

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 with Hallmark Homes was approved in conjunction with the rezone at that time.

Mr. Nixon and this property are no longer affiliated with Hallmark Homes. While working on Mr. Nixon's Development Agreement, staff suggested to Mr. Nixon that he agree to the same standards proposed for the Newton property. The intent was to have continuity in standards that are higher than what was previously adopted in the Hallmark Homes development agreement for this property. Mr. Nixon has requested that the current development agreement with Hallmark Homes be replaced by the proposed development agreement because the ownership and standards have changed.

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 specific home plans.
- 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:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director