CITY OF EAGLE ▪ PO BOX 1520 ▪ EAGLE, IDAHO 83616 ▪ 208-939-0227 ▪ FAX 208-938-3854

TRANSMITTAL DATE: July 2, 2021

PLANNING AND ZONING COMMISSION MEETING DATE: August 16, 2021

APPLICATION NUMBER: RZ-12-21/CU-07-21/PPUD-07-21/PP-14-21

PROJECT DESCRIPTION: Benari Estates Subdivision

APPLICANT:

Eagle 1 LLC
4824 West Fairview Avenue
Boise, Idaho 83706
Email: laren@congergroup.com

REPRESENTATIVE:

Laren Bailey
4824 West Fairview Avenue
Boise, Idaho 83706
Email: laren@congergroup.com
Phone: 208-899-1155

SUBJECT: RZ-12-21/CU-07-21/PPUD-07-21/PP-14-21 – Benari Estates Subdivision – Eagle 1 LLC: Eagle 1 LLC, represented by Laren Bailey, is requesting a rezone from A (Agricultural) to R-4-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Benari Estates Subdivision, a 148-lot (133-buildable, 15-common) residential planned unit development. The 35.29-acre site is located at the northeast corner of West State Street and North Ballantyne Lane at 1770 West State Street.

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@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.

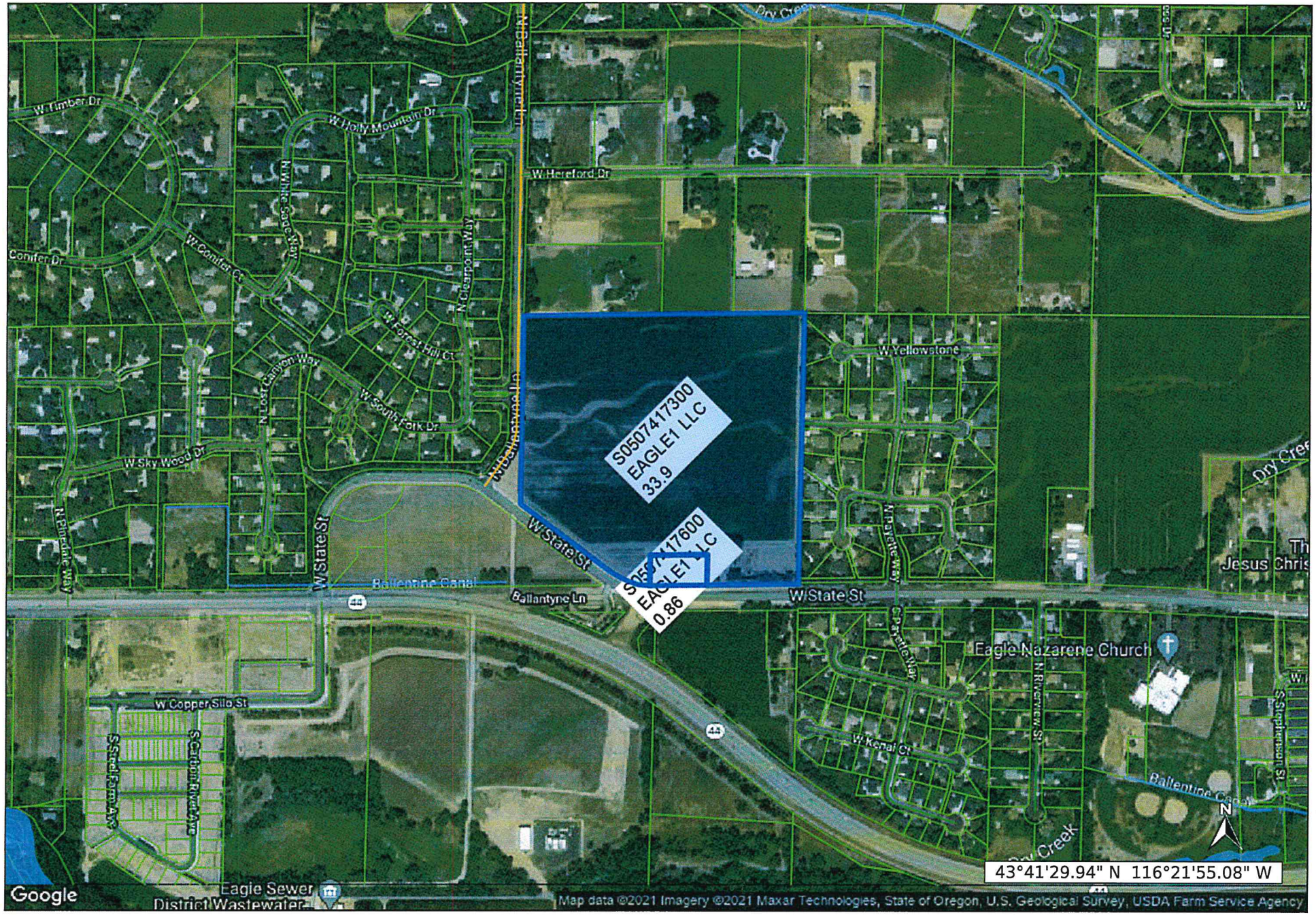
TRANSMITTED TO:

