



TRANSMITTAL DATE: March 17, 2017

PLANNING AND ZONING COMMISSION MEETING DATE: April 17, 2017

APPLICATION NUMBER: RZ-01-17

PROJECT DESCRIPTION: Multi-family residential development

APPLICANT:

Heron Family Trust, Brett Heron
3453 Braveheart Drive
Eagle, Idaho 83616
310-991-3837
Email: brettcheron@gmail.com

REPRESENTATIVE:

Land Consultants, Inc.
Mark Butler
1675 E. Bishop Way
Eagle, Idaho 83616
939-7444
Email: markleebutler@gmail.com

SUBJECT: Heron Family Trust, Brett Heron, represented by Mark Butler with Land Consultants, Inc, is requesting a rezone from C-2 (Commercial) to MU-DA (Mixed Use with a development agreement [in lieu of a conditional use permit]) to allow for a multi-family development consisting of 10-buildings (9-multi-family buildings containing 131-dwelling units and one [1] club house). The 9.34-acre site is located on the northeast corner the intersection of South Edgewood Lane and East State Street.

STAFF CONTACT: Michael Williams, CFM 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.

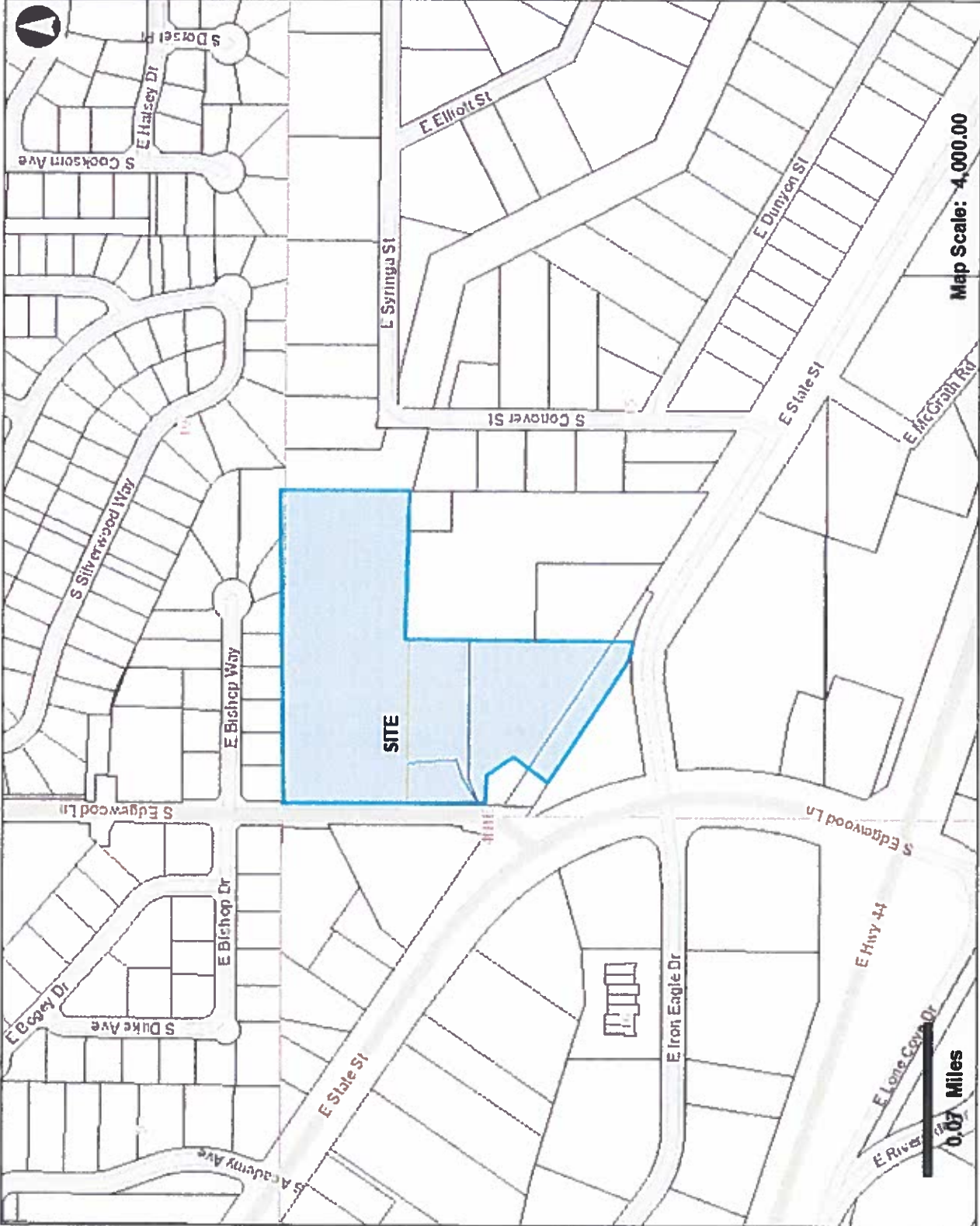
TRANSMITTED TO:

