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September 2, 2020

City of Star
Planning and Zoning Department
10769 W. State Street
Star, Idaho 83669

RE: Sunfield Estates Subdivision, Annexation, Rezoning and Preliminary Plat

Dear Planning and Zoning Commissioners,

We are requesting the annexation and rezoning of one parcel. This parcel is within the impact area of the city. We also request to rezone the parcel from Ada County's RUT zone to the City's R-4 zone, which is compatible with the City's Comprehensive Plan.

We are also requesting Preliminary Plat approval of Sunfield Estates Subdivision. Sunfield Estates Subdivision is a subdivision of approximately 26.1 acres within the proposed R-4 zone. Sunfield Estates preliminary plat divides 26.1 acres into a total of 82 lots; 77 residential lots and 4 common lots, in 2 phases. This density equates to 2.95 units/acre. With this development there is approximately 16.44% of open space provided with 13.43% usable open space per code requirement.

This subdivision will be served by city water and sewer through extension of city infrastructure. A sewer pump station will be constructed in the south portion of the subdivision and shall connect to the proposed gravity sewer line. Pressurized irrigation will be provided by constructing a pump station which utilizes water from the ditch along the east boundary of the property. All infrastructure will be installed in accordance with the City's policy prior to signature of the final plat.

Access to Sunfield Estates will be via an entrance which stems from W. Beacon Light Road, which is classified as a gateway corridor by the Comprehensive Plan, and has an additional emergency access west of the main entrance. ACHD requires 37 feet of right-of-way to be dedicated for W. Beacon Light Road. ACHD has indicated no requirement of a traffic impact study.

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We respectfully request the approval of the annexation, rezoning and preliminary plat for Sunfield Estates Subdivision. Sunfield Estates should prove to be a complimentary addition to the ongoing development in the city while adding to the city's infrastructure.

Kind Regards,



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