



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

## Agency Transmittal

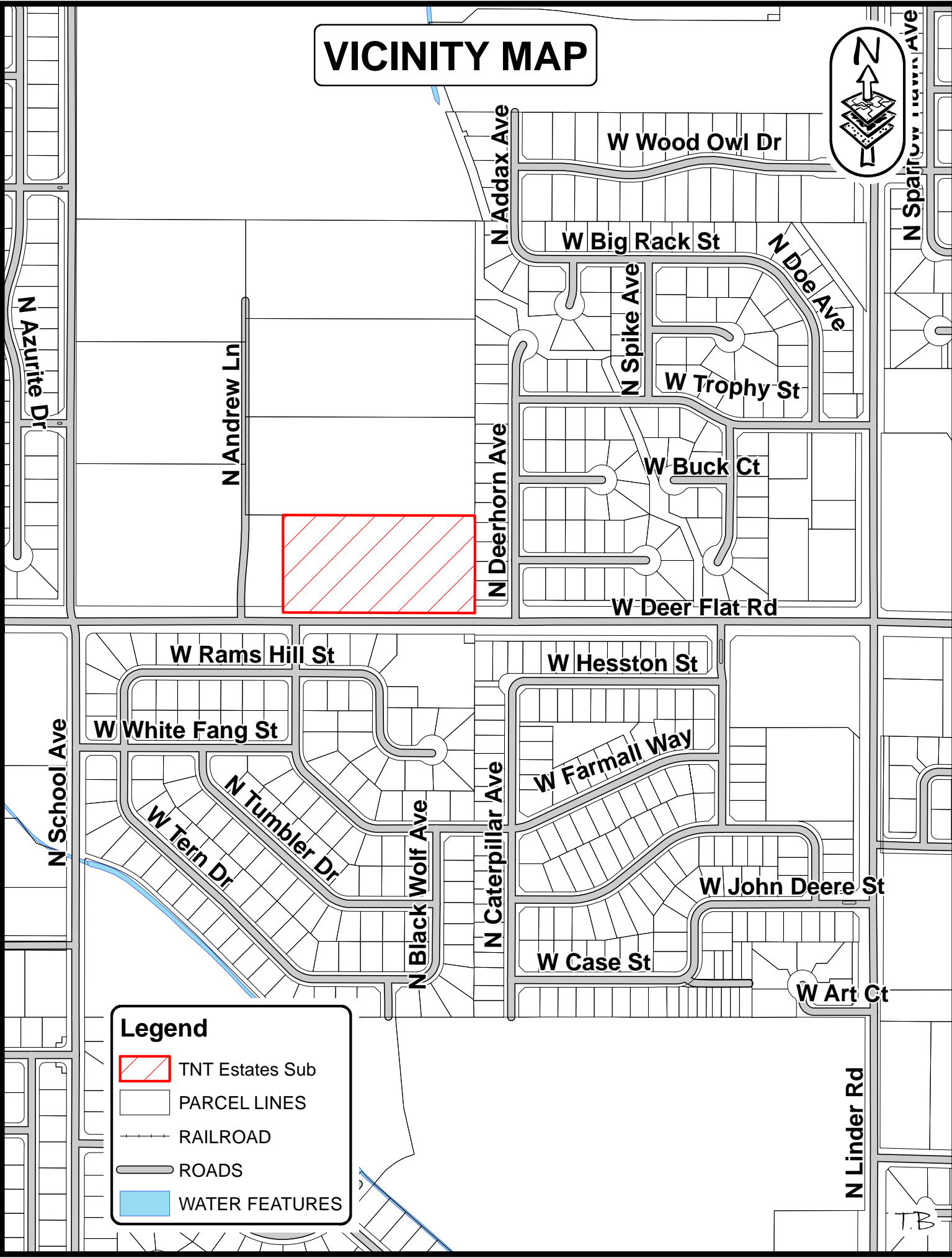
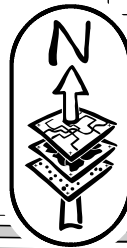
January 25, 2017

