



TRANSMITTAL DATE: May 14, 2020

PLANNING AND ZONING COMMISSION MEETING DATE: July 6, 2020

APPLICATION NUMBER: A-04-20/RZ-04-20/CU-02-20/PPUD-01-20/PP-02-20

PROJECT DESCRIPTION: Stags Crossing Subdivision

APPLICANT:

Urban Solutions, LLC
P.O. Box 1304
Eagle, Idaho 83616
Sdh.idaho@gmail.com

REPRESENTATIVE:

Steve Hart
Address same as applicant
208-966-1656
Sdh.idaho@gmail.com

SUBJECT: A-04-20/RZ-04-20/CU-02-20/PPUD-01-20/PP-02-20 – Stag Crossing Subdivision – Urban Solutions, LLC; Urban Solutions, LLC., represented by Steve Hart, is requesting an annexation, rezone from RUT (Rural-Urban Transition – Ada County designation) to R-2-DA-P (Residential with a development agreement – PUD), conditional use permit, preliminary development plan, and preliminary plat approvals for Stag Crossing Subdivision, a 135-lot (113-buildable, 22-common) residential planned unit development. The 67-acre site is located on the south side of West Beacon Light Road approximately 2,000-feet west of North Lanewood Road.

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.

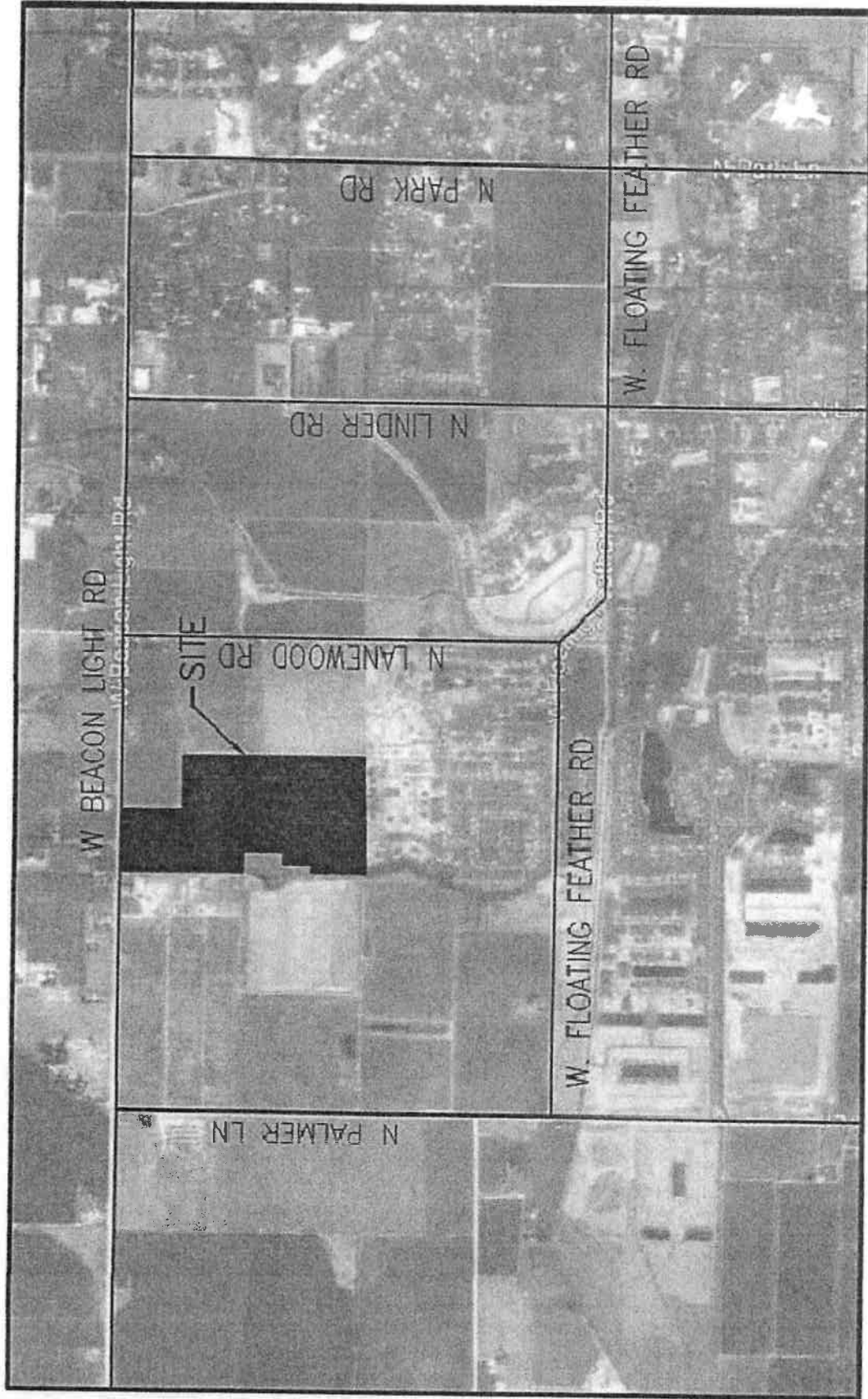
TRANSMITTED TO:

