

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: March 3, 2025

Agenda Item: 6B	Prepared by: Chris Noury, City Attorney
Agenda Section: Unfinished Business: Second Public Hearing	Date: February 28, 2025
Subject: Second public hearing regarding a Separate and Independent Amendment to The Parkway Group Planned Development District (PDD) Master Development Agreement for The Preserve	Division: Legal

**NOTE: Staff has requested to postpone due to inadequate time to review revisions.**

**Background:**

The Developer for The Preserve area of the Parkway Group PDD is requesting an amendment to the Separate and Independent Amendment for The Preserve as follows:

A. A *decrease* in the total residential development units (RDUs) from 826 to 613 in 3 separate phases/segments of the development:

1. 135 Bayberry RDUs (formerly Multi-Family)
2. 251 Retreat RDUs (*from the original 229 Build-To-Rent RUDs*)
3. 227 Indigo RDUs (formerly Paired Villas)

B. Triggers for the completion of the amenity areas are as follows:

Regarding the Bayberry RDUs *and* the Retreat RDUs, the respective amenity areas for these segments will be completed at or before the issuance of Certificates of Occupancy for 50% of the RDUs in these segments. (67 Bayberry RDUs and 125 Retreat RDUs)

Regarding the Indigo RDUs, the amenity area will be completed on or before the issuance of a Certificate of Occupancy for 85% of the RDUs in this segment. (192 Indigo RDUs)

**Recommended Action:**

Postpone the Second Public Hearing regarding the proposed Development Agreement

Reviewed by Department Head	Reviewed by Interim City Manager	Reviewed by City Attorney
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Council Action:  
Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_