

April 1, 2022

Ms. Roberta Stewart
City of Middleton, Planning and Zoning Department
1103 W. Main St
Middleton, ID 83644

Re: Waterford East Subdivision, Preliminary Plat and Development Agreement Modification

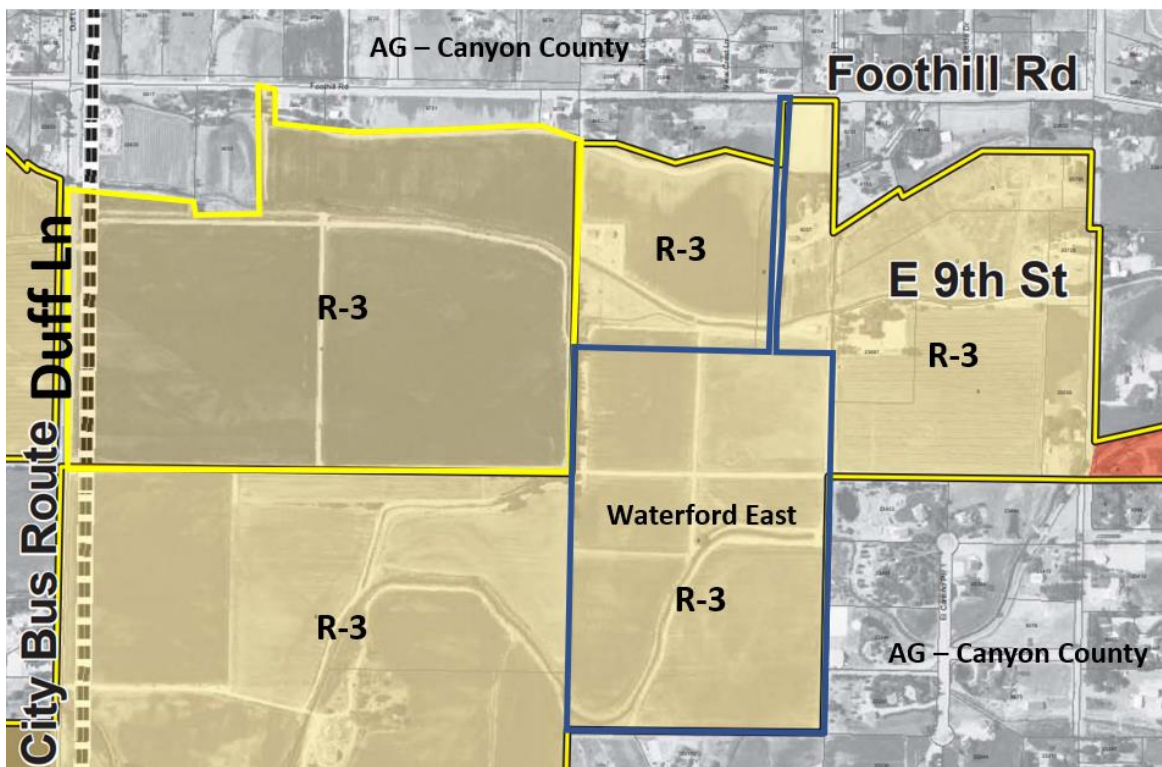
Dear Ms. Stewart,

As the applicant of Providence Properties, LLC, I am pleased to submit the attached application and required supplements for preliminary plat and development agreement modification for the Waterford East Subdivision.

Site Information:

The 61.03 acre site is located along the planned E. 9th Street, east of Duff Lane zoned R-3 in the City of Middleton. This proposed subdivision is comprised of 186 lots including 165 single family lots and 16 common lots. The overall gross residential density is 2.7 units per acre. The total common area is 12.07 acres or 19.8% of the overall site.

The site was annexed into the city limits in 2006 and zoned R-3. The property east and south of the site is presently zoned AG in Canyon County. The property to the west and north of the site is zoned R-3 within the City of Middleton.



Background Information

We chose this site because of the prime location directly east of Waterford, an existing subdivision in which we are currently constructing the first phase. The site has proximity to major roadways, schools and City services. This application is in line with the current zoning for the site.

