

TO: Mayor and City Council
FROM: David Chanski, City Administrator/Clerk
RE: Chickasaw Sewer and Rezoning
DATE: January 2, 2024



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.

City Council Direction

During the December 4, 2023 City Council meeting, the City Council requested that the City Engineer further review what the cost split between the City and Whitebirch would be if this to be a joint project.

As show attached, the City Engineer estimates that a truck sewer line brought to the cul-de-sac on Chickasaw could eventually serve 24 parcels in addition to the 8 units proposed by Whitebirch. As such, he is proposing a 64.8%/36.2% split between the City and Whitebirch. This would result in a cost of approximately \$158,104.85 to the City and \$89,674.15 to Whitebirch.

While the City would pay its cost upfront, it could later be assessed to each parcel served by any sewer extension connected to this truckline.

Council Action

Staff recommends that the City Council approve 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.