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>FILE NUMBER:</b>	<b>16-04-S</b> (Subdivision; Preliminary Plat) TNT Estates Sub.	
<b>PROJECT DESCRIPTION</b>	Applicant requests preliminary plat approval to create a 52 unit, Multi-Family project within an R-12 zone, over approximately on 4.71 acres.	
<b>SITE LOCATION</b>	550 W. Deer Flat Road; Near the intersection of Deer Flat Road & School Avenue, Kuna, Idaho 83634	
<b>APPLICANT/ REPRESENTATIVE</b>	<i>Jaylen Walker</i> All Terra Consulting 849 E. State St, Ste. 104 Eagle, ID, 83616 208.484.4479 <a href="mailto:jwalker@allterraconsulting.com">jwalker@allterraconsulting.com</a>	<i>Greg Bullock</i> 514 Bayhill Dr. Nampa, ID 83686 208.941.1076 <a href="mailto:Gregbullock14@gmail.com">Gregbullock14@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>February 28, 2017</b> 6:00 P.M.	
<b>STAFF CONTACT</b>	Troy Behunin <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Direct: 387.7729 Fax: 922.5989	

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the service you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. We are located at Kuna City Hall 763 W. Avalon Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.**

# VICINITY MAP



## Legend

 TNT Estates Sub

 PARCEL LINES

 RAILROAD

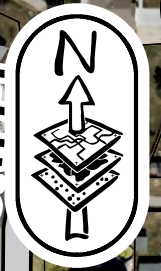
 ROADS

 WATER FEATURES

T.B.



# VICINITY MAP



N Andrew Ln

N Deerhorn Pl

N Deerhorn Ave

W Deer Flat Rd

W Rams Hill St

N Misty Springs Ave

N Caterpillar Ave

N Andrew Dr

TB

## Legend



TNT Estates Sub



PARCEL LINES



RAILROAD



ROADS



WATER FEATURES



550 W. DEER FLAT  
LETTER OF INTENT

PURPOSE

This application is for preliminary (final plat soon to follow) of TNT Estates Subdivision located at 550 W. Deer Flat Road. The parcel is zoned R-12 and consists of approximately 4.72 acres.

PROJECT DETAILS

The plat, if approved, will create 10 lots. Nine of the lots will support the construction of 13 two-story, four-plex buildings, netting 52 residential units. One lot will encompass an existing single-family home located in the southwest corner. The existing house will be retained.

The layout has been carefully planned to provide an enjoyable setting for tenants. The private parking fields and drive isles are surrounded by the proposed buildings. This will minimize vehicle noise and lights trespassing onto adjacent parcels. The parking fields are arranged around a central island, thus avoiding a "cookie cutter" sea of asphalt. The center island will be visually pleasing and will allow emergency vehicles to maneuver around it. Given the short length of the private drive isles, turn-arounds are not required. Proper easements over the internal drive isles and parking stalls will be provided. To ensure these areas will be properly maintained, an operation and maintenance agreement will be prepared and each owner will be a party to the agreement. Parking will exceed the minimum required by City code (72 vs 84).

A combination of 6' solid fencing, trees, and/or berming will be installed along portions of the west end of the north boundary. Various options have been discussed with the adjacent land owner. We suggested they attend the public hearings and discuss their desires.

A 15' landscape easement/buffer will be constructed along Deer Flat Road.

The lots have been arranged to provide the minimum required street frontage width of 40'.

Access to the buildings will be via a private approach off Deer Flat Road. The access is proposed in the center of the Deer Flat frontage. A public street exists on the north side of Deer Flat road approximately 450' to the east. A public street exists along the south side of Deer Flat approximately 275' to the west. A private lane exists along the north side of Deer Flat road approximately 450' to the west. This location does not conflict with the existing access points. The proposed location also allows the existing house to remain.

Screened trash enclosures will be installed adjacent to the parking fields.

As required by ACHD, a concrete sidewalk will be constructed along the Deer Flat Road frontage.

The project will utilize city water, sewer and pressure irrigation.

Internal site lighting will be limited to exterior, wall mounted fixtures. This will mitigate light trespassing upon adjacent parcels. If desired by the City, short "yard style" fixtures can be placed in the parking areas.

