



Executive Summary

City Council Business Meeting

AGENDA ITEM: PUD agreement for North Shore Development

PREPARED BY: Mark Kaltsas, City Planner

RECOMMENDED ACTION: 1 Motion

1. Motion to Approve PUD agreement for North Shore Development

Summary

This PUD Agreement establishes the long-term rules for how the Maple & Main property must be used and maintained. It ensures the development continues to meet the approved design, zoning, and operational standards over time, even after ownership changes.

Project Overview

- The agreement applies to a downtown property approved for a 95-unit, four-story multifamily residential development.
- The project follows previously approved plans, including site, architectural, and lighting plans.

Zoning Framework

- The property is zoned Mixed-Use Downtown Planned Unit Development (MU-D-PUD).
- Standard MU-D zoning rules apply unless modified by the approved plans, City resolutions, or this agreement.

Relationship to Other Agreements

- The Redeveloper's Agreement governs construction of the project.
- This PUD Agreement governs ongoing zoning compliance and property maintenance after construction is complete.

Key Developer Responsibilities

North Shore Development shall:

- Maintain the property and improvements in compliance with approved plans and City Code

- Install and maintain required systems, such as irrigation backflow prevention, with annual testing and reporting
- Pay all City-related costs tied to the agreement, including staff and consultant expenses

Enforcement and Compliance

- If the Redeveloper or future owners violate the agreement, they must correct the issue within 30 days of notice.
- If not corrected, the City may declare a default and pursue legal or equitable remedies.

Recommendation

Staff recommends approval of the PUD agreement for North Shore Development.