



June 17, 2017

Mr Trevor Kesner, Planner II
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Trevor:

Subject: Rising Sun Estates Subdivision

On behalf of Rising Sun Inc., A Team Land Consultants presents to the City of Kuna, an Annexation, Rezone, and Preliminary Plat application for the proposed Rising Sun Subdivision. The subject property is located at the southwest corner of Strobel Road and Kuna Road. The property contains 36.3 total acres and is identified as Ada County Assessor's Tax Parcel Number R01615250650.

Project Summary

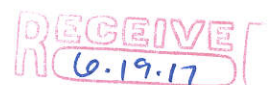
The applicant is proposing 91 single family lots and 5 common lots. The site is currently zoned RR. The applicant is requesting an annexation, rezone and preliminary plat approval. The site consists of larger estate lots that are planned to have higher end homes constructed on them. The lots range from just under 10,000 square feet to nearly $\frac{3}{4}$ of an acre. The developer will be extending the greenbelt pathway along Indian Creek, it will be constructed then donated to the City of Kuna.

Access Roads and Connectivity

Primary access to the proposed development will be off Strobel Road, and a new public street out to Kuna Road via existing right-of-way. The roads within the subdivision will be constructed as public roads, with curbs, gutters, and five foot wide detached sidewalks. All the roadways have been designed so that speeding and cut through traffic will not occur. Block lengths have been broken up and curves and bends have been placed to discourage excessive speeding. There is a proposed stub street to the west of the site to provide inter neighborhood connectivity. A stub street was not provided to the south because Indian Creek borders our southern boundary and a street connection at that location would be cost prohibited.

Proposed Single Family Buildings

In order to protect the quality and value of the homes built in the project and for the continued protection of the Owners thereof, an Architectural Control Committee (ACC)



will be established. No building will be erected without written approval from the ACC. The ACC will require strict architectural controls, monitoring item such as:

1. Exterior paint and trim colors must be approved by the ACC
2. Roofing material must be a 25-year architectural grade composition shingle.
3. The roof and front elevation of the principle residence and garage must have a minimum slope of 5/12.
4. Minimum a floor area of not less than 1,500 square feet if single Level.
5. Front elevations must have a minimum of at least three textures such as, Stucco façade with stone accents or brick, shutters, or different textures in siding.

The intent of the developer is to build a high-end development and monitoring the construction of the homes will ensure this high quality. By building quality homes in the initial phase of the development it will ensure the later phases values will be higher than the initial values; this is building equity by design.

Landscaping and Amenities

There is approximately 4.17 acres of open space being proposed throughout the development. There are 25-foot landscape buffers provided along Kuna and Strobel Roads. City Code requires 20-feet, we are providing the additional buffering to better shelter those homes from road noise. These landscape areas will have extensive planting, berms and fencing. A landscape plan has been prepared in accordance with the City standards. Along the south boundary we are providing a 10-foot pathway along the Indian Creek which will eventually extend east and west of the site, ultimately connecting this site to downtown. That pathway will be located within a 30-40-foot common lot and extensively landscaped. Detached sidewalks are being provided along all the roads within the subdivision, thus giving pedestrian connectivity throughout the development. All of the landscaping will be maintained by a subdivision owner's association. It is the intention of the developer to install landscaping that exceeds the City requirements in order to support the quality of development that is proposed.

Utilities, Irrigation, and Storm Drainage

There is an existing utility easement that runs along this site's southern boundary. That easement is for the future extension of a sewer trunk line from the Orchard lift station to Strobel Road. That extension will provide this site sewer services. Pressure irrigation and potable water is proposed to be extended from SH 69 to this site, approximately 1,000-feet. Dry utilities are adjacent to this site's west and east property line. All utilities will be extended to all proposed building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. Pressurized irrigation is proposed to all common areas within this development.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on May 25, 2017. There were several adjacent land owners that showed up to that meeting. The one concern of the neighbors was the location of the roadway connecting to Strobel Road, the concern was headlights and traffic affecting the existing residence. Due to that concern, we relocated the site entrance further to the north so that it did not impact the existing residence. For the most part, the neighbors took the proposed development well.

Vision Statement

Our vision is to promote a high end residential development with strict building criteria governed by our Architectural Control Committee. This site is located next to Indian Creek and a future greenbelt that we will be constructing. That greenbelt and the creek will lend to the construction of a high-end community. There will be entertainment and employment centers in very close proximity to the proposed development. The landscape entrances at the intersection off Strobel and Kuna Roads will create a very esthetic and nice entrance as you enter this site. A pocket park, greenbelt and detached pathways are provided to enhance the livability of this development and promote a sense of being.

The Developers will have a mix of architectural that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening will provide the residents of this development a private feel and create a sense of community. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Dennis Hourany
Otilia Ballo