



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



24-08-AN
24-05-S
24-23-DR

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Comprehensive Plan Map Amendment
<input type="checkbox"/>	Comprehensive Plan Text Amendment	<input type="checkbox"/>	Combination (Preliminary & Final) Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Lot Line Adjustment
<input type="checkbox"/>	Lot Split	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Vacation
<input type="checkbox"/>	Variance	<input type="checkbox"/>	

Owner of Record

Name: Arroyo Inido Farm, LLC

Address: 6152 W. Half Moon Lane, Eagle, ID 83616

Phone: _____ Email: timothyeck@me.com

Applicant Information

Name: See above

Address: _____

Phone: _____ Email: _____

Representative Information

Name: Connor Lindstrom, KM Engineering, LLP

Address: 5725 N. Discovery Way, Boise, ID 83713

Phone: 208-639-6939 Email: clindstrom@kmengllp.com

Subject Property Information

Site Address: 2021 W. Kuna Rd, Kuna, ID 83634

Parcel No.(s): R7321001020 & R7321001040

Section, Township, Range: Sec. 27, T. 2N, R. 1W

Property Size: 78.96 acres

Current Land Use: Ag Proposed Land Use: Mixed Use

Current Zoning: RUT Proposed Zoning: R-6 & C-1

Nearest Major Cross Streets: Kuna Rd & Ten Mile Rd

Project Description

Project Name: Madrone Village

General Description of Project: Mixed Use Development with single family residential lots, commercial lots, fire station lot, school lot, and park lot.

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20

Commercial: C-1 C-2 C-3 CBD

Industrial: M-1 M-2

Other: _____

Type(s) of amenities provided with development: Park lot with field, playground, sports courts, pathways

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Existing ag buildings for on-site ag operation

Will any existing buildings remain? YES NO

If YES, which one(s): _____

No. of Dwelling Units: 384 No. of Building Lots: 384

No. of Common Lots: 42, 12 common drive No. of Other Lots: 1 school, 1 park, 2 deeded access lots

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhome Duplex Multi-Family Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): 5.19

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 6.80

Percentage of Open Space provided: 14.29% Acreage of Open Space: 11.28 acres

Type of Open Space provided (i.e. public, common, landscaping): _____

Parkway, common lots, landscaping

Non-Residential Project Summary (If Applicable)

Number of building lots: 6 + 1 Fire Station Other lots: 1 Common, 1 Common Drive

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

Regular parking stalls: _____ Dimensions: _____

ADA accessible stalls: _____ Dimensions: _____

Width of driveway aisle(s): _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

See landscaping plan.

Applicant Signature:  Date: 10/8/24

By signing, you affirm the form has been completed in its entirety and all supporting documents shall be uploaded within 14 days of receipt of link provided by staff.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application documents to be uploaded.

October 8, 2024
Project No.: 19-151

Mr. Doug Hanson
Planning & Zoning Director
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Madrone Village Subdivision – Resubmittal– Kuna, ID
Annexation, Zoning, Preliminary Plat, and Design Review Applications**

Dear Mr. Hanson:

On behalf of Arroyo Indio Farm, LLC. and/or its assigns, we are pleased to present Madrone Village, a mixed-use residential and commercial community on the south side of Kuna Road, just west of Ten Mile Road. The approximately 77-acre site is adjacent to existing and planned single-family residential subdivisions and commercial uses. Consistent with Kuna Road’s designation as an Entryway Corridor, Madrone Village proposes commercial and civic uses along its Kuna Road frontage, including lots zoned C-1 for neighborhood commercial uses, a commercial lot that has been donated to the Kuna Rural Fire District (KRFD) to meet the District’s needs and serve the community, a large community open space area that will be donated for a proposed future public park, and a reserved lot that will be donated for a future public charter school.



As mentioned, the applicant will be donating three integral components of the project to directly benefit the community of Kuna and provide added resources to surrounding residents. To achieve the greatest reach of resources, the applicant has worked for years with Kuna Rural Fire District to determine the best location for a first responder/fire station with an ancillary police department dispatch area. The chosen location has frequently been described as the best possible location south of the tracks for this much needed facility. It's also important to mention that the donation offer of the future fire station was a significant influence in the recent approved KRFD bond and was subsequently donated after the bond passed. A school site will also be donated for a future public charter school to minimize bus and vehicle traffic as well as mitigate stress on surrounding schools. Abutting the school site, the proposed park site will be donated to Kuna parks and Recreation for a future public park. These three donation sites will not only benefit future residents but will make a big impact on the community of Kuna as a whole.

