



TRANSMITTAL DATE: January 7, 2020

PLANNING AND ZONING COMMISSION MEETING DATE: March 2, 2020

APPLICATION NUMBER: A-06-19/RZ-12-19/CU-08-19/PPUD-05-19/PP-08-19

PROJECT DESCRIPTION: Rene Place Subdivision

APPLICANT:

MCG-Sterling, LLC
1159 East Iron Eagle Drive, Suite 170-H
Eagle, Idaho 83616

REPRESENTATIVE:

Engineering Solutions, LLP
Becky McKay
1029 North Rosario Street, Suite 100
Meridian, Idaho 83642

SUBJECT: A-06-19/RZ-12-19/CU-08-19/PPUD-05-19/PP-08-19 – Rene Place Subdivision – MCG-Sterling, LLC: MCG-Sterling, LLC, represented by Becky McKay, with Engineering Solutions, LLP, is requesting annexation, rezone from R-3 (Residential) and RUT (Rural-Urban Transition – Ada County designation) to R-5-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Rene Place Subdivision, a 93-lot (85-buildable, 8-common) residential planned unit development. The 18.51-acre site is located at the northeast corner of North Dicky Drive and North Rene Place at 500 North Rene Place.

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**
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: **Jake Fessenden/Eddy Franklin/ Shelli Williamson**
City of Eagle Park, Pathway & Recreation
City of Eagle Trails Coordinator - Attn: **Steve Noyes**
City of Eagle Police (ACSO) - Attn: **Chief Matt Clifford**
City of Eagle Water Dept. - Attn: **Ken Acuff**
City of Eagle Economic Development Director – Attn: **Robin Collins**
COMPASS
DEQ - Attn: **Alicia Martin**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Scott Buck/John Francesconi**
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: **Eric Grace**
Marathon Pipe Line – Attn: **Jesi Brock**
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**

