

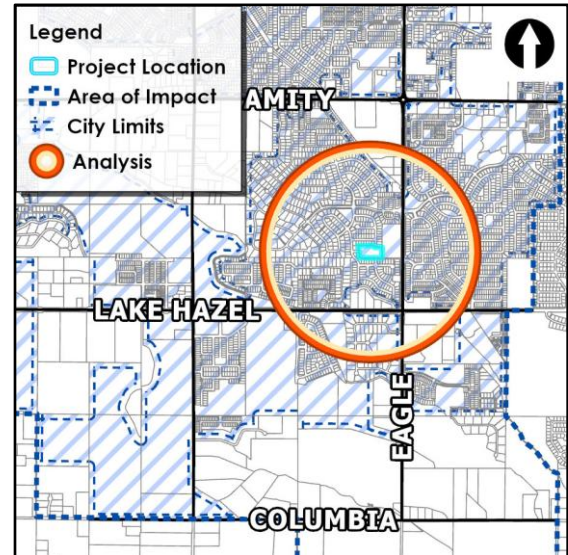
COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 4/17/2025
TO: Planning & Zoning Commission
FROM: Linda Ritter, Associate Planner
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lritter@meridiancity.org
APPLICANT: Mike Maffia, MGM Meridian 2

SUBJECT: TEC-2025-0001
Sadie Creek Drive-Through

LOCATION: 3030 N. Cajun Lane, located in the NE ¼
of Section 5, Township 3N, Range 1E
(Parcel # S1105110120)



I. PROJECT OVERVIEW

A. Summary

Request for a two (2) year time extension for the (H-2021-0006) due to delays caused by adverse market conditions, including increased construction costs and limited tenant interest. The City is also processing an application for a Development Agreement Modification to separate this property from the current Development Agreement.

B. Issues/Waivers

The property was originally purchased with the intent of leasing to Starbucks, but they ultimately decided not to proceed. Since then, the applicant has actively marketed the site and now has strong interest from a reputable regional credit union looking to build a new branch. Their plan includes a drive-through, which is essential to their operations.

C. Recommendation

Staff recommend approval of the proposed time extension for a time period of two (2) years as requested for the application to expire on April 1, 2027.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Commercial	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	General Retail and Service Commercial District (C-G)	VI.A.2
Proposed Zoning	General Retail and Service Commercial District (C-G)	
Adopted FLUM Designation	Mixed-Use Regional (MU-R)	VI.A.3
Proposed FLUM Designation	Mixed-Use Regional (MU-R)	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	1/28/2025
Neighborhood Meeting	2/13/2025
Site posting date	4/3/2025

III. STAFF ANALYSIS

A. General Overview

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”

Table 3: Project Overview

Description	Details
History	CUP-2021-0006; Centrepont Mixed Use MDA, H-2022-0035 DA Inst. #2022-079000, TED-2023-0002

B. History

On April 1, 2021, the Planning and Zoning Commission approved a Conditional Use Permit (CUP) for the Sadie Creek Drive-Through establishment (H-2021-0006) that is within 300 feet of another drive-through. The CUP approval was valid for a period of two (2) years. A Certificate of Zoning Compliance and Design Review will still need to be submitted and approved by the Planning Division prior to the Building Permit submittal.

A time extension was requested and approved by the Director (TED-2023-0002) for a two (2) year time extension in order to commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. The time extension is valid until April 1, 2025. The applicant stated additional time is needed to complete the transfer in ownership due to delays related to inflation resulting in higher construction costs.