Madrone Village features enhanced walkability and pedestrian connectivity throughout and to surrounding subdivisions and services in the area; desired amenities for residents including sports fields and sports courts; and single-family residential lot size diversity to provide a variety of housing options for Kuna residents.

Applications for this project include Annexation and Zoning to R-6 and C-1 districts; a Preliminary Plat; and Design Review for review of subdivision landscaping. In 2021, we submitted an annexation, preliminary plat and PUD application to the City of Kuna for the subject property. That application has not been heard by any of the City's decision-making bodies and is now being revised with this application package as an updated resubmittal.

We have held five neighborhood meetings, participated in various discussions with City staff and ACHD, and have researched adjacent projects and recent approvals. The initial neighborhood meeting, held November 13, 2019, related to the original annexation application. The second, third, and fourth neighborhood meetings held September 10, 2020, May 19, 2021, and April 6, 2022, respectively, related to the annexation/zoning, preliminary plat, and PUD requests. We held a fifth neighborhood meeting for the subject annexation and preliminary plat request on September 18, 2024. The development plan and renderings included in this application package reflect the input we have received from staff and neighbors, including a transition in lot size adjacent to existing residences in the Sutter's Mill Subdivision, increased pedestrian connectivity, the inclusion of the donated fire station lot, a school and public park lot.



Site Information

The overall property is approximately 79 acres identified as parcel number R7321001040 and R7321001020 (Kuna Rural Fire District lot) and is located approximately ¼ mile west of Ten Mile Road and ½ mile east of Black Cat Road on the south side of Kuna Road. The site is currently zoned RUT in Ada County and is contiguous to City limits on all property boundaries.

Madrone Village is compatible with the existing and planned land uses surrounding the property:

- North: Kuna Road; and the Madrone Heights Subdivision zoned R-6;
- East: C-1 zoning at Kuna and Ten Mile; single family homes zoned R-4; and the Sutter's Mill Subdivision zoned R-6;
- South: the Deserthawk Subdivision zoned R-6; and undeveloped property zoned RUT and designated Low Density Residential on the FLUM;
- West: a new mid-mile collector road; annexed land zoned A (Agriculture) and designated as Mixed Use on the City's FLUM; and undeveloped property zoned RR and designated Medium Density Residential on the City's FLUM.

Compliance with Comprehensive Plan

Madrone Village aligns with the intent of *Envision Kuna* (Kuna's comprehensive plan) by complementing surrounding development and providing residential and employment opportunities in this part of Kuna. *Objective 3.A.2* notes that areas near Kuna Road and the rail line are identified as priority areas to be developed to support strong community activity and commercial centers. In accordance with that objective, Madrone Village proposes a mixture of housing types, commercial lots and open space, all of which will contribute to a strong community and available commercial opportunities in this area.

Madrone Village meets the intent of the future land use designation for this property of Medium Density Residential. We are presenting a mix of housing types to support Kuna's diverse housing goals by balancing an internal cluster of alley-loaded single-family detached lots, medium density detached lots, and larger single-family home lots. The neighborhood commercial portion of the project will support the residential component of the project while also providing neighborhood serving uses to the area currently unseen south of the railroad tracks in Kuna. Additionally, a lot abutting Kuna Road has been donated to Kuna Rural Fire District for future first responder emergency services, benefitting the entire area.

In alignment with *Goal Area 3*, our intent is to develop a distinct and well-designed community with diverse residential opportunities adjacent to a complementary commercial area to provide essential services as well as employment opportunities for the surrounding area. Our proposed zoning designations and enclosed development plan support the intent of the land use designations and the Comprehensive Plan.

Annexation and Zoning Application

We propose to annex and zone the property to the R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial District) zoning districts to accommodate a mix of single-family detached lot types, seven commercial lots including a lot for a future first responder/fire station and ancillary police department dispatch area. 2 large lots are also included within the R-6 zone, one of which will be for a future school site, and the other for a future park and open space area to be used by the school and the City of Kuna. In total, the R-6 district will be comprised of approximately 74 gross acres and the C-1 zone will be comprised of approximately 5 gross acres.