DEC 20 2019

File:
Route to:
E. FLOATING FEATHER ROAD



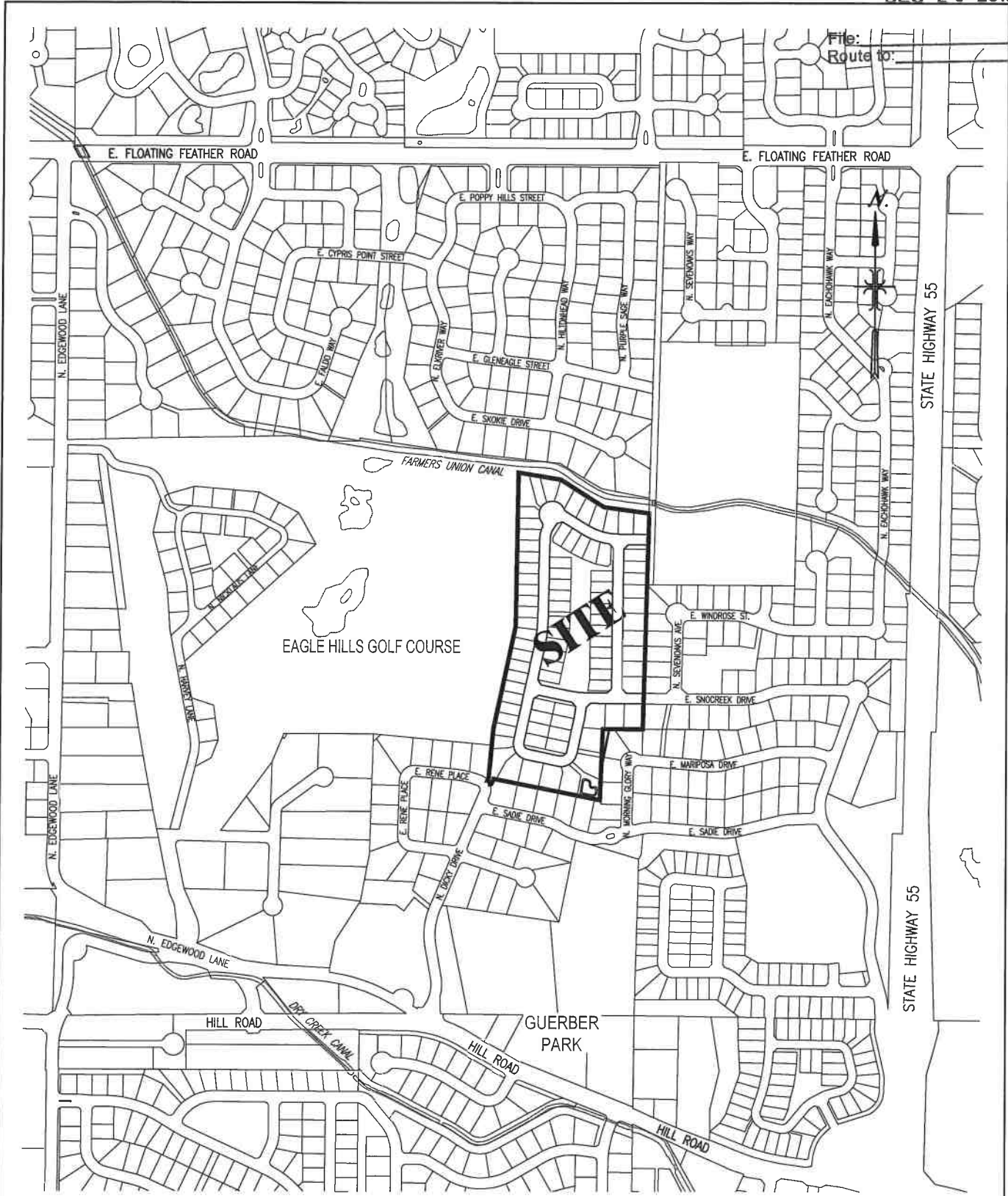
RENE PLACE SUBDIVISION

1" = 500'

LOCATED IN THE W 1/2 OF SECTION 10, T. 4N., R. 1E., B.M.
EAGLE, ADA COUNTY, IDAHO

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File:
Route to:



