

Item: \_\_\_\_\_  
Fiscal Impact: \_\_\_\_\_ N/A \_\_\_\_\_  
Funding Source: \_\_\_\_\_ N/A \_\_\_\_\_  
Account #: \_\_\_\_\_ N/A \_\_\_\_\_  
Budget Opening Required:

**ISSUE:**

A resolution authorizing the City to enter into a development agreement with Lawrence Aposhian.

**SYNOPSIS:**

This resolution authorizes a development agreement between the City and Lawrence Aposhian to acquire additional right-of-way along 3500 South, as well as establish standards for development of property in the C-1 Zone at 6570 and 6586 West 3500 South.

**BACKGROUND:**

Lawrence Aposhian has submitted a zone change application (Z-5-2014) to change 2.37 acres of property from A, agricultural, to C-1, neighborhood commercial zone. Staff and the Planning Commission recommend a development agreement to be approved in conjunction with the zone change to acquire additional right-of-way as outlined the City's Major Street Plan and also ensure the development is compatible with the residential character of the adjacent properties.

The proposed development agreement contains the following requirements:

1. Property shall be dedicated to a 106' right-of-way along 3500 South.
2. The uses on the subject property shall be limited to the following, as outlined in Exhibit C.

**RECOMMENDATION:**

City staff and the Planning Commission recommend approval to the City Council.

**SUBMITTED BY:**

Jody Knapp, Zoning Administrator