



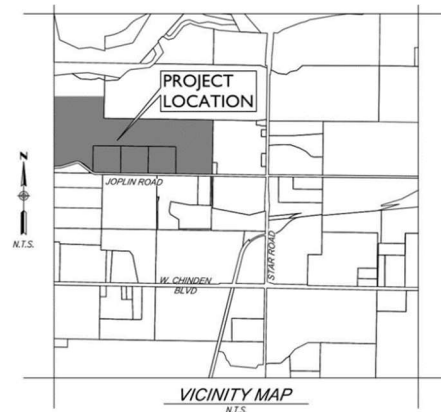
April 11, 2025

Planning & Zoning  
City of Star  
P.O. Box 130  
Star, Idaho 83669

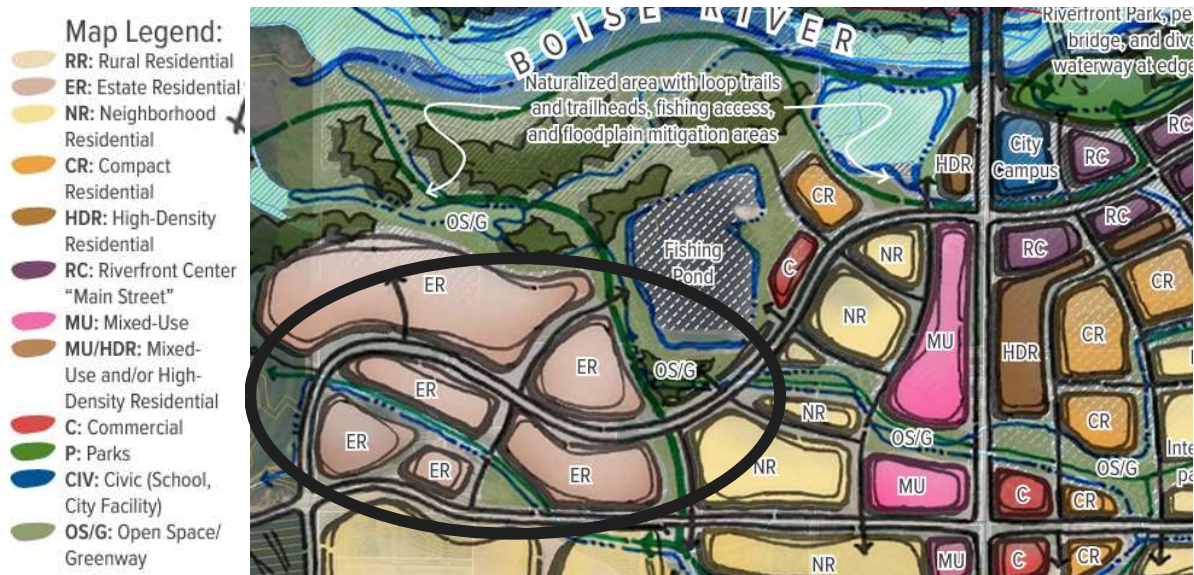
**RE: *Starling Springs Annexation, Rezone, Development Agreement, Planned Unit Development & Private Street Request***

On behalf of Toll Bros. Inc., we are submitting the Starling Springs Annexation, Rezone, Development Agreement, Planned Unit Development, and Private Street requests for review and approval.

The subject property is located at 9326, 9250, 8900 and 8820 W Joplin Rd and consists of Parcel Nos. S0419234100, S0419244705, S0419131575, and a portion of S0419244630. The subject property is 129.46 acres and is generally located northwest of the Joplin and Star Road intersection. Existing on site are three single-family homes with several outbuildings.



The “South of the River Sub-Area Plan” designates the site as “Estate Residential” with a portion of the site designated “Neighborhood Residential” and locates it within the “River Valley West” area. The area is described as “a mix of residential types, with the highest densities along the Boise River and within



Mixed-Use areas along Star Road. Moving west, this node has Neighborhood Residential which transitions to Estate Residential. These estate lots will be limited to no more than 2 dwelling units per acre, allowing for some large lots and providing a rural feel.”

The subject site is currently within Ada County and is requesting annexation into the City of Star with R-3 PUD-DA zoning. This is similar to the Starpointe Subdivision to the south (zoned R-3 and R-4), the Naismith Commons Subdivision to the south (zoned R-4), and Inspirado Subdivision to the southeast (zoned R-3-PUD-DA, C-2-PUD-DA and MU-PUD-DA).

