



Community Development Memorandum

October 1, 2026

RE: 4th Avenue SE Residential Development Incentive

Community Development staff is proposing a development agreement with John Schneider (OWNER and CONTRACTOR) to waive the water and sewer connection fees and building permit fees for the nineteen (19) residences constructed along the newly built 4th Avenue SE.

This development agreement shall apply to Lots 1-10, Block 1 of the Southview Homes 2nd Addition Subdivision, and Lots 13 & 15-22, Block 6, of the Netzer's 1st Subdivision. All the subject lots are located in the Low Density Residential (R-1) zoning district and were identified as Minor Improvements Required in the Vacant Land Availability Map in the 2025 Comprehensive Master Plan Update. These residential development incentives are in line with the development incentives approved in Resolution 36-2026. This development agreement includes a sunset clause of three (3) years, and any residences constructed after this time period must pay the water and sewer connection fees and building permit fees at time of construction.

Community Development staff recommends approval of this development incentive.

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