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**MIDDLETON CITY PLANNING AND ZONING  
COMMISSION MINUTES  
MAY 10, 2021**

The May 10, 2021 Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:33 p.m.

**Call to Order - Pledge of Allegiance**

**Roll Call:** Chairman Ray Waltemate, and Commissioners Jackie Hutchison, Janet Gregory, Kip Crofts and Whitney Springston were present.

**Information Items:**

**Action Items**

**1. Consent Agenda**

**a. Consider approving April 12, 2021 regular meeting minutes.**

Chairman Waltemate called the consent agenda items and asked for any questions or changes to the minutes.

**Motion:** Motion by Commissioner Springston to consent agenda items A-D. Motion seconded by Commissioner Gregory and approved unanimously.

**2. Public Hearing: Applications from Falkirk Holdings LLC & Todd Campbell for Rezone and Development Agreement with respect to the Stonehaven project planned for an 11.18 acre parcel located at 0 Hartley Lane (Tax Parcel #34443013). Applicant is seeking a rezone of a portion of the parcel from C-1 to M-F to permit the future development of a maximum of 84 townhome lots**

***Chairman Waltemate opened the Public Hearing at 5:45 p.m.***

City Planner, Roberta Stewart presented the Staff Report (See Exhibit 1)

***Chairman Waltemate called for the applicant presentation at 6:02 p.m.***

- *Jay Walker*—Representative for Falkirk Holdings, LLC & Todd Campbell: Mr. Walker gave a presentation on the proposed Rezone & Development Agreement (See Exhibit 2)
- *Todd Campbell*—took questions on the project from the commission and answered questions regarding the properties. The cost would be \$300,000-400,000 per unit with the final product being in the mid-\$400,000 range. The unit size would range from 1500-2400 sq ft. The yard size would comply with Middleton City Code. The yards would be private fenced yards for each unit.

***Questions from Commission:***

- *Springston*—Timeline? Answer: applicant is prepared for immediate turnaround with the preliminary plat and design. The goal is to provide homes for smaller families and the elderly to fill a demand.
- *Gregory*—
  - Setbacks—how will the requirement of 10 feet be met? Answer: there is a proposed 12 foot setback which will be a total of 24 feet between buildings.
  - Traffic Studies for Hartley? Answer: traffic is projected to decrease with the

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move from commercial to residential.

- *Waltemate*—Is the road is going to remain a commercial collector? Answer: there is no proposed changes to the road with this proposal.

*Chairman Waltemate opened the public comments at 6:29 p.m.*

- *Shawn Maybon* of 1382 La Reata Way—lives near Willis and Hartley. Mr. Maybon spoke in opposition to the proposal. He stated the high density zoning would have a negative impact on traffic, sewer, water and water pressure. The buffer of an 8 foot berm already exists. He doesn't believe this proposal is consistent with the comprehensive plan of the city.
- *Mike Graefe* of 1889 Ridge Way in West Highlands. Mr. Graefe spoke in opposition of the proposal and mirrored the concerns brought forth by Mr. Maybon. He indicated that he is not a fan of townhouses. Two plus vehicles per home would have a tremendous impact on the traffic in the area. He can't see the vision of how a roundabout would work in that area. He also feels that the right of way on both sides of a street should be equal.
- *Sandy Sinclair* of 1871 Ridge Way in West Highlands. Ms. Sinclair spoke in opposition of the proposal. She agreed with all that Mr. Maybon and Mr. Graefe stated. She is totally against high-density housing in that area.
- *Peggy Souza* of 12576 Cowboy Lane (outside city limits). Ms. Souza spoke in opposition. She stated that traffic is already a problem in the area from the school and homes. Crowding people into little spaces is going to be a big problem. Crowding roads and areas that are already crowded.

*Chairman Waltemate:* There is a 5-year plan on the website that shows the plan to widen roads and build the infrastructure.

Chairman Waltemate closed the public comment at 6:45 p.m.

*Jay Walker:*

- There is nothing that this project can do to address the traffic.
- The C-1 zoning always existed in the plan and was relocated per the previous mayor's request.
- He understands that the proposed roundabout will affect people, but if there is not a project there is no dedication of the right of way and no intersection improvements. Sidewalk connectivity pull kids out of their cars and provide a multi-modal form of transportation.
- They have modeled the sewer, have the engineering backing for the sanitary sewer, water, pressurized irrigation, and fire-flow. All will be safe and up to code. There is a master plan. The buffering will be per code.
- He appreciates the input of the three here at the meeting but wishes that the other 18 that approved of the project were here to express their approval.

*Hutchison:* You are saying you won't have berms, most of us like those. Is there sufficient parking? 84 townhomes, 42 will have, more families living on property. If this is approved what is going to stop every other developer coming in and changing the set backs.

*Stewart:* When we have time, we need to change the code verbiage to be to be more reflective of a typical berm 3 ft high not 8 ft high.

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*Hutchison:* Set backs are the way they are in code, you are asking us to change the setbacks on townhomes, will this set precedence for other developers?

*Stewart:* It is already approved in code in Multi-family zoning.

*Hutchison:* Having a hard time thinking there will be townhomes in Middleton and the transition is not something that people are prepared for in Middleton.

*Stewart:* That is part of the reason the application to come in as preliminary plat so that the applicant can know if this is something the city wants.

*Walker:* This application is zoned C-1 and requested by the previous mayor to be moved to this corner of the High School master plan. What has been presented is exactly from city staff and from city code given that zoning designation. As property rights for our property as it is currently existing we would ask for your support and approval vote. I promise it will be a beautiful product.

*Stewart:* Stated that the city staff is not recommending or not recommending either way, there was merely discussions on doing commercial frontage.

*Commission Discussion:*

*Hutchison:* It was said that either we do this or it will be all commercial. In 2020 we were also given an ultimatum. I don't like that part of it. We have been told Really torn, we are here to represent "them" the public.

*Waltemate:* We are here to represent "them" and one of "them" is the landowner. His concerns always stem from the words "that mayor". For some reason when "that mayor" is used, there is something that leaves the commission in the dark. Commercial area moved from one area to another area through a development agreement by "that mayor". Doesn't like that aspect of it. He is not opposed to Townhomes, he is opposed to townhomes in that location. Jay Walker and Todd Campbell have bent over backwards to make sure they are in compliance. They take the brow beating from the public. Stonehaven is a beautiful project. Concern because we want businesses to move to Middleton, and looking at the comprehensive plan, the city is looking to invite business to this area. Based on this time, as the city is trying to invite business it is hard for him to give up C-1.

*Gregory:* We want Hartley intersection improvements to be done.

