Preliminary PUD Presentation:	**TUESDAY, APRIL 09, 2013**
Public Hearing:	Tuesday, April 23, 2013
To:	Planning & Zoning Commission
From:	Rene'e Carraway, Community Development

AGENDA ITEM III-2

Request: **Preliminary Presentation** for a Zoning District Change And Zoning Map Amendment from R-2 to NCO PUD for 4.71 (+/-) acres to allow a planned mixed use development consisting of a combination of neighborhood commercial uses, including a financial institution facility, on property located at the northwest corner of Eastland Drive North and Addison Avenue East, TOMERYL, LLC/ Tom & Cheryl Arledge c/o Scott Allen/The Land Group. (app. 2563)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	**Status:** Property Owner	**Size:** 4.71(+/-) acres
TOMERYL, LLC Tom & Cheryl Arledge 2147 Addison Ave East Twin Falls, Idaho 83301 208-420-6002-cell cuttertoma@yahoo.com	**Current Zoning:** R-2	**Requested Zoning:** R-2 NCO PUD
	Comprehensive Plan: Neighborhood Center adjacent to Residential Business to the west and Commercial – Retail to the East	**Lot Count:** 5 lots
	Existing Land Use: residential	**Proposed Land Use:** mixed use planned development consisting of a combination of neighborhood commercial uses including a financial institution facility
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
Scott Allen, Sr. Planner The Land Group 340 Falls Avenue Twin Falls, Idaho 83301 733-4041/ 410-2309 cell scott@thelandgroupinc.com	**North:** R-2; residential	**East:** C-1; Eastland Drive, commercial
	South: R-2 PRO; Addison Ave E, accountant's office/residential	**West:** R-2 PRO; photography studio
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-21, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

1. **Preliminary Development Plan**. The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following: a. The proposed site plan, showing building locations and land use areas; b. Proposed traffic circulation, parking areas, pedestrian walks and landscaping; c. Proposed construction sequence for buildings, streets, spaces and landscaped areas; d. Existing zoning district boundaries; e. A survey of the property, including topography, buildings, watercourses, trees over six inches (6") in trunk diameter, streets, utility easements, drainage patterns, right of way and land use; f. Other requirements that the Planning Department, Planning Commission, or legislative body may request.
2. After Commission preliminary review, a public hearing shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

Regulatory Impact:

The Commission makes no decision at this time. After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

In 2001 the City of Twin Falls initiated an application to rezone Addison Ave E from Sunrise Blvd to Eastland Drive from R-2 to R-2 PRO as a number of properties in the area had individually been rezoned with a PRO designation. The Commission held a public hearing on October 9, 2001, and recommended denial of the rezone. On October 15, 2001, the City Council decided not to proceed with the application.

Maverik, Inc., applied for a Comprehensive Plan Amendment for the subject properties of this application and a public hearing was held on June 25, 2008, with the Planning and Zoning Commission. The Commission tabled the request as the City was in the process of revising the Comprehensive Plan document and maps in their entirety. Maverik, Inc. representatives were involved in the Comprehensive Plan update public meetings and public hearings. The subject properties were discussed at the public hearings with the Commission and Council regarding adoption of the Comprehensive Plan on November 12, 2008, and January 5, 2009 respectively. This site is designated as appropriate for Neighborhood Commercial development on the Future Land Use Map with the adjacent property to the west and south designated as Residential Business.

On May 27, 2009 the Planning & Zoning Commission heard a preliminary presentation on a proposed zoning district change and zoning map amendment from R-2 to NCO PUD. The applicant withdrew their application before the June 9, 2009 public hearing.

TOMERYL submitted a request for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD for this site. The Master Development Plan included a gas station with a convenience store. On January 24, 2012, there was a preliminary presentation followed by a public hearing on February 14, 2012. The Commission unanimously recommended denial of the request as presented. On April 2, 2012 the City Council held a public hearing and denied the request by a vote of 1 for and 5 against.

Analysis:

This is a request for a Zoning District Change And Zoning Map Amendment from R-2 to NCO PUD for 4.71 (+/-) acres to allow a planned mixed use development consisting of a combination of neighborhood commercial uses, including a financial institution facility, on property located at the northwest corner of Eastland Drive North and Addison Avenue East.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed amendment to the project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting **Tuesday April 23, 2013**. Further staff analysis will be given at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Aerial Site Map
4. Comprehensive Plan Map of Project Site
5. Draft of the Final/Master Development Plan
6. Flood Plain Map
7. Building Reference Photos (4)
8. Schematic Lot Line Exhibit
9. Schematic Landscape Plan (2)
10. Schematic Sign Plan

PROJECT DESCRIPTION & COMPATIBILITY STATEMENT
For
Thomas and Cheryl Arledge & TOMERYL, LLC
Rezone Application

4 (a) - The reason for the request:

- The applicants are requesting that their subject property be rezoned from R-2 to R-2 / NCO / PUD to allow the property to used for the highest and best use. The property is located immediately adjacent to two (2) gateway arterials, Addison Avenue East and Eastland Drive South, which have a combined daily vehicle count of 26,000 plus. This high of traffic loading is not conducive to residential development.

4 (b) i - How the proposed zoning change relates to the Comprehensive Plan:

- The Twin Falls Comprehensive General Plan Update (Map 2-4 – see attachment) indicates that the subject parcel should be utilized as a "Neighborhood Center". Also a small portion of the property, located in the southwest corner, is designated as "Residential Business". Since the uses in the Residential Business District are less restrictive than those permitted in the NCO zone the entire property will be rezoned to NCO. This subject zone will provide as much protection to the existing neighborhood residents as possible. The applicants are requesting a rezone that would bring the zoning of the subject parcel into conformance with the Comprehensive Plan and surrounding neighborhood.
- It should be noted that the Comprehensive Plan also indicates that the uses on the properties located immediately east and southeast should be Commercial/Retail; the properties located immediately south should be Residential Business; the properties located immediately north should be Rural Residential and the properties located immediately west and southwest should be Rural Residential and Residential Business. The proposed zone will act as a buffer between the commercial and residential uses that currently exist.

4 (b) ii – Compatibility with the surrounding area:

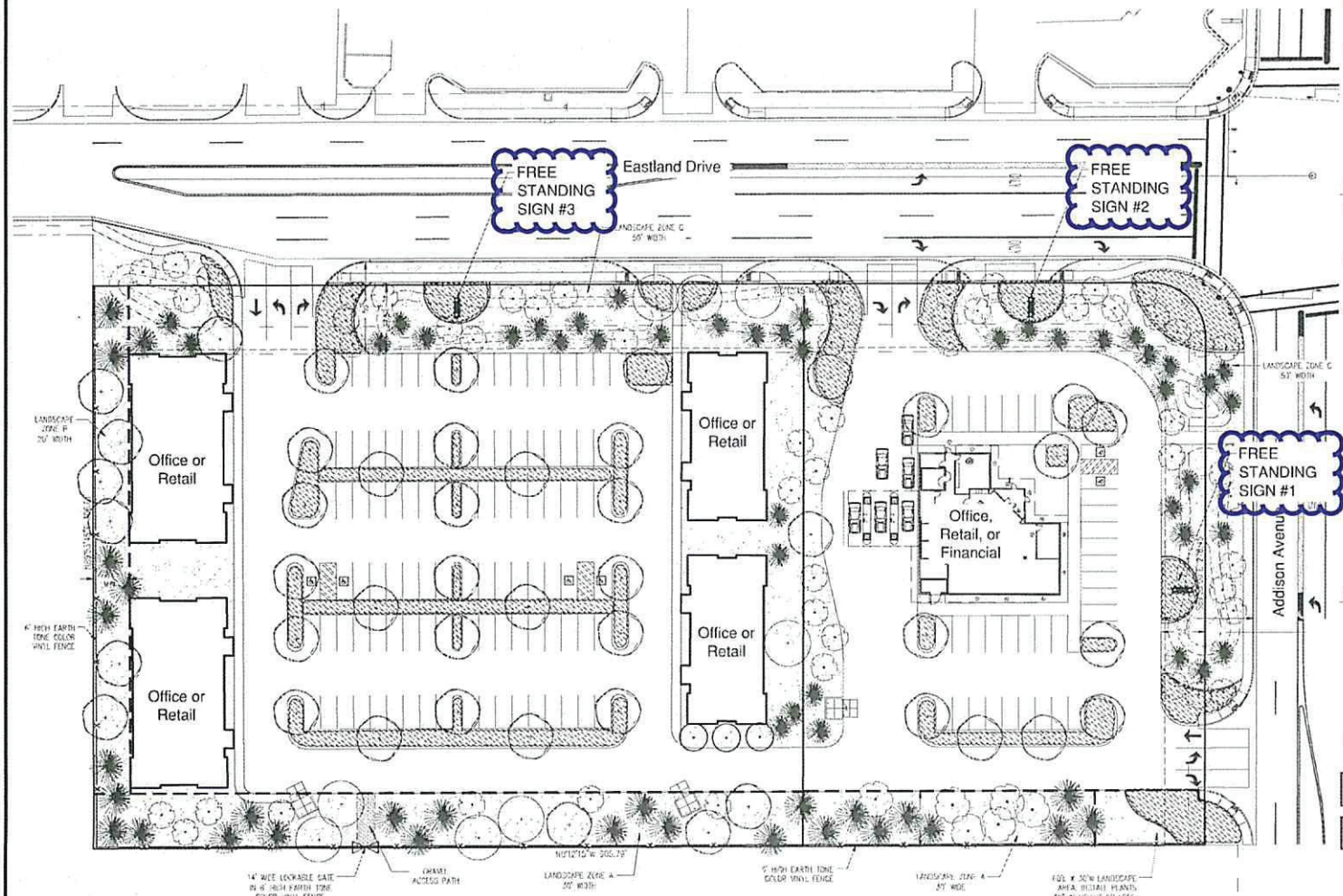
- The property is surrounded by a plethora of uses. To the east and southeast commercial and retail uses exist that include a landscape nursery, day spa, convenience store and big box retailer (K-Mart). To the north is a developed residential subdivision. To the west is vacant pasture land and residential business. To the south are residential businesses and residential structures.
- The restrictive permitted uses of the NCO zone will provide similar businesses to those already existing on adjacent residential business properties. Also, the restrictive building standards and landscape requirements of the NCO zone will blend the proposed development with the present residential and residential-business components located on adjacent properties.
- Perimeter fencing and landscape design shall provide security to the site as well as provide a safeguard against light trespass and noise to the neighbors located along the north and west property boundaries.