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: **Eddy Franklin**
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**

MAY 08 2020

File:
Route to:



- VICINITY MAP -

N.T.S.

RECEIVED & FILED
CITY OF EAGLE

MAY 08 2020

SITE AREA	68.40 ACRES
SINGLE-FAMILY RESIDENTIAL	19.16 ACRES
BEACON LIGHT RIGHT-OF-WAY	0.73 ACRES
OPEN SPACE/Common Lots	9.05 ACRES
LOCAL & COLLECTOR LANDSCAPE	3.77 ACRES
AVERAGE RESIDENTIAL LOT SIZE	1,103 SF
OPEN SPACE/Common Area Percentage	13.24%
EXISTING ZONING	RUT
PROPOSED ZONING	R-2DA-P
RESIDENTIAL LOTS:	113
OPEN SPACE/Common/PARK LOTS:	22
TOTAL LOTS	135
GROSS DENSITY	1.64 DU/ACRE

Project Statistics



ENGINEER
 CH ENGINEERING
 ENGINEER
 TERRY CHASE
 DATE: 05/08/2020
 PROJECT: STAGS CROSSING SUBDIVISION

DEVELOPER
 URBAN SOLUTIONS
 DEVELOPER
 JEFFREY W. BAIRD
 DATE: 05/08/2020
 PROJECT: STAGS CROSSING SUBDIVISION



REVISIONS:

