

development ground for sale



property details

meridian & lake hazel rd
meridian, id 83642

- 70.67 total acres
 - 40.57 zoned C-G
 - 30.10 zoned R-15
- located in high growth area designated for "mixed use regional"
- excellent opportunity for larger commercial & high density residential development of 450 units
- 1200+ units in planning or under construction less than 1 mile from site

for sale

\$6,498,000

(\$2.11/sf or \$92,000/acre)

contact jay story ccim

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property photos

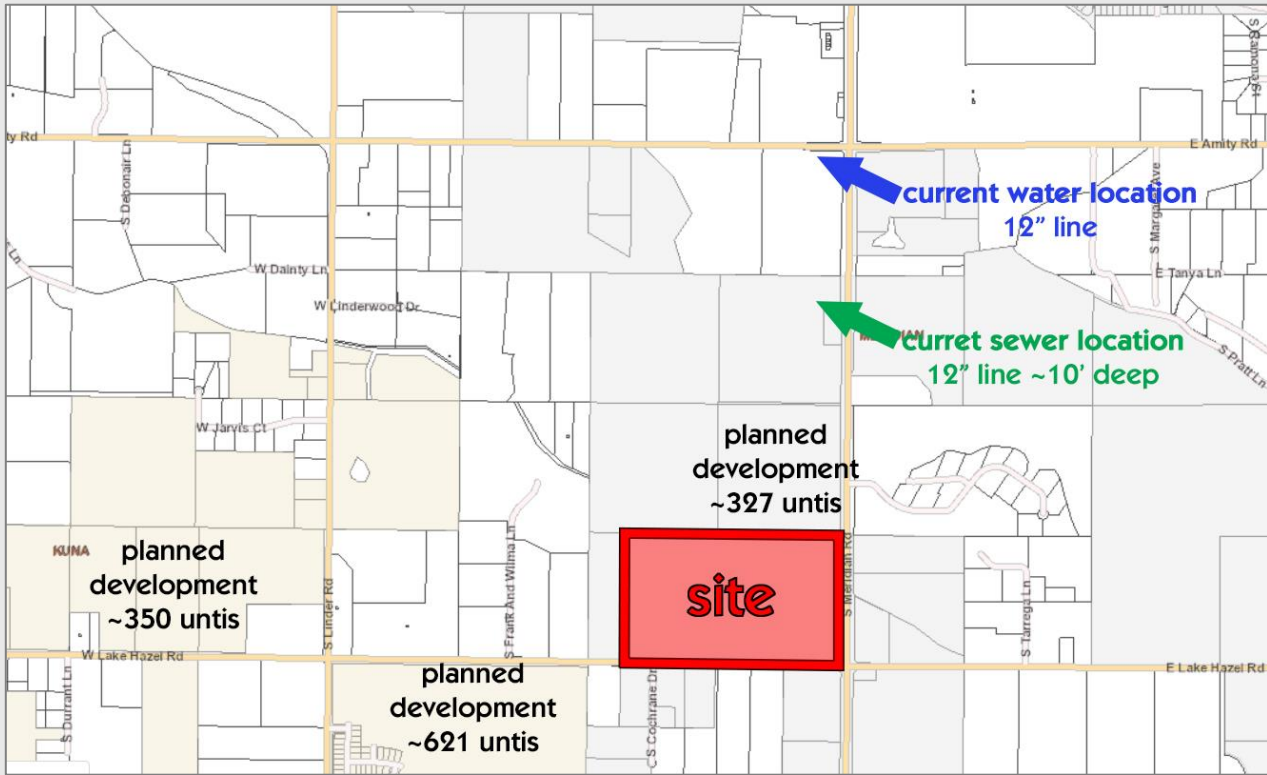
looking north



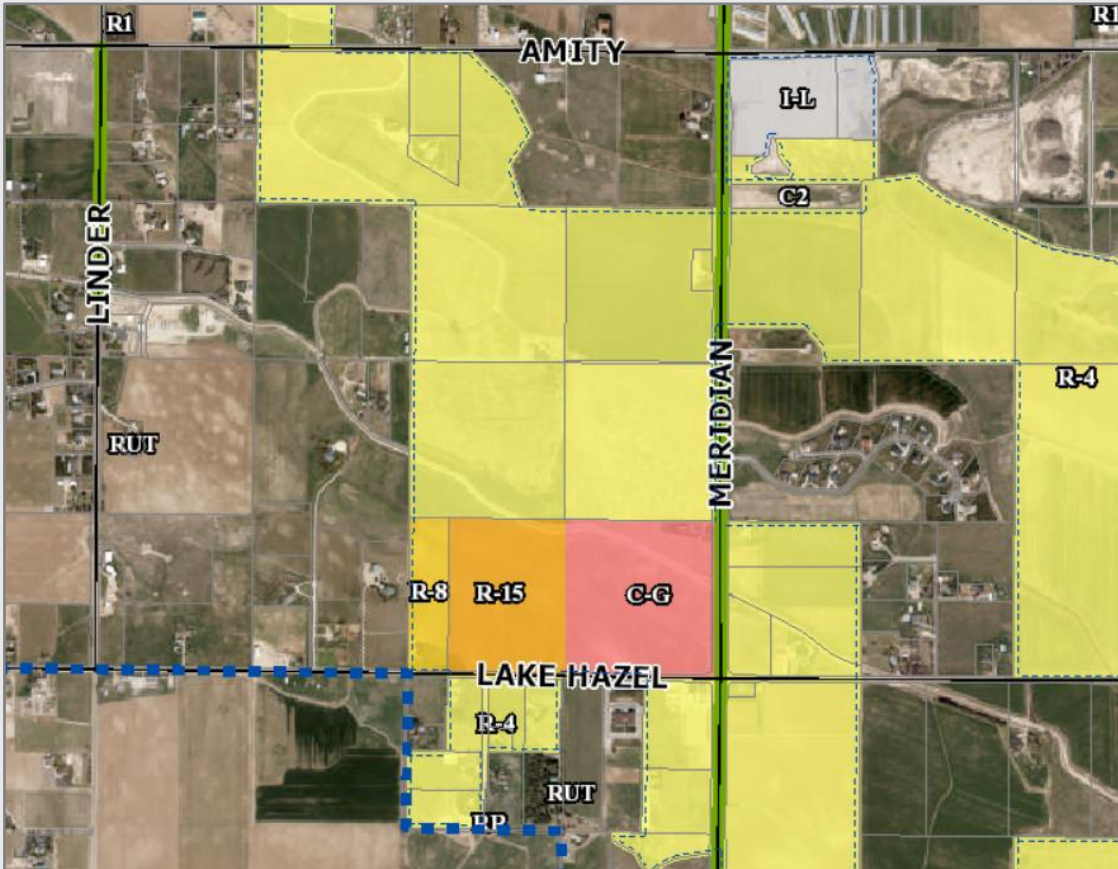
looking west



utility location



zoning map



MIXED USE REGIONAL (MU-R)

FUTURE LAND USE MAP DESIGNATION

GENERAL INFORMATION

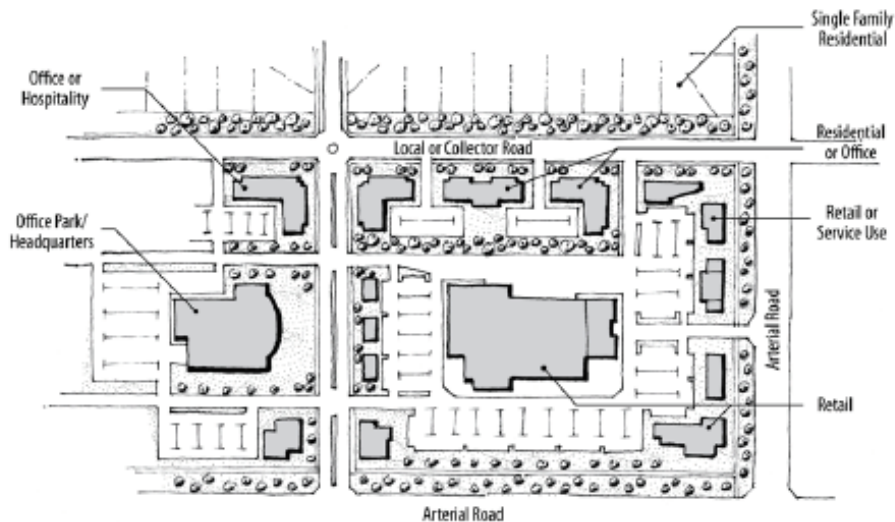
Map Color **Zoning** TN-C | C-G | R-15 | R-40 | M-E

Sample Use(s) ■ Retail shops, grocery stores, residential above commercial or office, high density residential, restaurants, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving uses.

General Standards ■ Comply with general Mixed Use restrictions. See also Design Manual and Pathways Master Plan.
■ Residential uses should comprise a minimum of 10% of the development area.
■ Retail commercial use should comprise no more than 50% of the development area. Coverage bonuses may be available for public and quasi-public open space and recreation areas.

Design Considerations ■ Establish blocks that are compatible with the urban framework and street network. Where appropriate, enhance or restore existing blocks configurations.
■ Limit direct vehicular access off major roadways to maintain the continuity of pedestrian environments, streetscapes, and the urban character.
■ Provide pedestrian connections that establish contiguous pedestrian networks throughout the urban environment.
■ Strategically locate public and urban spaces to encourage pedestrian activity, enhance the attractiveness of the community, and create landmarks that add character and identity to urban environments.
■ Design surface parking as an integrated and attractive element of the urban environment that promotes pedestrian comfort and safety.
■ Shade pedestrian walkways and parking, including stalls and drive aisles, with the appropriate type and class of trees, and arrange tree plantings in configurations that will provide shade for at least 50 percent of parking surfaces at mature growth.

Site Pattern



Note: This information is a summary of the Comprehensive Plan designation. Please see the Comprehensive Plan for more information. Zoning district listed above do not always directly correlate with the Future Land Use Map designation. When determining appropriate zoning of a property, the transition from existing, adjacent zoning designations, as well as future anticipated land use should be considered.



» Last Modified: 01/30/18
 » Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533