The overall density of the proposed development is reflective of the intent of the Medium Density Residential designation within the comprehensive plan. As *Theme 3* within the “Key Trends and Emerging Themes” section of the Comprehensive Plan notes, there is a growing demand for housing in Kuna, likely driven by younger families and professionals seeking less expensive housing options in the Treasure Valley (p. 6 of the Listening & Learning Summary Report). Madrone Village has been designed to be compatible with other residential developments in the area while providing different lot sizes which in turn will allow for a variety in home builds, specifically to allow a wide range of homebuyers the opportunity to purchase in a high-quality community. The zoning districts requested best reflect the dimensional standards and density required to provide the mix of residential and commercial opportunities proposed.

Preliminary Plat Application

The Madrone Village preliminary plat encompasses approximately 79 acres and consists of 300 standard single-family detached residential lots, 84 alley loaded single-family detached residential lots, 7 commercial lots, 1 park lot, 1 school lot, 2 deed access lots, 13 common access lots, and 43 common open space lots, totaling 451 lots overall.

Standard single-family residential lot sizes range from approximately 4,000 square feet to 10,329 square feet. Alley loaded single-family residential lots sizes range from 4,085 sq. ft. to 4,429 sq. ft. These size range are to provide a variety of housing types within the development, consistent with the comprehensive plan.

The larger lots within the development will be along the southern and eastern edges of the subdivision. These larger lots provide a nice transition from the larger, already existing, residential lots adjacent to the development, into the higher density, alley loaded lots nearer the center of the subdivision.

The seven commercial lots included in the proposed preliminary plat will provide an opportunity for neighborhood commercial uses to serve existing and future residences. The C-1 district is sought to allow neighborhood commercial uses that are complementary to the residential area and provide necessary services and employment opportunities to future and existing residents, consistent with the comprehensive plan. The development and placement of these lots was configured based on discussions with the City of Kuna, including the Economic Development Department. The commercial lots will provide easy and efficient access to services, ideally situated with frontage on Kuna Road, an arterial roadway and designated Entryway Corridor, and at the corner of S Beadlily Ave, a mid-mile collector that current and proposed developments will extend north through Madrone Heights and Season Creek and south through Deserthawk West.

The applicant has been in discussions with the City of Kuna and the Fire District regarding the development of Lot 2, Block 1. The applicant has donated this lot to the Kuna Rural Fire District for future development of a fire station with an ancillary police dispatch office to ensure adequate service and response time for the entire area.

Access and Connectivity

The primary entrance road for the subdivision will be Madrone Avenue, a full access point via Kuna Road proposed in alignment with the subdivision entrance to Madrone Heights to the north. Madrone Avenue will extend into the subdivision, fork to the east and west, and will eventually connect to Sunbeam Street, a mid-mile collector on the south boundary of the subdivision. A mid-mile collector, Beadlily Avenue is proposed on the west side of the subdivision in alignment with Madrone Heights. Local streets are proposed throughout the subdivision and will be improved to the City of Kuna and ACHD’s standards.

Four stub streets are proposed to connect with Beadlily and Sunbeam as depicted on the attached preliminary plat. Two stub streets are proposed to connect with the existing subdivision to the east, Sutter's Mill. This development will connect existing neighborhoods with planned transit corridors and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area.