PRELIMINARY PLAT FOR
STAGS CROSSING SUBDIVISION

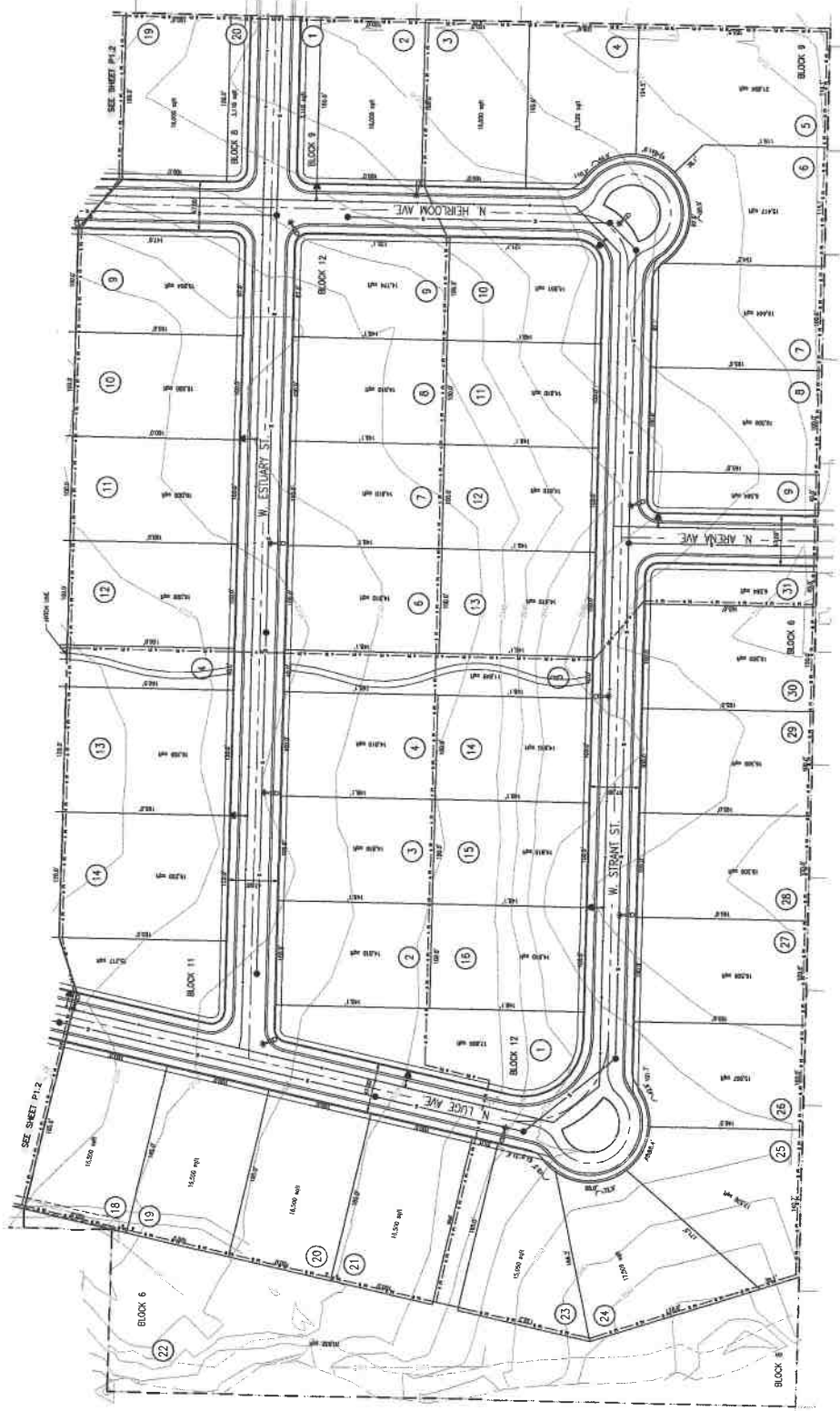
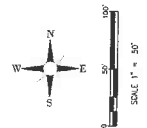
LOT DIMENSION
PLAN VIEW

CK ENGINEERING
1300 E. FAIRVIEW ST. SUITE 102
FAIRFIELD, IA 52506
PHONE 208-453-1982
FAX 208-453-1982
DRAWN BY: JST
CHECKED BY: JST
DATE: 12/16/09
FILE: 09-001-22-000



SHEET
P1.1

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1586



REVISIONS:

