

**From:** [Trevor Kesner](#)  
**To:** [Christy Little](#); [ACHD](#); [Ada County Development Services \(Mark Perfect\)](#); [Ada County Engineer](#); [Ada County Street Namin](#); [Attorney Icloud](#); [Boise Project Board of Control](#); [Boise Project Board of Control](#); [Boise-Kuna Irrigation Distr.](#); [Cable One t.v.](#); [Central District Health Dept. CDHD](#); [Tina Fuller](#); [DEQ](#); [Gordon Law](#); [Idaho Power](#); [Laura Bishop](#); [Jim Morrison](#); [Intermountain Gas](#); [Intermountain Gas](#); [J&M Sanitation](#); [Kuna Fire & EMS](#); [Kuna Police](#); [Kuna School District](#); [Kuna School District](#); [Kuna School District](#); [Natalie Purkey](#); [Tony Davila](#)  
**Cc:** [Wendy Howell](#); [Gordon Law](#); [Mike Borzick](#); [Attorney Icloud](#); [Steve Arnold](#)  
**Subject:** City of Kuna, Planning and Zoning Dept. - Request for Agency Review and Comments for proposed AIRENEL PARK SUBDIVISION  
**Date:** Monday, July 11, 2016 9:09:09 AM  
**Attachments:** [AIRENEL\\_PLAT\\_07-05-2016.pdf](#)

Notice is hereby given by the City of Kuna that the following action(s) are under consideration by the Planning and Zoning Commission:

<b>CASE NUMBER</b>	16-02-S (Subdivision), 16-02-ZC (Zone Change) and 15-02-SUP (Special Use Permit).
<b>PROJECT DESCRIPTION</b>	Applicant requests agency review and comment on a Preliminary Plat, Zone Change and Special Use Permit application for the proposed <b>Airenel Park Subdivision</b> . Applicant proposes 21 multi-family residential lots in a C – 1 commercial zone, 16 townhouse lots, 41 single family home lots and 21 common lots in an R-6 zone over a total of 22.8 acres. 3 existing commercial lots are included with this application.
<b>SITE LOCATION</b>	Southeast of Orchard Avenue and southwest of Kay Avenue, Kuna, Idaho 83634 (see attached map)
<b>APPLICANT/ REPRESENTATIVE</b>	A-Team Land Consultants c/o Steve Arnold 1785 S. Whisper Cove Ave. Boise, ID, 83709 208.401-0977 <a href="mailto:steve@ateamboise.com">steve@ateamboise.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>August 23, 2016</b> 6:00 P.M.
<b>STAFF CONTACT</b>	Trevor Kesner <a href="mailto:trevor@cityofkuna.com">trevor@cityofkuna.com</a> Phone: 922.5274 Direct: 387.7731 Fax: 922.5989

We have provided a drop box link to the submitted application information in order to assist you with your review and responses.  
 Click here: <https://www.dropbox.com/sh/nlxnp5qgngk0l8j/AAD0nh-2lXPKnytIN6cjfHda?dl=0>

**No response within 15 business days indicates that you have no objections or concerns with this proposed project.** We appreciate any information you can supply us as to how this action would affect the services you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon after as it may be heard at Kuna City Hall: 763 W. Avalon Kuna, ID 83634. Please contact staff with questions.. In an effort to reduce paper waste and costs for postage, we are providing electronic packets for agencies. **If your agency requires full size plans to review, contact the applicant directly or the city and we will arrange for delivery of plans.**

*\*\*Please send our office the email addresses individuals within your organization who should receive these notifications in the future. \*\**