The project is carefully designed to transition from higher density residential on the east to lower density residential to the west and north. Additionally, the lowest density residential is strategically placed north of the proposed City of Star collector roadway. Consistency with the adjacent development will be ensured through consistent streetscaping.

The project includes 345 single-family residential dwelling units for an overall gross density of 2.66 dwelling units per acre. This is within the allowable densities of the R-3 zone. Five unique single-family detached housing typologies are proposed as shown in **Figure 1** below. The ‘Courtyard’ is a cluster home concept similar to the cluster homes constructed with Moon Valley Subdivision. A future office pad is also included in the northeast corner of the site.



Figure 1: Conceptual Development Plan

The Development Agreement request includes setbacks tailored for these specific housing typologies noted in **Table 1 & 2** below. It's important to note the setbacks in the tables below only apply to buildable lots and all garages will be set back from drive aisles a minimum of 20' to provide a full-depth parking space on the driveway apron.

<b>Table 1: Requested Setbacks</b>		
	<b>Housing Typology</b>	
<b>Setback Type</b>	<b>Estate, Riverbend</b>	<b>Brookside, Magnolia</b>
<b>Front</b>	20'	15' to living area/ side load garage 20' to garage face
<b>Rear</b>	20'	15'
<b>Interior Side</b>	7.5'	7.5'
<b>Street Side</b>	20'	20'

<b>Table 2: Requested 4-Pack Cluster Setbacks*</b>		
<b>Setback Type</b>	<b>Plan 2 &amp; 3</b>	<b>Plan 1 &amp; 4</b>
<b>Front</b>	10' to living area** 20' to garage**	4'***
<b>Rear</b>	4'***	10' to living 3' to patio
<b>Interior Side</b>	5'	5'
<b>Perimeter Side</b>	5'	5'

\*Reference **Attachment A** for a depiction of these setbacks

\*\*Measured from back of sidewalk.

\*\*\*Reduced setback will include a plat note requiring recorded Fire Access & Use Easement with fire rated walls and or reduced eaves on buildings.

As part of the Development Agreement, Toll Bros. also requests issuance of building permits for up to 5 model homes, the entry monument, and 1 major amenity prior to final plat recordation.

Area roadway connectivity will be greatly enhanced with the improvements to Joplin Rd which include half-width widening adjacent to the project including the addition of curb, gutter and sidewalk improvements. A collector street will also be designed along the northern property boundary to which will stub to the north, east and west perimeter property lines. The project will be internally connected via the new local roadways with curb, gutter and detached sidewalks throughout. Private streets with gates are proposed in the southwest corner of the site. All proposed homes will include a two-car garage with at least 2 additional guest parking spaces within the driveway apron. An additional 10 guest parking spaces, including ADA accessible spaces will be available near the central amenity area.

The amenities are grouped within three areas. Area 1 will feature a pool, pool house with conditioned space (flex room), dual pickle ball courts, playground, shade structure with picnic tables, and central pond. Area 2 will feature a tot lot and smaller shade structure with picnic tables. Area 3 will feature community wide additional open space, two regional pedestrian walkways from the draft Star Community Pathway Plan, open water ways (Eureka & Phyllis Canals). This provides a total of 15 amenities exceeding the 13 required amenities per City Code. The project will meet or exceed the 15% common open space requirement and 10% useable open space requirement.

The project and conceptual development plan are consistent with the required findings for approval as it complies with several principles of the Comprehensive Plan. This includes Section 5.5.D which calls for providing a variety of housing opportunities for differing population needs. Section 7.4.H and 6.5.6.C call for developing a mixture of commercial, service and residential developments that encourage walking. Lastly, Section 8.5.9.T calls for supporting well-planned, pedestrian-friendly developments. The project will be consistent with the regulations of the proposed zoning and will not be materially detrimental to the public health, safety, and welfare. Public services are available and adequate to serve the project. The project will not adversely impact the delivery of services as agency requirements will be fully met and submitted for your review and comment as the project continues. Comments will also confirm public financial capability of supporting services for the project. Initial meetings indicate that agencies are in alignment and agreement for the project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The project does not disturb any known scenic or historic features. The project will mitigate qualified disturbance to natural wetlands in accordance with U.S. Army Core of Engineers requirements and standards.

The annexation is in the best interest of the City as it will provide additional variety of housing and utilize previously approved public services in a consolidated fashion. The engineering, architectural, and construction practices will be implemented with the professional standard of care. Impacts to the adjacent properties will be minimal as the project is buffered from adjacent properties by Joplin Road, canals and topography changes.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or [Nicolette.Womack@kimley-horn.com](mailto:Nicolette.Womack@kimley-horn.com) should you have any questions.