Ada County Assessor
Ada County Development Services - Attn: **Jason Boal**
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: **Cindi Davis**
City of Eagle Parks & Recreation - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**
City of Eagle Water Dept. - Attn: **Ken Acuff**
COMPASS
DEQ - Attn: **Danielle Robbins**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Kurt McClenny**
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: **Blake Watson**
ITD - Attn.: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Tim M. Breuer**
Meridian Fire Department - Attn: **Perry Palmer**
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: **Bob Olson**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
Tesoro Logistics
United States Army Corps of Engineers
United Water - Attn: **Dan Brown**
West Ada School District – Attn: **Joe Yuchum**

HUD COUNTY ASSESSOR

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Map Scale: 4,000.00

0.07 Miles



Legend

- +— Railroad
- Roads (2,000 - 4,000 s <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels

3/17/2017

RECEIVED & FILED
CITY OF EAGLE
FEB 14 2017



728 E 3rd St
Mesa, AZ 85203
480.948.2524

CONSULTANT

THE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.

CLIENT
The Heron Family Trust &
Common's Edge Apartment &
Commercial Complex
340 E. Edgewood Lane
Scottsdale, Arizona 85261



PROFESSIONAL SEAL

SITE PLAN

A-101

DATE: 01/24/17
DRAWN BY: JLM/STP
SCALE: AS SHOWN

- File: _____
Route to: _____
1. CITY REVIEW AND PERMITS WILL BE SUBMITTED TO ALL AGENCIES INVOLVED IN THE DEVELOPMENT OF THIS PROJECT. THESE AGENCIES AND THEIR REQUIREMENTS WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD.
 2. ALL UTILITIES WILL BE SHOWN AND LOCATED AS SHOWN ON THE PLAN. THE LOCATION OF UTILITIES WILL BE DETERMINED BY THE CITY OF EAGLE AND THE UTILITY COMPANIES. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD.
 3. ALL UTILITIES WILL BE SHOWN AND LOCATED AS SHOWN ON THE PLAN. THE LOCATION OF UTILITIES WILL BE DETERMINED BY THE CITY OF EAGLE AND THE UTILITY COMPANIES. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD.
 4. ALL UTILITIES WILL BE SHOWN AND LOCATED AS SHOWN ON THE PLAN. THE LOCATION OF UTILITIES WILL BE DETERMINED BY THE CITY OF EAGLE AND THE UTILITY COMPANIES. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD.
 5. ALL UTILITIES WILL BE SHOWN AND LOCATED AS SHOWN ON THE PLAN. THE LOCATION OF UTILITIES WILL BE DETERMINED BY THE CITY OF EAGLE AND THE UTILITY COMPANIES. THE CITY OF EAGLE WILL BE A KEY PART OF THE PUBLIC COMMENT PERIOD.

PROPOSED CURB LAYOUT

BLDG #	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7
BLDG 1	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 2	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 3	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 4	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 5	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 6	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'
BLDG 7	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'	100' x 100'



CLIQUE TABLE

CLIQUE	RADIUS	LENGTH	CHORD DIST.	CHORD BKG.	DELTA
C1	20.00'	30.00'	15.00'	10.00'	30.00°
C2	20.00'	30.00'	15.00'	10.00'	30.00°
C3	20.00'	30.00'	15.00'	10.00'	30.00°

Site - New
1-18