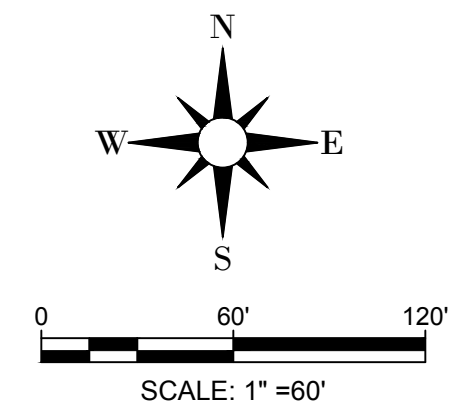
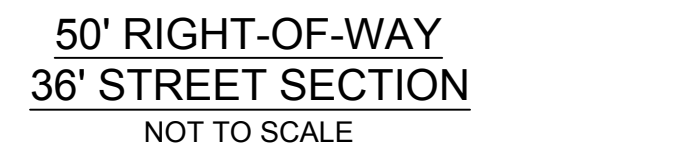
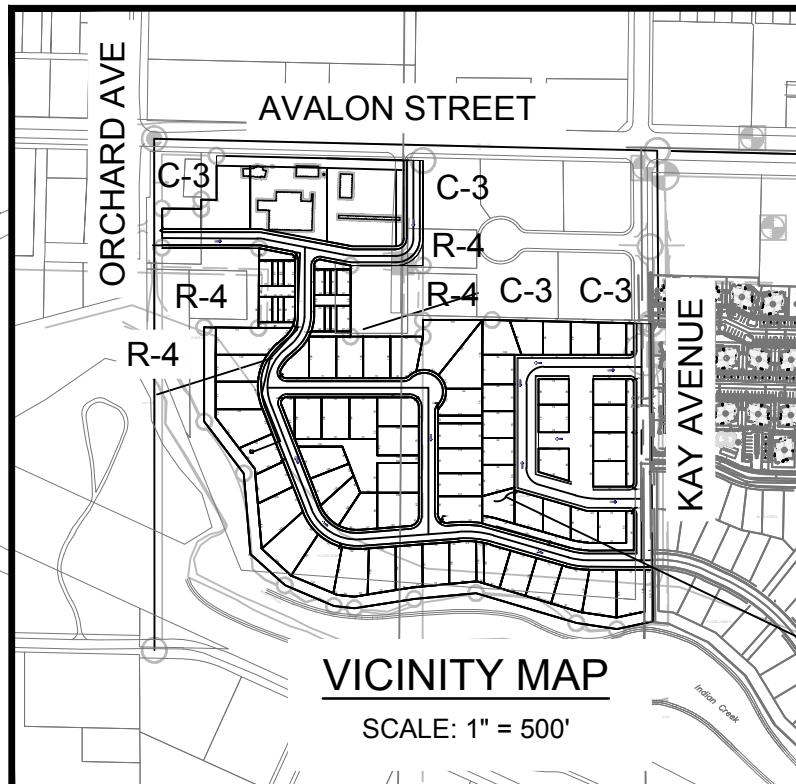
**Trevor Kesner,**  
 Planner II  
 KUNA PLANNING & ZONING DEPT.  
 (208) 387-7731  
[trevor@cityofkuna.com](mailto:trevor@cityofkuna.com)



**City of Kuna**  
**763 W. Avalon**  
**Kuna, ID 83634**

**CONFIDENTIALITY NOTICE**

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**NOTES**

- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT UNITS.
- A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN. REFERENCE FIRM PANEL 16001C400J, DATED OCT. 2, 2003.
- LOTS 1, 6, 11 BLOCK 1 - LOTS 1, 6, 11, 12, 20, 25, 41, 43, 45, 50 BLOCK 2 - LOTS 1 & 13 BLOCK 3 - LOTS 1, 6, 11, 16, 26, & 33 BLOCK 4 ARE ALL COMMON LOTS. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE AIRENEL PARK HOME OWNERS ASSOCIATION.
- LOT 45 BLOCK 2 IS A COMMON DRIVE ISLE LOT TO BE UTILIZED FOR UTILITIES AND INGRESS AND EGRESS FOR THE MULTIFAMILY UNITS. SAID LOT SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THOSE UNITS.
- THERE SHALL BE A VEHICULAR CROSS ACCESS EASEMENT ALONG AVALON STREET FOR ALL THE COMMERCIAL LOTS FRONTING ON AVALON STREET.
- ALL EXISTING BUILDINGS WILL BE REMOVED