RECEIVED  
12.16.16





City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.cityofkuna.com

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☒ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	16-04-S
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Troost Family Living Trust

Owners of Record: <u>GREG TROOST</u>	Phone Number: _____
Address: <u>30540 SABIN RD</u>	E-Mail: _____
City, State, Zip: <u>PARMA, ID</u>	Fax #: _____
Applicant (Developer): <u>Greg Bullock</u>	Phone Number: <u>941-1076</u>
Address: <u>514 Bayhill Dr.</u>	E-Mail: <u>gregbullock14@gmail.com</u>
City, State, Zip: <u>Nampa, ID</u>	Fax #: _____
Engineer/Representative: <u>Scott Stanfield</u>	Phone Number: <u>800-7753</u>
Address: <u>2964 Stewart Rd</u>	E-Mail: <u>civil90@gmail.com</u>
City, State, Zip: <u>KUNA ID 83634</u>	Fax #: _____

### Subject Property Information

Site Address: <u>550 W. Deer Flat</u>	
Site Location (Cross Streets): <u>Linder / Deer Flat</u>	
Parcel Number (s): <u>513 51314438920</u>	
Section, Township, Range: <u>14 2N 1W</u>	
Property size: <u>4.72 ac</u>	
Current land use: <u>Pasture, single-family</u>	Proposed land use: <u>multifamily</u>
Current zoning district: <u>R-12</u>	Proposed zoning district: <u>same</u>



### Project Description

Project / subdivision name:	TNT Estates
General description of proposed project / request:	Pre-plot approval for 10 lots
Type of use proposed (check all that apply):	
<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> Commercial	
<input type="checkbox"/> Office	
<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other	
Amenities provided with this development (if applicable):	Private Parking