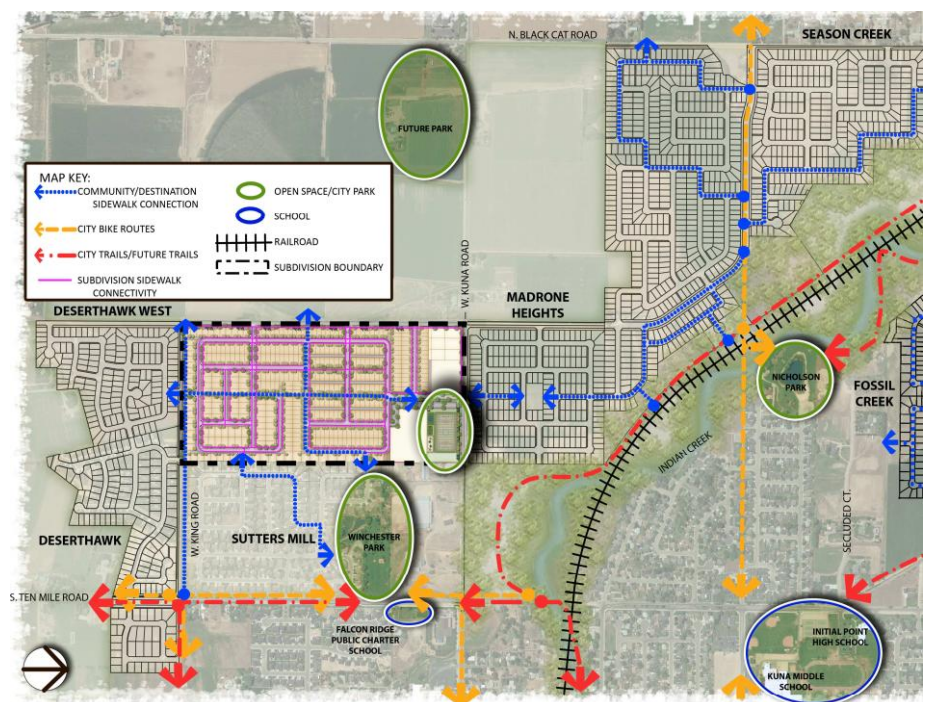
The mixed-use element presented with the neighborhood commercial component of Madrone Village creates trip capture and increases quality of life for all area residents. Access for the proposed commercial lots will be determined with subsequent development applications and will adhere to ACHD and City requirements based on road classification and spacing requirements.

An existing unopened right-of-way located on the east part of the subject site, Yankee Rock, is proposed to be vacated/exchanged with a separate application to ACHD. In discussions with ACHD it was determined that the piece of land was originally included in a plat from 1910 and was dedicated to the public from the subject site. As the City and ACHD prohibit double-loaded lots, it was determined that vacating the unopened right-of-way is the best use of the land. Existing access to Yankee Rock will be maintained to adjacent homes within Sutter's Mill. However, the remaining property will be utilized by the proposed subdivision as indicated on the preliminary plat. As Madrone Village will be dedicating approximately 18 acres of public right-of-way, we propose to exchange the approximately 1.5 acres of unopened right-of-way with ACHD. A right-of-way exchange application has been submitted to ACHD and will be reviewed once this application has been accepted by the City of Kuna.

A traffic impact study (TIS) has been submitted to and accepted by Ada County Highway District (ACHD). A copy of the TIS is included herein for reference.

Walkability

Madrone Village includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. Connections are proposed throughout the alley residential portion to adjacent commercial uses and single-family homes and amenities within the community and to adjacent neighborhoods. As illustrated, Madrone Village offers the opportunity to connect several adjacent existing neighborhoods to the south and east with pedestrian walkways and will connect north and south to planned and currently developing subdivisions, the railway corridor, Kuna Greenbelt, and future parks. Pedestrian connections will enhance walkability in the entire area and will contribute toward fulfilling Kuna Comprehensive Plan *Goal 4.B* by increasing sidewalk coverage and connectivity.



Services

In accordance with City Code, Madrone Village will utilize City services upon annexation. The applicant has been working with the City on capacity constraints currently experienced by the Ten Mile lift station. Coordination will continue as design is finalized.

A major service this development will provide to the community is a school site and park/open space that will be available for both the school and the community to use. The school lot contains approximately 5 acres while the park lot contains 4 acres. Together they will provide the necessary acreage for a charter school, open space with fields, playground, and a parking area. A proposed charter school that will serve grades K-12 will purchase the school lot once platted. With Madrone Village, Madrone Heights across Kuna Road, and the growing nature of the area, there will be an influx of new students that this school will serve. The park and open space lot as mentioned previously will provide space for the future charter school as well as the public.

In addition, the property is about one mile from downtown Kuna, which puts it in close proximity to the area’s schools, the Kuna Library and various parks among other services and amenities. The Falcon Ridge Public Charter School is located approximately 1,500 feet to the east, at the southeast corner of Kuna and Ten Mile Roads. Kuna Middle School and Initial Point High School are both less than 1 mile away at the northeast corner of Boise Street and Ten Mile Road. Ross Elementary School is also less than 1 mile away, near the southwest corner of Boise Street and School Avenue.

Various churches, preschools and daycares are also nearby, which will serve and be supported by future residents and complement future commercial uses planned within Madrone Village.