- Buildings and drive-isles have also been strategically placed to provide barriers for vehicle lights. In areas where buildings do not disrupt vehicle lights, landscaping and fencing shall be used as mitigation measures.
- Paramount landscape design and consistent architecture throughout the development will provide the City of Twin Falls with a dramatic gateway arterial entrance into our community.

4 (b) iii – Intended use of the property:

- The property shall be developed as a planned unit development per the R-2/NCO/PUD zone restrictions. All buildings, signage and landscaping shall be consistent throughout the development to achieve the highest aesthetics possible. Uses allowed are generally professional, retail and service oriented thus helping reduce travel time for adjacent neighborhood residents. Also, the business proprietors will be able to enjoy patrons from the existing 26,000 plus vehicles that pass by the subject property daily.
- The applicants have reviewed the outright permitted uses and special uses allowed in the proposed zone. Some uses have been deleted so as to keep harmony with the existing residents and commercial properties. The uses proposed are indicated in the attached preliminary PUD Agreement.

Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
Township 10 South, Range 17 East, B.M.
City of Twin Falls, Twin Falls County, Idaho
2013



Schematic Landscape Plan

HORIZONTAL SCALE: 1" = 30'

Property & Rezone Information

PROPERTY OWNER & APPLICANT:
THOMAS & CHRISTI ARLEDGE & TOWERTIL, LLC
2147 ADDISON AVENUE EAST
TWIN FALLS, IDAHO 83301

ENGINEER/ARCHITECT/PLANNER:
SCOTT L. ALLEN C/O THE LAND GROUP, INC.
310 FALLS AVENUE
TWIN FALLS, IDAHO 83301

LANDSCAPE ARCHITECT:
JIL QUANSEY C/O THE LAND GROUP, INC.
462 E SHORE DRIVE, STE. 100
EAGLE, IDAHO 83616

SITE STATISTICS:
*SUBJECT PROPERTY = 4.43 ACRES
*CURRENT ZONE = R-2
*PROPOSED ZONE = R-2 / NCO / PUD
*REZONE AREA TO CENTERLINE OF ADJACENT STREETS IS APPROXIMATE 5.3 ACRES
*LANDSCAPE AREA INDICATED ON SCHEMATIC MASTER PLAN IS (+) 30% OF SITE (20% REQUIRED BY CODE)

Landscape Zone Information

ZONE "A" REQUIREMENTS:
*(1) TREE PER 400 S.F.
*TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
*50% OF ALL TREES SHALL BE CONIFEROUS

ZONE "B" REQUIREMENTS:
*(1) TREE PER 500 S.F.
*TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
*50% OF ALL TREES SHALL BE CONIFEROUS

ZONE "C" REQUIREMENTS:
MEET CITY OF TWIN FALLS REQUIREMENTS FOR LANDSCAPING AT GATEWAY ARTERIALS INCLUSIVE OF THE FOLLOWING
*50' LANDSCAPE WIDTH SHALL BE MEASURED FROM BACK OF CURB
*(1) TREE PER 500 S.F.
*TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
*50% OF ALL TREES SHALL BE CONIFEROUS
*(1) BUSH PER 100 S.F.
*BERMING REQUIRED
*LANDSCAPE WIDTH ALONG ADDISON AVENUE AND EASTLAND DRIVE SHALL BE 20' MEASURED FROM BACK OF CURB.

INTERIOR LANDSCAPING:
ALL INTERIOR LANDSCAPING SHALL BE INSTALLED PER FUTURE DEVELOPMENT PLANS APPROVED BY THE CITY OF TWIN FALLS.

General Notes

1. THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE APPROVED PLANNED UNIT DEVELOPMENT GRANTED TO THE APPLICANT. THE SCHEMATIC MASTER PLAN IS SUBJECT TO MINOR ADJUSTMENTS AS APPROVED BY CITY OF TWIN FALLS STAFF AT TIME OF DEVELOPMENT. MAJOR ADJUSTMENTS TO THE SCHEMATIC MASTER PLAN, AS DETERMINED BY CITY OF TWIN FALLS STAFF, SHALL REQUIRE A PUD AMENDMENT.

Landscape Legend

- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL DECIDUOUS TREE
- PLANTER BED
- TURF SOD
- GRAVEL ACCESS PATH – 3" DEPTH OF CRUSHED DECORATIVE ROCK

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	LC	LCD
C1	47.23'	30.00'	90°18'15"	42.55'	N45°57'22"E

Arledge Rezone
R-2/NCO/PUD ZONE
City of Twin Falls, Idaho

Schematic Sign Location Plan
Addison Ave. & Eastland Dr.

