

MIXED USE (GENERAL)

FUTURE LAND USE MAP DESIGNATION CUT SHEET

GENERAL CRITERIA

MAP COLOR



SAMPLE ZONING

See the relevant cut sheet and or Comprehensive Plan text

DESCRIPTION

In general, the purpose of this designation is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible and convenient services for residents and workers. The intent is to promote developments that offer functional and physical integration of land uses, to create and enhance neighborhood sense of place, and to allow developers a greater degree of design and use flexibility.

Uses can be mixed vertically, such as a building with retail on the ground floor and offices above, or horizontally, such as a healthcare center with a mix of doctor offices, pharmacy, beauty salon, assisted care facilities, and apartments. Mixed use areas tend to have higher floor area ratios (less area devoted to parking), open space, and interconnected vehicular and pedestrian networks. A Mixed Use designation is typically used to identify a key area within the City which is either infill in nature or situated in a highly visible or transitioning area where innovative and flexible designs are encouraged.

CATEGORIES

There are five sub-categories of the Mixed Use designation that are used throughout the City: Neighborhood, Community, Regional, Interchange, and Non-Residential. This section further describes the purpose, intent, and development standards for these sub-categories. In addition, there are three sub-categories of the Mixed Use designation that are solely used in the Ten Mile Interchange Specific Area: Commercial, Residential, and Lifestyle Center. Mixed Use designations in the Ten Mile Interchange Specific Area are different than those throughout the rest of the City and are not subject to this section. For detailed descriptions of the land use designations in the Ten Mile area, go directly to the Ten Mile Interchange Specific Area Plan.

MIXED USE CONCEPT DIAGRAM



Notes: 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://meridiancity.org/planning/>, or planning@meridiancity.org.
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CATEGORIES (CONTINUED)

For the purposes of the Mixed Use section, the City identifies five different land use types: commercial (includes retail, restaurants, etc.); office; residential; civic (includes public and quasi-public open space, parks, entertainment venues, etc.); and, industrial.

All development in Mixed Use areas fall within one of these five categories. Industrial uses are typically discouraged in residential mixed use areas. However, if the developer can demonstrate that industrial uses are compatible and appropriate in Mixed Use Regional (MU-R), Mixed Use Non-Residential (MU-NR), or Mixed Use Interchange (MU-I) areas, the City will consider industrial uses when proposed as part of a larger Mixed Use development.

GUIDELINES

- ▣ A mixed use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high density residential development alone.
- ▣ Where appropriate, higher density and/or multi-family residential development is encouraged for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.
- ▣ Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed Use designation.
- ▣ In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.
- ▣ The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.
- ▣ Community-serving facilities such as hospitals, clinics, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed use developments.
- ▣ Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.
- ▣ Mixed use areas should be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces should be activated and incorporate permanent design elements and amenities that foster a wide variety of interests ranging from leisure to play. These areas should be thoughtfully integrated into the development and further placemaking opportunities considered.
- ▣ All mixed use projects should be accessible to adjacent neighborhoods by both vehicles and pedestrians. Pedestrian circulation should be convenient and interconnect different land use types. Vehicle connectivity should not rely on arterial streets for neighborhood access.
- ▣ A mixed use project should serve as a public transit location for future park-and-ride lots, bus stops, shuttle bus stops and/or other innovative or alternative modes of transportation.
- ▣ Alleys and roadways should be used to transition from dissimilar land uses, and between residential densities and housing types.

ADDITIONAL INFORMATION

- ▣ For additional information, see mixed use cut sheets for Neighborhood, Community, Regional, Interchange, and Non-Residential.

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