### Residential Project Summary (if applicable)

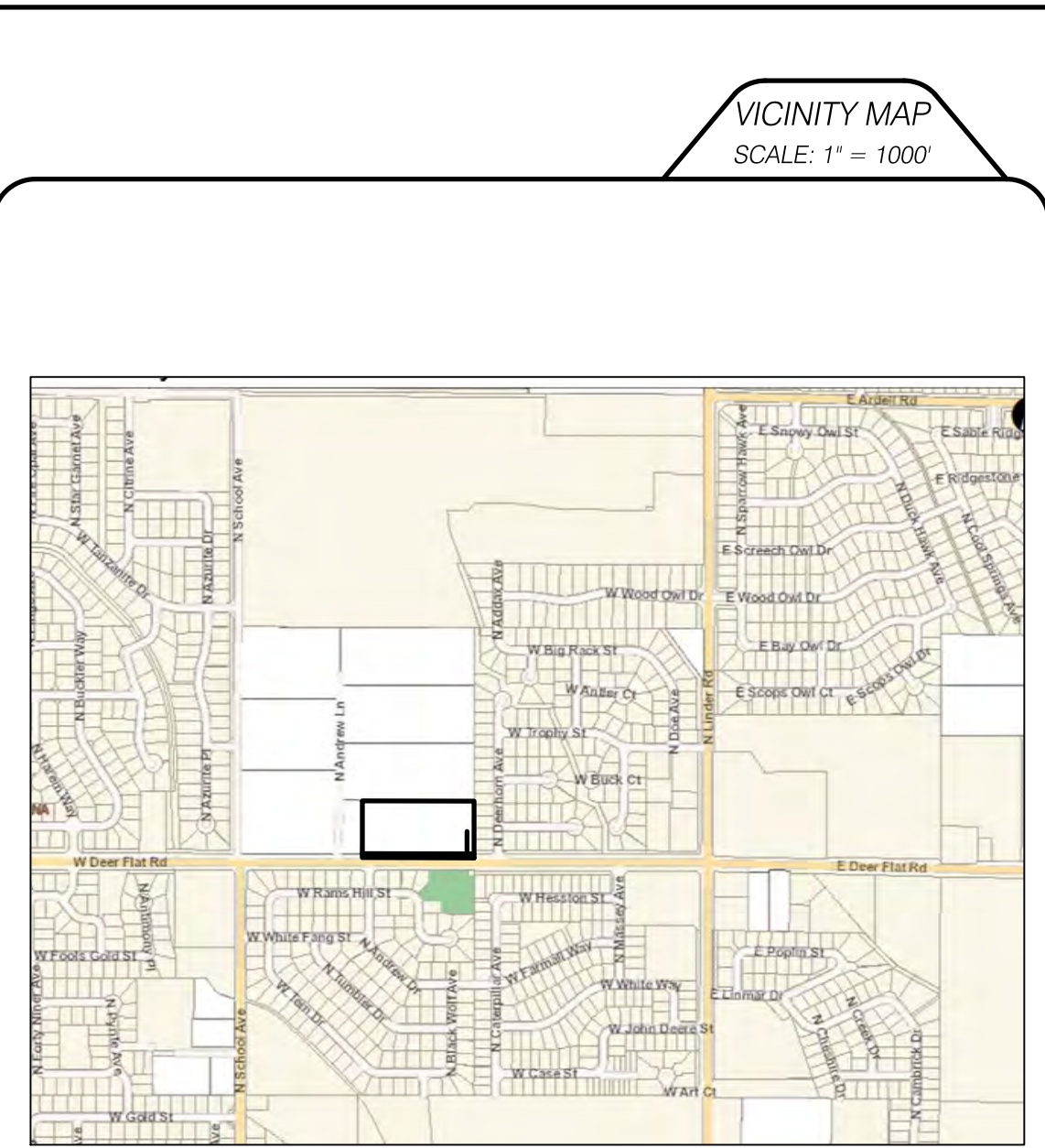
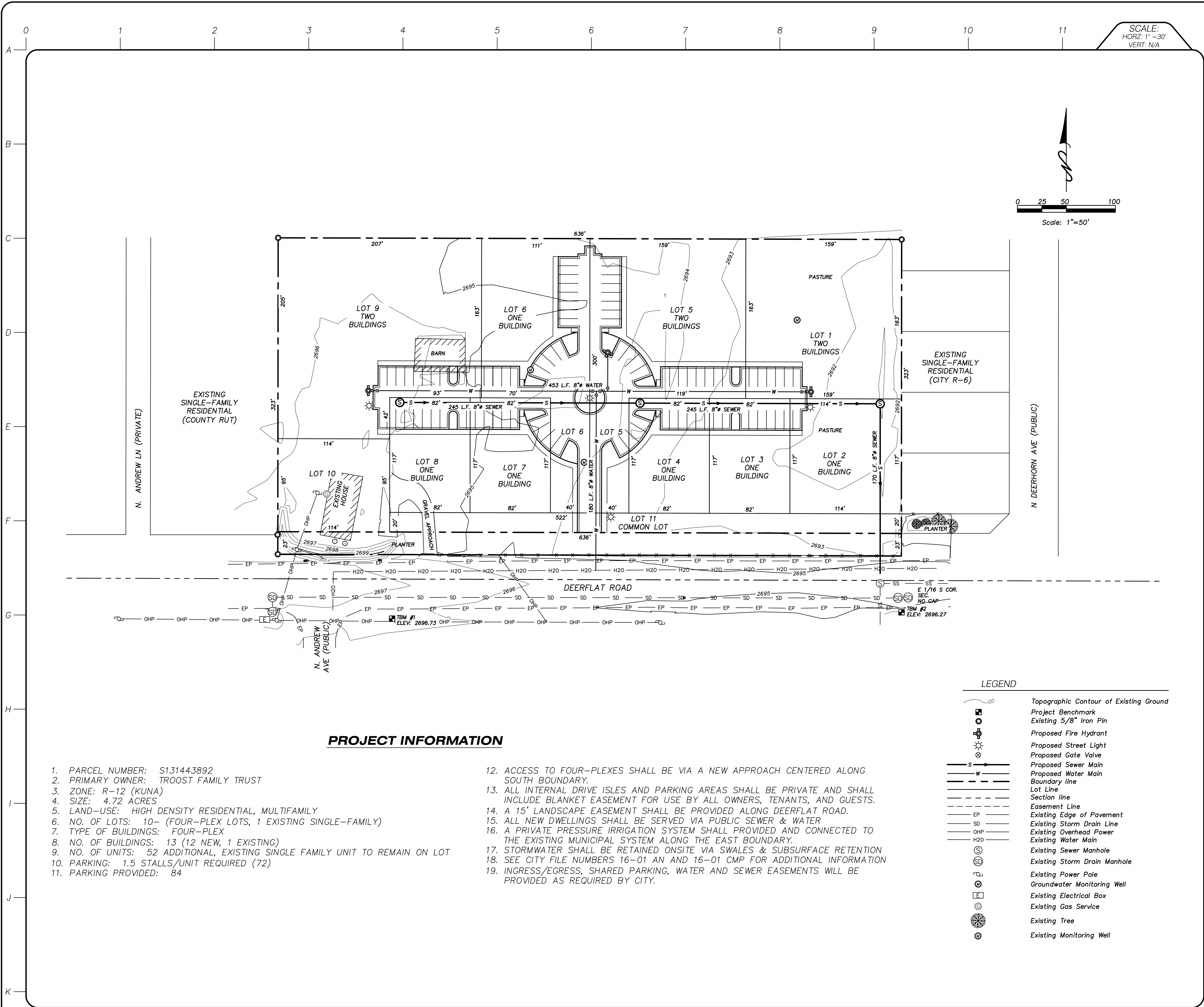
Are there existing buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings:	House & Barn
Any existing buildings to remain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units:	52 plus house
Number of building lots:	10
Number of common and/or other lots:	N/A
Type of dwellings proposed:	
<input checked="" type="checkbox"/> Single-Family	Existing house
<input type="checkbox"/> Townhouses	
<input type="checkbox"/> Duplexes	
<input checked="" type="checkbox"/> Multi-Family	13 buildings @ 4 units each
<input type="checkbox"/> Other	
Minimum Square footage of structure (s):	3200
Gross density (DU/acre-total property):	11.422
Net density (DU/acre-excluding roads):	12
Percentage of open space provided:	
Acreage of open space:	
Type of open space provided (i.e. landscaping, public, common, etc.):	

