



Planning & Zoning Department

Master Application

Staff Use Only
Project Name: <u>Reflections Edge</u>
File Number: <u>SPP-102-21</u>
Related Applications: <u>ZMA-165-21</u>

Type of Application

- | | |
|--|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building & Site Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Estates 81, LLC Phone: 208-404-2161

Applicant Address: PO Box 1939 Email: ashton.homes@hotmail.com

City: Eagle State: ID Zip: 83616

Interest in property: Own Rent Other: _____

Owner Name: same as above Phone: _____

Owner Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Contractor Name (e.g., Engineer, Planner, Architect): Andrew Newell, Engineer

Firm Name: Blaine A. Womer Civil Engineering Phone: (208) 593-7555

Contractor Address: 4355 W. Emerald Street, Suite 145 Email: andrew@bawce.com

City: Boise State: ID Zip: 83706

Subject Property Information

Address: TBD East Railroad Street

Parcel Number(s): R32395000, R32394010C, R32394010D
R32392011, R32392000 Total acreage: 97.80 Zoning: RP, RS, BC

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Reflections Edge (previously Indian Creek Estates)

Description of proposed project/request: Requesting to rezone portions of 97.80 acres concurrently with a preliminary plat for 362 residential and 1 commercial lots.

Proposed Zoning: RS4, RS6, RS7, RP, BC Acres of each proposed zone: 4.88 (BC) 4.42 (RP) 58.36 (RS4)
10.80 (RS6) 13.09 (RS7)

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
		Total 47.64
Residential	28 (RP) ²⁶¹ 260 (RS4) ³⁷ 38 (RS6) 36 (RS7)	2.01 (RP) 30.71 (RS4) 6.23 (RS6) 8.69 (RS7) Total 47.64
Commercial	1	3.42
Industrial		
Common (Landscape, Utility, etc.)	25	0.27 (BC) 0.77 (RP) 10.05 (RS4) 2.10 (RS6) 1.26 (RS7) Total 14.45
Right of Way (internal roadways, ROW to be dedicated, etc.)		1.19 (BC) 1.64 (RP) 17.60 (RS4) 2.47 (RS6) 3.14 (RS7) Total 26.04
Qualified Open Space		
Total	388	91.55

Please answer all questions that are relevant to your project

Minimum square footage of structure: NA Maximum building height: NA

Minimum property size (s.f.): 3,044 Average property size (s.f.): 5,735

Gross density: 6.33 (RP) 4.47 (RS4) 3.33 (RS6) 2.75 (RS7) Net density: 13.93 (RP) 8.49 (RS4) 5.94 (RS6) 4.14 (RS7)

Type of dwelling proposed: Single-family Detached Single-family Attached

Duplex Multi-family Condo Other: live-work

Proposed number of units: 362

Total number of parking spaces provided: NA

% of qualified open space: 14.45 acres open space/62.1 acres of residential zoned property = 23.27%
see open space exhibit 16% of qualified open space

Additional information may be requested after submittal.

Authorization

Print applicant name: Matt Drown

Applicant signature:  Date: 11/20/2021

City Staff

Received by: JKW Received date: 12/9/21