



TRANSMITTAL DATE: September 9, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: October 4, 2021

APPLICATION NUMBER: RZ-14-21

PROJECT DESCRIPTION: Rezone with a development agreement for a Mixed Use Commercial and Multi-Family Residential Development and a Building Height Exception

APPLICANT:

Thomas Sauriol
5154 West Denwick Drive
Eagle, ID 83616

REPRESENTATIVE:

ALC Architecture
Attn: Jeff Likes
1119 East State Street, Suite 120
Eagle, ID 83616
Email: jeff@alcarchitecture.com
Phone: (208) 514-2713

SUBJECT: RZ-14-20 – Rezone for a Mixed Use Commercial/Multi-Family Residential Development and a Building Height Exception – Thomas Sauriol: Thomas Sauriol, represented by Jeff Likes with ALC Architecture, is requesting a rezone from MU (Mixed Use) to MU-DA (Mixed Use with a development agreement [in lieu of a conditional use permit]) for a mixed use commercial and multi-family residential development and a building height exception. The 3.17-acre site is located at the southwest corner of East State Street and East Plaza Drive.

STAFF CONTACT: Daniel Miller, Planner II

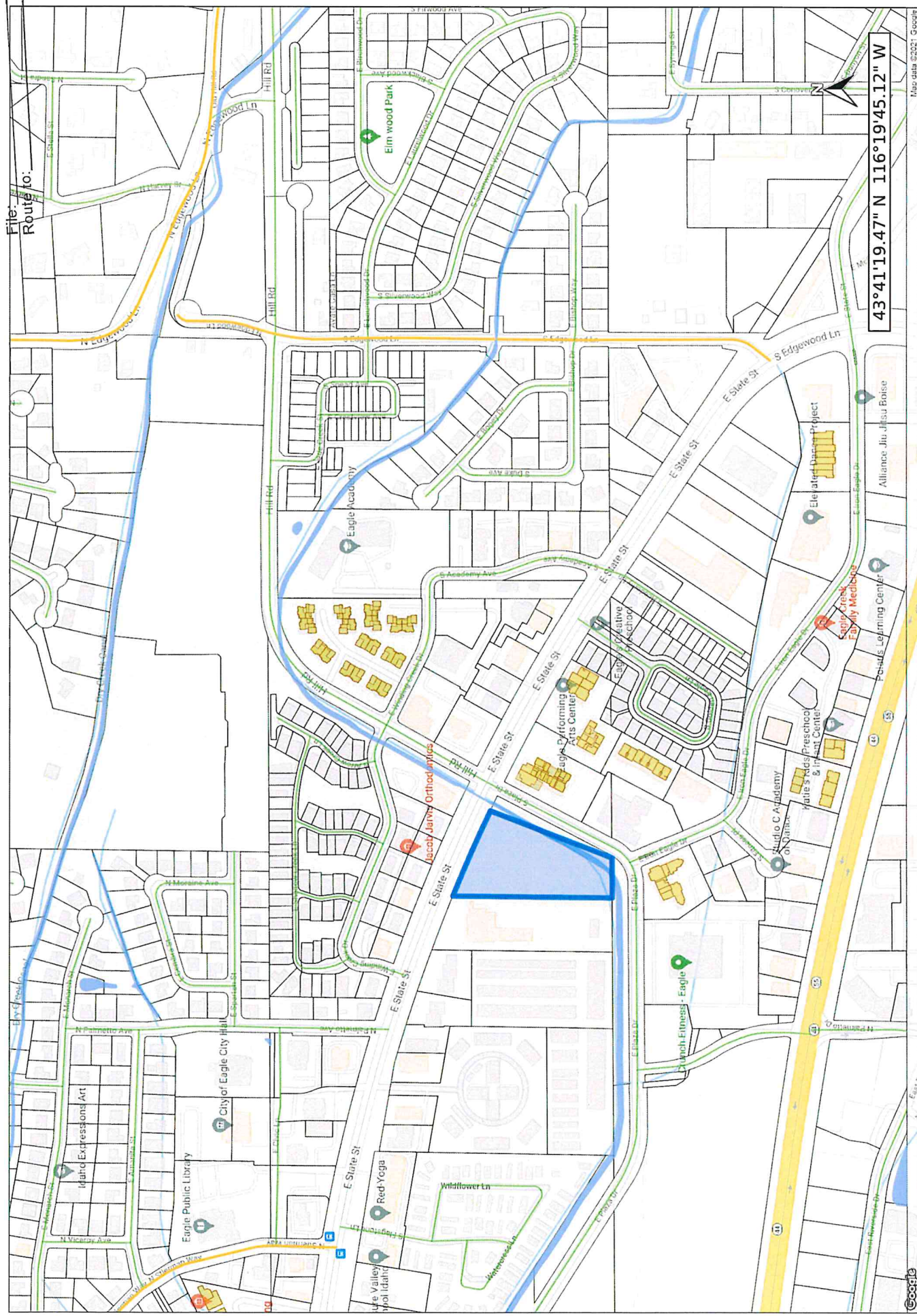
dmiller@cityofeagle.org

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Brent Moore and Stacey Yarrington**
Ada County Highway District - Attn: **Planning Review**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User's Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Eddy Franklin**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Ryan Wilkie**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
Eagle Water Co.
Eagle Sewer District - Attn: **Lynn Moser**

Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Paris Dickerson**
ITD
Land Trust of the Treasure Valley - Attn: **Eric Grace**
Marathon Pipe Line – Attn: **Midge Kline**
Meridian Fire Department - Attn: **Joe Bongiorno**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Republic Services - Attn: **Gary Packwood and Joel Farmer**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
United States Army Corps of Engineers
Suez - Attn: **Cathy Cooper**
United States Postal Service - Attn: **Jeff Robertson**
Valley Regional Transit
West Ada School District - Attn: **Marci Horner & Jonathan Gillen**



