

## APPENDIX A

### Town of Middletown - Policy on Residential Growth

June 14, 2005

#### **Policy Statement**

It is the policy of the Town of Middletown that all new residential development beyond those that have an approved Preliminary Site Plan prior to 7/14/03, will not occur before the first quarter of 2015.

Existing lots of record for single-family units are excluded from this policy, provided that adequate water and sewer capacity exists at the time of requested residential development.

#### **Development Criteria**

For development to be considered in the year 2015 and beyond, all of the following criteria must be met:

- Developer must provide 300 gallons of allocable water per unit, and may be required to cover all costs of physical connection to the Town system,
- Developer must pay a proportionate share of cost to upgrade/increase sewer capacity, based on all factors at time of Water/Sewer certification,
- Prior to Preliminary Site Plan approval, all Middletown schools located within the corporate limits of Middletown must be less than 105% capacity as rated at the time of the most recently submitted Frederick County Public Schools Quarterly Enrollment report, and approval will only be valid for two years after the Plan is signed by the Middletown Planning Commission,
- Developer must provide a Traffic Impact Study at the request of the Town, to be conducted during a period of time approved by the Town, and solutions to all identified problems related to the requested development must be corrected at the cost to the developer,
- Developer must provide usable recreation space, as determined by the Planning Commission, at .05acres/unit for the total number of units in the development,
- No development will receive permit approval to construct more than 20 residential equivalent dwelling units per year. However, the Town shall not approve permits for more than 30 total residential equivalent dwelling units per calendar year for all residential development within the Town, and all residential permit allocations for each residential development will be determined by the Town.
- The Town will determine and negotiate through Public Works Agreements all necessary off-site improvements that will be required to be constructed by and at the cost to the developer,
- Other factors as determined by the Town that may be applicable to each individual development request in addition to those listed herein.

## **Town of Middletown - Policy on Commercial Growth**

June 14, 2005

### **Policy Statement**

It is the policy of the Town of Middletown that commercial growth be encouraged to occur within the Town limits to meet the consumer needs of the growing local population within the Middletown Region.

### **Development Criteria**

For commercial development to be considered, all of the following criteria must be met:

- Developer must provide and pay all tap and meter fees for an equated (300 gpd/equivalent dwelling unit) amount of allocable water per tap as calculated by the Town, and shall be required to cover all costs of physical connection to the Town system
- Developer must pay all tap and meter fees as well as a proportionate share of cost to upgrade/increase sewer capacity, based on all factors at time of Water/Sewer certification
- Developer must provide a Traffic Impact Study at the request of the Town, to be conducted during a period of time approved by the Town, and solutions to all identified problems directly related to the requested development must be corrected at the cost to the developer
- No development may receive Plan approval from the Town for uses creating a trip generation rating below level D as defined in the most recent edition of the Highway Capacity Manual.
- Developer must provide usable contiguous recreation space, as determined by the Planning Commission, at .2acres/gross acreage, which may not be allowed to include required setback, FRO, SWM, or buffer areas
- All property requesting annexation for commercial development shall pay at time of annexation municipal real estate taxes,
- The Town will determine and negotiate through Public Works Agreements all necessary off-site improvements that will be required to be constructed by and at the cost to the developer,
- Other factors as determined by the Town that may be applicable to each individual development request in addition to those listed herein.