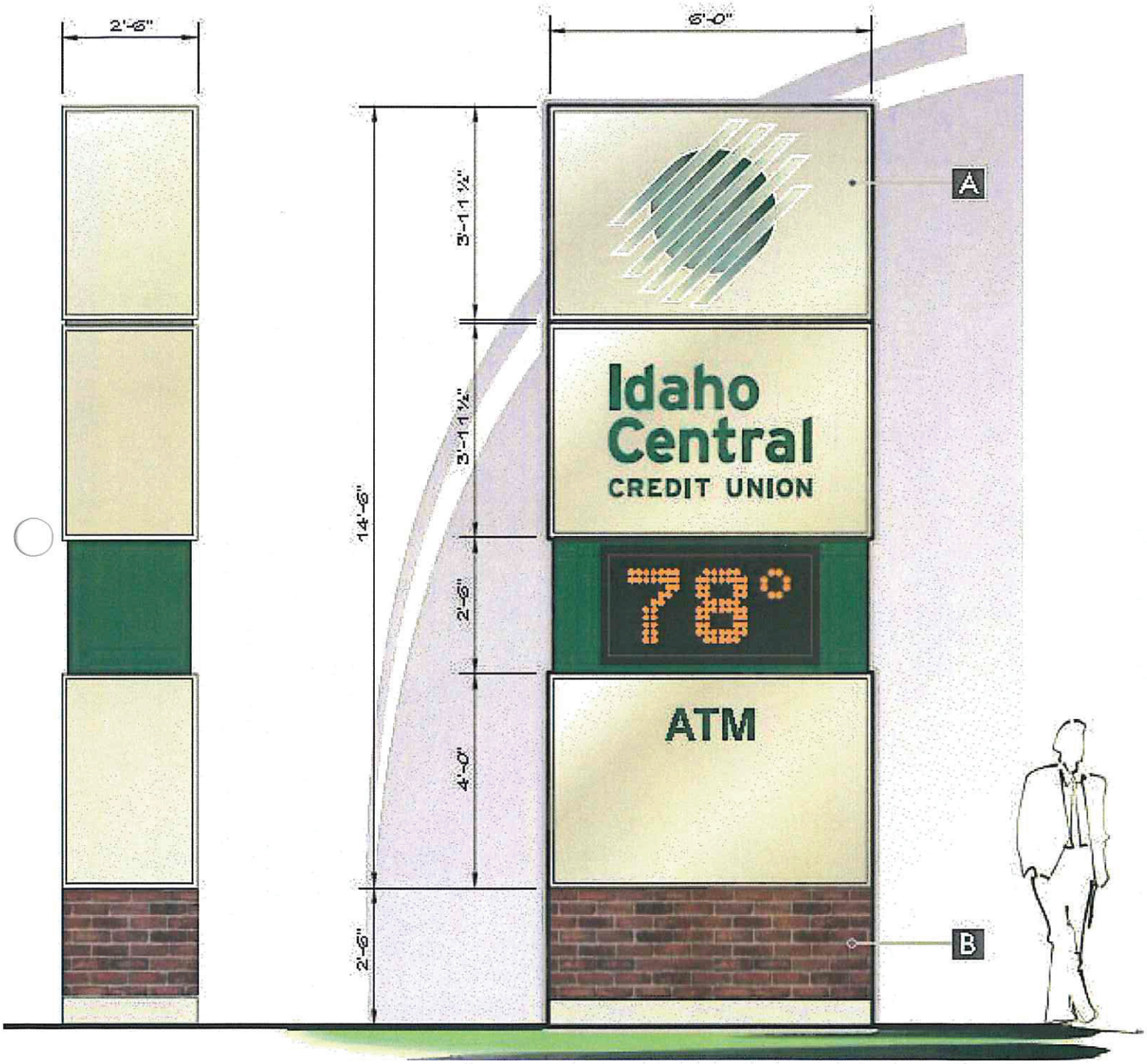
THE LAND GROUP

NOT FOR CONSTRUCTION

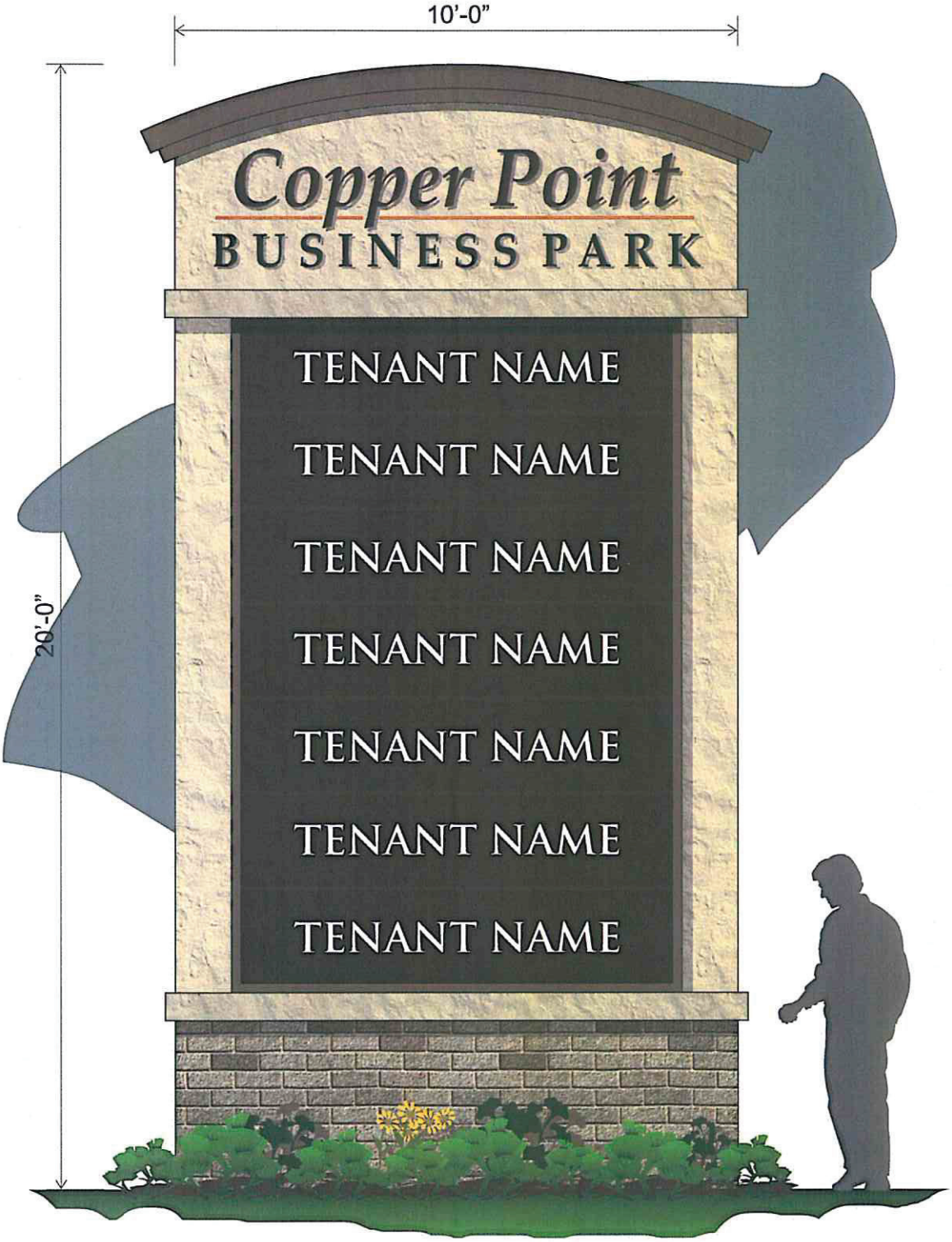
Project No. 2012-15
Date of Issue 01/25/13
Drawn by STAFF
Checked by RLA

Sheet No. S1.01

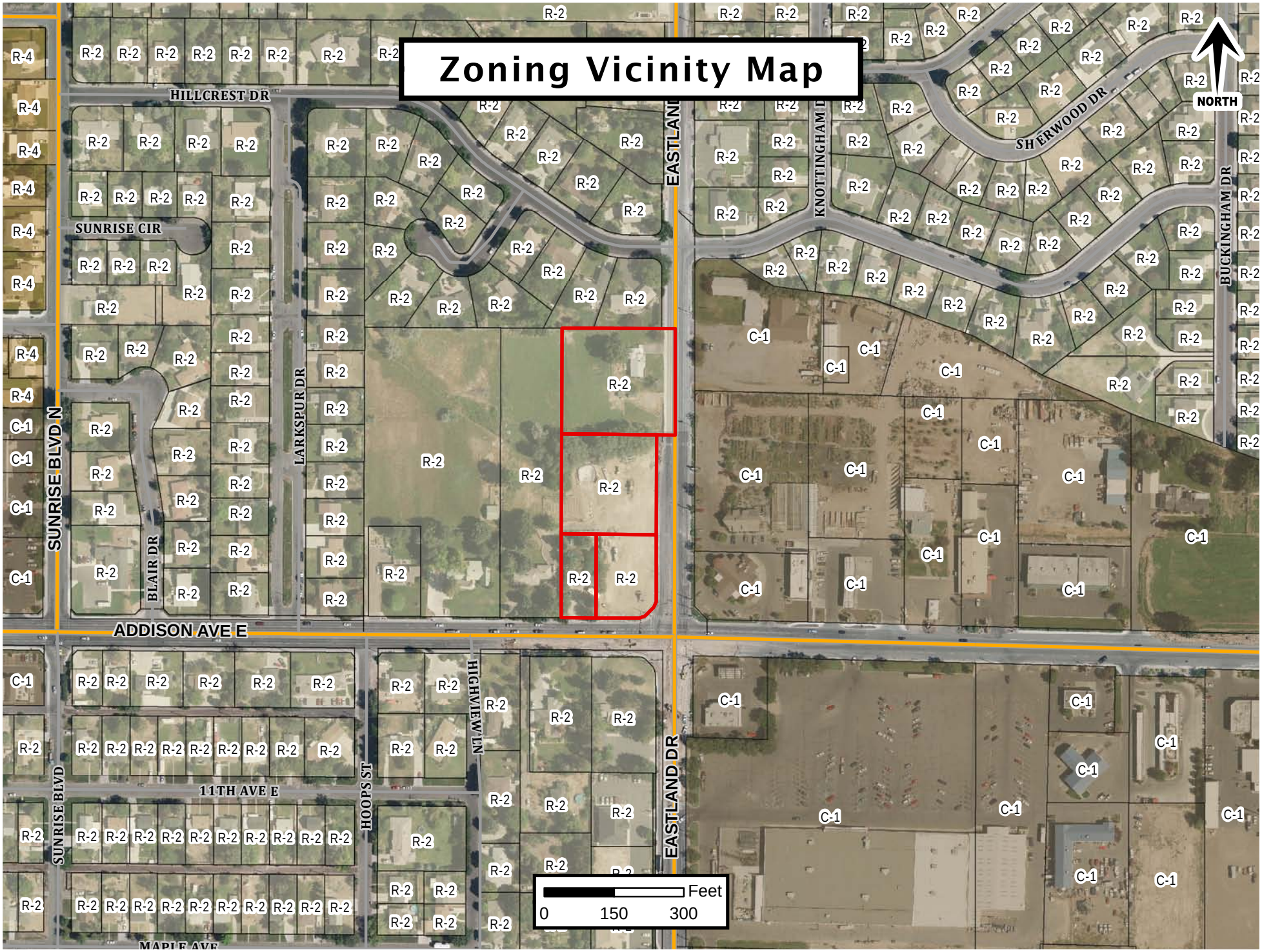
Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
Site Sign Exhibit - Signs #1 & #2



Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
Site Sign Exhibit - Sign #3

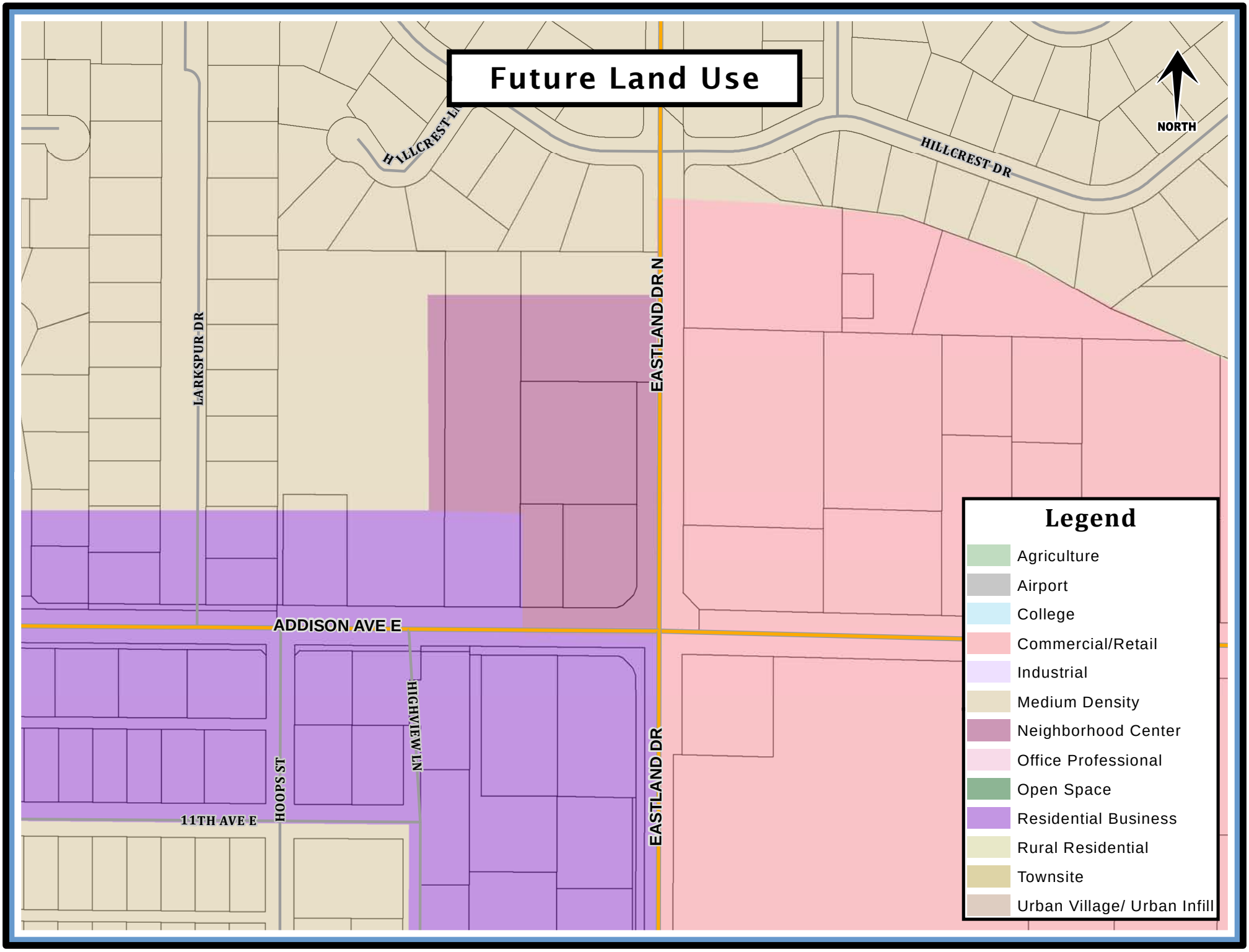


Zoning Vicinity Map



Site Map

2146 HILLC
2148 HILLC
2168 HILLC
2230 HILLC
NORTH
204 EASTLA
187 EASTLA
EASTLAND DR N
2133 ADDIS
2147 ADDIS
2223 ADDIS
2259 ADDIS
2111 ADDIS
2149 ADDIS
2193 ADDIS
2221 ADDIS


Future Land Use
NORTH
HILLCREST LN
HILLCREST DR
LARKSPUR DR
EASTLAND DR N
ADDISON AVE E
HIGHVIEW LN
HOOPS ST
11TH AVE E
EASTLAND DR
Legend
Agriculture
Airport
College
Commercial/Retail
Industrial
Medium Density
Neighborhood Center
Office Professional
Open Space
Residential Business
Rural Residential
Townsite
Urban Village/ Urban Infill

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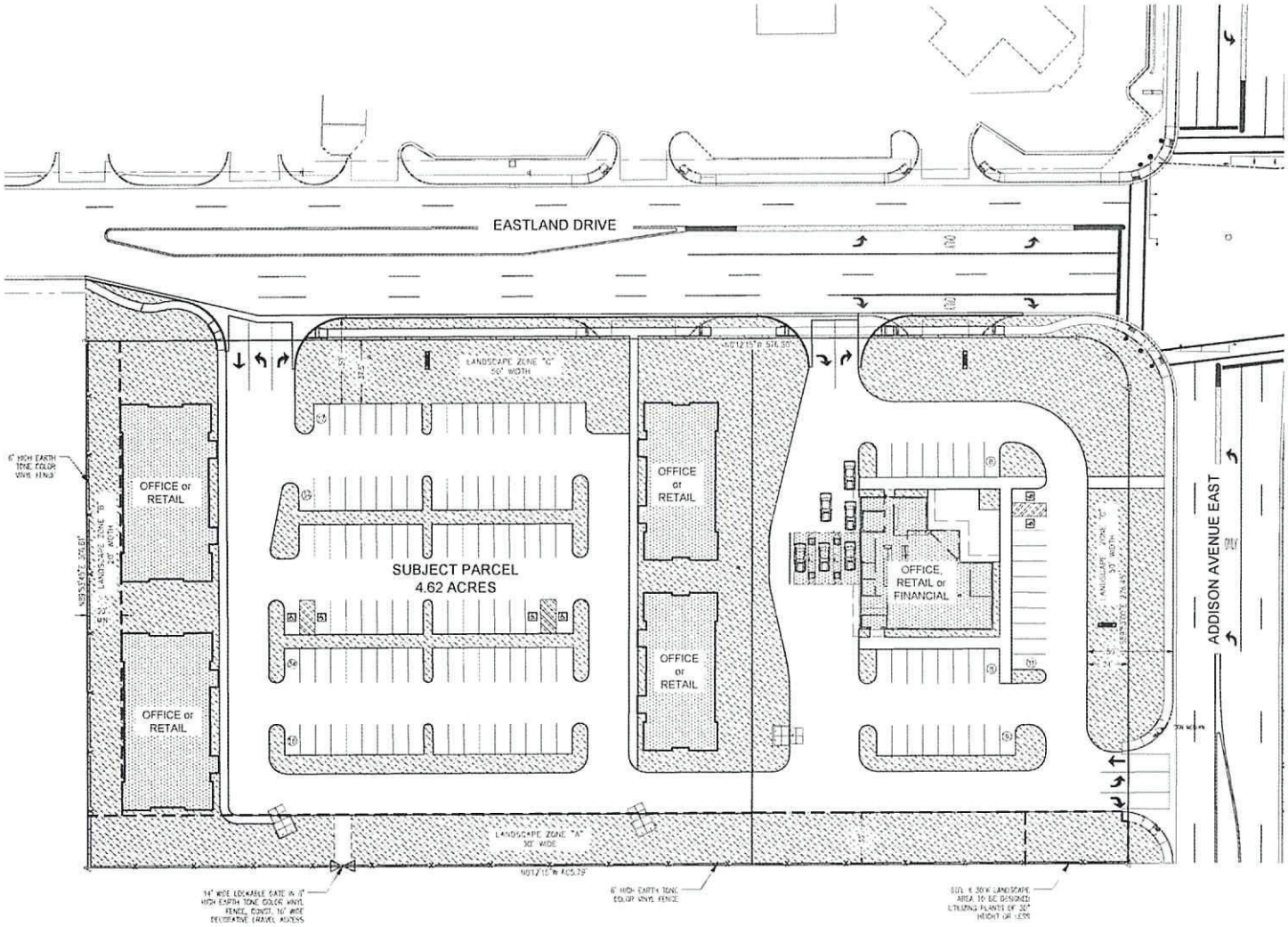

