



TRANSMITTAL DATE: June 5, 2018

PLANNING AND ZONING COMMISSION MEETING DATE: July 16, 2018

APPLICATION NUMBER: RZ-07-18/CU-03-18/PPUD-02-18/PP-06-18

PROJECT DESCRIPTION: Molinari Park Subdivision

APPLICANT:

Eagle 26, LC
737 North 7th Street
Boise, Idaho 83702
208-890-3198
Email: mcvaygreg@hotmail.com

REPRESENTATIVE:

Pivot North Architecture – Joe Bruce
1101 West Grove Street
Boise, Idaho 83702
208-690-3108 Ext. 710
Email: joe@pivotnorthdesign.com

SUBJECT: RZ-07-18/CU-03-18/PPUD-02-18/PP-06-18 – Molinari Park Subdivision – Eagle 26, LLC: Eagle 26, LLC, represented by Joe Bruce with Pivot North Architecture, is requesting a rezone from CBD (Central Business District) to CBD-DA-P (Central Business District with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Molinari Park Subdivision, a 114-lot, 354-unit (91-townhome, 3-commercial/residential [consisting of 263-units], 1-commercial, 16-common, and 3-private street) mixed use planned unit development. The 24.6-acre site is located on the south side of East Plaza Drive approximately 300-feet east of the intersection of South 2nd Street and East Plaza Drive.

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: **Jason Boal**
Ada County Highway District - Attn: **Planning Review**
Andeavor
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 & Leo Arteaga**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator – Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**
City of Eagle Water Dept. - Attn: **Ken Acuff**
COMPASS
DEQ - Attn: **Alicia Martin**
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**

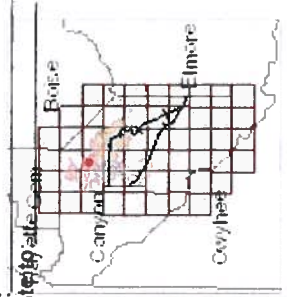
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Blake Watson**
ITD - Attn.: **Ken Couch**
Land Trust of the Treasure Valley - Attn: **Tim M. Breuer**
Meridian Fire Department - Attn: **Joe Bongiorno**
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: **Richard Scott and Gary Packwood**
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: **Ronald Saenz**
Valley Regional Transit
West Ada School District – Attn: **Joe Yochum**