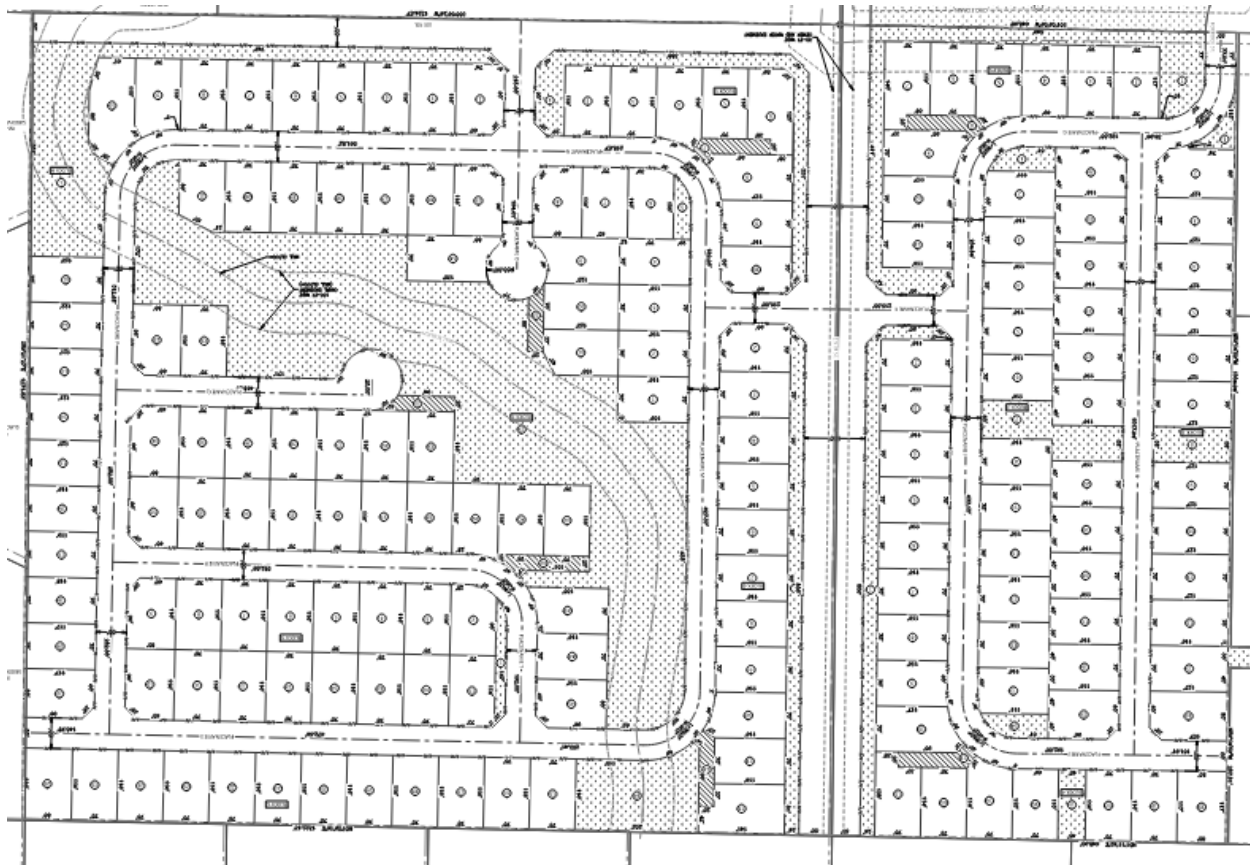
We held a pre-application meeting with the City of Middleton and conducted a neighborhood meeting with our neighbors in January 2022. The neighborhood meeting was productive, and we have discussed good-neighbor accommodations with those who attended.

Preliminary Plat:

The preliminary plat for the project is comprised of 186 lots including 165 single family lots, 16 common lots. The single family lots are generally 75' wide and 116' deep. The gross density of the project is 2.7 dwelling units per acre.

The Mill Slough runs from the southwest corner to the middle eastern side. This canal easement is preserved throughout the property and will serve as a common area through the site. There are also some common lots throughout the property offering landscape greenspace to break up the single-family lots and assist in pedestrian connection between residential blocks. Overall, 12.07 acres of the site is preserved in common lots, adding up to 19.8% of the overall site.

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Housing Product:

Our 50’ wide plans fit these 75’ wide lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. An example of the 50’ plans are shown below:



Integration with Waterford and Access

Waterford East and Waterford (Ph 1 is currently under construction) are integrated communities that will be part of the same HOA. The two share a property boundary along their western and eastern sides, and will connect with E. 9th Street and Foxrock St. The two projects will share a common irrigation pump system and integrated common area maintenance. A map showing the full buildout of Waterford and Waterford East is shown in the following image.



Waterford East was designed to be a safe and accessible community for a broad segment of home buyers. The community is a traditional single-family neighborhood with human scale block, pedestrian amenities, shared open space and safe neighborhood character. There are green spaces breaking up longer blocks and a natural divider with the Mill Slough that allows for open space through the southern half of the community.

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Development Agreement Modification:

In 2006 the Paradise Valley Development Agreement was recorded. Waterford East was within the boundary of this Development Agreement. With this new application, we are requesting that the Waterford East property be removed from the Development Agreement and there be a new Development Agreement made with the City of Middleton for just the area of Waterford East. The details of this Development Agreement will be determined based on the Conditions of Approval approved by City Council.

Conclusion:

Thank you for your consideration of the Waterford East preliminary plat. This application is requesting a residential project within the guidelines set forth in Middleton city code and the R-3 zone. We are not requesting any variances from code.

We believe that these additional 165 single family lots will expand and enhance the Waterford community in NE Middleton. The project includes traditional single-family character, copious open space and community minded design.

We are looking forward to working with the City to build this exciting community.

Sincerely,

A handwritten signature in black ink that reads "Patrick Connor". The signature is written in a cursive style. To the right of the signature is a vertical yellow line.

Patrick Connor

Director of Planning and Design

(208) 695-2001

pconnor@hubblehomes.com

701 S. Allen St #104, Meridian, ID 83642