Project Phasing

Madrone Village is proposed to be constructed in five phases, as depicted on the enclosed phasing exhibit and schematic schedule below. The first phase will include the construction of the proposed commercial lots, large open space lot, school site lot, and various residential unit. The first phase is also configured to ensure extension of services to the Fire Station lot to facilitate the District’s timeline for development. The project will be phased in accordance with the following phasing plan. If approved, we plan to begin construction in the Spring of 2025. The timing of subsequent phases will be market-driven; the current anticipated construction timing is summarized below.

Phase #	Estimated Construction Start Date <i>(dependent upon market demand - dates could change)</i>
Phase 1	Spring 2025
Phase 2	Spring 2026
Phase 3	Spring 2027
Phase 4	Spring 2028
Phase 5	Spring 2029

Residential Uses

The residential portion of Madrone Village is comprised of single-family detached units within the R-6 district. In alignment with *Goal 3.D* and *Objective 3.D.2* of the Comprehensive Plan, Madrone Village proposes to provide various housing options and a strong neighborhood. Larger lots with detached single-family homes will be located on the east to buffer and provide a transition to the Sutter’s Mill Subdivision. Lots will transition in size from east to west, with smaller, detached residential lots located on the west side of the project and adjacent to commercial uses to the north. As shown on the attached preliminary plat, alley loaded units are clustered on

the west part of the site to provide a unique housing type and higher density while preserving enough land for pathways and the park lot in the northeast portion of the development.

Density

Overall, Madrone Village proposes 384 residential units on approximately 42 acres. The resulting dwelling units per gross acre for the subdivision will be 5.91 du/acre which is below the maximum density permitted in the R-6 district. The net density will be 6.81 du/acre is also below the maximum density permitted in the R-6 district.

Madrone Village presents a community with a variety of housing types and styles, ample open space, exceptional amenities, an inner-connected pedestrian network and the provision of two lots to be dedicated to the City for future use as a fire station and city park. In addition, the public school site designation for a public charter school will fill a need for public school children in the development and the immediate surrounding area. The provision of the list of amenities planned, lots to be dedicated to the City and school, and overall quality of Madrone Village supports the density intended for the R-6 district.

Commercial Uses

Approximately 5 acres of the overall project site is proposed to include commercial lots for future neighborhood serving uses such as retail, small-scale restaurants and coffee shops, commercial uses, and a Fire Station among other potential uses. The commercial lots will be enclosed with landscaping to provide a natural buffer to adjacent residential uses to the south. Commercial lots will be accessed via private drive aisles with cross-access agreements.



In accordance with the standards noted in *Kuna City Code 5-3-4* we request a 50% reduction to the rear yard setback requirement for the commercial lots abutting residential lots. In lieu of the 40' setback normally required we propose a combination of vegetation and screening to ensure residential lots are adequately separated from commercial uses while encouraging a mix of uses and allowing the community to feel integrated. Design of this area will be coordinated with the City as future applications are submitted.

Amenities and Open Space

Overall, Madrone Village includes approximately 11.28 acres of qualified open space for a total of 14.29% of the site. As mentioned previously, an approximately 4.3-acre lot is being provided and will be dedicated for use as a future city park at the northeast part of the property. A soccer field, football field, and lacrosse field alongside

a basketball court and tennis/pickleball court have been schematically depicted to demonstrate how the open space could be utilized for various amenities. Landscaped areas and pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for residents who can safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.



Design Review Application

Included with this submittal package is the design review application for common area landscaping within the residential portion of the subdivision. Proposed landscaping will consist of a combination of trees, shrubs, and other landscape materials consistent with City standards, which are detailed on the attached landscape plans. The development of the commercial lots will include lighting plans with detailed photometric info as subsequent design review submittals take place.

Conclusion

We are excited to bring Madrone Village to the City of Kuna. This mixed-use community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood.

Madrone Village complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information about this updated submittal of Madrone Village, please feel free to contact me.