Vicinity Map Ada County Assessor

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

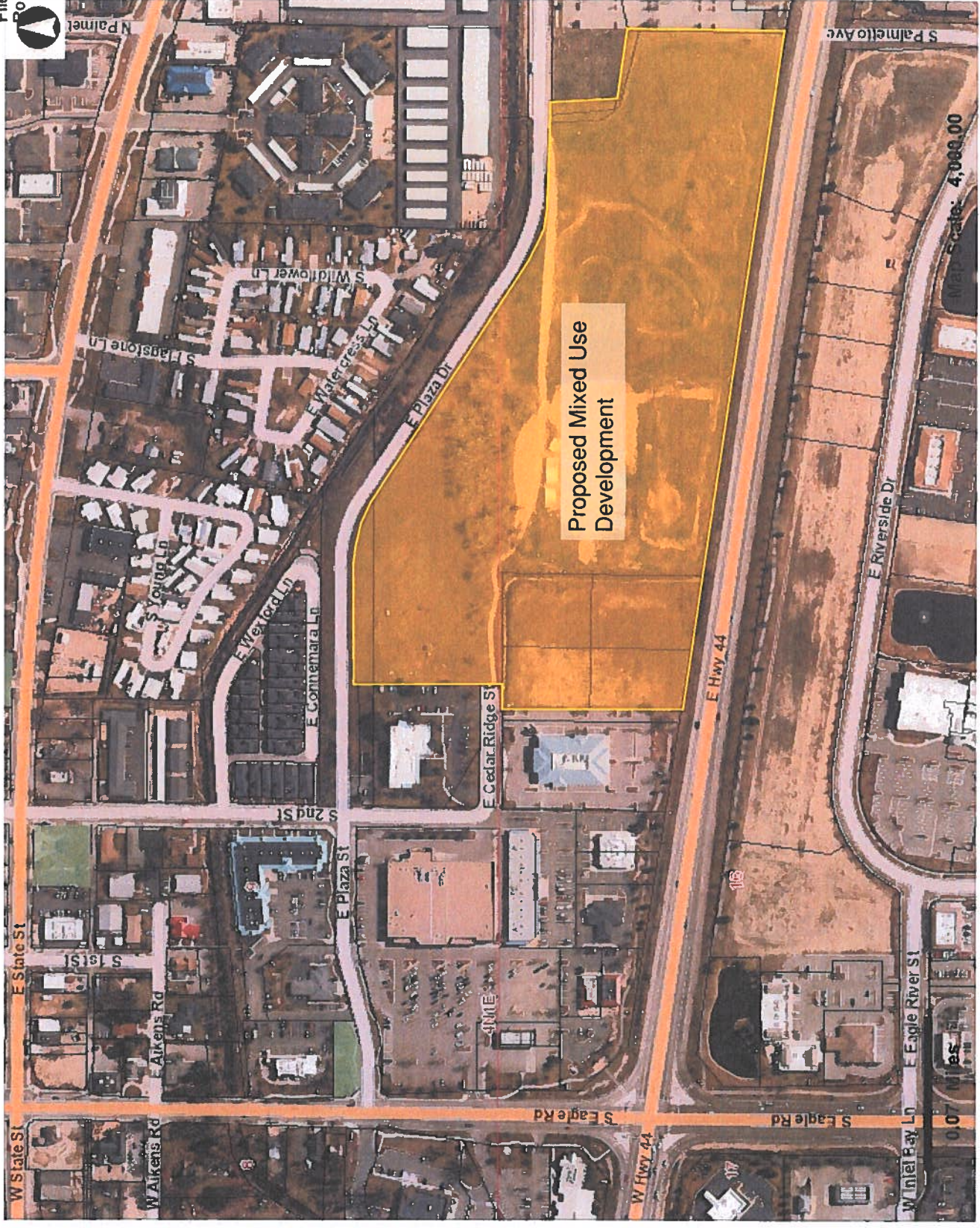
MAX 31 2018

File:



