



STAFF REPORT

DATE: May 11, 2022
TO: Ty Lasher, City Manager
FROM: Anne Stephens, Public Works Director
RE: Homestead Senior Landing Developer's Agreement

Proposal Focus:

Our Mission

- Attractive growth and safe living – Encourage attractive neighborhoods and new developments.

Our Values

- Working Together – Departments working together as one team. Staff working with residents, HOA's and neighborhoods. Citizens working with each other.

Current Situation:

The original Developer's Agreement was approved by Council at their April 5th meeting. Since the approval, the Developer has requested a few minor changes. The changes are summarized below:

- Page 2, Permitted Use B.3. – A sentence is added to allow the Development to skip the conditional use permit process and obtain approval for special events in the community building directly from the City Manager.
- Page 4 -Second paragraph – This adds a sentence that will allow the Developer to continue to utilize undeveloped portions of the property as agricultural land.
- Page 9 – The largest change is the addition of the section "LOT SPLIT/PHASING". This section provides notice that the development may occur in phases and each phase may have a separate owner. This section also states that in the event of separate ownership, each owner must be associated with the Developer, or a lot split will be required. The new section also states that each phase of the development must follow the setbacks provided within the Developer's Agreement.

Goals:

- To work with the Developer to grow the City in an attractive, safe manner that is consistent with City standards.

Discussion:

City staff have reviewed the requested revisions and do not have any concerns. Staff did request that a paragraph be added to the top of the Developer's Agreement indicating that a previous Agreement had been approved by the City Council but was never filed with the County. This version of the Developer's Agreement shall supersede any previous version.

Financials:

There are no costs associated with this item.

Recommendation:

Staff recommends that the City Council accept the Developer's Agreement for Homestead Senior Landing.