PRELIMINARY PLAN FOR
STAGS CROSSING SUBDIVISION

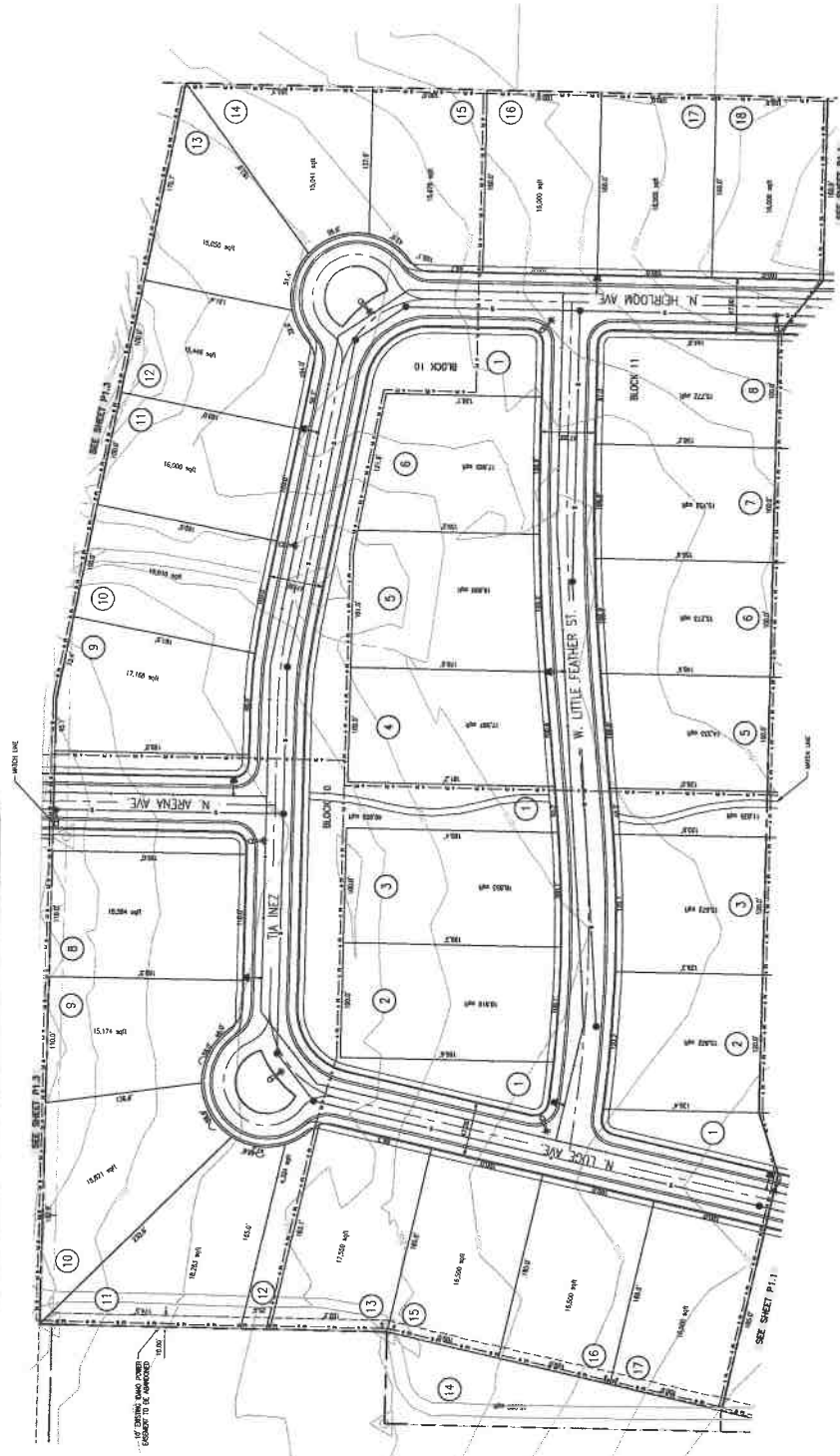
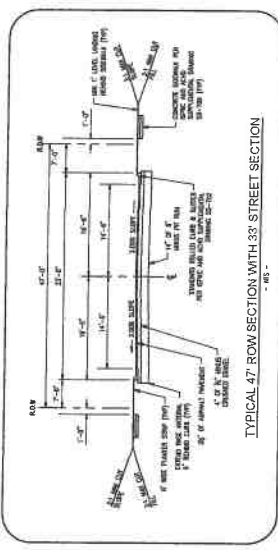
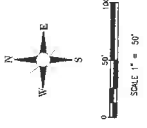
LOT DIMENSION
PLAN VIEW

CK ENGINEERING
1300 E. STATE ST., SUITE 102
DALLAS, TEXAS 75201
PHONE 214-343-1992
FAX 214-343-1993
CHECKED BY: CJK
DATE: 2/16/99
FILE: 9412-24-20-20-20
DRAWN BY: JF



SHEET
P1.2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



SEE SHEET P1.1

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REVISIONS:

