area as noted by the Ada County parcel data is included within this total. Properties with tax exemptions such as government buildings and churches are not included within this total.



MERIDIAN  
IDAHO

The logo for Meridian, Idaho, features the word "MERIDIAN" in a blue, elegant serif font. A blue arc underlines the word, starting from the left and ending with a small yellow star above the letter "N". Below the arc, the word "IDAHO" is written in a smaller, yellow, sans-serif font.