



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

September 13, 2016

City of Kuna
763 W Avalon
Kuna, Idaho 83643

RE: WINFIELD SPRINGS SUBDIVISION – ANNEXATION, DEVELOPMENT AGREEMENT AND PRELIMINARY PLAT

To Whom It May Concern:

On behalf of our client, Coleman Homes, please accept this request for Annexation, Development Agreement and Preliminary Plat for the Winfield Springs Subdivision located on the northwest corner of N Meridian Rd and Deer Flat Road, in Kuna, Idaho. The parcel number and address for the subject property are S1313449115, 1925 N Meridian Rd, Kuna, Idaho. The proposed development includes a total of 383 lots on 111.18 acres.

Annexation

The request is to annex this property into the incorporated city limits of Kuna, Idaho and to zone the entire 111.18 acres to R-6 (Medium Density Residential). The existing zoning for the subject property is RUT (Rural Urban Transition) in Ada County. The requested zoning designation is R-6 (Medium Density Residential) which is consistent with the City of Kuna Comprehensive Plan Future Land Use Map for the project area. The existing zoning to the north is R-6 (Medium Density Residential), south is RUT (Ada County, Residential Urban Transition), to the east is RUT (Ada County, Residential Urban Transition) and R-6 (Medium Density Residential) and to the west is RUT (Ada County, Residential Urban Transition).

Development Agreement

A draft template of the development agreement has been submitted with this application in accordance with Chapter 14 of the Kuna City Code. This agreement will include a concept plan of the proposed development, conditions on development determined by Kuna City Council and ACHD, and an agreement by the developer that upon failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or in the case of initial zone at annexation, a zone deemed appropriate by council.

Preliminary Plat

The design of the project is intended to complement the existing single-family residential uses in the area. The 111.18 acre property will be divided into 383 lots, which will include 348 single-family lots and 35 common lots. The smallest buildable lot will measure 6,600 square feet and



the average lot size will be 8,900 square feet. There will be 3.13 dwelling units per acre. The open space is design to meet the minimum requirements set forth in the Kuna City Code 5-7-11 and the landscaping will be emplaced in compliance with the provisions listed in Kuna City Code 5-17 and will be subject to Design Review.

There are adequate public services available to this area to serve the subdivision. Sewer and water utilities will be extended into the site from existing main lines in surrounding developments. The development will be served with public sewer and water by the City of Kuna. Fire protection will be available through the Kuna Fire Department. A pressurized irrigation system will be provided for the development with operation and maintenance of the facility being provided by the City of Kuna. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna and ACHD requirements.

Access to the development will be provided on E Ardell Road via two entrances; N Kay Avenue via two entrances; and, on E Deer Flat Road via one main entrance onto a residential collector.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.



Kristi Watkins, Planner
Land Development Group