



City of Greenleaf
20523 N. Whittier Drive
Greenleaf, Idaho 83626
208/454-0552
208/454-7994 (fax)
greenleafcity@cableone.net

Land Use Application – Notice of Public Hearing

Notice is hereby given that the Planning and Zoning Commission for the City of Greenleaf will hold a public hearing at Greenleaf City Hall, 20523 Whittier Drive, Greenleaf, ID 83626, on 03 March 2022 at 6:30 p.m. to hear a request for:

DEVELOPMENT NAME/TYPE: Royal Ridge Subdivision – A Planned Unit Development

SURVEYOR/ENGINEER/DEVELOPER: Skinner Land Survey, T.J. Wellard
Orton Engineering, Brent Orton, PE, MSCE
Royal Pro-C, LLC

DESCRIPTION: Royal Ridge is a Low Density Residential, Planned Unit Development Subdivision project located on the South Side of Main Street/SH19 in Greenleaf. It is owned by Royal Pro-C, LLC. Royal Ridge is a beautiful mixed use planned unit development subdivision proposed to become a part of the City of Greenleaf. The property consists of a commercial segment that is already annexed proposed for seven commercial lots with cross access and the possibility of reconfiguring lot lines around commercial users that may come. The balance of the subdivision is not yet annexed and consists of a mix of residential lots ranging from 5,775 square feet to 24,231 square feet with an average lot size of 13,641 square feet as well as 10 common lots of varying sizes adding up to 10.7% of qualifying open space. The Request has Two parts: 1) Annexation of approximately 48.43 Gross Acres into the City of Greenleaf with an R-5 Zone Designation; and 2) Inclusion of the 7.19 Acres of Central Business District zoned land already within the incorporated limits of Greenleaf in and the 48.43 acres mentioned in a planned unit development subdivision. *(Excerpted from the introduction section of the landuse application development narrative.)*

LOCATION: The Site is located across the street from City Hall and slightly to the West (Across SH19 from Brown Street). The front several acres to the site are already annexed into the City with a Commercial Zone Designation. The balance of the site is proposed to be annexed and a part of the Planned Unit Development to be known as “Royal Ridge.” Royal Ridge is proposed to have a commercial frontage on SH19 and residential element on the largest portion of the property with larger view lots near the ridge and a mix of lot sizes ranging from 26,111 ft² down to 5,775 ft². *(Excerpted from the landuse application coversheet and checklist.)*

The application is on file and available for public inspection at Greenleaf City Hall, 20523 N. Whittier Dr., ph. 208/454-0552, fax 208/454-7994. Any and all persons desiring to comment may appear and be heard at the appointed time. Written comments are encouraged and will be accepted until 5:00 p.m. on 01 March 2022.

SPECIAL ACCOMMODATION: Any person with a disability may request a reasonable accommodation to make it easier to use City facilities or programs, or request that the City provide information in a different way. Details and Reasonable Accommodation Request Forms are available at City Hall. Those who have impaired hearing or speech may contact City Hall utilizing the Idaho Relay Service: TDD: (Toll Free) Dial 1, then 800-377-3529; VOICE: (Toll Free) Dial 1, then 800-377-1363.

Signed:  Date: 15 Feb 2022
Lee C. Belt, Greenleaf City Clerk