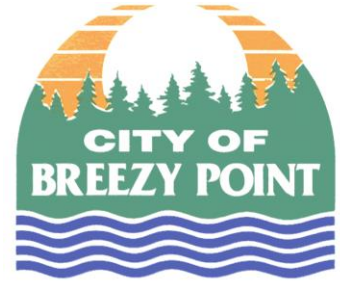


TO: Mayor and City Council
FROM: David Chanski, City Administrator/Clerk
RE: Chickasaw Circle Rezoning
DATE: December 4, 2023



Background

Whitebirch has petitioned for the rezoning of parcels 10171421, 10171422, and 10171423 on Chickasaw Circle from R-1 (Low Density Residential) to R-4 (Multi-Family Residential) for the purpose of constructing 8 townhome units.

The Planning Commission considered this petition on August 8 and unanimously recommended approval of the rezoning to the City Council. However, Whitebirch asked for the final approval by the City Council be delayed while they further investigated the costs to bring sewer to these parcels, which is required for R-4 zoned properties.

Sewer Extension

The City Code requires that properties within R-4 zones (which are intended to be multi-family) be served by municipal sewer. However, Chickasaw Circle is not currently served by municipal sewer, although there is sewer in the vicinity. Following the recommendation from the Planning Commission to approve the requested rezoning, Whitebirch and City Staff worked with the City Engineer to investigate the feasibility of extending sewer to these properties. Additionally, City Staff wanted to see the feasibility of not just extending sewer to these properties but also to the middle of the cul-de-sac on which these properties sit so that the City would be in the position of extending sewer to all of the Chickasaw neighborhood in the future.

The City Engineer came up with 3 different options to extend the sewer to this area with the cheapest having an estimated project cost of \$247,800. If split across the 8 proposed townhome units, that comes to an estimated cost of \$30,975 per unit. Whitebirch has stated that, to make the project work, it needs sewer costs to be in the \$20,000-\$25,000 range per unit.

As staff has looked at this project, a good portion of the estimated cost to extend the sewer is related to extending sewer to the middle of the cul-de-sac for future expansion. If the City Council does not desire to extend sewer to Chickasaw or, at a minimum, does not feel the need to extend the sewer to the cul-de-sac at this time, the cost to Whitebirch to extend sewer to their properties will be reduced.

If the City Council does desire to extend sewer into cul-de-sac on Chickasaw to make it available for future expansion, staff recommends that the City participate financially in the expansion of the sewer for costs over and above what it would cost Whitebirch to

simply extend sewer to their properties for their proposed townhomes. What each party's portion of the project would be is unknown at this time as further engineering would have to be done.

Council Action

Staff recommends that the City Council approved the rezoning of parcels 10171421, 10171422, and 10171423 from R-1 (Low Density Residential) to R-4 (Multi-Family Residential) and provide staff direction whether the City should pursue expanding sewer into the cul-de-sac on Chickasaw.