### Non-Residential Project Summary (if applicable) N/A

Number of building lots:	Other lots:
Gross floor area square footage:	Existing (if applicable):
Hours of operation (days & hours):	Building height:
Total number of employees:	Max. number of employees at one time:
Number and ages of students/children:	Seating capacity:
Fencing type, size & location (proposed or existing to remain):	
Proposed Parking:	a. Handicapped spaces: Dimensions:
	b. Total Parking spaces: Dimensions:
	c. Width of driveway aisle:
Proposed Lighting:	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):	

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_





REVISIONS	
NO.	DESCRIPTION

BENCHMARK	
TBM 1, ELEV: 2696.73'	TBM 2, ELEV: 2696.27'



CLIENT
<b>TROOST FAMILY LIVING TRUST</b>
30540 SABIN ROAD PARMA, IDAHO PHONE #

PROJECT:

**KINGS ESTATES SUBDIVISION**  
550 DEER FLAT ROAD KUNA, ID.  
SW 1/4, SE 1/4, SEC. 14, T2N,  
R1W B.M. ADA COUNTY, IDAHO.

PREPARED BY:  
R. SCOTT STANFIELD &  
COMPASS LAND SURVEYING

**PRELIMINARY PLAT**

SHEET: 1 OF 1

PROFESSIONAL ENGINEER  
REGISTERED  
9020  
STATE OF IDAHO  
R. SCOTT STANFIELD

# **COMPASS LAND SURVEYING, P.L.L.C.**

3818 E. Newby Street, Suite 103  
Nampa, Idaho 83687

Telephone: (208) 442-0115  
Fax: (208) 327-2106  
Email: [rgray.cls@gmail.com](mailto:rgray.cls@gmail.com)

Client: Troost Family Trust  
Date: December 2, 2016  
Job No.: 9516

## **PROPERTY DESCRIPTION**

A parcel of land being a portion of the SW 1/4 SE 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter brass disk marking the SW corner of said SW 1/4 SE 1/4, (South 1/4 corner), said corner bears N. 89° 50' 22" W., a distance of 2642.67 feet from a found 5/8 inch diameter iron pin marking the SE corner of said SW 1/4 SE 1/4, (Section corner common to sections 13, 14, 23 and 24);

to the POINT OF BEGINNING, said point monumented with a  
Thence along the south boundary of said SW 1/4 SE 1/4, S. 89° 50' 22" E., a distance of 685.46 feet;

Thence N. 00° 04' 01" E., a distance of 25.00 feet to a found 5/8 inch diameter iron pin with no cap marking the northerly right of way of Deer Flat Road and also marking the boundary corner for Saratoga Subdivision as on file in Book 76 of Plats at Page 7878 and 7879 in the Office of the Recorder of Ada County, Idaho.  
Said corner being the POINT OF BEGINNING;

Thence along the easterly boundary of said Saratoga Subdivision, N. 00° 04' 01" E., a distance of 322.89 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision;

Thence along the southerly boundary of said Saratoga Subdivision, S. 89° 50' 46" E., a distance of 636.00 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision and marking a point on the westerly boundary of DeerHorn Subdivision as on file in Book 79 of Plats at Page 8506 through 8508 in the Office of the Recorder of Ada County;

Thence along the westerly boundary of said DeerHorn Subdivision, S. 00° 04' 08" W., a distance of 322.97 feet to the northerly right of way of Deer Flat Road;

Thence leaving said westerly boundary and along the northerly right of way of said Deer Flat Road, N. 89° 50' 22" W., a distance of 635.99 feet to the POINT OF BEGINNING

This parcel contains 4.71 acres or 205,386 square feet more or less.