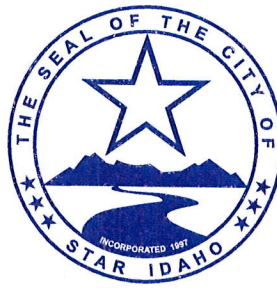


City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Chad Bell

Council:
Kevin Nielsen
Trevor Chadwick
Michael Keyes
David Hershey

February 26, 2018

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **March 19, 2019**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: File #CPA-18-08 Comprehensive Plan Map Amendment
AZ-18-13 Annexation & Zoning
PP-18-13 Preliminary Plat for the Greendale Subdivision

Owner: Paul & Betty Lloyd
10390 W. Beacon Light Road
Star, Idaho 83669

Representative: Becky McKay
Engineering Solutions
1029 N. Rosario Street, Ste. 100
Meridian, Idaho 83642

Action: The Applicant is seeking approval of a Comprehensive Map Amendment from Low Density to Medium-Low Density, an annexation and zoning of 40.65 acres with a zoning designation of Residential (R3) and a Preliminary Plat consisting of 131 single family residents and 13 common lots.

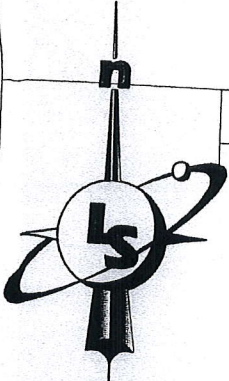
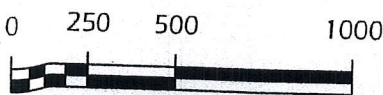
Property Location: The subject property is generally located northwest corner of W. New Hope Road and N. Wing Road in Star, Idaho. Ada County Parcel #S0405212400.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669. If no response is received by 2:00 pm the day of the hearing, your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Cathy Ward
City Clerk

VICINITY MAP - GREENDALE GROVE SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M., STAR, ADA COUNTY, IDAHO



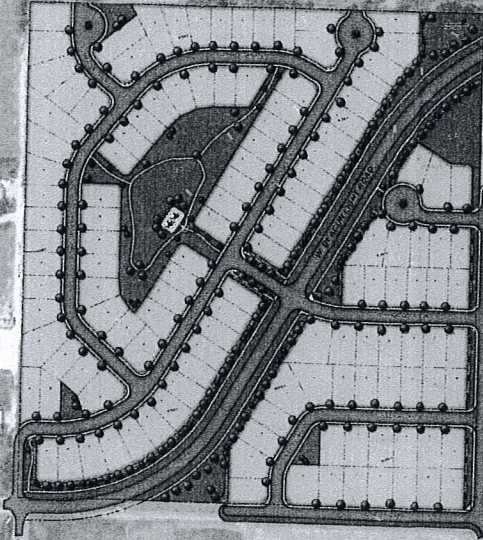
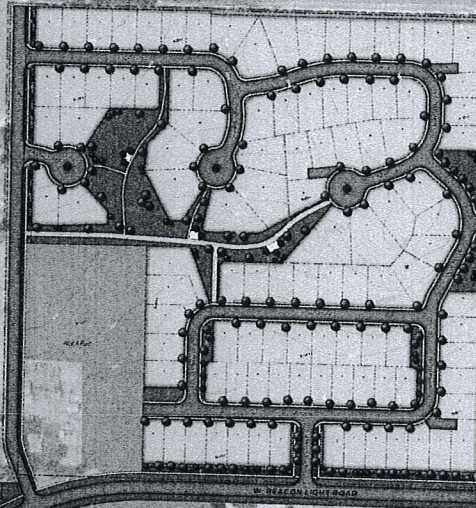
LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

Greendale Grove Subdivision



Site Location Map



Master Plan Information

South Parcel

SITE AREA	48.58 ACRES
SINGLE-FAMILY RESIDENTIAL (SFLTS)	34.68 ACRES
FRONT-YARD (FY) DRIV.	1.28 ACRES
OPEN SPACE/COMMON LOTS (11.61%)	5.62 ACRES
MINIMUM RESIDENTIAL LOT SIZE	6,880 SF
AVERAGE RESIDENTIAL LOT SIZE	7,887 SF
EXISTING ZONING	R-17
PROPOSED ZONING	R-1
RESIDENTIAL LOTS	113
OPEN SPACE/COMMON/PAVING LOTS	13
TOTAL LOTS	144
OPEN SPACE	23.58 ACRES
NET DENSITY (EXCLUDING R.O.W.)	422 D.U./AC

North Parcel

SITE AREA	18.11 ACRES
SINGLE-FAMILY RESIDENTIAL (SFLTS)	12.17 ACRES
FRONT-YARD (FY) DRIV.	1.14 ACRES
EXISTING HOME/LINE DRIVE (HLD)	1.81 ACRES
OPEN SPACE/COMMON LOTS (13.78%)	2.50 ACRES
COMMON DRIVE LOTS (4%)	0.49 ACRES
MINIMUM RESIDENTIAL LOT SIZE	4,880 SF
AVERAGE RESIDENTIAL LOT SIZE	4,880 SF
EXISTING ZONING	R-17
PROPOSED ZONING	R-1
RESIDENTIAL LOTS	10
COMMON DRIVEWAY LOTS	1
OPEN SPACE/COMMON/PAVING LOTS	17
TOTAL LOTS	28
OPEN SPACE	2.50 ACRES
NET DENSITY (EXCLUDING R.O.W.)	320 D.U./AC

Ownership & Design Team

DEVELOPER

FAVORABLE PROPERTIES, LLC
 7911 S. ALLEN ST., # 104
 MERRILL, ID 83645
 PH: (208) 433-0000

ENGINEERING SOLUTIONS

1000 S. WASHINGTON ST., # 100
 COVINGTON, LA 70021-3840

SOUTH BECKER & BAIRD



Master Plan