

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 3, 2022

Agenda Item: 7B	Prepared by: Chris Noury, City Attorney
Agenda Section: New Business: Second Public Hearing	Date: December 17, 2021
Subject: Second Public Hearing regarding a proposed amendment to the Sandridge Development Agreement	Division: Legal

Background:

Attorney Edwin Hinds, on behalf of Sandridge, has submitted a proposed amendment to the Master Development Agreement regarding a portion of the Sandridge site located across the entry way to the Park and Sports Complex on Champions Boulevard *and* to an area of the Sandridge site located adjacent to the future extension of Champions Boulevard as depicted in the yellow hatched area in the attached aerial photo. The hatch-marked areas are zoned as R-2A.

The proposed amendment would allow duplex and multiplex buildings as “in common” development as per Sections 23-117 and 23-119.1 of the Code of Ordinances for the City within the portions of the property that are hatch-marked in the rendering referenced above.

Although duplex and multiplex buildings as “in common” development are *now* authorized in all other R-2A districts within the City, these uses are NOT currently authorized in Sandridge, because these uses were not authorized in R-2A until AFTER the adoption of the original Sandridge Development Agreement which froze the regulations in place at the time of the adoption of the original Development Agreement.

The proposed amendment would also allow for a contribution to the City in the amount of \$180,000 in lieu of the current requirement to construct an “all weather” emergency road regarding Tract 2 and Tract 3 (which are the two parcels located in front of the Park Pointe neighborhood adjacent to Champions Boulevard). Currently, the “all weather” road is required if “prior to the completion of the Roadway either Tract 2 or Tract 2 is developed such that either Tract 2 or Tract 3 includes thirty or more units, such development will require that a temporary dirt, all-weather emergency road be constructed. Tract 2 and Tract 3 shall be considered separately such that both Tract 2 and Tract 3 could be developed up to 29 lots or units before construction of the all-weather emergency road is required.”

Recommended Action:

Allow comments from the Public regarding the proposed amendment

Reviewed by City Manager		Reviewed by City Attorney
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Council Action:
Motion By _____ 2nd By _____ To _____



Second Amendment to the Master Development Agreement Associated with the Sandridge Property

Legend

-  NMB City Limit
-  Subject Area