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2147 ADDISON AVENUE EAST
TWIN FALLS, IDAHO 83301

ENGINEER/SURVEYOR/PLANNER:
SCOTT L. ALLEN C/O THE LAND GROUP, INC.
340 FALLS AVENUE
TWIN FALLS, IDAHO 83301

SITE STATISTICS:
- *SUBJECT PROPERTY = 4.62 ACRES
- *CURRENT ZONE = R-2
- *PROPOSED ZONE – R-2 / NCO / PUD
- *REZONE AREA TO CENTERLINE OF ADJACENT STREETS IS APPROXIMATE 5.66 ACRES.
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LANDSCAPE ZONE INFORMATION

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- *(1) TREE PER 400 S.F.
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- *LANDSCAPE WIDTH ALONG ADDISON AVENUE AND EASTLAND DRIVE SHALL BE 50' MEASURED FROM BACK OF CURB

INTERIOR LANDSCAPING:
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GENERAL NOTES

1. ALL SIGHT LIGHTING SHALL BE SCREENED AND SHIELDED TO ELIMINATE LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES.

2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF TWIN FALLS SIGN CODE. OFF-PREMISE SIGNS SHALL BE ALLOWED IN THIS PUD.

3. A FINANCIAL BUSINESS WITH A DRIVE-THRU SHALL BE ALLOWED PERMITTED ON THE CORNER LOT ADJACENT TO ADDISON AVENUE EAST AND EASTLAND DRIVE. THE DRIVE-THRU SHALL BE LOCATED ON EITHER THE EAST OR NORTH SIDE OF THE STRUCTURE.

4. PARKING SHALL CONFORM TO THE CITY OF TWIN FALLS REQUIREMENTS. PARKING STALLS LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE AREAS SHALL BE ALLOWED TO BE 18' IN LENGTH PER CURRENT CITY POLICY.

5. TOTAL ALLOWED BUILDING AREA SHALL BE DETERMINED BY USE AND AVAILABLE PARKING. PARKING REQUIREMENTS SHALL BE BASED ON 1 PARKING STALL PER 300 S.F. OF OFFICE SPACE, AND 1 PARKING STALL PER 250 S.F. OF RETAIL SPACE. HANDICAP PARKING REQUIREMENTS SHALL CONFORM TO THE MOST CURRENT ADA GUIDELINES AND REQUIREMENTS.

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CURVE	LENGTH	RADIUS	DELTA	LC	LCB
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Arledge Rezone
R-2 / NCO / PUD ZONE
City of Twin Falls, Idaho

SCHEMATIC MASTER PLAN
Addison Ave. & Eastland Dr.

THE LAND GROUP
INCORPORATED
•Landscape Architecture
•Civil Engineering
•Site Planning
•Golf Course Irrigation & Engineering
•Graphic Communication
•Land Surveying

340 Falls Avenue
Twin Falls, Idaho 83301
Phone: 208.733.4041
Fax: 208.733.4045
www.thelandgroup.com

PRELIMINARY
NOT FOR CONSTRUCTION

Project No.:	2120-01
Date of Issuance:	02/05/13
Designed by:	STAFF
Drawn by:	STAFF
Checked by:	SLA

Sheet No.
S1.00

Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
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City of Twin Falls, Twin Falls County, Idaho
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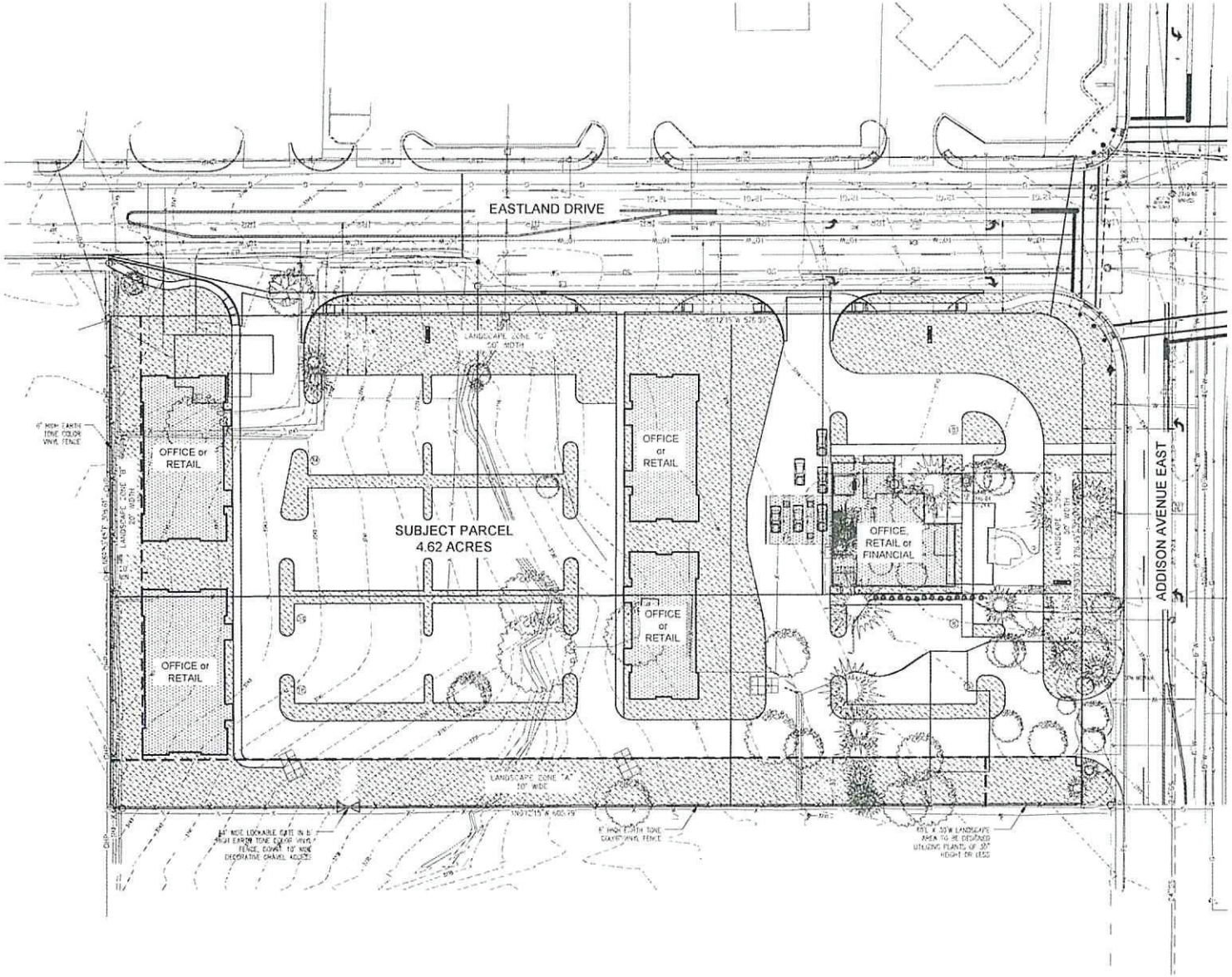

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C1	47.29'	33.00'	82°15'15"	43.55'	N44°57'20"E

No.	Date	Description

Project Name
Arledge Rezone
R-2 / NCO / PUD ZONE
City of Twin Falls, Idaho

Sheet Title
SCHEMATIC MASTER PLAN
Addison Ave. & Eastland Dr.