Sincerely,

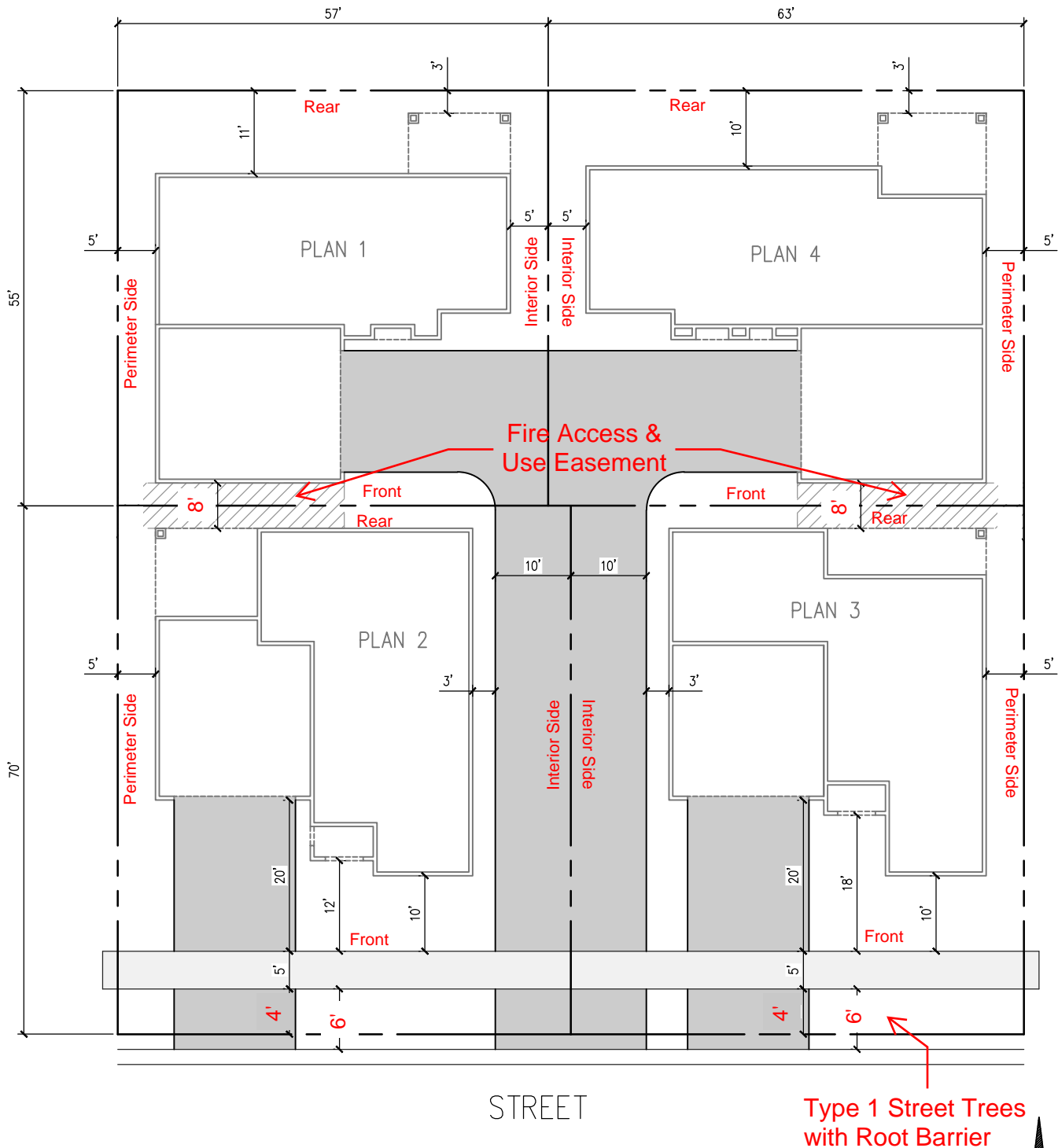
*Nicolette Womack*

Nicolette Womack, AICP  
Planner

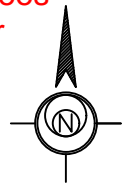


# STARLING SPRINGS CLUSTER LOT FIT EXHIBIT

April 4, 2025 - Star, Idaho



\*With redlines, exhibit is not to scale.



**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
2103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®