*Waltemate:* Until we do something as a city to address the infrastructure problems, we will continue to have traffic concerns.

*Springston:* These are townhomes and they are beautiful. Not opposed to townhomes generally speaking. She doesn't like them in that area. Stonehaven is lovely. She thinks keeping that land commercial there is a risk to bear in mind. She doesn't want the commercial land to stay vacant for 20+ years.

Roundabouts have 82% reduction in fatal car accidents and reduced wait times.

She doesn't know if this is the right time to do this particular project.

*Waltemate:* It makes sense to keep commercial frontage in the front. Property taxes go down when commercial business comes in.

*Crofts:* He likes the project, and it important to invite commercial development. He would like to see more information on if it could be single family dwellings? He would also like to see if there is another development that has done townhomes next to a high school. He doesn't think he is afraid of townhomes, but he isn't opposed to them.

**Motion:** Motion by Commissioner Gregory to deny application from Falkirk Holdings LLC & Todd Campbell for Rezone and Development Agreement with respect to the Stonehaven project planned for an 11.18-acre parcel located at 0 Hartley Lane (Tax Parcel #34443013). Applicant is seeking a rezone of a portion of the parcel from C-1 to M-F to permit the future


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development of a maximum of 84 townhome lots. Motion seconded by Commissioner Hutchinson and approved unanimously.

*Chairman Waltemate closed the public hearing at 7:15 p.m*

It was moved by Chairman Waltemate to close the meeting at 7:17 p.m. Motion was seconded by Commissioner Springston and unanimously approved.

ATTEST:

  
Rhonda Carpenter, Deputy Clerk  
Approved: July 12, 2021



Ray Waltemate, Chairman





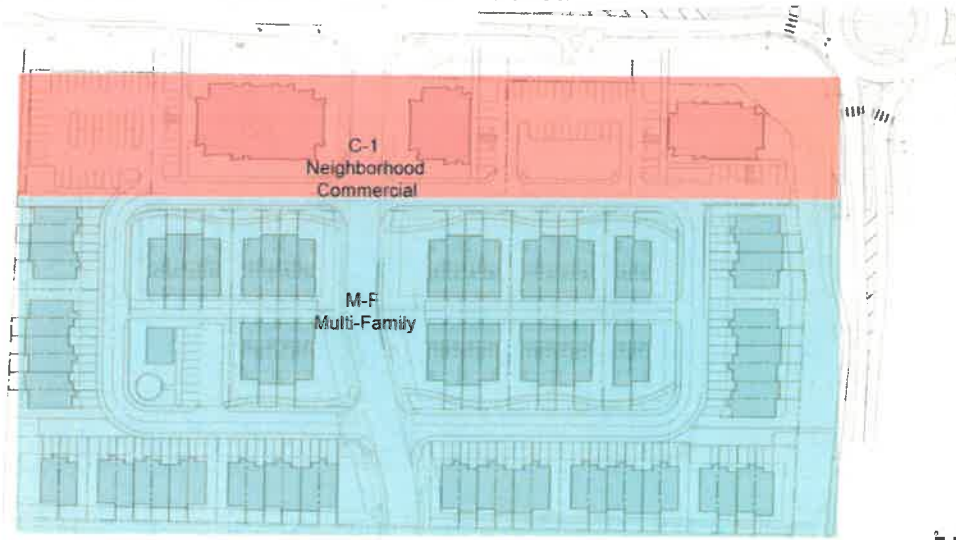
## STAFF REVIEW AND REPORT Middleton Planning and Zoning Commission

### Stonehaven – 11 acre Commercial Parcel Rezone & Development Agreement Modification



- A. Planning & Zoning Commission Hearing Date:** May 10, 2021
- B. Application Request and Project Description:** Request for Rezone and Development Agreement Modification of 11 acre parcel adjacent to the Stonehaven Subdivision (Tax Parcel No. 34443013 – 0 Hartley Lane.) Applicant is requesting rezone from C-1 Neighborhood Commercial to M-F Multi-Family for 7.3 acres of the 11 acres. The remaining 3.7 acres are to remain C-1 along the frontage of Willis Road.

Applicant is also requesting a modification to the current Development Agreement to allow future preliminary plat and development of up to 84 townhomes in the M-F zone. Applicant has submitted a concept plan showing the potential future development of townhomes & commercial lots. See P&Z Packet.





- C. **History and Current Zoning:** This property was the subject of an earlier rezone application in 2012. The property was zoned r-3 at that time, and applicant requested to have the property rezoned to C-1.
- D. **Property Condition:** Since the time of the 2012 rezone to C-1, the property has remained vacant land with no commercial development. The parcel is surrounded on the north, east, and south sides by R-3 zoning and single family homes. To the west is a large church parcel.
- E. **City Services:** City water and sewer are located immediately to the south of the parcel in the Stonehaven Subdivision. City services are easily available for any future development of the parcel.
- F. **Traffic, Access & Streets:** Access to the subdivision is via Willis Avenue and also through the Stonehaven Subdivision to the south.
- G. **Development Agreement:** Every rezone request generally requires a Development Agreement ("DA"). Applicant is requesting the following provisions in the DA:
- a. 7.3 acres of the total 11 acres to be rezoned M-F Multi-Family. The remaining 3.7 acres to remain C-1 zoning.
  - b. Developer to improve the parcel as generally shown in the Concept Plan attached to the DA.
  - c. Developer shall develop a maximum of 84 townhome lots, defined in the Middleton City Code as "Single Family Attached" in the M-F zoned portion of the parcel.
  - d. Any future preliminary plat application must include a special use permit application for townhomes in compliance with MCC 5-4-1 Table 1.
  - e. Developer will be required to submit a Traffic Study at the time development improvements begin. The Traffic study will include the intersections of Willis & Hartley and Hartley & 44.
  - f. Upon development, the Developer will improve all street frontages and dedicate improved right of way to the City.
  - g. Upon development, the Developer will pay all proportionate share traffic fees as determined by the Traffic Study.
- H. **Comprehensive Plan & Land Use Map:** Applicant's request to rezone to multi-family complies with the Comprehensive Plan Land Use Map which shows "residential use" for that area.

Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan* as follows:

- a. *Goal 4:* The townhome project will provide a buffer between single family R-3 homes to the south and the commercial uses fronting Willis Road to the north.

- b. *Goal 5:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed.
- c. *Goals 7 & 8:* Project will promote a strong diverse local economy by maintaining neighborhood commercial uses in the area and create a vibrant community that attracts businesses and people.

**I. Comments Received from Surrounding Landowners:** None.

**J. Comments from Agencies:** None

**K. Applicant Information:** Application was received and accepted on April 5, 2021. The Applicants are Todd Campbell & Jay Walker P.O. Box 140298, Boise ID 83714.