**LEGEND**

- SITE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 8" SANITARY SEWER LINE
- WATER LINE
- PRESSURE IRRIGATION LINE
- STORM DRAINAGE RETENTION SYSTEM
- ZONING BOUNDARY
- EXISTING PARCELL/LOT LINE
- ACHD SLOPE EASEMENT LINE
- CENTERLINE
- SECTION LINE
- EXISTING FENCE LINE
- TOP OF WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVER HEAD POWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CURB LINE
- FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT
- SURVEY CONTROL POINT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SURFACE FLOW DIRECTION
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- IRRIGATION VALVE
- WATER METER
- EXISTING FENCE NUMBER
- NATURAL GAS LINE MARKER
- TELEPHONE SERVICE RISER
- ELECTRIC TRANSFORMER BOX
- SIGNAL JUNCTION BOX
- GUY WIRE ANCHOR
- POWER/UTILITY POLE
- STREET SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- STREET LIGHT

**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL NO'S:	R0615253032	<b>PARKING REQUIREMENTS:</b>	178 PROVIDED: 8 ADA PARKING: 50% COVERED PARKING:
ADDRESSES:	447 E AVALON ST. KUNA, ID 83634	<b>SETBACKS:</b>	FRONT: 20' REAR: 15' SIDE: 5'
<b>ZONING</b>	R-4 (EXISTING) 22.8 AC R-4 (TO REMAIN) 14.04 AC C-1 (PROPOSED) MULTIFAMILY 5.17 AC C-1 (PROPOSED) COMMERCIAL 2.52 AC C-1 (PROPOSED) TOWNHOUSE 1.07 AC	<b>SITE AMENITIES:</b>	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
PROPERTY SIZE:	22.8 AC		
<b>TOTAL LOTS:</b>	102		
COMMON:	21		
RESIDENTIAL:	41		
TOWNHOMES:	16		
4-PLEXES:	21		
COMMERCIAL:	3		
<b>DENSITY:</b>	RESIDENTIAL: 2.9 AC TOWNHOMES: 14.95 AC 4-PLEXES: 16.24 AC		

**PROPERTY SIZE:** 22.8 AC

**TOTAL LOTS:** 102

COMMON: 21

RESIDENTIAL: 41

TOWNHOMES: 16

4-PLEXES: 21

COMMERCIAL: 3

**PROPERTY SIZE:** 22.8 AC

**TOTAL LOTS:** 102

COMMON: 21

RESIDENTIAL: 41

TOWNHOMES: 16

4-PLEXES: 21

COMMERCIAL: 3

**PROPERTY SIZE:** 22.8 AC

**TOTAL LOTS:** 102

COMMON: 21

RESIDENTIAL: 41

TOWNHOMES: 16

4-PLEXES: 21

COMMERCIAL: 3

**PROPERTY SIZE:** 22.8 AC

**TOTAL LOTS:** 102

COMMON: 21

RESIDENTIAL: 41

TOWNHOMES: 16

4-PLEXES: 21

COMMERCIAL: 3

<b>SURVEYOR</b> IDAHO SURVEY GROUP, P.C. 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570	<b>OWNER</b> DON YOUNG LAND INC. P.O. BOX 189 KUNA, ID 83634
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<b>PLANNER / CONTACT</b> STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020	<b>DEVELOPER</b> LITTLE WOOD LANDING LLC 4679 W PRICKLY PEAR DR EAGLE, ID 83616
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**PRELIMINARY PLAT MAP**  
**AIRENEL PARK SUBDIVISION**

SECTION 25, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO

**A TEAM**  
Land Development & Real Estate Services

CJ SHERLOCK  
5/13/16