THE LAND GROUP
INCORPORATED
• Landscape Architecture
• Civil Engineering
• Site Planning
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& Engineering
• Graphic Communication
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340 Falls Avenue
Twin Falls, Idaho 83301
Phone 208.733.6041
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PRELIMINARY
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Project No:	2013-01
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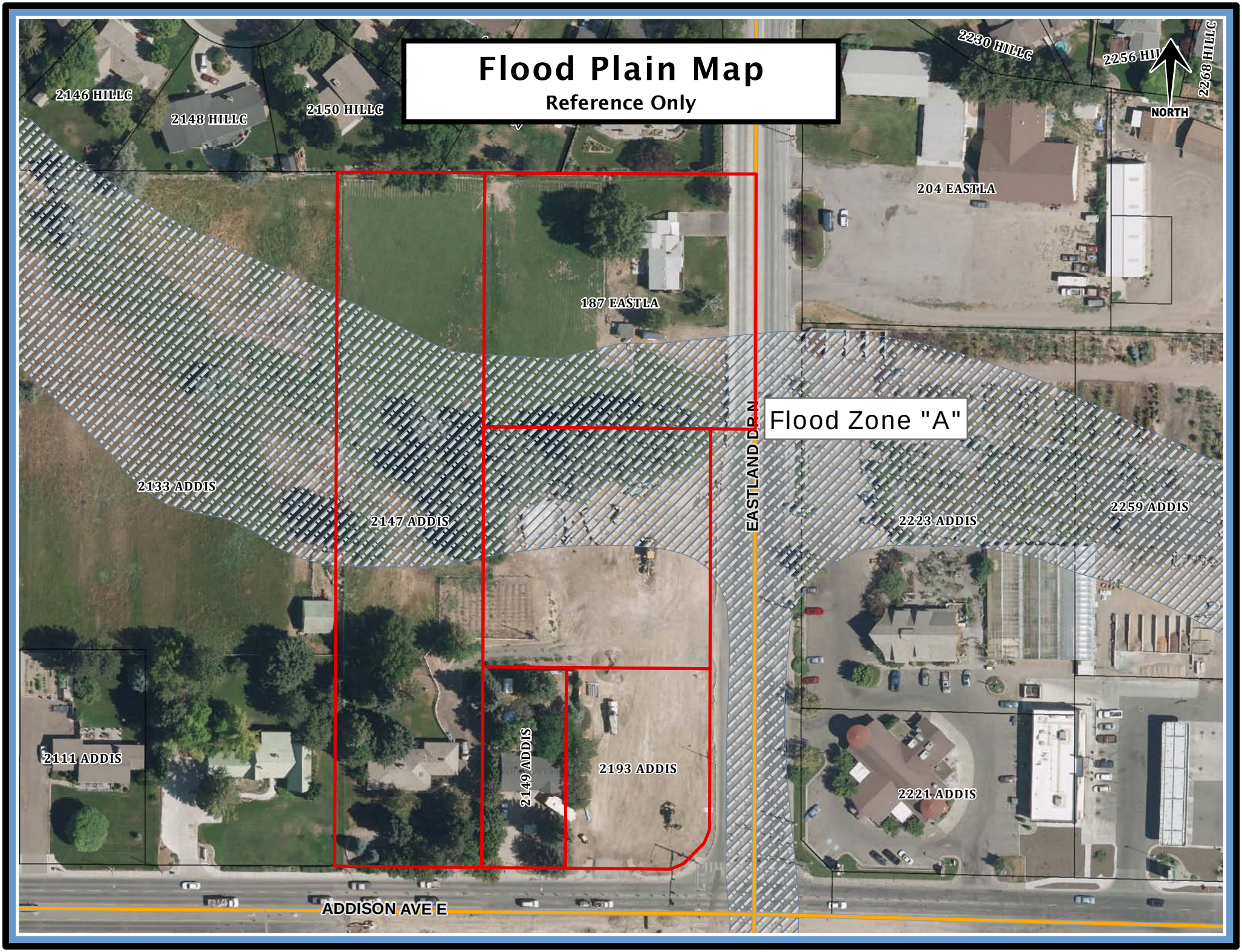
Designed by:	STMT
Drawn by:	STMT
Checked by:	SLA

Sheet No:
S1.00


Flood Plain Map
Reference Only
NORTH
2146 HILLC
2148 HILLC
2150 HILLC
2230 HILLC
2256 HILLC
2268 HILLC
204 EASTLA
187 EASTLA
Flood Zone "A"
EASTLAND DR N
2133 ADDIS
2147 ADDIS
2223 ADDIS
2259 ADDIS
2111 ADDIS
2149 ADDIS
2193 ADDIS
2221 ADDIS
ADDISON AVE E

Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
North Buildings

Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
North Buildings

Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
South Building

Tom & Cheryl Arledge, TOMERYL, LLC Rezone Attachment
South Building

Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
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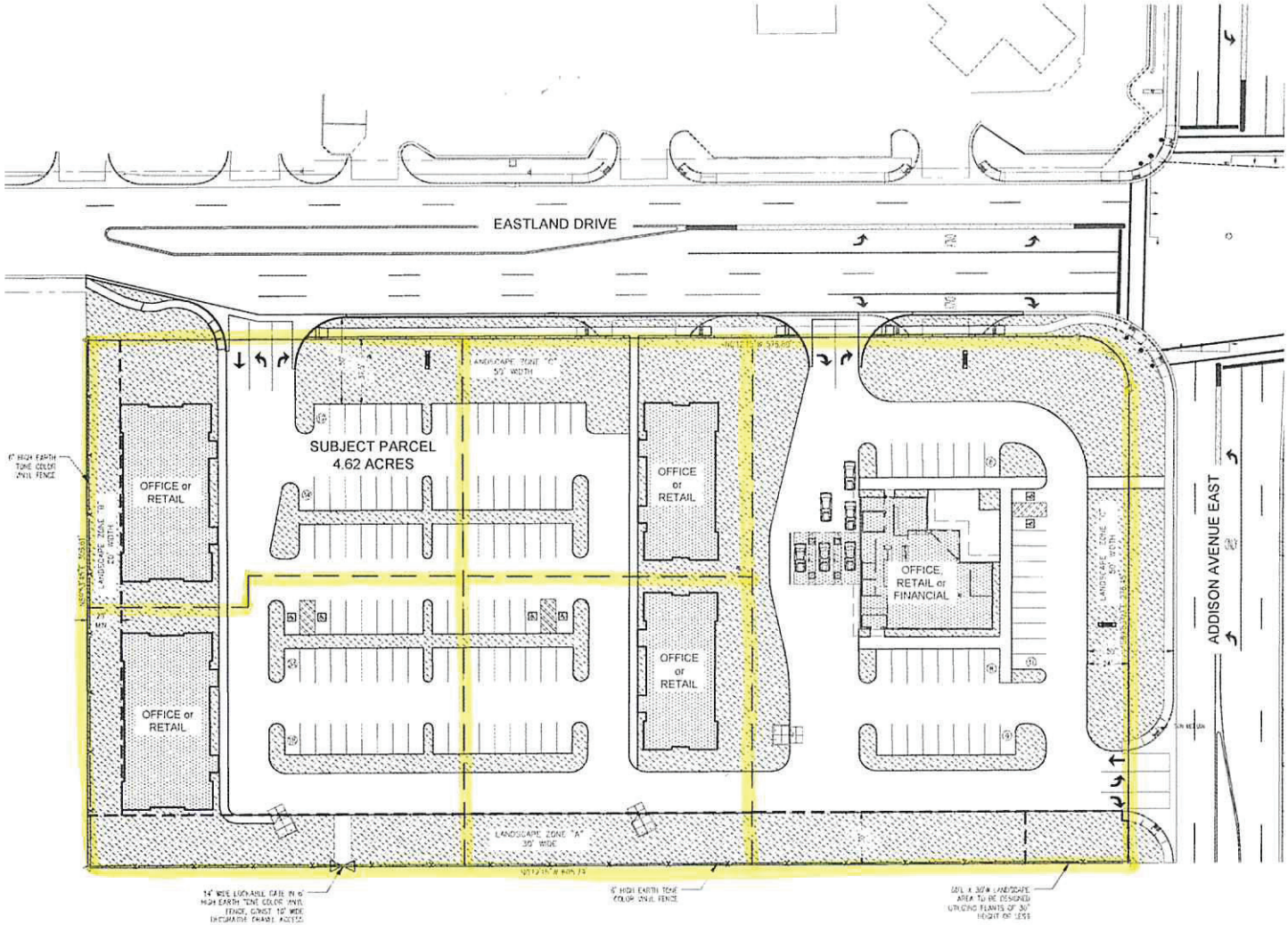
City of Twin Falls, Twin Falls County, Idaho
2013