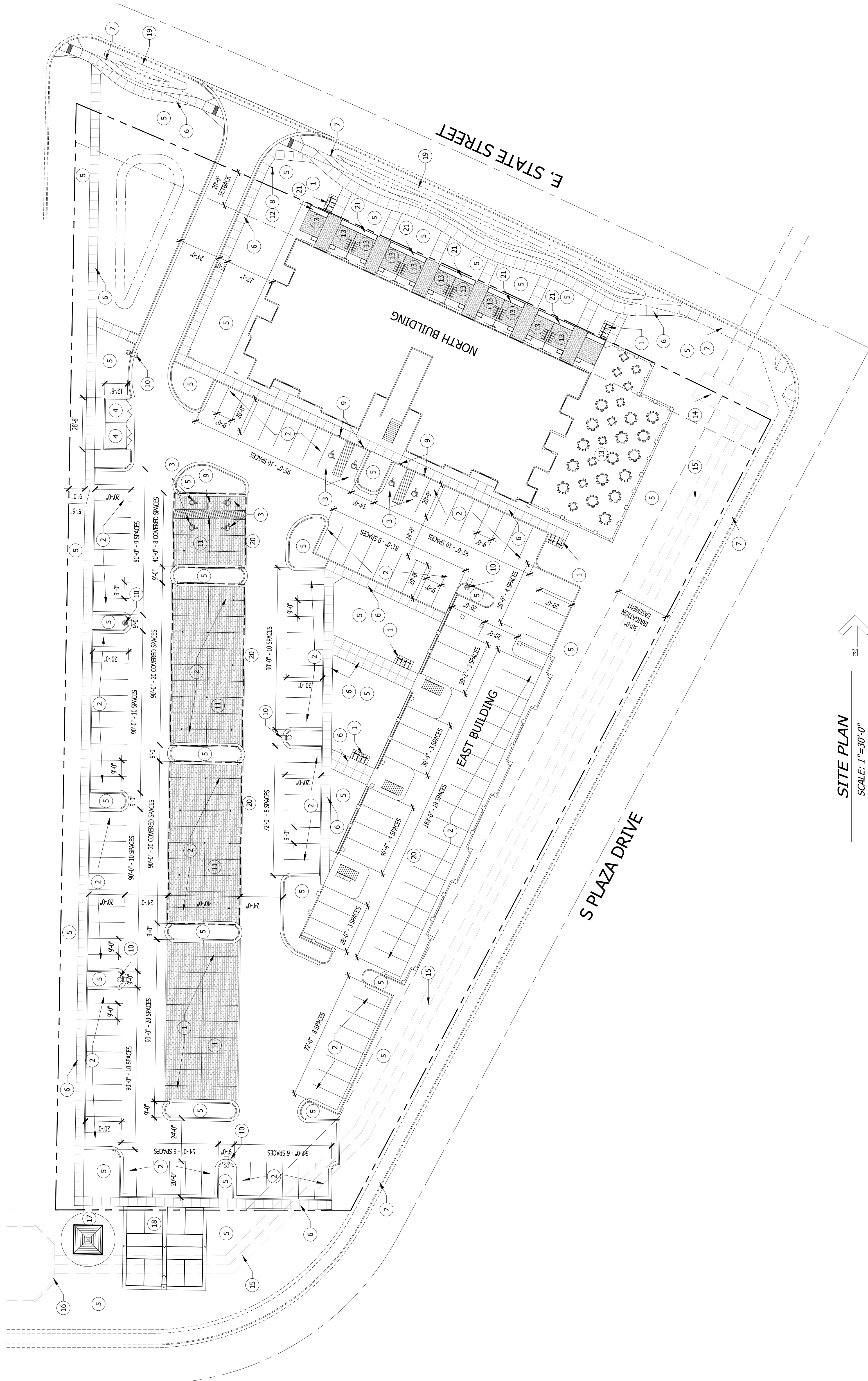
SITE DATA

ADDRESS: 933 E STATE ST, EAGLE, ID 83616
 APN: S0509438700
 JURISDICTION: CITY OF EAGLE
 ZONE: MU (MIXED USE)
 LOT AREA: 3.177 ACRES (138,390 S.F.)
 NORTH BUILDING SIZE:
 1ST FLOOR RETAIL: 13,186 S.F.
 SECOND FLOOR: 12,762 S.F. + 1,308 S.F. PATIOS + 545 S.F. STAIRS
 2 BEDROOM UNITS @ 950 SF
 THIRD FLOOR: 10,660 S.F. + 3,475 S.F. PATIOS + 545 S.F. STAIRS
 2 BEDROOM UNITS @ 950 SF
 TOTAL: 42,482 S.F.
 EAST BUILDING SIZE:
 SECOND FLOOR: 11,287 S.F. + 706 S.F. PATIOS + 1,333 S.F. STAIRS
 2 BEDROOM UNITS @ 950 SF
 THIRD FLOOR: 11,287 S.F. + 706 S.F. PATIOS + 1,333 S.F. STAIRS
 2 BEDROOM UNITS @ 950 SF
 TOTAL: 26,652 S.F.

BICYCLE PARKING:
 20 RACKS
 MAXIMUM HEIGHT : ALLOWED : 35'-0" PROPOSED : 50'-0"