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 Matt Clifford**
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 - Attn: **Ken Couch**
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: **Joe Yochum & Marci Horner**

cc: File

landproDATA

landproDATA PDF



Jun 07, 2021 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document

BENARI ESTATES SUBDIVISION

EAGLE, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

NORTH

0' 80' 160' 240'

SCALE 1" = 80'

JUNE 1, 2021

CIVIL ENGINEER
CIVIL SITE WORKS, LLC
PO BOX 6059
BOISE, IDAHO 83707

DEVELOPER
EAGLE1, LLC
PO BOX 1968
EAGLE, IDAHO 83616

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture

PRELIMINARY PLAT FOR
BENARI ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF EAGLE, ADA COUNTY, IDAHO
2021

N

0 40 80 160 240
SCALE: 1" = 80'

SHEET INDEX

PP1.0	PRELIMINARY PLAT
PP1.1	LOT DIMENSIONS NORTH
PP1.2	LOT DIMENSIONS SOUTH
PP2.0	CONCEPTUAL ENGINEERING PLAN
PP3.0	PRELIMINARY STREET SECTION DETAILS

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC/PRIVATE RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PUID EASEMENT LINE
- PROPOSED PHASE LINE
- 1 — LOT NUMBER
- BLOCK 1 — BLOCK NUMBER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	166.68'	471.99'	20°14'00"	S63°32'03"E	165.82'

DEVELOPER

EAGLE1, LLC
PO BOX 1968
EAGLE, ID 83616

CIVIL ENGINEER

CORINNE GRAHAM, PE
CIVIL SITE WORKS LLC
PO BOX 6059
BOISE, ID 83707
(208) 946-3874

SURVEYOR

JEFF BEAGLEY, PLS
SAWTOOTH LAND SURVEYING LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

VICINITY MAP
1"=1000'

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	133	21.61
COMMON LANDSCAPE LOTS	14	7.66
PRIVATE STREETS	1	3.22
PUBLIC RIGHT-OF-WAY	N/A	2.80
TOTAL	148	35.29

SITE DATA

ADA COUNTY PARCEL #S0507417300/600

SITE AREA = ±35.29 ACRES

CURRENT LAND USE ZONE: A (AGRICULTURAL)

PROPOSED LAND USE ZONE: R-4 (RESIDENTIAL)

PROPOSED SETBACKS	R-4 ZONE	LOTS 2-11 BLOCK 1 LOTS 2-11 BLOCK 2 LOTS 32-37 BLOCK 3	LOTS 39-49 BLOCK 3	REMAINING LOTS
FRONT SETBACK	20 FEET	31 FEET (20 FEET FROM BACK OF SIDEWALK)	31 FEET (20 FEET FROM BACK OF SIDEWALK)	20 FEET (GARAGE) 15 FEET (LIVING SPACE)
STREET SIDE SETBACK	20 FEET	20 FEET	20 FEET	15 FEET
SIDE SETBACK	7.5 FEET	7.5 FEET	7.5 FEET	5 FEET
REAR SETBACK	25 FEET	25 FEET	20 FEET	12 FEET
MAXIMUM LOT COVERAGE	40%	40%	40%	50%