1" = 30'



PROPERTY & REZONE INFORMATION

PROPERTY OWNER & APPLICANT:
THOMAS & CHERYL ARLEDGE & TOMCHYL, LLC
2147 ADDISON AVENUE EAST
TWIN FALLS, IDAHO 83301

ENGINEER/SURVEYOR/PLANNER
SCOTT L. ALLEN C/O THE LAND GROUP, INC.
340 FALLS AVENUE
TWIN FALLS, IDAHO 83301

SITE STATISTICS:
- SUBJECT PROPERTY = 4.62 ACRES
- CURRENT ZONE = R-2
- PROPOSED ZONE = R-2 / NCO / PUD
- REZONE AREA TO CENTERLINE OF ADJACENT STREETS IS APPROXIMATE 5.56 ACRES
- LANDSCAPE AREA INDICATED ON SCHEMATIC MASTER PLAN IS (+) 30% OF SITE (20% REQUIRED BY CODE)

LANDSCAPE ZONE INFORMATION

ZONE "A" REQUIREMENTS:
- (1) TREE PER 400 S.F.
- TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
- 50% OF ALL TREES SHALL BE CONIFEROUS

ZONE "B" REQUIREMENTS:
- (1) TREE PER 500 S.F.
- TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
- 50% OF ALL TREES SHALL BE CONIFEROUS

ZONE "C" REQUIREMENTS:
MEET CITY OF TWIN FALLS REQUIREMENTS FOR LANDSCAPING AT GATEWAY ARTERIALS INCLUSIVE OF THE FOLLOWING.
- 50' LANDSCAPE WIDTH SHALL BE MEASURED FROM BACK OF CURB.
- (1) TREE PER 500 S.F.
- TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
- 50% OF ALL TREES SHALL BE CONIFEROUS
- (1) SHRUB PER 100 S.F.
- BERMING REQUIRED
- LANDSCAPE WIDTH ALONG ADDISON AVENUE AND EASTLAND DRIVE SHALL BE 50' MEASURED FROM BACK OF CURB.

INTERIOR LANDSCAPING:
ALL INTERIOR LANDSCAPING SHALL BE INSTALLED PER FUTURE DEVELOPMENT PLANS APPROVED BY THE CITY OF TWIN FALLS.

GENERAL NOTES

1. ALL SIGHT LIGHTING SHALL BE SCREENED AND SHIELDED TO ELIMINATE LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES.

2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF TWIN FALLS SIGN CODE. OFF-PREMISE SIGNS SHALL BE ALLOWED IN THIS PUD.

3. A FINANCIAL BUSINESS WITH A DRIVE-THRU SHALL BE OUTRIGHT PERMITTED ON THE CORNER LOT ADJACENT TO ADDISON AVENUE EAST AND EASTLAND DRIVE. THE DRIVE-THRU SHALL BE LOCATED ON EITHER THE EAST OR NORTH SIDE OF THE STRUCTURE.

4. PARKING SHALL CONFORM TO THE CITY OF TWIN FALLS REQUIREMENTS. PARKING STALLS LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE AREAS SHALL BE ALLOWED TO BE 18' IN LENGTH PER CURRENT CITY POLICY.

5. TOTAL ALLOWED BUILDING AREA SHALL BE DETERMINED BY USE AND AVAILABLE PARKING. PARKING REQUIREMENTS SHALL BE BASED ON 1 PARKING STALL PER 300 S.F. OF OFFICE SPACE; AND 1 PARKING STALL PER 250 S.F. OF RETAIL SPACE. HANDICAP PARKING REQUIREMENTS SHALL CONFORM TO THE MOST CURRENT ADA GUIDELINES AND REQUIREMENTS.

6. THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE APPROVED PLANNED UNIT DEVELOPMENT GRANTED TO THE APPLICANT. THE SCHEMATIC MASTER PLAN IS SUBJECT TO MINOR ADJUSTMENTS, THAT MAY BE REQUIRED BY FLOOD ZONE LOCATION AND OR FUTURE PROPERTY BOUNDS, AS APPROVED BY CITY OF TWIN FALLS STAFF AT TIME OF DEVELOPMENT. MAJOR ADJUSTMENTS TO THE SCHEMATIC MASTER PLAN, AS DETERMINED BY CITY OF TWIN FALLS STAFF, SHALL REQUIRE A PUD AMENDMENT.

Curve Table

CURVE	LENGTH	RADIUS	DELTA	LC	LCB
C1	47.24'	30.00'	N°19'35"	42.55'	N44°57'22"E

Revision	Description
No.	Date

Arledge Rezone
R-2 / NCO / PUD ZONE
City of Twin Falls, Idaho

Project Name

SCHEMATIC LOT LINE EXHIBIT
Addison Ave. & Eastland Dr.

Sheet Title

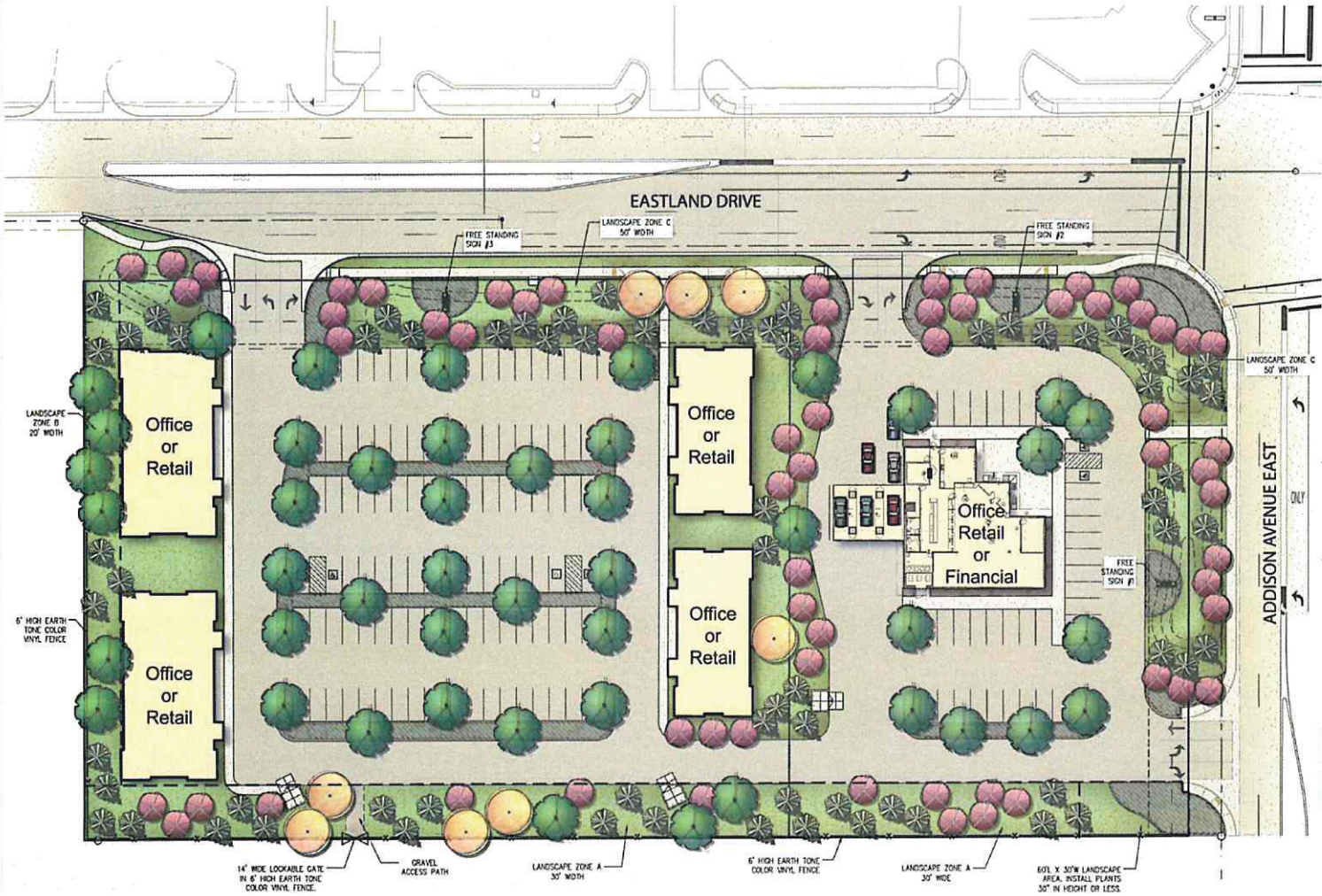
THE LAND GROUP
340 Falls Avenue
Twin Falls, Idaho 83301
Phone 208.733.6081
Fax 208.733.6045
www.thelandgroupinc.com