The applicant is now requesting an additional two (2) year time extension due to delays caused by adverse market conditions, including increased construction costs and limited tenant interest. Per the applicant, this additional time will allow them to work with a reputable credit union who has shown interest in purchasing the property and building a new branch which includes a drive-through which is essential to their operations.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all the previous conditions of approval associated with this development except as modified with this approval and compliance with any future amendments approved with this Development Agreement Modification application.(CUP-2021-0006; PBA A-2018-0361 (ROS #11747, Parcel F); Centrepont Mixed Use MDA H-2022-0035 DA Inst. #2022-079000, TED-2023-0002).
2. A Certificate of Zoning Compliance and Design Review is required to be submitted, reviewed and approved by the Planning Division prior to the Building Permit submittal.
3. The applicant is required to dedicate twelve (12) feet of right-of-way to the Idaho Transportation Department (ITD) and reconstruct the right turn lane to current ITD standards as the southbound right turn lane on SH- 55 (Eagle Rd) onto East Seville Lane does not meet current ITD standards.

B. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=391630&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=391630&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommend approval of the proposed TEC application and find it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

B. Planning and Zoning Commission:

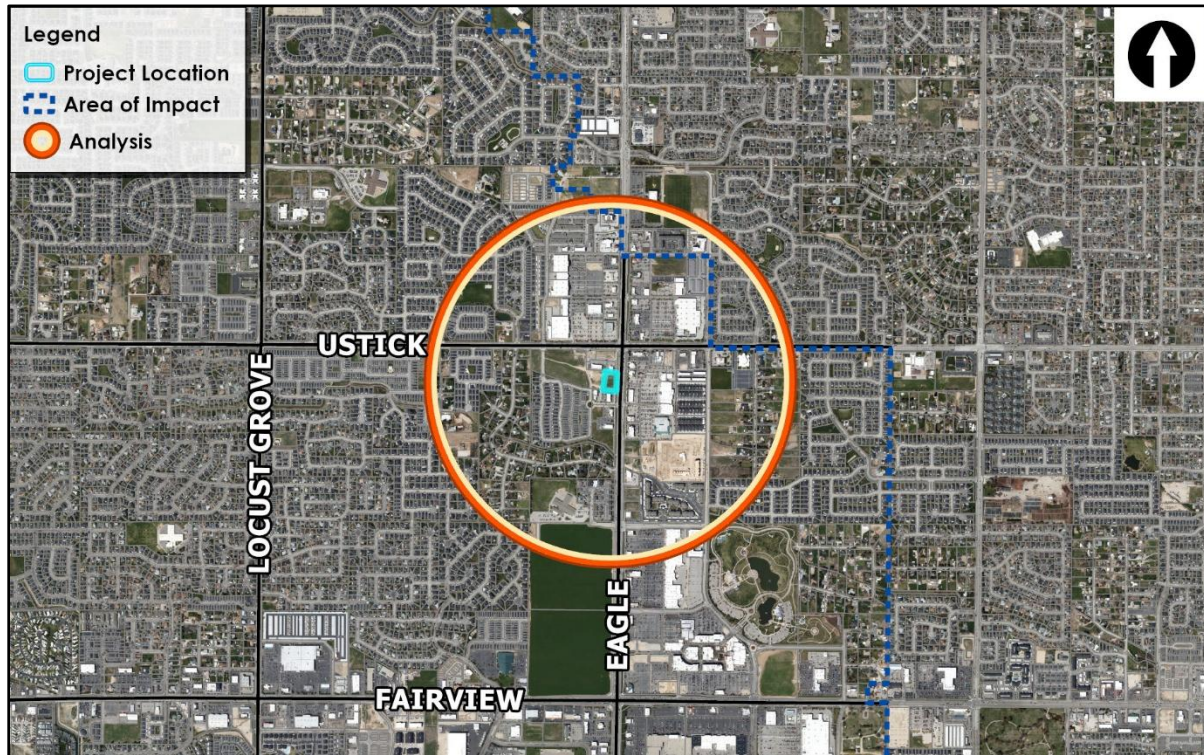
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VI. EXHIBITS