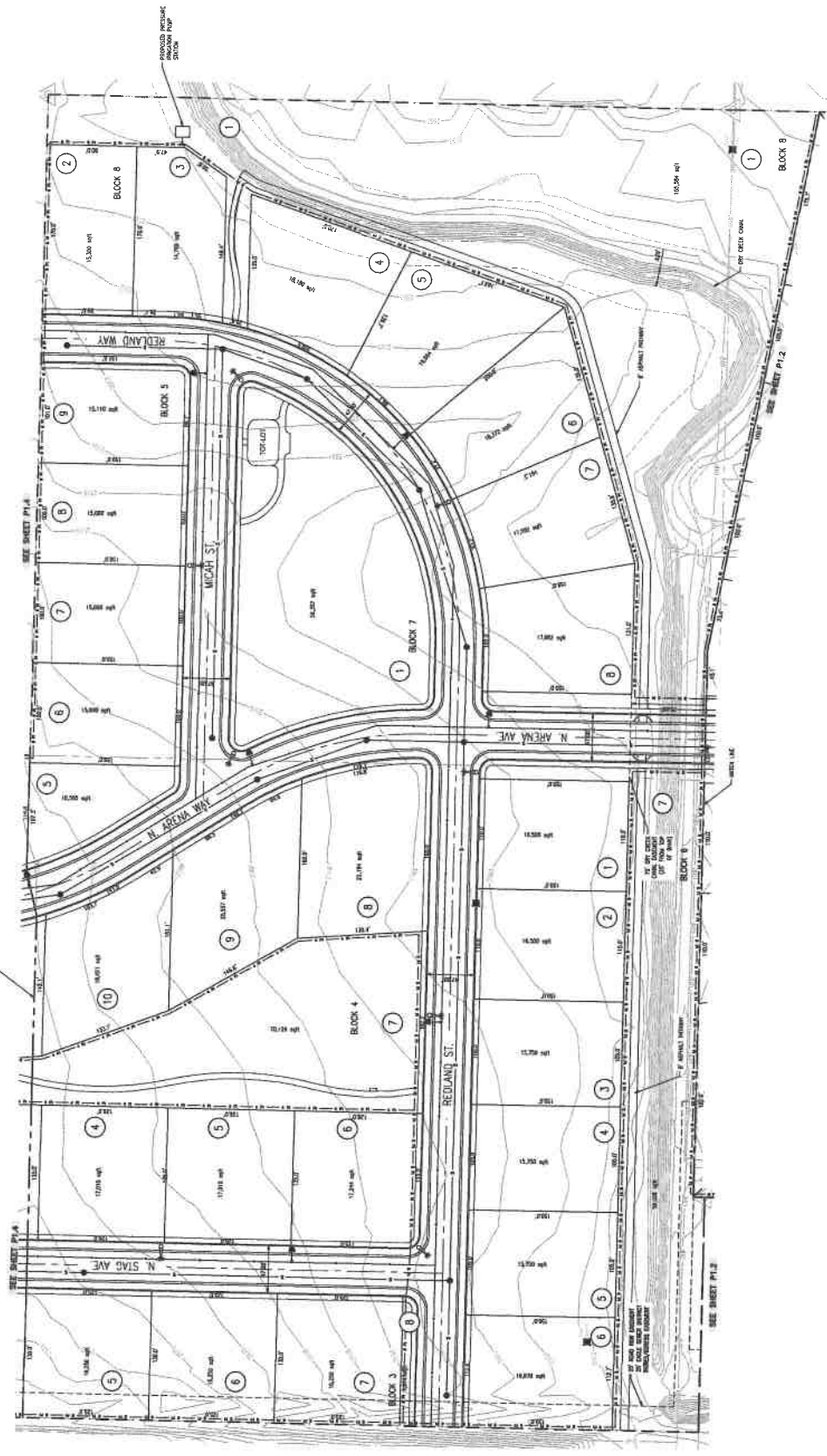
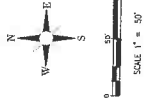
PRELIMINARY PLAN FOR
STAGS CROSSING SUBDIVISION

LOT DIMENSION
PLAN VIEW

CK ENGINEERING
1000 E. STATE ST., SUITE 102
DANIEL, IN 46016
PHONE: 219-439-1922
FAX: 219-439-1922
DRAWN BY: JSP
CHECKED BY: JSP
DATE: 05/27/09
FILE: P13-12-24-2009
DIR: D:\WORK\SUBDIVISIONS\CK-ENGINEERING\118



SHEET
P1.3



SEE SHEET P1.4

SEE SHEET P1.4

SEE SHEET P1.2

SEE SHEET P1.2

REVISIONS:

PRELIMINARY PLAN FOR
STAGS CROSSING SUBDIVISION

LOT DIMENSION
PLAN VIEW

CK ENGINEERING
1300 E STATE ST. SUITE 102
PHOENIX, AZ 85018
PHONE 202-613-1992
FAX 202-613-1992



SHEET
P1.4

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

