

MIXED USE REGIONAL (MU-R)

FUTURE LAND USE MAP DESIGNATION CUT SHEET

GENERAL CRITERIA

MAP COLOR



SAMPLE ZONING

R-15, R-40, TN-C, C-G, and M-E

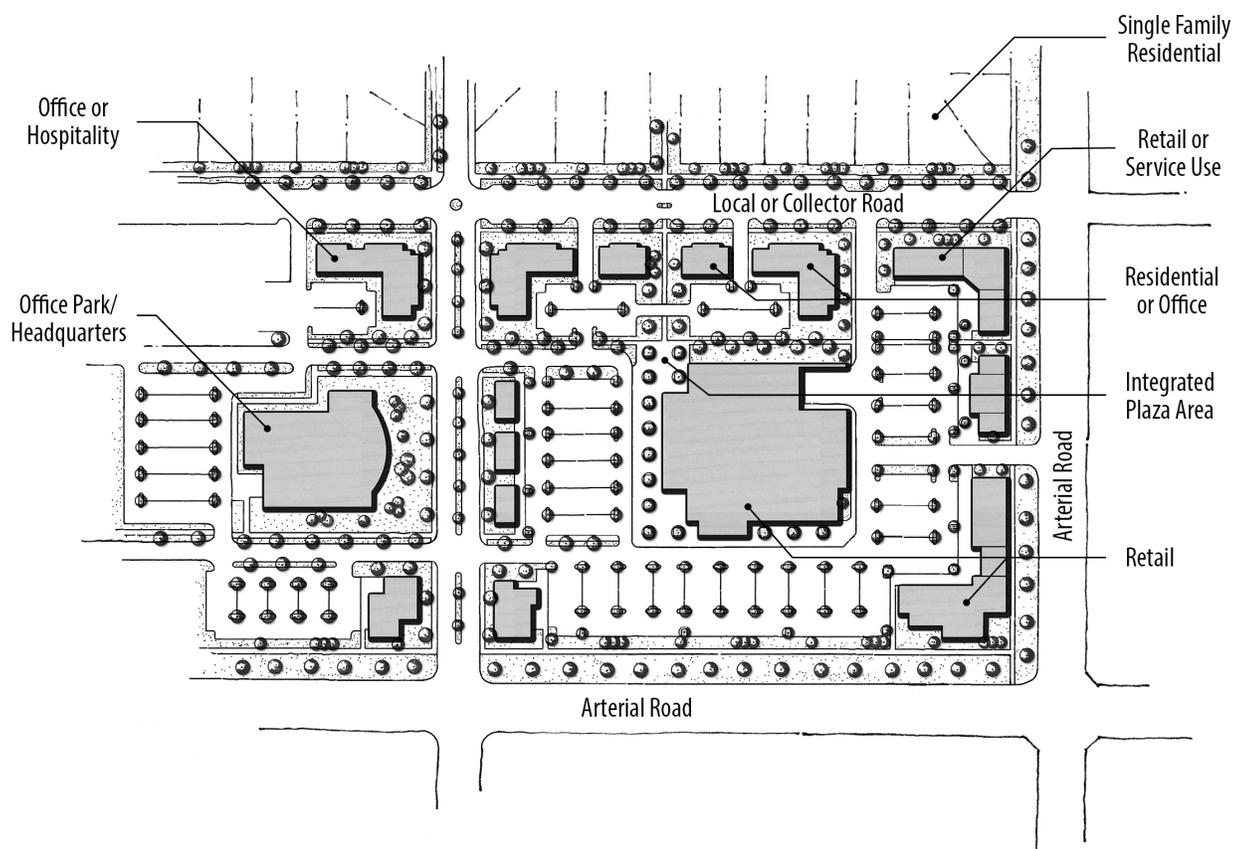
DESCRIPTION

The purpose of this designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have supporting retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. The developments are encouraged to be designed consistent with the conceptual MU-R plan depicted.

SAMPLE USES

Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving most uses.

MIXED USE CONCEPT DIAGRAM



Notes: See the References & Resources section for additional materials. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.

QUESTIONS?

Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642, or 208.884.5533, or <https://meridiacity.org/planning/>, or planning@meridiacity.org. Last Modified: 10/18/23



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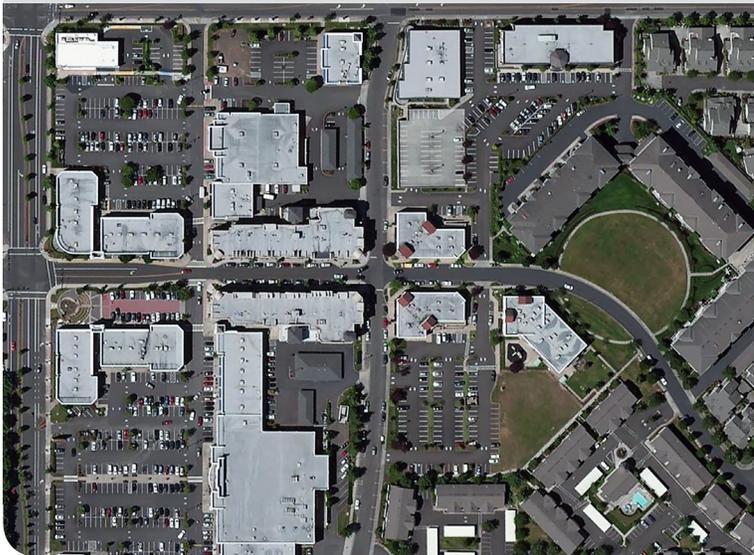
DESIGN DIRECTION

- ❑ Development should generally comply with the general guidelines for development in all Mixed Use areas.
- ❑ Residential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre.
- ❑ There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.
- ❑ Retail commercial uses should comprise a maximum of 50% of the development area.

Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:

- ❑ For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus. That is to say, if there is a one-acre library site planned and dedicated, the project would be eligible for two additional acres of retail development.
- ❑ For active open space or passive recreation areas, such as a park, tot-lot, or playfield, the developer is eligible for a 2:1 bonus. That is to say, if the park is 10 acres in area, the site would be eligible for 20 additional acres of retail development.
- ❑ For plazas that are integrated into a retail project, the developer would be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.

SITE PATTERN



REFERENCES & RESOURCES

- 1 City of Meridian Comprehensive Plan
<https://meridiancity.org/compplan>



- 2 Meridian Unified Development Code
<https://meridiancity.org/UDC>



- 3 Meridian Architectural Standards Manual
<https://meridiancity.org/designreview>



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