<b>L. Notices &amp; Neighborhood Meeting:</b>	<b>Dates:</b>
Newspaper Notification	04/25/2021
Radius notification mailed to Adjacent landowners within 300'	04/23/2021
Circulation to Agencies	04/23/2021
Sign Posting property	04/23/2021
Neighborhood Meeting	03/16/2021

**M. Applicable Codes and Standards:**

Idaho State Statue Title 67, Chapter 65  
Middleton City Code 1-14, 1-15, 5-1, 5-2, and 5-4.

**N. Conclusions and Recommended Conditions of Approval:**

The Planning & Zoning Commission is tasked with considering whether the applications for rezone and development agreement comply with the Middleton Comprehensive Plan and whether approval of the applications will adversely affect the surrounding area.

If the Commission is inclined to recommend to City Council approval of the two applications, Planning Staff does not recommend any conditions of approval because any provisions that are necessary for future development are contained in the DA and/or handled by City Codes and Standards.

# Stonehaven - 11 Acre Commercial

# Rezone and Development Agreement

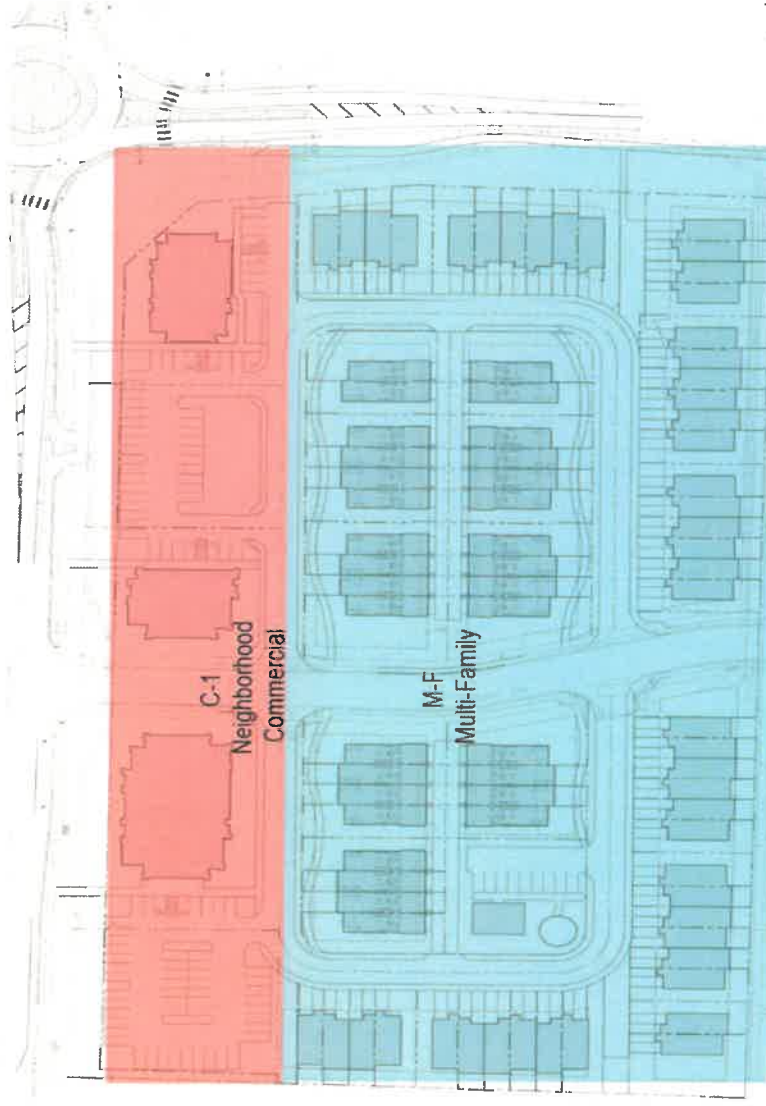






**Application Request and Project Description:**

This is a request for Rezone and Development Agreement Modification of an 11 acre parcel adjacent to the Stonehaven Subdivision (Tax Parcel No. 34443013 – 0 Hartley Lane.) Applicant is requesting rezone from C-1 Neighborhood Commercial to M-F Multi-Family for 7.3 acres of the 11 acres. The remaining 3.7 acres are to remain C-1 along the frontage of Willis Road. Applicant is also requesting a modification to the current Development Agreement to allow future preliminary plat and development of up to 84 townhomes (or “single family attached” homes) in the M-F zone.





Sewer & water



**History and Current Zoning:** This property was the subject of an earlier rezone application in 2012. The property was zoned R-3 at the time, and the owner requested to have the property rezoned to C-1, which is "Neighborhood Commercial." C-1 accommodates less intensive commercial uses that serve local neighborhoods.

Since the time of the 2012 rezone to C-1, the property has remained vacant land with no commercial development. The parcel is surrounded on the north, east, and south sides by R-3 zoning and single family homes. To the west is a large church parcel.

**City Services:** City water and sewer are already located on site. They are located along Edzell Avenue, which is the road running down the center of the project.

**Traffic, Access & Streets:** Access to the subdivision is via Willis Avenue and also through the Stonehaven Subdivision to the south. Curb/gutter/sidewalk are already constructed along Edzell. Road Improvements along Willis Road will need to be completed prior to final plat.



**Development Agreement:** A rezone request generally requires a Development Agreement ("DA"). Applicant is requesting the following provisions in the DA:

- a. 7.3 acres of the total 11 acres are to be rezoned M-F Multi-Family. The remaining 3.7 acres to remain C-1 zoning.
- b. Developer shall improve the parcel as generally shown in the Concept Plan attached to the DA.
- c. Developer may develop a maximum of 84 townhome lots, defined in the Middleton City Code as "Single Family Attached," in the M-F zoned portion of the parcel.
- d. Any future preliminary plat application must include a special use permit application for townhomes/single family attached in compliance with MCC 5-4-1 Table 1.
- e. Developer will be required to submit a Traffic Study at the time development improvements begin. The Traffic study will include, at the very least, the intersections of Willis & Hartley and Hartley & 44 per the current DA in addition to any other intersections as deemed necessary by City Engineer.
- f. Upon development, the Developer will improve all street frontages and dedicate improved right of way to the City.
- g. Upon development, the Developer will pay all proportionate share traffic fees as determined by the Traffic Study.



**Comprehensive Plan & Land Use Map:** Applicant's request to rezone to multi-family complies with the Comprehensive Plan Land Use Map which shows "residential use" for that area. Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan* as follows:

- a. *Goal 4:* The townhome project will provide a buffer between single family R-3 homes to the south and the commercial uses fronting Willis Road to the north.
- b. *Goal 5:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed.
- c. *Goals 7 & 8:* Project will promote a strong diverse local economy by maintaining neighborhood commercial uses in the area and create a vibrant community that attracts businesses and people.

**Comments Received from Surrounding Landowners:** None.

**Comments from Agencies:** Comments from COMPASS were received late Friday. They made the following conclusion: "The proposal provides a mix of residential and commercial, which can mitigate the impact of increased traffic. There are no plans for public transportation to this location."



**Applicant Information:** Application was received and accepted on April 5, 2021. The Applicants are Todd Campbell/Jay Walker P.O. Box 140298, Boise ID 83714

**Notices & Neighborhood Meeting:**

Newspaper Notification	04/25/2021
Radius notification mailed to adjacent landowners within 300'	04/23/2021
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Neighborhood Meeting	03/16/2021

**Applicable Codes and Standards:**

Idaho State Statue Title 67, Chapter 65  
Middleton City Code 1-14, 1-15, 1-16, 5-1, 5-2, 5-3, and 5-4.





### **Conclusions and Recommended Conditions of Approval:**

The Planning & Zoning Commission is tasked with considering whether the applications for rezone and development agreement comply with the Middleton Comprehensive Plan and whether approval of the applications will adversely affect the surrounding area.

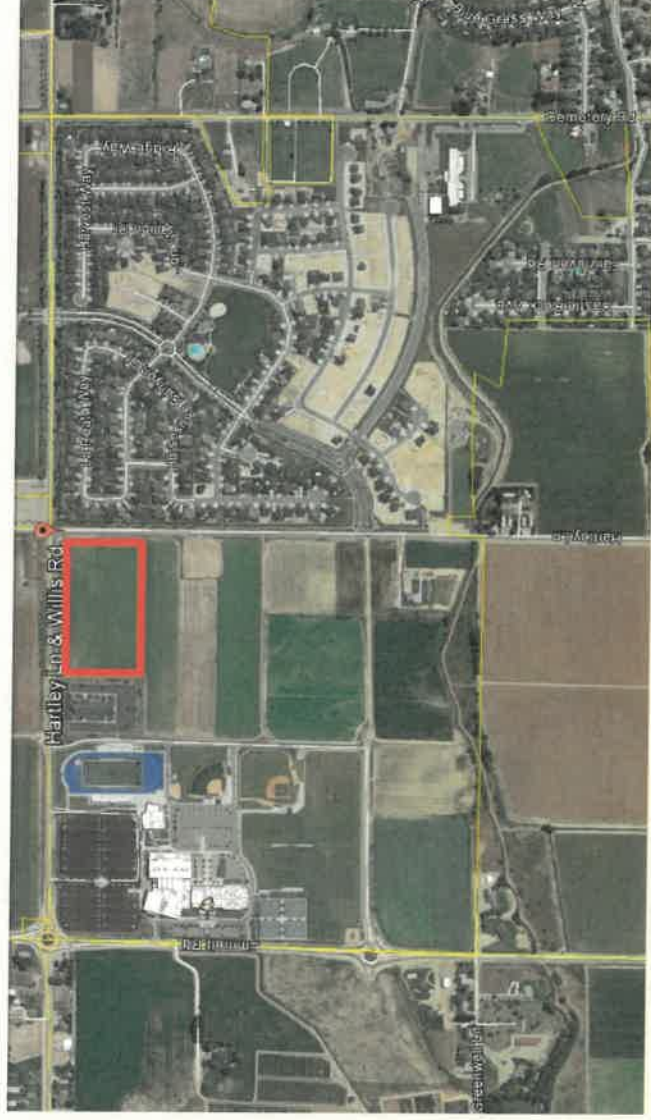
If the Commission is inclined to recommend to City Council approval of the two applications, Planning Staff does not recommend any conditions of approval because any provisions that are necessary for future development are contained in the DA and/or handled by City Codes and Standards.

Prepared by Roberta Stewart – City Planner 5/10/2021

## Exhibit 2

# Stonehaven #12.5 Subdivision Planning & Zoning Hearing

May 10<sup>th</sup> 2021 @ 5:00 PM

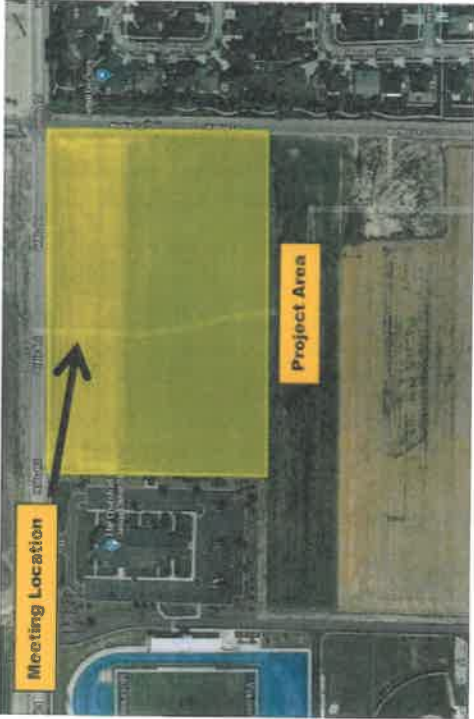


# Overview

Representing Paul Watson (Falkirk Holdings, LLC) & Todd Campbell Construction (TCCH, Inc), AllTerra Consulting is seeking to amend the current Development Agreement and rezone parcel R3444301300 at the southwest intersection of Hartley Ln and Willis Rd.

Stonehaven 12.5 is currently zoned entirely C-1 and we desire to retain a portion of the C-1 zone along Hartley Ln and Willis Rd but rezone a southern portion (7.5 acres) to multi-family (M-F 82 townhomes that will all be single family/owned dwelling units) providing a transition to the R-3 existing single family residential development to the south and east.

# Neighborhood Meeting

Neighborhood Meeting Notice	
March 16, 2021	
Subject: Stonehaven 12.5 -- Commercial and Residential Development in Middleton, Idaho	
The Rezone, Development Agreement Modification, and Preliminary Plat applications will soon be submitted to Middleton City Planning & Zoning for parcel No. R3444301300 located at the Southwest corner of Willis Rd and Hartley Ln in Middleton, Idaho. The owner desires to apply for entitlement on the approx. 12.5-acres for residential and commercial development purposes. The exhibit below depicts the "project area" in yellow. The meeting will be held on-site located at 0 Hartley Ln, Middleton, ID 83644.	
	
A meeting has been scheduled to provide the opportunity for you to meet with project representatives, to review this proposal in greater detail, and ask questions.	
Date:	Tuesday, March 16, 2021
Time:	6:00-7:00 P.M.
Location:	Project Site
Address:	0 Hartley Ln, Middleton, Idaho 83644
If you have questions prior to the meeting, please contact Jay Walker.	
AllTerra Consulting, 208-484-4479 or <a href="mailto:jwalker@allterraconsulting.com">jwalker@allterraconsulting.com</a>	

Date and Time: March 16<sup>th</sup>, 2021 from  
6:00PM – 7:00PM

Location: On site at Access Point

Attendees: 18 people from surrounding  
Stonehaven and West  
Highlands Subdivisions

Comments/Notes: interested in more  
residential & transitional  
use. Build nice product  
that will help appreciate  
home values in the  
area.

# SH12.5ac Proposed DA Modification

Recording Requested By and  
When Recorded Return to:  
Planning and Zoning Administrator  
City of Midvale  
P.O. Box 487  
1101 W. Main St.  
Midvale, Idaho 83644

For Recording Purposes Do  
Not Write Above This Line

## SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT

This Amended and Restated Development Agreement (this "Development Agreement") made and entered into on the date as indicated herein, by and between the CITY OF MIDVALE, a municipal corporation in the State of Idaho ("Midvale") and F&H Holdings, LLC an Idaho limited liability ("Applicant") are sometimes referred to herein, as the contract parties, as ("Applicant"). Upon recordation of this Development Agreement, the certain Development Agreement recorded in the real property records of Canyon County, Idaho, on March 19<sup>th</sup> 2018, as instrument number 2018-01089 (the "First Restated Development Agreement") was amended and of no further force or effect. This First Restated Development Agreement was recorded in Canyon County, Idaho, on October 24, 2012, as instrument number 2012-047137 (the "Original Development Agreement") which shall be amended and of no further force or effect.

## RECITALS

WHEREAS, Applicant is the owner of record of certain real estate consisting of approximately 12.5 acres (minus any/all public ROW dedications) located on the southwest corner of Wilho and Harley Road near the address of 23555 Harley Lane, Midvale, Idaho, 83644 (the "Property"), as specifically described in the attached legal description (Exhibit A) referred to in Canyon County Assessor's records as Parcel No. E31443; and as shown on the Concept Plan (EXHIBIT C); and

WHEREAS, Applicant has applied to the City by application to rezone a portion of the Property from C-1 (Neighborhood Commercial) to single family M-F (Single-Family) the portion being the property legally described in an Exhibit C (the "M-F Property") identified as Midvale's Reason Application No. \_\_\_\_\_ and which is subject to an application for modification of development agreement (DA Mod) identified as Midvale's Development Agreement Modification, and

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## ARTICLE III CONDITIONS ON DEVELOPMENT

3.1 Applicant will develop the Property subject to the conditions and limitations set forth in this Development Agreement. Further, Applicant will submit such applications regarding design review, preliminary and final plat reviews, under any conditional use permit, if applicable, and any other applicable applications as may be required by the Midvale City Code, which shall comply with the Midvale City Code, as it exists at the time such applications are made except as otherwise provided within this Agreement. Should the Midvale City Code be changed between the time of the approval of this Development Agreement and the applications referenced in this section 3.1, no such changes shall prevent the Applicant from developing the type and number of units as shown on the Concept Plan.

3.2 Applicant will develop substantially as shown in The Concept Plan (Exhibit A). As the Concept Plan evolves, the City understands and agrees that certain non-material changes in that concept may occur or be required through the remaining work and design details for full approval.

3.3 The Concept Plan shall be developed with a combination of product use per City Code "Official Schedule of District Regulations" under the C-1 zoning designation except as limited in Section 3.4, below.

3.4 Except for the limitations and allowances separately set forth above and the other terms of this Agreement, the portion of the Property remaining zoned as C-1 can be developed and used consistent with the C-1 District land use allowed by the City Code "Official Schedule of District Regulations", existing at the time a design review application or conditional use permit application (whichever the case may be) is made for individual building use. All uses shown as "A" allowed under the C-1 zoning designation within Midvale City Code Sections 3-4-1 "Official Schedule of District Regulations," shall be considered permitted uses and all uses shown as "S" special use under the C-1 zoning designation shall require a special use permit.

3.5 The M-F Property is to be developed with not more than eighty-four (84) individually plotted Townhome products as shown on the Concept Plan.

3.6 City agrees and affirms that the use "Townhomes" shall be allowed without further application. Any other use of the M-F Property shall require an application for modification of this Development Agreement and whatever additional use permit applications are required by Midvale City Code Section 5-4-1 "Official Schedule of District Regulations"

3.6 Along with the application for Preliminary Plat approval, Applicant will provide a Traffic Impact Study (the "TIS") which will show the impact on the intersections of Wilho and Harley, and Harley and SR44. A condition of approval of said Preliminary Plat will be

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that the Applicant shall pay for the reasonably proportional share of actual development improvement costs for said impact areas, the timing of which payments to be negotiated as part of the application for Preliminary Plat but fees shall not be payable later than other 50% of the payment being owed for the Property.

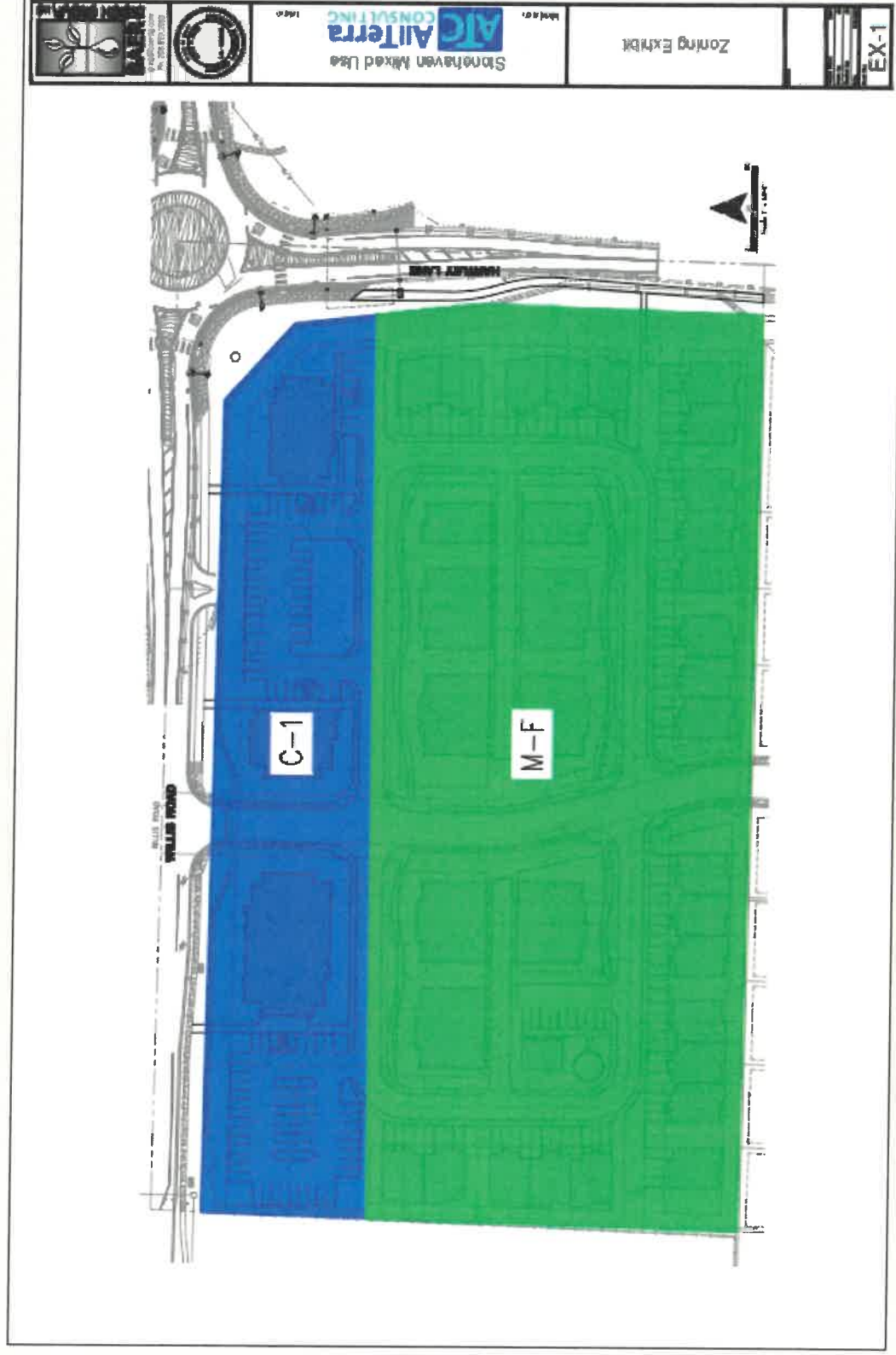
3.7 Applicant, as part of an approved Preliminary Plat, will include improvements to those easements and right of way dedications to the City as shown on any Preliminary Plat application or modifications thereto as a condition of development.



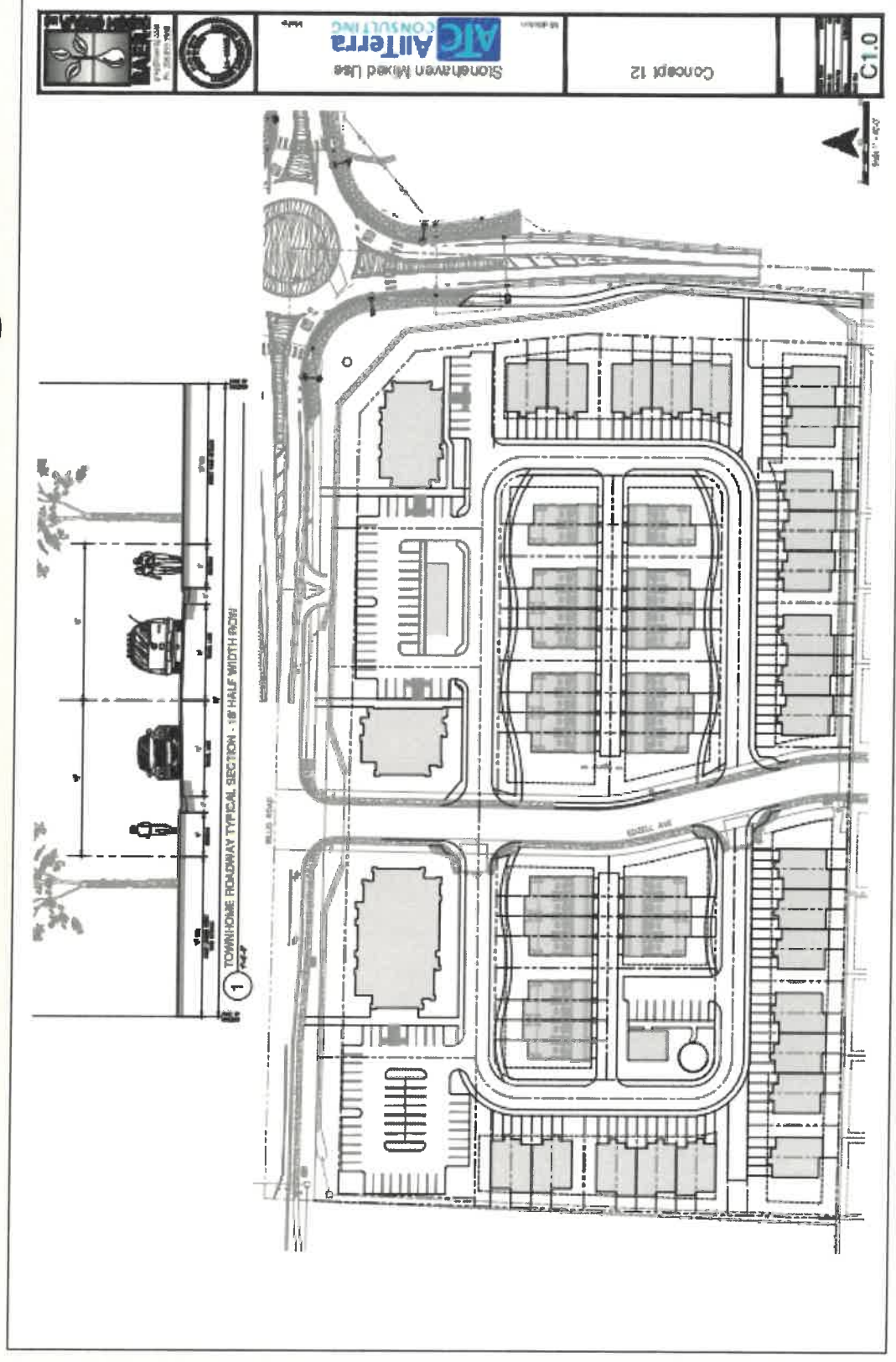
# SH 12.5ac – DA Mod Summary

- Application will develop the property subject to the conditions and limitations set forth in this Development Agreement developing the type and number of units as shown on the Concept Plan presented with this application – 4 C-1 Neighborhood Commercial & 84 M-F Multi Family Residential Townhome units
- Applicant will develop substantially as shown in the “Concept Plan – Exhibit A” presented as a part of this application and this presentation.
- Commercial area is to be developed with a combination of product uses per City Code “official Schedule of District Regulations” under the C-1 zoning designation except as limited in Section 3.4
- All uses shown as “A: allowed under the C-1 zoning designation within Middleton City Code Section 5-4-1 “official Schedule of District Regulations” shall be considered permitted uses and all uses shown as “S” special uses under the C-1 zoning designation shall require a special use permit.
- M-F zoned property is to be developed with not more than eighty-four individually platted townhome products as shown on the concept plan.
- City agrees and affirms that the use “Townhome” shall be allowed without further application.
- Along with the preliminary plat approval, applicant will provide a TIS for scoped area immediately impacted by SH12.5ac including Willis/Hartley and Hartley/SH44 intersections.
- Applicant, as part of an approved Prelim Plat, will include improvements to street frontages and ROPW dedications to the City as shown on the final “Concept Plan” or Preliminary plat or modifications thereto as a contribution of development.