AREA CALCULATIONS

MINIMUM LOT SIZE	4,703 SF
AVERAGE LOT SIZE	7,079 SF
RESIDENTIAL DENSITY (GROSS)	3.77 DU/AC

OPEN SPACE CALCULATIONS

TOTAL AREA = ±34.80 ACRES (EXCLUDES BALLANTYNE R/W DEDICATION)

10% BASE AREA (±3.48 AC) + OFFSETTING INCREASE (±5.07 AC) = ±8.55 ACRES (24.6%) REQ'D OPEN SPACE

COMMON LANDSCAPE AREAS = ±7.77 ACRES

PLANTER STRIPS/ISLANDS = ±0.63 ACRES

ACHD R/W (BALLANTYNE) = ±0.19 ACRES

TOTAL OPEN SPACE PROVIDED = ±8.59 ACRES (24.7%)

NOTES

1. LOTS 1 AND 12 BLOCK 1, LOTS 1 AND 12 BLOCK 2, AND LOTS 26, 38, 47, 50, 60, 79, 90, 96, 97, 109, AND 124 BLOCK 3 AND ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE BENARI ESTATES COMMUNITY ASSOCIATION.
2. LOT 124 BLOCK 3 IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE BENARI ESTATES COMMUNITY ASSOCIATION. EACH LOT OWNER WITHIN THE SUBDIVISION SHALL BE SERVED BY THE PRIVATE STREETS. THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE DESCRIBED PRIVATE STREETS. THE PERPETUAL EASEMENT SHALL RUN WITH THE LAND AND THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE STREETS CANNOT BE MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE. LOT 124 BLOCK 1 SHALL ALSO CONTAIN A BLANKET EASEMENT FOR THE BENEFIT OF SUEZ AND EAGLE SEWER DISTRICT.
3. LOTS 5 AND 73 BLOCK 3 CONTAIN AN EASEMENT FOR A SHARED DRIVEWAY FOR THE BENEFIT OF LOTS 6 AND 72 BLOCK 3 WHICH A) PROVIDE PERPETUAL RIGHT OF INGRESS/EGRESS, B) THE EASEMENT RUNS WITH THE LAND, AND C) SHALL BE MAINTAINED BY THE ESTRADA VILLAGE COMMUNITY ASSOCIATION.
4. A PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE (PUID) EASEMENT SHALL BE PROVIDED AS FOLLOWS:
   - A. 12 FEET WIDE ADJACENT TO THE SUBDIVISION BOUNDARY
   - B. 12 FEET WIDE ADJACENT TO THE INTERNAL PRIVATE STREET
   - C. 23 FEET WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY
   - D. 5 FEET ADJACENT TO INTERIOR SIDE LOT LINES
   - E. 6 FEET ADJACENT TO INTERIOR REAR LOT LINES
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF EAGLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH XX-XX-XX OR ANY SUBSEQUENT MODIFICATIONS.
6. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT OF THE DEVELOPMENT AGREEMENT ASSOCIATED WITH XX-XX-XX AND SUBSEQUENT MODIFICATIONS.
7. DIRECT LOT ACCESS TO N BALLANTYNE LANE AND W STATE STREET IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
8. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, INSTRUMENT NO. _____, AND AS AMENDED. THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
10. THE BENARI ESTATES COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION PUMP AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURIZED IRRIGATION SYSTEM.

PROFESSIONAL ENGINEER LICENSE 16970 5-27-21 STATE OF IDAHO CORINNE M. GRAHAM

CSW CIVIL SITE WORKS
PO BOX 6059
BOISE, ID 83707
cgraham@cswengineering.com
(208) 946-3874