Sincerely,
KM Engineering, LLP

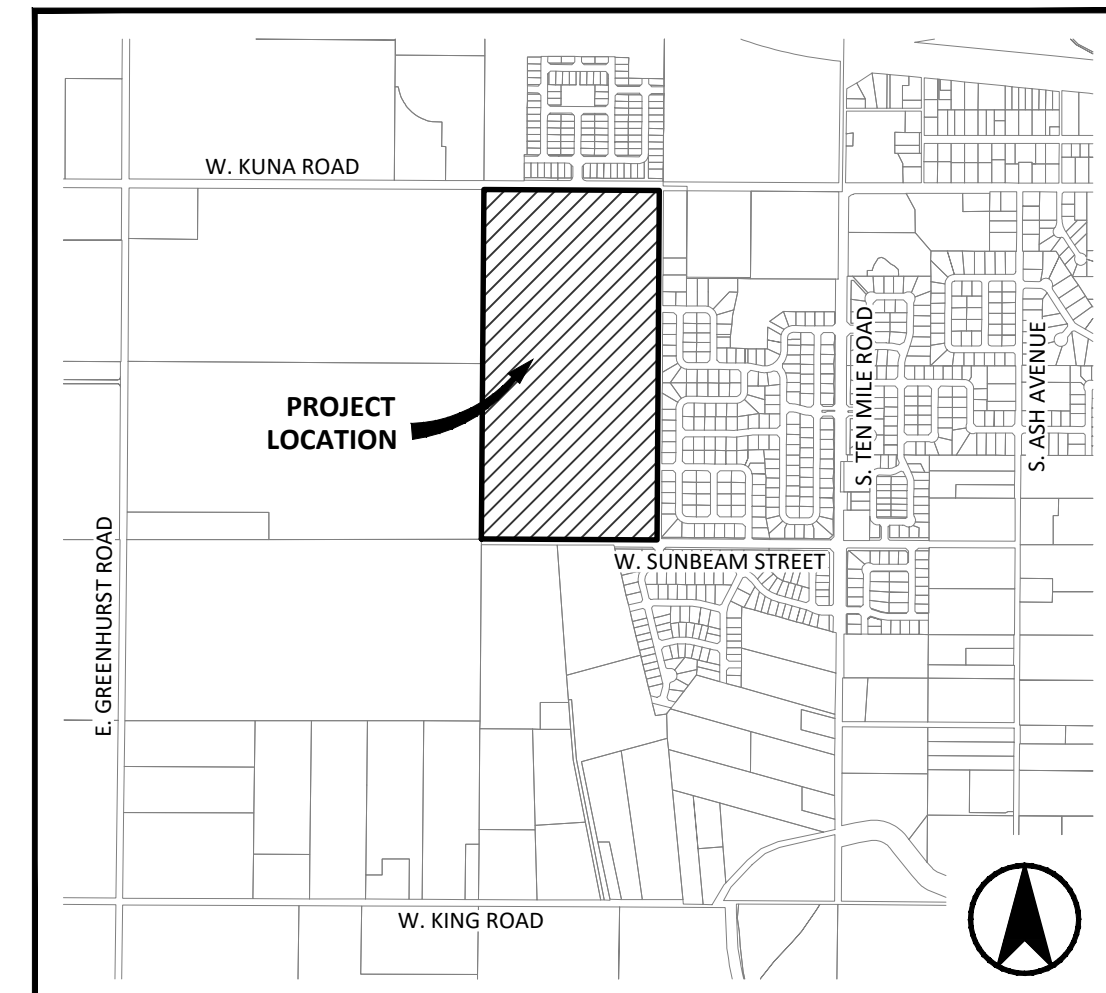
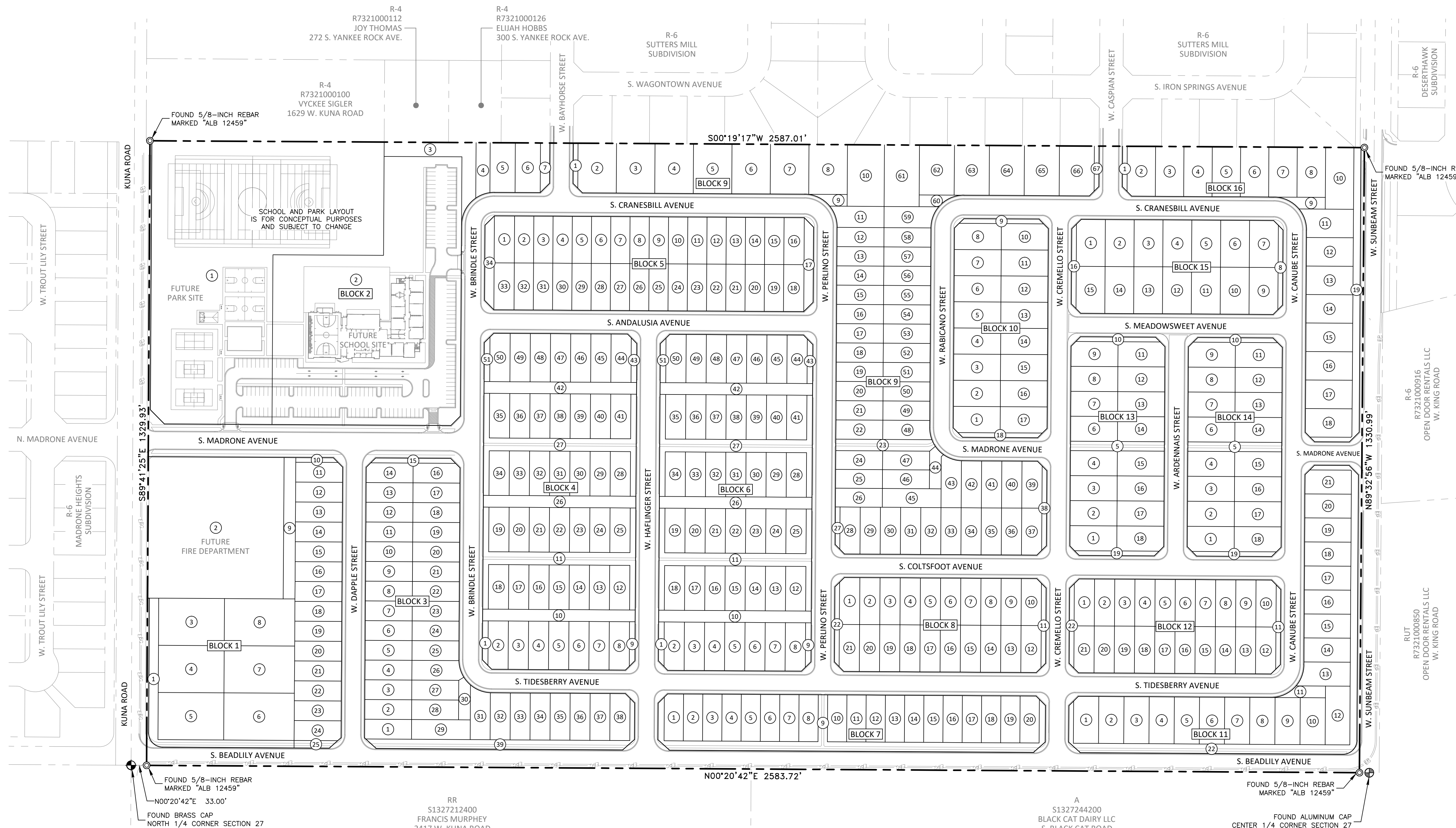
A handwritten signature in black ink that reads "Connor Lindstrom".