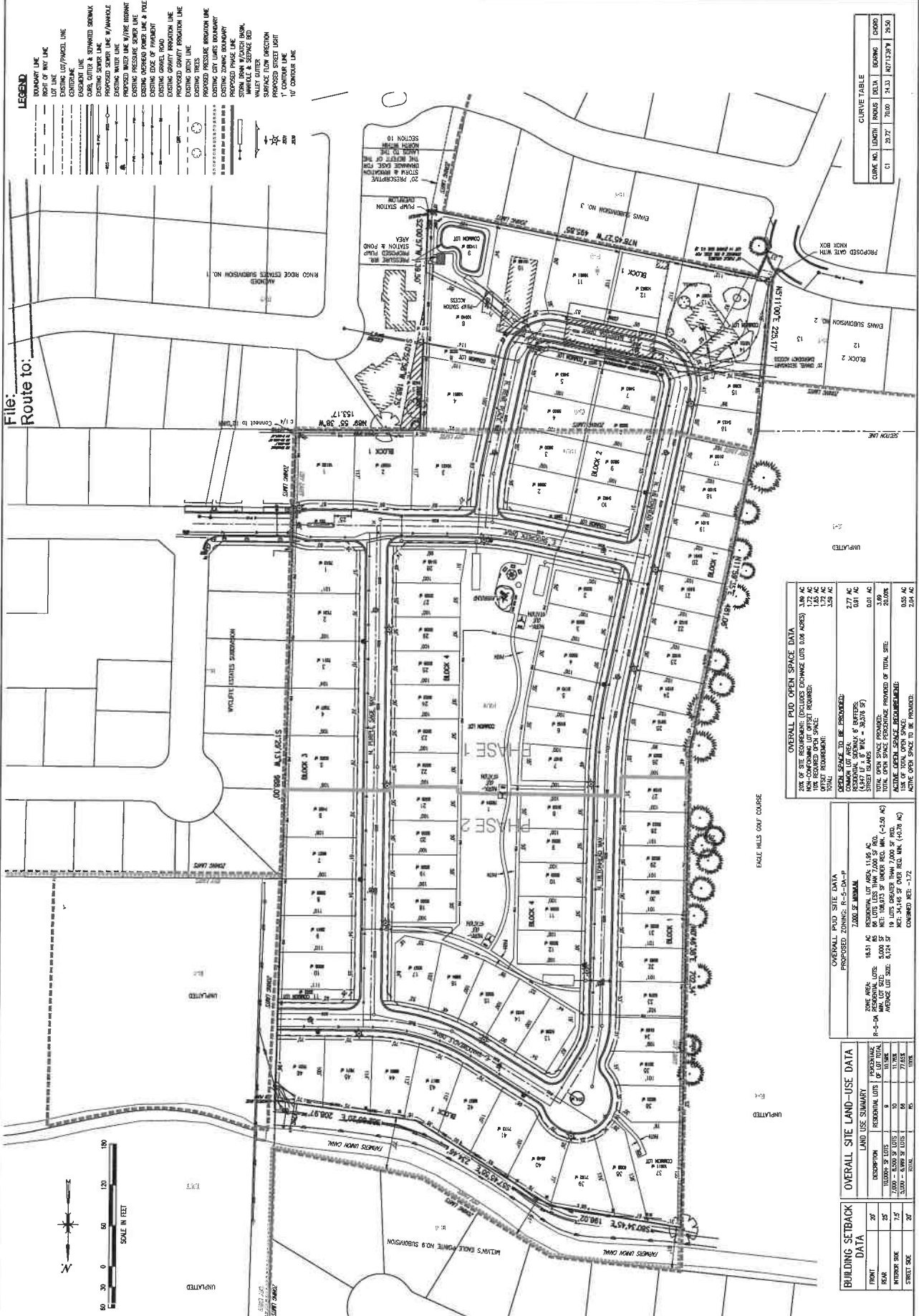
RENE PLACE SUBDIVISION

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LOCATED IN THE W 1/2 OF SECTION 10, T. 4N., R. 1E., B.M.
EAGLE, ADA COUNTY, IDAHO

RECEIVED & FILED
CITY OF EAGLE
DEC 2 0 2019

ENGINEERING SOLUTIONS 1029 N. ROSARIO ST. STE. 100 MESA, AZ 85202 Phone: (480) 928-0900 Fax: (480) 928-0941		PLANNED UNIT DEVELOPMENT PLAN RENE PLACE SUBDIVISION LOCATED IN THE W 1/2 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M. DATE: MAY COUNTY, AZ		SHEET: 3 OF 3 PUD-3 SCALE: 1"=80' DATE: 12/23/19 FILE NO: 1803313
OWNER OF RECORD MCG-STERLING, LLC 1159 E. RON EAGLE DRIVE, STE. 170-H EAGLE, AZ 85816 Phone: (480) 460-2613	DEVELOPER MCG-STERLING, LLC 1159 E. RON EAGLE DRIVE, STE. 170-H EAGLE, AZ 85816 Phone: (480) 460-2613	PLANNER / CONTACT BECKY McKay 1029 N. ROSARIO ST. STE. 100 MESA, AZ 85202 Phone: (480) 928-0900		



CHORD	DELTA	BEARING	CHORD
25.50	14.13	107.1733°	25.50
25.72	14.13	107.1733°	25.50
25.72	14.13	107.1733°	25.50
25.72	14.13	107.1733°	25.50

TYPE OF SITE	MINIMUM REQUIRED OPEN SPACE (SQ. FEET)	ACTUAL OPEN SPACE PROVIDED (SQ. FEET)	PERCENTAGE OF MINIMUM REQUIRED
RESIDENTIAL LOTS (100 AC)	1,000	1,000	100%
COMMERCIAL LOTS (100 AC)	1,000	1,000	100%
INDUSTRIAL LOTS (100 AC)	1,000	1,000	100%
OFFICE LOTS (100 AC)	1,000	1,000	100%
RECREATION LOTS (100 AC)	1,000	1,000	100%
UNPLANNED	1,000	1,000	100%
TOTAL	6,000	6,000	100%

PROPOSED ZONING	R-5-D-P
ZONED AS	MINIMAL
ZONE AREA	18.51 AC
RESIDENTIAL LOTS	5,000
COMMERCIAL LOTS	0
INDUSTRIAL LOTS	0
OFFICE LOTS	0
RECREATION LOTS	0
UNPLANNED	0
TOTAL	5,000

LAND USE SUMMARY	RESIDENTIAL LOTS	COMMERCIAL LOTS	INDUSTRIAL LOTS	OFFICE LOTS	RECREATION LOTS	UNPLANNED
FRONT SETBACK	20'	20'	20'	20'	20'	20'
REAR SETBACK	20'	20'	20'	20'	20'	20'
INTERIOR SIDE SETBACK	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
STREET SIDE SETBACK	20'	20'	20'	20'	20'	20'

File: Route to: