



CITY OF MIDDLETON

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Planning & Zoning Department
Master Land Use Application

Fee Paid: \$ 6250

Application Accepted by: rls

Date Application Accepted: 6/1/2023

OWNER/APPLICANT:

Adam Capell 208-780-6726 acapell@tollbrothers.com
Name Phone Email
3103 W Sheryl Dr. Suite 100 Meridian ID 83642
Mailing Address City State Zip Code

REPRESENTATIVE:

Nicolette Womack 208-207-8477 nicolette.womack@kimley-horn.com
Name Phone Email
1100 W. Idaho Street, Suite 210 Boise ID 83702
Mailing Address City State Zip Code

- PUBLIC HEARINGS\*
[X] Annexation and Zoning
[ ] Rezone
[ ] Vacate Right-of-Way
[ ] Comprehensive Plan Map or Text Amendment
PUBLIC HEARINGS\*
[X] Development Agreement
[ ] Ordinance Amendment
[ ] Special Use Permit
[ ] Variance
MISC. APPLICATIONS
[ ] Design Review\*\*\*
[X] Preliminary Plat\*\*
[ ] Final Plat\*\*
[ ] Construction Plans\*\*\*
MISC. APPLICATIONS
[ ] Lot Line Adjustment\*\*\*
[ ] Floodplain\*\*\*
[ ] Time Extension\*\*\*
[ ] Approach Permit\*\*\*

\* Public Hearings: a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.
\*\* Public Meetings: Individuals have a right to observe, but not comment, at an open meeting at which the application is being considered by decision makers. Preliminary Plats designed to city code and standards do not require a public hearing, but a neighborhood meeting is still required for the preliminary plat.
\*\*\* Administratively: reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Mills Landing Subdivision Phase

Site Address: 0 Purple Sage Road Total Acres: 40.01

Tax Parcel No(s): R3756100000

Existing Zoning: Canyon County - Agricultural Proposed Zoning: R-3

Floodplain Zone: N/A Hillside (grades exceeding 10%): N/A

Nicolette Womack
Printed Name Date Signature

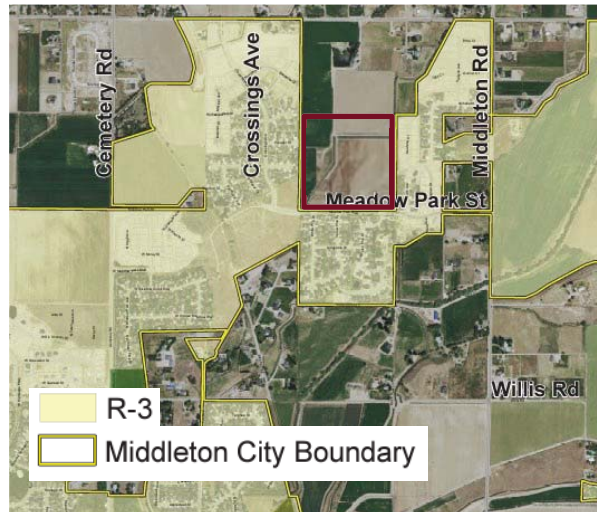
June 2, 2023

Planning & Zoning Department  
City of Middleton  
1103 W Main Street  
Middleton, ID 83644

**RE: *Mills Landing Annexation/Zoning, Development Agreement, & Preliminary Plat Request***

On behalf of Toll Southwest LLC, we are submitting Annexation/Zoning, Development Agreement, and Preliminary Plat applications to facilitate the Mills Landing residential community. Mills Landing will be a high-quality Toll Brothers development with 100 single-family residences (the “Project”).

The subject property is 40 acres located at 0 Purple Sage Road in Middleton, Idaho (Parcel No. R3756100000) (the “Property”). The property is currently zoned ‘Agricultural’ within Canyon County. The Property is vacant and located within the City’s Area of City Impact. The Future Land Use Map designates the Property as ‘Residential’. City of Middleton city limits abut three of the four sides of the Property as shown above. Annexation is proper because the Project is adjacent to the current city limits, the Property is in the City’s comprehensive planning area and the owner consents to annexation. The Mills Landing rezone application proposes R-3 ‘Single-Family Residential’ zoning which is supported by the Future Land Use Map’s Residential designation, the Comprehensive Plan and is consistent with all the residential development surrounding the property.



Annexation is proper because the Project is adjacent to the current city limits, the Property is in the City’s comprehensive planning area and the owner consents to annexation. The Mills Landing rezone application proposes R-3 ‘Single-Family Residential’ zoning which is supported by the Future Land Use Map’s Residential designation, the Comprehensive Plan and is consistent with all the residential development surrounding the property.

The proposed preliminary plat consists of 100 buildable and 20 non-buildable lots. The residential gross density will be 2.50 dwelling units per acre which is consistent with the requested R-3 zoning district, which has a max density of 3 units per gross acre. The proposed plat complies with the dimensional requirements of the R-3 zone and no variances, waivers, or special use permits are requested as part of Mills Landing. This includes compliance with the minimum interior lot area of 8,000 square feet and 75-foot minimum lot width. The average lot size will be larger than the minimum allowance at 10,212 square feet. The preliminary plat proposes three separate development phases.

Mills Landing will be served by City water and sewer services. Access will be from subdivision gates at Meadow Park Blvd. at the southern end of the Property as well as a gate to the Crossing at Meadow Parks Subdivision to the west. A stub to the north will provide future access for the adjacent parcels and an eventual connection to Purple Sage Road. An internal public road network (50’ wide right of way), with 5’ wide detached sidewalk will connect the development. Meadow Park Blvd will also be completed with detached sidewalk and common area landscaping. A traffic impact study was prepared

and found that Mills Landing can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system with appropriate mitigations.

The common lots include a regional pathway adjacent the existing canal, landscaping, and open space/park area. The common lot areas total 9.39 acres or 23.5% of the Property, greatly exceeding the 5% open space required by City Code. The regional pathway will consist of over 2,230 linear feet of 8' wide concrete pathway adjacent the existing canals on site. The central amenity space will include an amphitheater style seat wall, shade structure, fire pit, benches, and lawn area. The central amenity area will be constructed as part of Phase 1 of Mills Landing.



Mills Landing is consistent with the City's Comprehensive Plan policies, including the Annexation Plan which calls for new development paying its fair share for services provided by the City and extending City services in an environmentally and fiscally responsible manner. In addition, consistent with Land Use, Goal 5, Strategy 2 annexation of the Property will generate property tax revenue for the City. Mills Landing is also consistent with Goal 10, Objective B, as the proposed site development provides easy and accessible access to included open space and trails. Lastly, Mills Landing also provides road, sidewalks, and trails, which is consistent with Transportation, Objective A and B.

Agency requirements will be complied with. Pre-application meetings indicate that agencies are in alignment and agreement for the proposed project design and planned infrastructure; The engineering, architectural, and construction practices will be implemented with the professional standard of care.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting via hand-delivery with electronic copies 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