Connor Lindstrom, CFM
Senior Land Planner

cc: Arroyo Indio Farm, LLC.

PRELIMINARY PLAT SHOWING MADRONE VILLAGE SUBDIVISION

SITUATED IN A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF
SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

SITE DATA	
PARCEL NUMBER(S):	R7321001020 & R7321001040
PROPERTY ADDRESS:	2021 W. KUNA ROAD KUNA, IDAHO 83634
CITY/STATE/ZIP:	
CURRENT ZONING:	RUT
PROPOSED ZONING:	C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) R-6 (MEDIUM DENSITY RESIDENTIAL)
PROJECT TOTAL:	451 LOTS ±78.96 ACRES (GROSS)
RIGHT-OF-WAY DEDICATION:	~ ±18.03 ACRES
C-1 ZONING	
COMMERCIAL LOTS:	7 LOTS ±4.00 ACRES
COMMON LOTS:	1 LOT ±0.25 ACRES
COMMON DRIVE LOTS:	1 LOT ±0.17 ACRES
SUB-TOTAL:	9 LOTS ±4.42 ACRES
R-6 ZONING	
SFR (STANDARD)	300 LOTS ±33.66 ACRES
SFR (ALLEY)	84 LOTS ±8.09 ACRES
DEEDED LOTS:	2 LOTS ±0.28 ACRES
(LOTS 3 & 4, BLOCK 2)	
SCHOOL SITE (LOT 2, BLOCK 2):	1 LOT ±4.13 ACRES
PARK SITE (LOT 1, BLOCK 2)	1 LOT ±4.88 ACRES
COMMON LOTS:	42 LOTS ±4.10 ACRES
COMMON DRIVE LOTS:	12 LOTS ±1.37 ACRES
SUB-TOTAL:	442 LOTS ±56.51 ACRES
SINGLE FAMILY RESIDENTIAL (STANDARD)	
MINIMUM LOT SIZE:	±4,000 SF
MAXIMUM LOT SIZE:	±10,329 SF
AVERAGE LOT SIZE:	±4,867 SF
SINGLE FAMILY RESIDENTIAL (ALLEY)	
MINIMUM LOT SIZE:	±4,085 SF
MAXIMUM LOT SIZE:	±4,429 SF
AVERAGE LOT SIZE:	±4,197 SF
TOTAL GROSS DENSITY:	5.19 UNITS PER ACRE
TOTAL NET DENSITY:	6.80 UNITS PER ACRE
C-1 DIMENSIONAL STANDARDS	
MAXIMUM HEIGHT:	35'
MINIMUM STREET FRONTAGE:	0'
FRONT YARD SETBACK (LOCAL ROADWAY):	15'
FRONT YARD SETBACK (ARTERIAL OR COLLECTOR):	0'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	10'
MAXIMUM LOT COVERAGE:	100% DR
MINIMUM LOT SIZE:	2,000 SF
R-6 DIMENSIONAL STANDARDS	
MAXIMUM HEIGHT:	35'
MINIMUM STREET FRONTAGE:	45'
FRONT YARD SETBACK (LOCAL ROADWAY):	20'
FRONT YARD SETBACK (ARTERIAL OR COLLECTOR):	30'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	15'
MAXIMUM LOT COVERAGE:	N/A
MINIMUM LOT SIZE:	4,000 SF

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

UTILITIES

UTILITIES	
WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	BOISE-KUNA IRRIGATION DISTRICT / CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 2-8, BLOCK 1 ARE PROPOSED COMMERCIAL LOTS.
- LOT 3, BLOCK 2 TO BE DEEDED TO PARCEL No. R7321000112.
- LOT 4, BLOCK 2 TO BE DEEDED TO PARCEL No. R7321000126.
- IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA (KMID) DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.

LEGEND

---	BOUNDARY LINE
- - -	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	SECTION LINE
---	RIGHT OF WAY
---	LOT LINE
EO	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT

PROJECT TEAM

PROPERTY OWNER / DEVELOPER
NAME: ARROYO INDO FARM, LLC
CONTACT: TIMOTHY ECK
ADDRESS: 6152 W. HALF MOON LANE
CITY/STATE/ZIP: EAGLE, IDAHO 83616
PHONE: timothyeck@me.com
ENGINEERING
NAME: KM ENGINEERING, LLP
CONTACT: KEVIN MCCARTHY, P.E.
ADDRESS: 5725 N. DISCOVERY WAY
CITY/STATE/ZIP: BOISE, IDAHO 83713
PHONE: 208.639.6939
EMAIL: kevin@kmenllp.com
LANDSCAPE ARCHITECT
NAME: KM ENGINEERING, LLP
CONTACT: ALYSSA YENSEN, PLA
ADDRESS: 5725 N. DISCOVERY WAY
CITY/STATE/ZIP: BOISE, IDAHO 83713
PHONE: 208.639.6939
EMAIL: ayensen@kmenllp.com

INDEX OF DRAWINGS

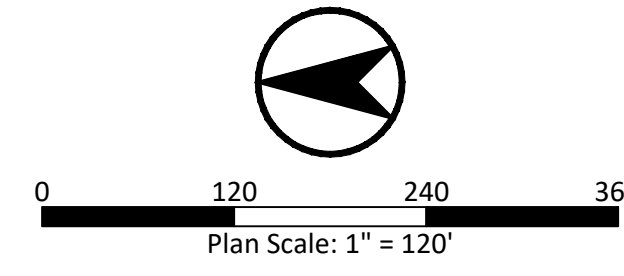
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PP1.1	EXISTING CONDITIONS
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MADRONE VILLAGE SUBDIVISION
KUNA, IDAHO
COVER

REVISIONS		
NO.	ITEM	DATE
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1	REVISED PREPLAT SUBMITTAL	07/19/21
2	REVISED PREPLAT SUBMITTAL	04/15/22
4	REVISED PREPLAT SUBMITTAL	10/02/24

DATE: 10/02/24
PROJECT: 19-151
SHEET NO.
PP1.0

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