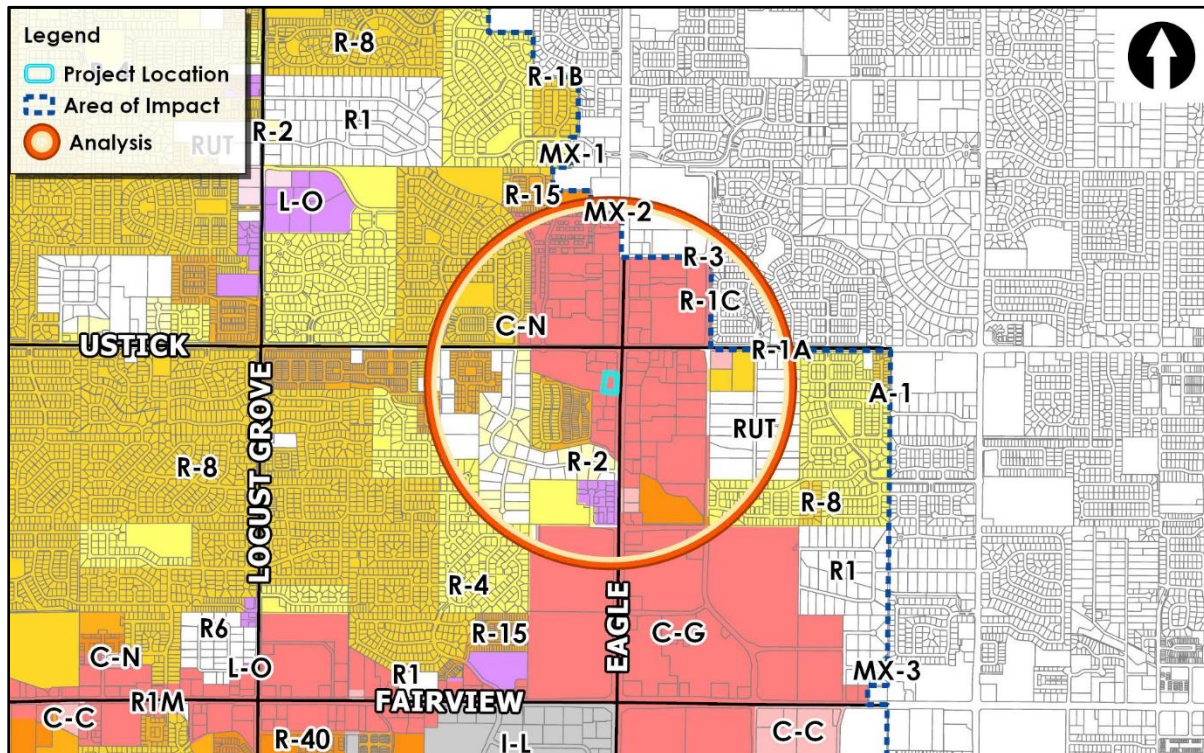
A. Project Area Maps

(link to [Project Overview](#))