REV. NO.	DESCRIPTION	DATE

FILE NAME: 21001-C-PRE PLATTING

DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

PREPARED FOR:
EAGLE1, LLC
PO BOX 1968
EAGLE, ID 83616

BENARI ESTATES SUBDIVISION
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLANNED UNIT DEVELOPMENT

CSW PROJECT NO. 21001
DRAWING DATE 05/27/2021

PP1.0

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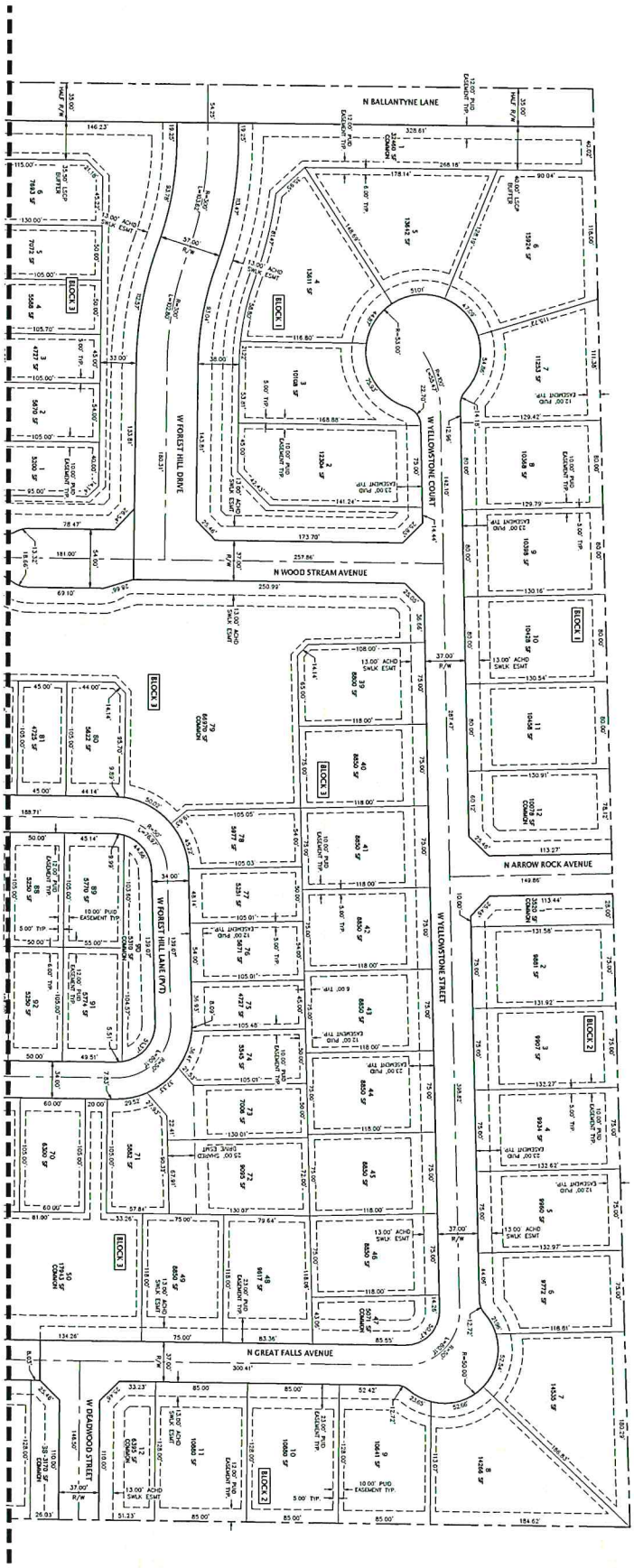

SCALE 1" = 50'

CSW PROJECT NO	21001		
DRAWING DATE	10/27/2021		

PP1.1

BENARI ESTATES SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOT DIMENSIONS NORTH

