

Council Decision Request

SUBJECT: Cedar Highlands "Talking Points"

MEETING DATE: March 15, 2007

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Jerry Owen

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED:

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:

DISCUSSION

Read Homes owns the 19.6 acre site north of the Town's Rodeo Grounds known as the Rim Overlook site. The site is currently zoned C-2 and had been planned several years ago as a hotel. The current zoning allows commercial or residential development as a matter of right. The owner has presented a preliminary site plan that indicates a neo-traditional type of residential subdivision – about ninety 40' x 100' lots with rear loading from alleys, sidewalks and covered porches to enhance the pedestrian feel of the development. The applicant and staff are seeking Council direction to negotiate a development agreement to address the following "talking points" prior to commencing the platting process:

1. The narrower street widths and rear loading of the garages.
2. Water system upgrades to serve the development and the adjoining Town property.
3. The mass grading of the site.
4. The off-site road improvement requirements.
5. A joint storm water detention basin to serve the development and the adjoining Town property.
6. Workforce housing provisions.

Staff notes that the Town is the adjoining property owner to the south and that a development agreement could help formalize issues of mutual interest and assist in the development of the proposed Event Center.

POSSIBLE MOTION

"I move to direct Town staff to prepare a draft Cedar Highlands development agreement addressing the above issues for Council review."

PROS:

This CDR is preliminary in nature.

CONS:

PUBLIC INPUT (if any): None.

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): The preliminary plat will undergo Planning and Zoning Commission review in the future.

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