

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 T&M Nixon Family Limited Partnership.

SYNOPSIS:

This resolution authorizes a development agreement between the City and T&M Nixon Family Limited Partnership to establish minimum standards for a new single family home subdivision at 3750 South 6770 West.

BACKGROUND:

Tom Nixon received approval for a rezone application (Z-12-2006) to change 5.04 acres at 3750 South 6770 West from A (agriculture, minimum lot size ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet) back in 2006. A development agreement was approved in conjunction with the rezone.

While working with the Newton family and Russ Tolbert with Hallmark Homes on the Newton family farm property, staff suggested to Mr. Nixon that he could choose to replace his approved development agreement with a new agreement that matched the standards proposed for the Newton property. The intent was to have continuity in standards that are higher than what was previously adopted. Mr. Nixon has requested that his current development agreement be replaced by the proposed development agreement.

A summary of the development agreement changes is below:

- The minimum home size for the two story homes was increased from 1,850 sq. ft. to 2,100 sq. ft.
- The minimum percentage of 3 car garages was increased from 33% to 60% of all homes.
- The old point system was replaced by the new point system.
- The minimum number of points required for design features has been increased from 200 to 350 points for ramblers and from 220 to 420 points for two story homes.
- The standard of at least 50% of homes to have front porches was added.
- Standards for address plates and street lights were added.
- The maximum number of lots was increased from 15 to 17.

RECOMMENDATION:

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

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director