PREPARED FOR:
EAGLE1, LLC
PO BOX 1968
EAGLE, ID 83616

DESIGNED:	C. GRAHAM
DRAWN:	C. GRAHAM
CHECKED:	C. GRAHAM
APPROVED:	C. GRAHAM

REV. NO.	DESCRIPTION	DATE

FILE NAME: 21001-C-LOT DIMS.DWG

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PROFESSIONAL ENGINEER
CHRISTOPHER M. GRAHAM
STATE OF IDAHO
12-7-21

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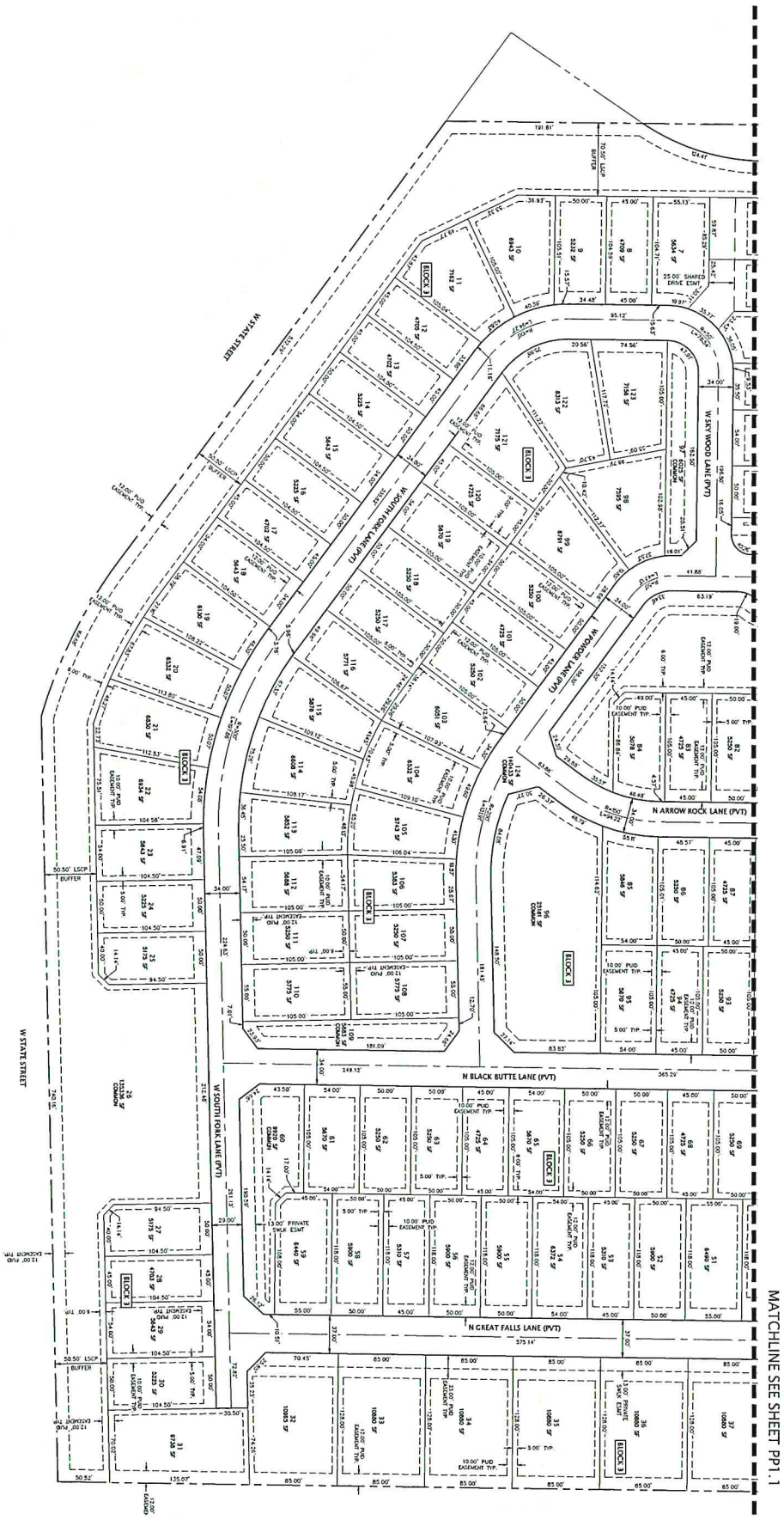

SCALE 1" = 50'

CSW PROJECT NO	21001		
DRAWING DATE	05/27/2021		

PP1.2

BENARI ESTATES SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOT DIMENSIONS SOUTH

PREPARED FOR:
EAGLE1, LLC
PO BOX 1968
EAGLE, ID 83616

DESIGNED	C. GRAHAM
DRAWN	C. GRAHAM
CHECKED	C. GRAHAM
APPROVED	C. GRAHAM

REV. NO.	DESCRIPTION	DATE

FILE NAME: 21001-C-LOT DIMS.DWG

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