 LOT COVERAGE : ACTUAL = 18%
 SETBACKS : REQUIRED : FRONT - 20'-0" SIDE - 7'-6" REAR - 0'-0"
 PARKING : REQUIRED : ADA: 2 STANDARD: 159 GUEST: 12 TOTAL: 173
 PROPOSED : 8 189 12 209

SITE NOTES

- 1 BICYCLE RACK
- 2 STANDARD 9' WIDE PARKING SPACE SEE PLAN FOR DEPTH
- 3 ADA PARKING SPACE
- 4 TRASH / RECYCLE ENCLOSURE
- 5 LANDSCAPING
- 6 NEW SIDEWALK W/ CONTROL JOINTS
- 7 EXISTING SIDEWALK
- 8 SITE SIGNAGE
- 9 ADA SIGNAGE
- 10 PARKING LIGHTS
- 11 PERVIOUS DRAINAGE AREA - BRICK PATIERS
- 12 STOP SIGN
- 13 BRICK PATIO AREA
- 14 NEW IRRIGATION DIVERSION BOX
- 15 NEW IRRIGATION BOX CULTURT
- 16 NEW IRRIGATION HEADGATE
- 17 GAZEBO
- 18 PICKLE COURT / BASKETBALL HOOP
- 19 ACHD BIO-RETENTION SWALE
- 20 COVERED PARKING
- 21 LANDSCAPE PLANTERS



SITE PLAN
 SCALE: 1"=30'-0"