



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-32 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Infrastructure Development Agreement with Shuyler Ridge, LLC, for Infrastructure for Phase 3 of the Lakes at Shuyler Ridge Residential Subdivision.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Shuyler Ridge, LLC, wishes to enter into a Developer's Agreement for the deferred construction of Bailey Avenue during construction of the infrastructure associated with The Lakes at Shuyler Ridge Phase 3.

Discussion and/or Analysis

The approved Planned Development documents for The Lakes at Shuyler Ridge requires the construction of Bailey Avenue from Farm Road 194 at the southernmost portion of the development to the northernmost property line of the development, measuring approximately 3400 linear feet. The Developer is requesting deferment of the construction of approximately 21.99%, or 784 linear feet, of Bailey Avenue; the 21.99% is equal to the proportionate share of lots proposed for Phase 3 (62) of the remaining lots platted (282) as part of the original PDD.

The Lakes at Shuyler Ridge Residential Subdivision consists of 282 remaining (undeveloped) residential lots; Phase 3 consists of 62 lots, equaling 21.99% of the total remaining lots platted for development. The estimated cost of construction of Bailey Avenue is \$1,079,342.05; the estimated cost of construction for approximately 784 linear feet of Bailey Avenue (21.99%) is \$237,302.15.

The Developers Agreement financially secures 21.99% of the costs of construction of Bailey Avenue for a period of four years. The developer must construct the required improvements or enter into a new Developers Agreement with the City prior to the issuance of any additional permits for subsequent phases of the development.

Recommended Action

Staff recommends approval of the Developers Agreement.