



Memorandum

Date: May 4, 2015
To: Mayor and City Council
Through: Kari Kent, Deputy City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Development Agreement associated with Zoning Case Z15-010, Sunset Cove Estates

Zoning case Z15-010 rezones a 3.34 acre tract of land on Hannibal Circle (west side of 72nd Street north of Brown Road) from RS-35 to RS-15. The purpose of the request to rezone this property is to allow the plat for the property to change from three lots to four lots.

Normally, for lots of this size, a single storm water retention pond is required. The street has already been constructed for the approved three lot subdivision that would allow on-lot retention. Through the preliminary plat process the applicant and City Engineering Department reached an agreement to allow a combination of on lot retention and a smaller subdivision retention facility.

The attached Development Agreement (DA) has been prepared to reinforce the agreement for the handling of storm water. The DA ensures the subdivision has appropriate storm water retention by limiting number of lots to a maximum of four, requiring the current owner to install an off-site retention basin and requiring future lot owners to install on-site retention basins. The DA gives notice to anyone who purchases a lot in Sunset Cove Estates that they will be required to maintain storm water retention on their lot. The obligations in the DA will run with the land.