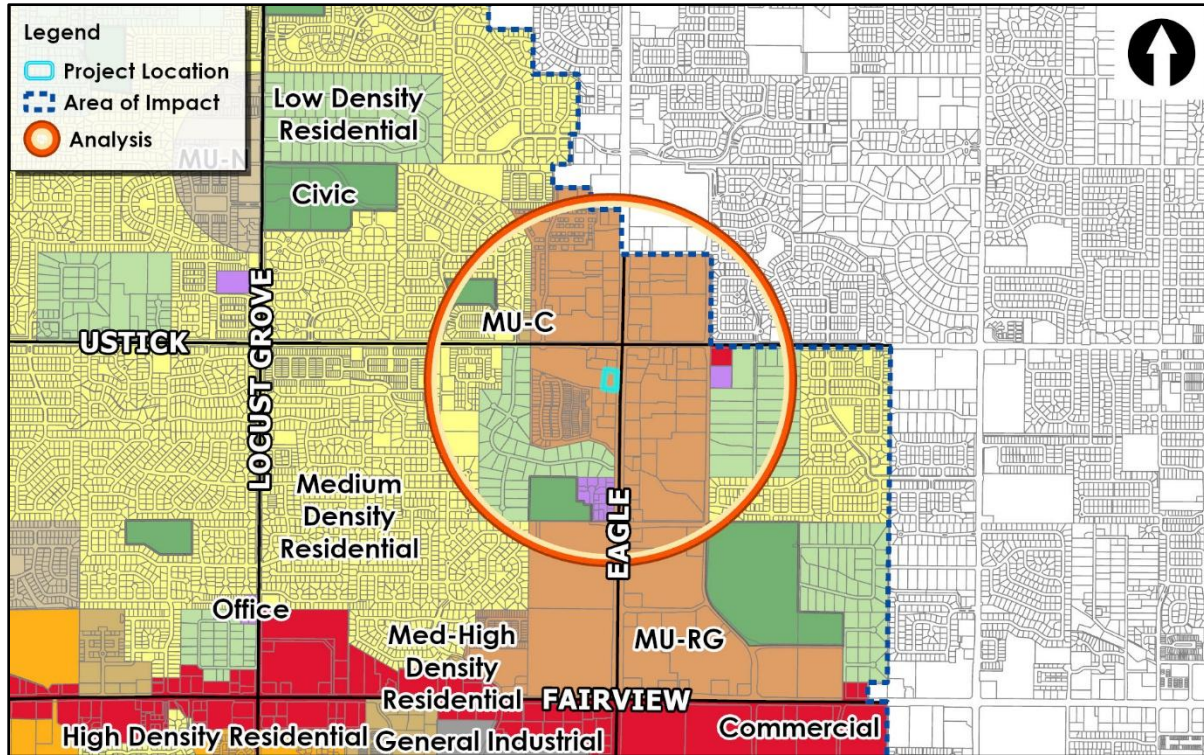
1. Aerial



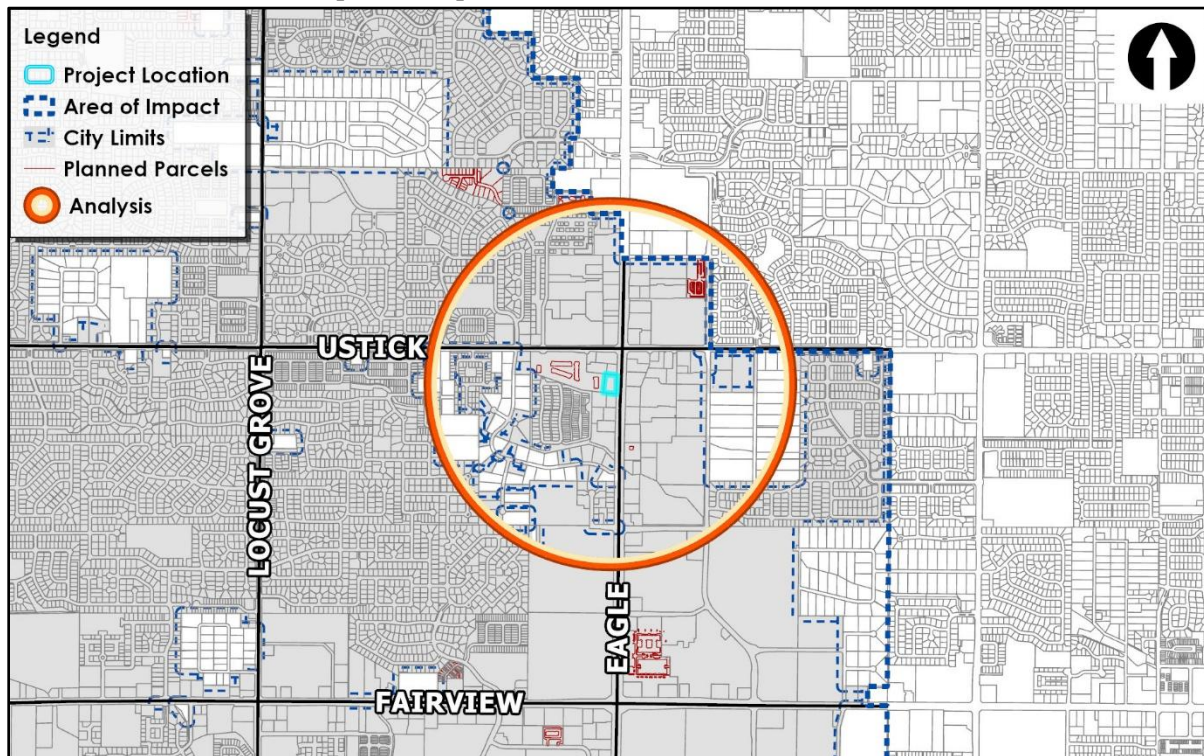
2. Zoning Map



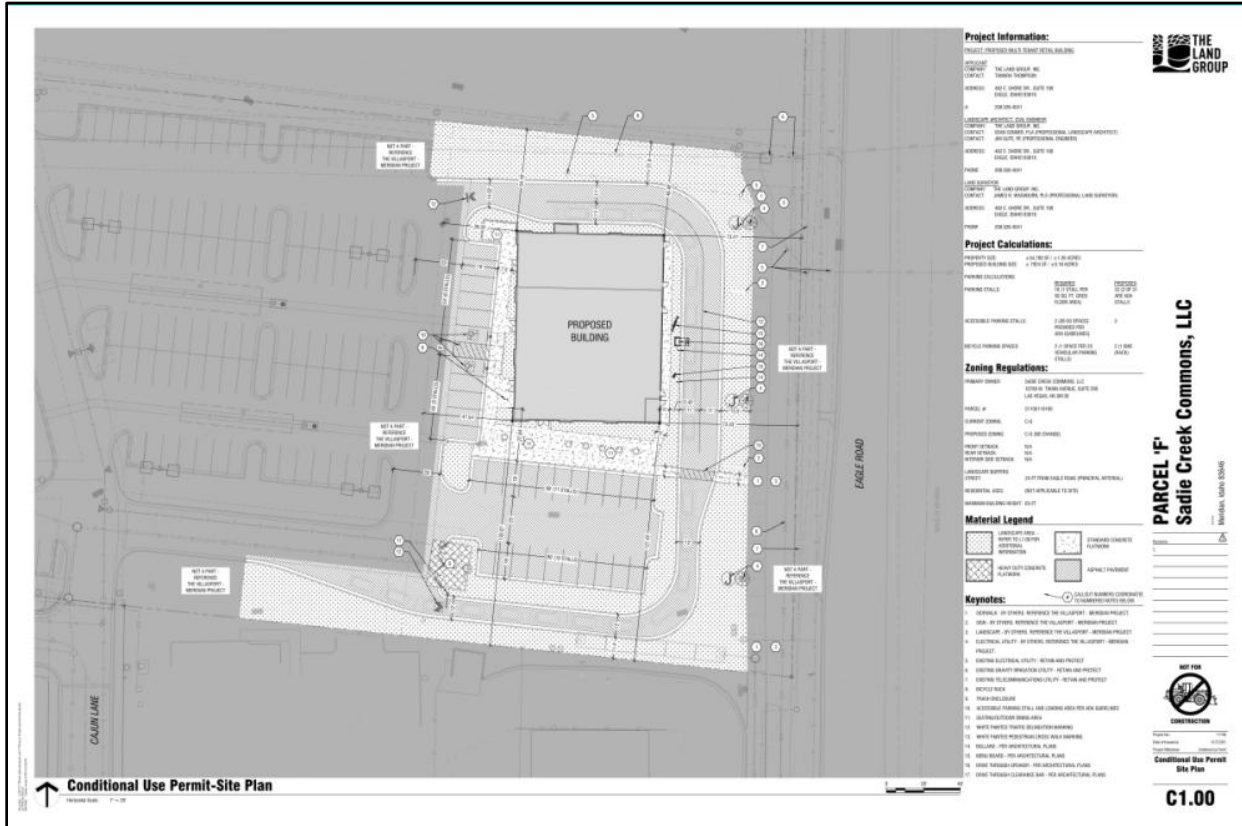