Legend

- Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels



Aerial Photo - Eagle, IL
JANUARY 2018

CITY OF EAGLE
MAY 31 2018



Site Location

Hwy 44

Eagle Rd

200 400ft



RENNISON ENGINEERING
 P.O. Box 1001 Eagle Lake Rd SE 33616
 F. 208-938-2440

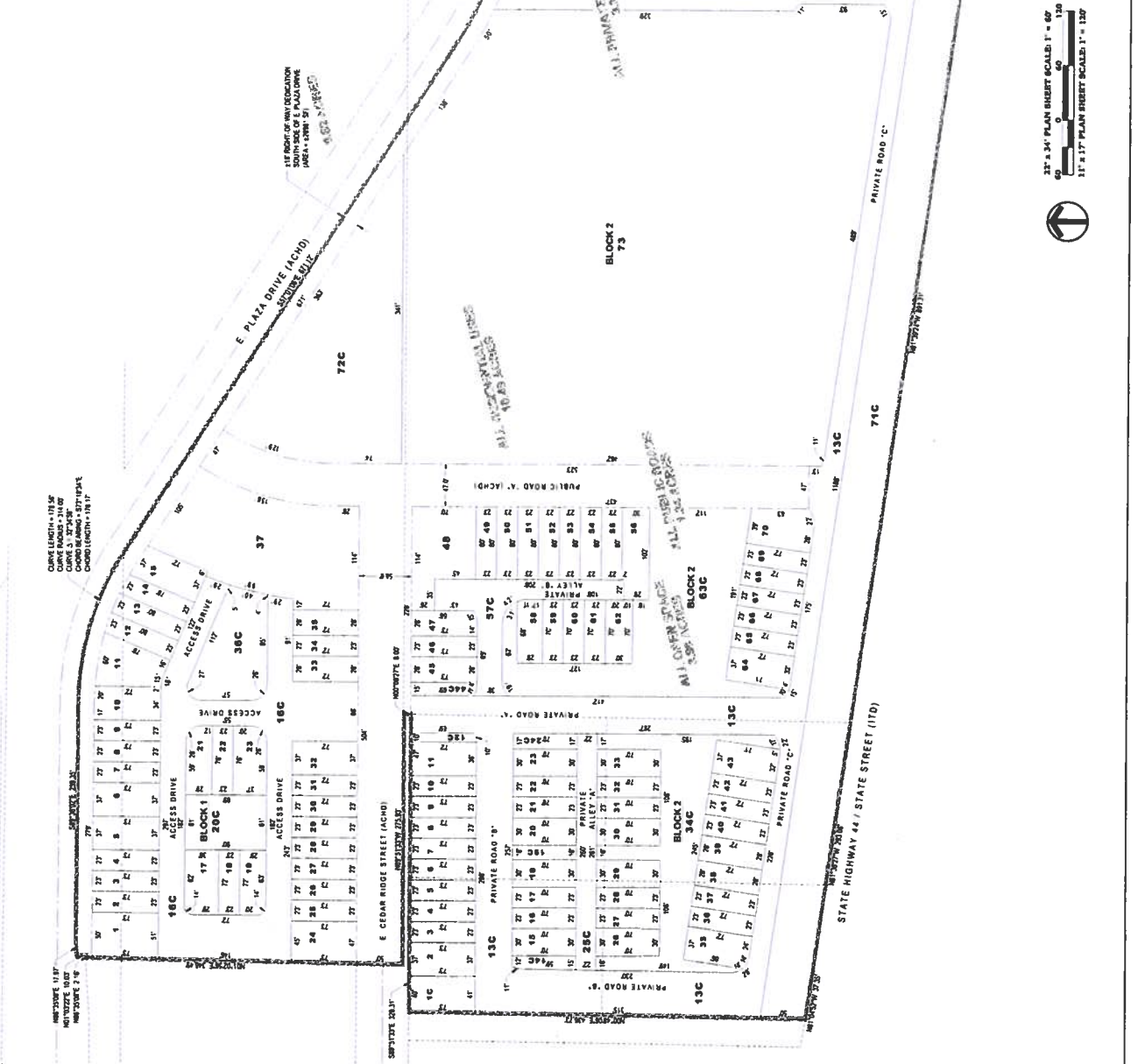


PRELIMINARY PLAT/PRELIMINARY DEVELOPMENT PLAN
 For
MOLNARI PARK SUBDIVISION
 LOT DIMENSIONS

NO.	DATE	BY	REVISIONS

PP3
 SHEET NO.
 DATE: 03/11/18
 P.L.M.: JER
 P.E. NO.: R156885
 C.A.D. NO.: BEA

LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	1879	282	282	282
2	1879	282	282	282
3	1879	282	282	282
4	1879	282	282	282
5	1879	282	282	282
6	1879	282	282	282
7	1879	282	282	282
8	1879	282	282	282
9	1879	282	282	282
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100	1879	282	282	282



33' x 54' PLAN SHEET SCALED 1" = 60'
 11' x 17' PLAN SHEET SCALED 1" = 137'





RENNISON ENGINEERING
 P. 208.738.2440
 131118



PRELIMINARY PLAN/PRELIMINARY DEVELOPMENT PLAN
 For
 MOLNARI PARK SUBDIVISION
 TYPICAL ROAD SECTIONS

NO.	REVISIONS	DATE

DATE: 03/11/18
 P.M. JER
 P.K. CAD
 RIBBES BEA
 SHEET NO. PPS

