



## PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, July 01, 2021 at 6:00 PM

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### MINUTES

#### ROLL-CALL ATTENDANCE

##### PRESENT

Commissioner Rhonda McCarvel  
Commissioner Bill Cassinelli  
Commissioner Nick Grove  
Commissioner Maria Lorcher  
Commissioner Steven Yearsley (Arrived at 6:05 p.m.)

##### ABSENT

Commissioner Andrew Seal  
Commissioner Nathan Wheeler

#### ADOPTION OF AGENDA - **Adopted**

#### CONSENT AGENDA [Action Item] - **Approved**

1. Approve Minutes of the June 17, 2021 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Popeyes Drive-Through (H-2021-0030) by Erik Wylie of JRW Construction, LLC, Located at 6343 N. Linder Rd.
3. Findings of Fact, Conclusions of Law for Topgolf (H-2021-0033) by Arco/Murray, Located at 948 S. Silverstone Way

#### ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

#### ACTION ITEMS

4. **Public Hearing** for Orchard Park Pad C Drive-Through (H-2021-0039) by Mandi Brozo of CSHQA, Located at 1245 W. Chinden Blvd.
  - A. Request: Conditional Use Permit for a dual drive-through for a multi-tenant establishment within 300 feet of an existing drive-through on 1.47 acres of land in the C-C zoning district.

- **Approved**

5. **Public Hearing** for DaVinci Park Drive-Through (H-2021-0037) by NeuDesign Architecture, Located at 4744 N. Park Crossing Ave.

A. Request: Conditional Use Permit for a drive-through establishment for a coffee kiosk within 300 feet of an existing residence and residential district on 1.19 acres of land in the C-N zoning district.

**- Approved**

6. **Public Hearing** for TM Creek Apartments Phase 3 (H-2021-0035) by Brighton Corporation, Generally Located South of W. Franklin Rd. and East of S. Ten Mile Rd.

A. Request: Rezone of 5.58 acres of land from the TN-C to the C-G zoning district.

B. Request: A Conditional Use Permit for a multi-family development consisting of 238 apartment units (including 2 live/work units) on 7.83 acres of land in the C-G zoning district.

**- Recommended Approval to City Council**

7. **Public Hearing** Continued from June 3, 2021 for Woodcrest Townhomes (H-2021-0015) by Blaine A. Womer Civil Engineering, Located at 1789 N. Hickory Way

A. Request: Amendment to the Comprehensive Plan Future Land Use Map to change the future land use designation on 2+/- acres of land from the Commercial to the Medium High-Density Residential designation.

B. Request: Rezone of 2.10 acres of land from the L-O (Limited Office) to the R-15 (Medium High-Density Residential) zoning district.

**- Recommended Approval to City Council**

**ADJOURNMENT - 8:03 p.m.**