



CITY OF STAR
**LAND USE STAFF REPORT
MEMO**

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen J. Nish*

MEETING DATE: **August 20, 2024**

FILE(S) #: TE-24-07 Time Extension Cherished Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Brian Sinderhoff
Sterling Land Development, Inc.
1159 E. Iron Eagle Drive #170
Eagle, ID 83616

REQUEST

Request: The Applicant is seeking approval of a time extension for Cherished Estates Subdivision, consisting of 252 residential lots and 22 common lots, and Private Streets. The property is located at N Brandon Rd & Floating Feather in Star, Idaho.

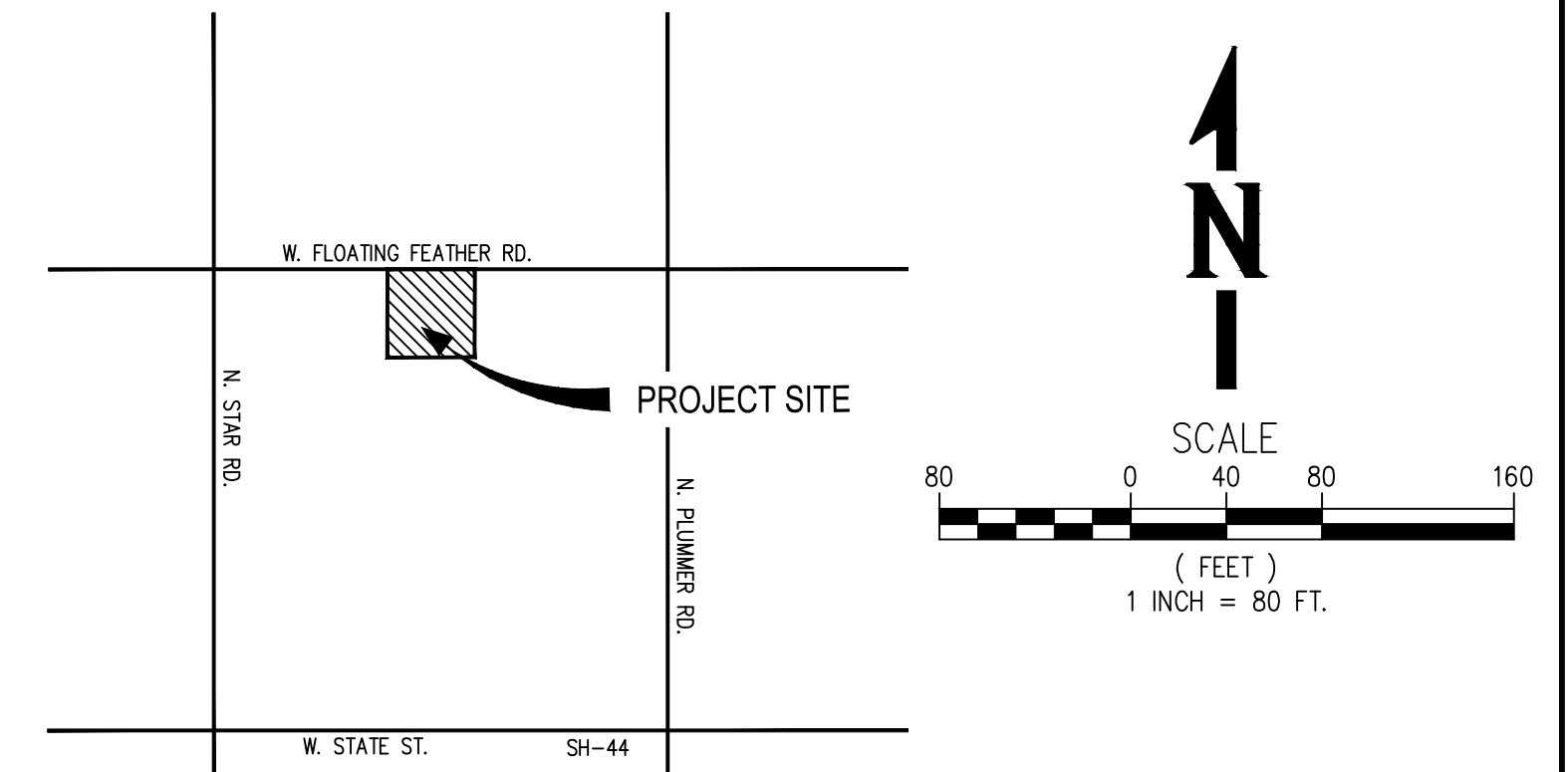
SUMMARY

The original preliminary plat was approved by Council on October 5, 2021. An administrative time extension was approved by the Zoning Administrator on August 23, 2023 for one year. On July 24, 2024, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for signature of the final plat by the City Engineer is October 5, 2025.



A PRELIMINARY PLAT OF CHERISHED ESTATES SUBDIVISION

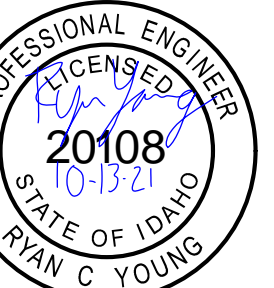
SITUATED ENTIRELY IN THE
NW¹/₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO



VICINITY MAP
-NTS-

NV5

690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.nv5.com



LEGEND

	EXISTING FENCE
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EXISTING ROAD CENTERLINE
	EDGE OF PAVEMENT
	EXISTING LOT LINE
	EXISTING SEWER LINE W/ MANHOLE
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING WATER WELL
	EXISTING STORM CATCH BASIN
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED LOT LINE
	BLOCK AND LOT NUMBER
	PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED 8" WATER MAIN
	PROPOSED PRESSURE IRRIGATION
	PROPOSED FIRE HYDRANT
	PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE
	PROPOSED UTILITY EASEMENT

DEVELOPMENT FEATURES

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	113 LOTS
COMMON LOTS.....	13 LOTS
BUILDING LOTS.....	100 LOTS
AVERAGE BUILDING LOT SIZE.....	9990 SF
MINIMUM BUILDING LOT SIZE.....	8454 SF
RESIDENTIAL DENSITY (GROSS).....	2.49 UNITS/AC.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-3
TOTAL OPEN SPACE.....	7.90 AC. (19.64% MEETS CODE)
QUALIFIED OPEN SPACE.....	6.43 AC. (16.0% MEETS CODE GREATER THAN 10% OF TOTAL)

SEWER

STAR SEWER AND WATER DISTRICT

WATER

STAR SEWER AND WATER DISTRICT

IRRIGATION

MIDDLETON MILL DITCH CO.

SCHOOL

WEST ADA COUNTY SCHOOL DISTRICT

EMERGENCY SERVICES

FIRE - STAR FIRE DISTRICT

POLICE - CITY OF STAR

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 7) BLOCK 1 LOTS 1 & 19, BLOCK 2 LOTS 1 & 8, BLOCK 3 LOT 13, BLOCK 4 LOT 1 & 16, BLOCK 5 LOT 7, BLOCK 6 LOT 7, 8, & 15, BLOCK 7 LOT 1 & BLOCK 8 LOT 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT

BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616
(208) 226-4482

ENGINEER

RYAN YOUNG, P.E.
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690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PLANNER

BONNIE LAYTON
NV5
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SURVEYOR

TRAVIS FOSTER, PLS, CFedS
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[DATE: 10/13/2021 3:53 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP - Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229120-B000196.00-Execution\Drawings\Civil\B000196.00-C-PPLT03.dwg] [LAYOUT: PRELIMINARY PLAT]

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER: B000196.00-C-PPLT03
DRAWING FILE NAME: AS NOTED

SHEET NUMBER

PP1