



Memorandum

Date: July 8, 2015
To: Mayor and City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Director Development and Sustainability
John D. Wesley, AICP, Planning Director
Subject: Development Agreement associated with Zoning Case Z15-015, Harris Crossing II

Zoning case Z15-015 rezones a 4.74 acre tract of land on Harris Drive from RS-43 to RS-35 PAD. The purpose of the request to rezone this property is to allow the development of a six-lot subdivision with lot sizes ranging from 33,041 square feet to 33,061 square feet.

The City requirement for stormwater in new developments is a central storm water retention basin or basins. This development is a small infill type project with very few lots in an area adjacent to Harris Crossing I which was allowed to develop as a large lot development with on lot stormwater retention. The area streets are already developed without a means for draining this small subdivision. Because of these existing conditions, City staff agreed to a waiver of the City's standards to allow on-lot retention provided the developer enter into a development agreement that limits the number of lots, the development on each lot, and requires each property owner to provide a drainage report at time of development or at any time the lot is modified after development to show how its share of stormwater retention will be addressed.

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 six and requiring future lot owners to install and maintain on-site retention basins. The DA gives notice to anyone who purchases a lot in Harris Crossing II that they will be required to maintain storm water retention on their lot. The obligations in the DA will run with the land.

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