# Proposed Rezone

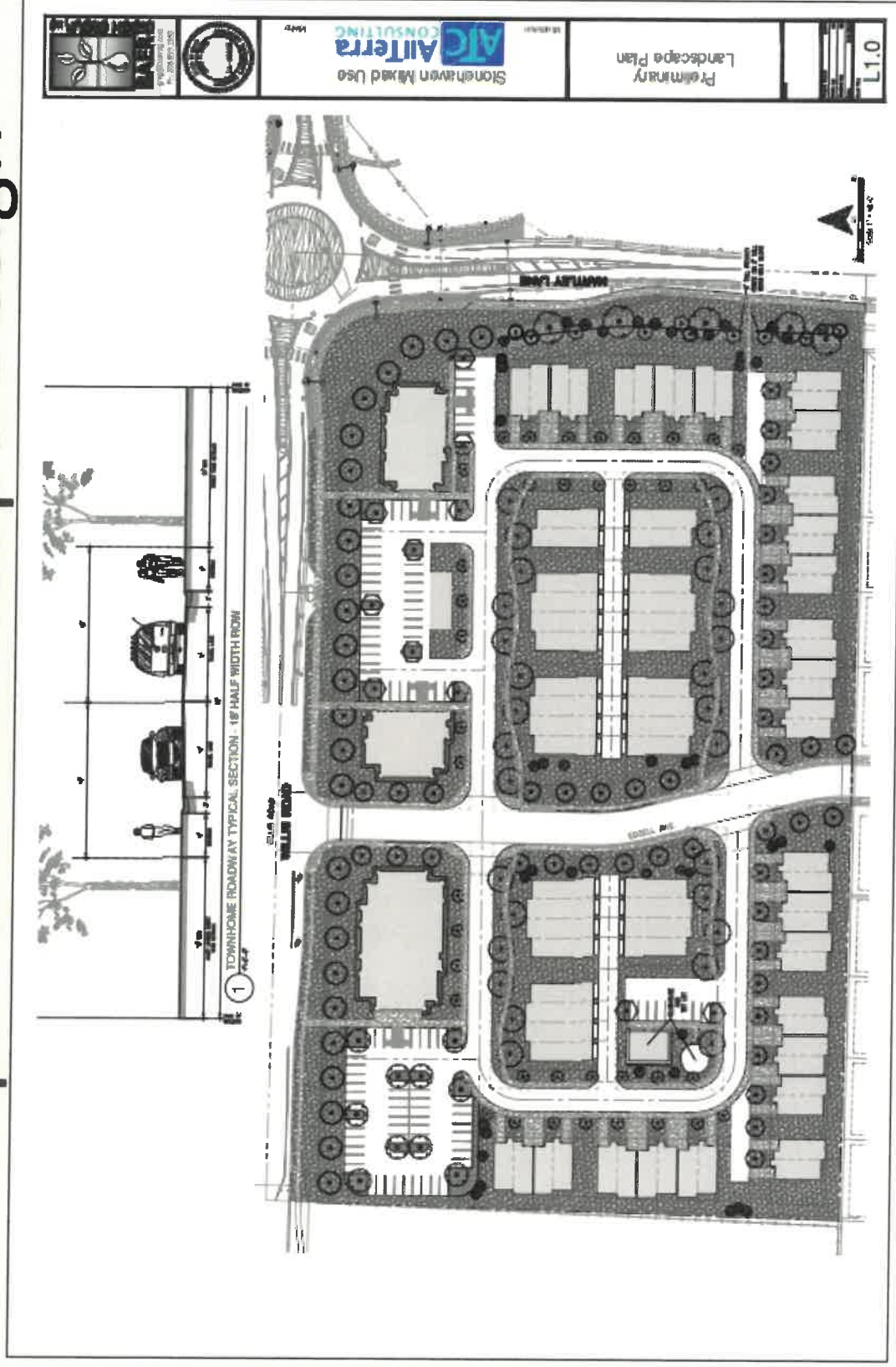


# Proposed Site Design





# Proposed Landscape Design



# Proposed Landscape Design





# Aerial View of Stonehaven 12.5



# Flyover of Stonehaven 12.5 (Removed for Space Saving)

# Flyover of Similar Development (Removed for Spacing Saving)

# Proposed M-F Layout





# Proposed M-F Layout





# Proposed M-F Exterior Elevations



# Proposed M-F Exterior Elevations

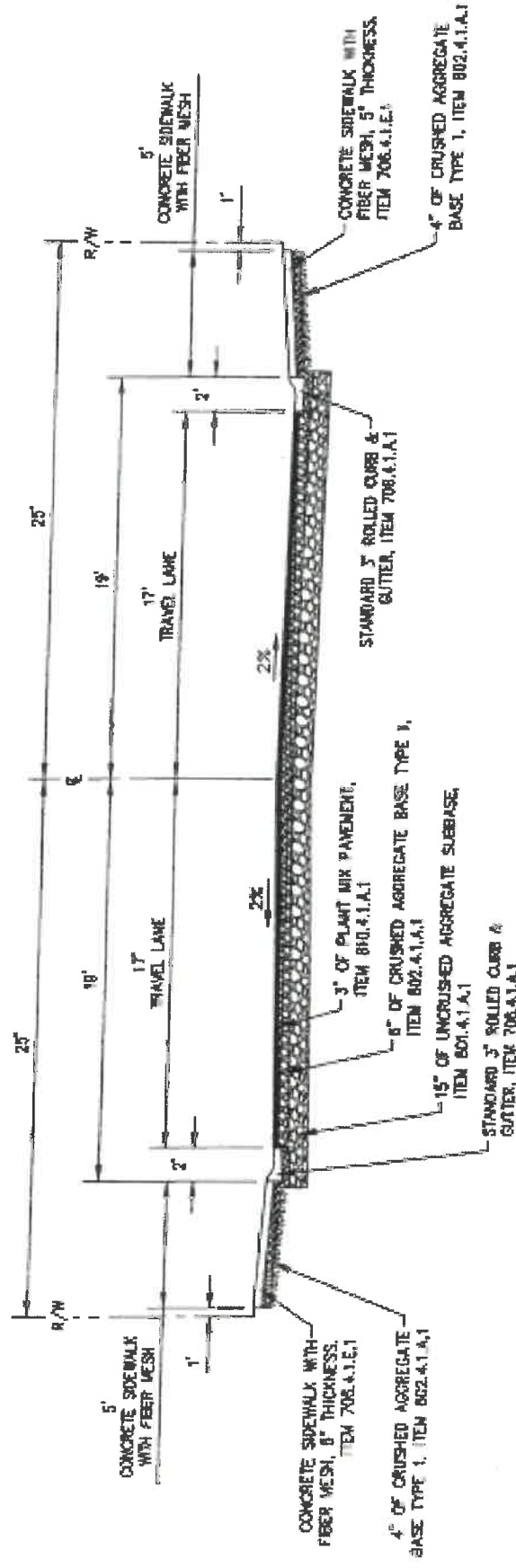


# Proposed M-F Exterior Elevations



# City Design for Collector Road

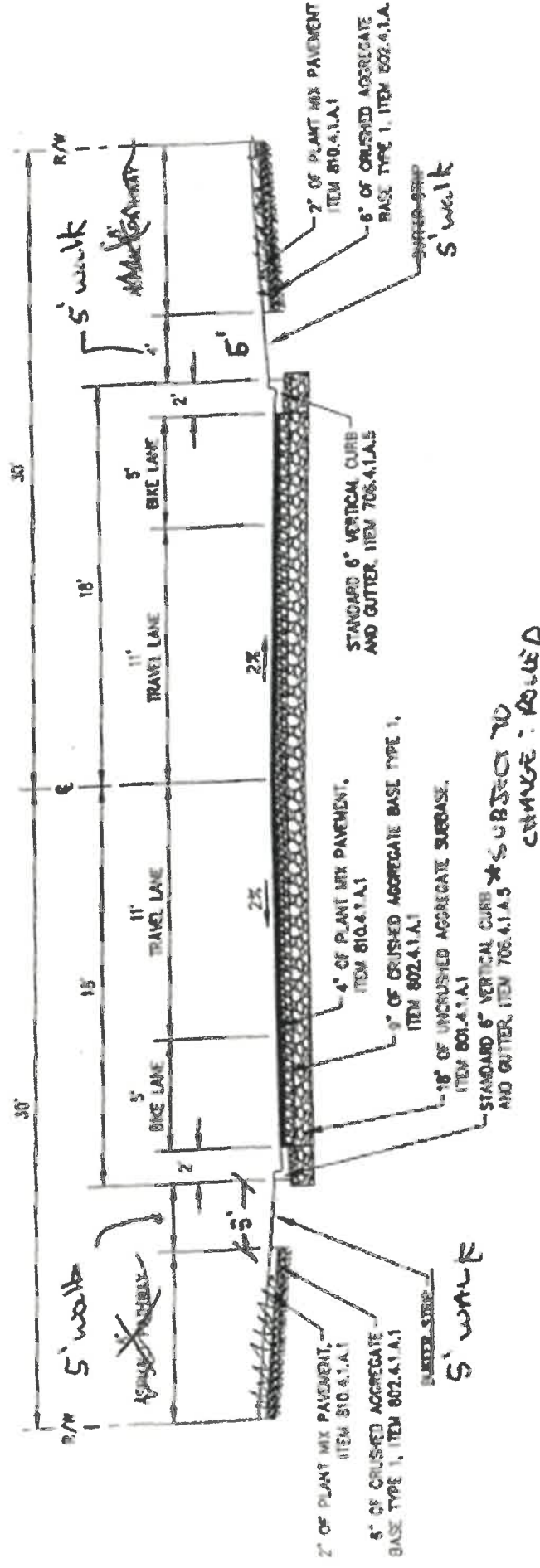
# City Local Roadway Typical Section - 25' Half Width ROW



City of Middleton  
Local Roadway Typical Section - 25' Half Width ROW  
NOT TO SCALE



# City Local Collector Roadway Typical Section - 30' Half Width ROW



City of Middleton  
Local Collector Roadway Typical Section - 30' Half Width ROW

# Community Input

- A neighborhood meeting was held March 16, 2021
- Letters written to members of the community. Feedback was received at the neighborhood meeting.
- This feedback has been taken into consideration with planning and designing.

# SH 12.5ac C-1/M-F Summary

## STONEHAVEN 12.5ac SUBDIVISION will:

- Infill a prominent corner of Middleton City next to public services
- Meet desires of both Neighbors and Owners to be transitional & consistent with residential surrounding area uses
- Provide improvements to infrastructure – sidewalk connectivity to adjacent church & school, widen streets, complete utility connections and provide landscape buffers to Willis & Hartley tying into surrounding buffers to west and south
- Connect to utilities stubbed to the property providing additional revenue to the City
- Provide upscale, variety townhome product as well as advance possible Neighborhood Commercial uses for community options
- Be compliant with all City and agency requirements
- Generate revenue for the local economy

**\*\*\*We ask for your recommendation of approval!**

## An aerial photograph showing a large, flat, undeveloped area, likely a construction site or industrial zone. A road runs horizontally across the middle of the image. To the left of the road, there are some structures and a small body of water. To the right, there is a large, flat, light-colored area, possibly a construction site or a large field. The overall scene is arid and lacks significant vegetation.





# Stonehaven: Falkirk Holdings LLC & Todd Campbell--Rezone & Development Agreement

May 10, 2021 - City Council - Public Hearing

Please check

	Name	Address	Phone or Email	Please check			
				In Favor	Neutral	Opposed	Testify
1	JAY WALKER, ATC	849 E. STATE ST.	(203) 484-4479	<input checked="" type="checkbox"/>			
2	Shawn Naubon	1382 Laurent	(203) 989-6146				
3	MIKE GRATE	1889 RIDGEWAY	203-529-6237				
4	Sandra Sanchez	1871 Ridge Way	203-585-1419				
5	Suzanne Lopez	12576 Cow Bay	203-258-3159				
6							
7							
8							
9							