PRELIMINARY
NOT FOR CONSTRUCTION

Project No.	2130A
Date of Issuance	10/30/13
Designed by	TMD
Drawn by	SLW
Checked by	SLA

Sheet No.
S1.00

Situated in a Portion of SE1/4 SE1/4, Located in Section 10,
Township 10 South, Range 17 East, B.M.
City of Twin Falls, Twin Falls County, Idaho
2013



Schematic Landscape Plan

HORIZONTAL SCALE: 1" = 30'

0 30' 60'

Property & Rezone Information

PROPERTY OWNER & APPLICANT:
THOMAS & CHERYL ARLEDGE & TOMERYL, LLC
2147 ADDISON AVENUE EAST
TWIN FALLS, IDAHO 83301

ENGINEER/SURVEYOR/PLANNER:
SCOTT L. ALLEN C/O THE LAND GROUP, INC.
340 FALLS AVENUE
TWIN FALLS, IDAHO 83301

LANDSCAPE ARCHITECT
JAL GLANCEY C/O THE LAND GROUP, INC.
482 E SHORE DRIVE, STE. 100
EAGLE, IDAHO 83616

SITE STATISTICS:
*SUBJECT PROPERTY = 4.82 ACRES
*CURRENT ZONE = R-2
*PROPOSED ZONE = R-2 / NCO / PUD
*REZONE AREA TO CENTERLINE OF ADJACENT STREETS IS APPROXIMATE 5.56 ACRES.
*LANDSCAPE AREA INDICATED ON SCHEMATIC MASTER PLAN IS (+) 30% OF SITE (20% REQUIRED BY CODE)

Landscape Zone Information

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*(1) TREE PER 400 S.F.
*TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
*50% OF ALL TREES SHALL BE CONIFEROUS

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*(1) TREE PER 500 S.F.
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MEET CITY OF TWIN FALLS REQUIREMENTS FOR LANDSCAPING AT GATEWAY ARTERIALS INCLUSIVE OF THE FOLLOWING:
*50' LANDSCAPE WIDTH SHALL BE MEASURED FROM BACK OF CURB.
*(1) TREE PER 500 S.F.
*TREE HEIGHT SHALL BE A MINIMUM OF 8' AT PLANTING
*50% OF ALL TREES SHALL BE CONIFEROUS
*(1) BUSH PER 100 S.F.
*BERMING REQUIRED
*LANDSCAPE WIDTH ALONG ADDISON AVENUE AND EASTLAND DRIVE SHALL BE 50' MEASURED FROM BACK OF CURB.

INTERIOR LANDSCAPING:
ALL INTERIOR LANDSCAPING SHALL BE INSTALLED PER FUTURE DEVELOPMENT PLANS APPROVED BY THE CITY OF TWIN FALLS.

General Notes

1. THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE APPROVED PLANNED UNIT DEVELOPMENT GRANTED TO THE APPLICANT. THE SCHEMATIC MASTER PLAN IS SUBJECT TO MINOR ADJUSTMENTS AS APPROVED BY CITY OF TWIN FALLS STAFF AT TIME OF DEVELOPMENT. MAJOR ADJUSTMENTS TO THE SCHEMATIC MASTER PLAN, AS DETERMINED BY CITY OF TWIN FALLS STAFF, SHALL REQUIRE A PUD AMENDMENT.

Landscape Legend

- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL DECIDUOUS TREE
- PLANTER BED
- TURF SOD
- GRAVEL ACCESS PATH - 3" DEPTH OF CRUSHED DECORATIVE ROCK.

Curve Table

CURVE	LENGTH	RADIUS	DELTA	LC	LCB
C1	47.29'	30.00'	90°15'15"	42.55'	N44°57'22"E

Revisions

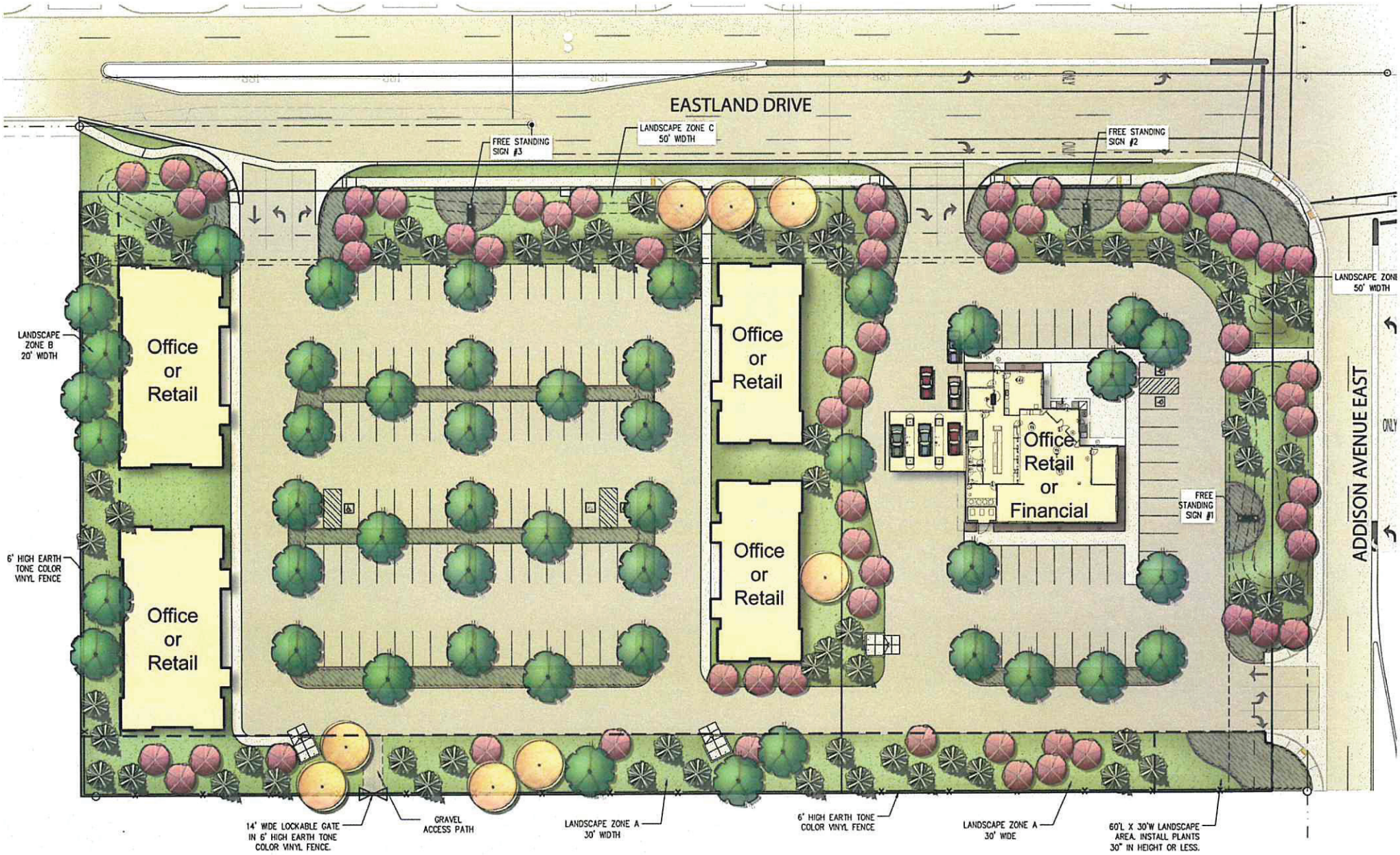
Project Name: Arledge Rezone R-2/NCO/PUD ZONE City of Twin Falls, Idaho

Title: Schematic Landscape Plan Addison Ave. & Eastland Dr.

THE LAND GROUP INCORPORATED
340 Falls Ave.
Twin Falls, Idaho 83301
Ph. 208.735.4041 Fax 208.735.4045
www.thelandgroupid.com

NOT FOR CONSTRUCTION

Project No.:	12008
Date of Issuance:	03.29.13
Designed by:	STAFF
Checked by:	SLA
Sheet No.:	L1.01



Schematic Landscape Plan

0 30' 60'