3. Future Land Use



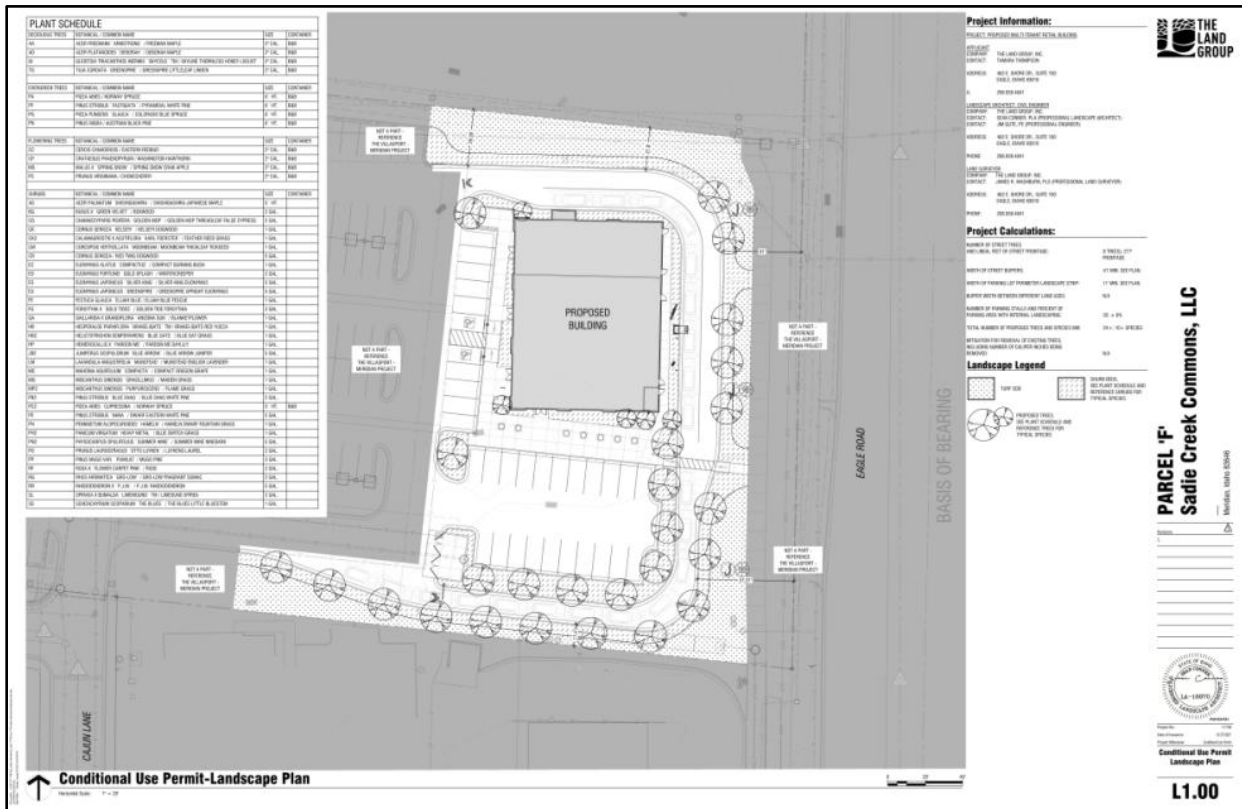
4. Planned Development Map



B. Approved Site Plan (date: 1/27/2021)



C. Approved Landscape Plan (date: 1/27/2021)



D. Existing Conditions



E. Service Accessibility Report

Overall Score: 37	81st Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN