



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: August 16, 2010

Subject: Rasp Farm Council Items for **SECOND READING (Annexation Ordinance, Planned Use Zoning Ordinance, and Three TIF Ordinances)**

List of committees that have reviewed: The Community Development Committee did not have a quorum for its regularly scheduled meeting held August 9, 2010. This would not hold up any Rasp Farm votes planned for Second Reading at the August 16, 2010 City Council meeting.

Background: During the discussion Monday night, concerns were expressed by some aldermen pertaining to cul-de-sac length, the TIF, emergency access location, affect on adjacent homeowners, elimination of the cul-de-sacs, connection of the main road with Edgewood, and establishment of an SSA for detention pond maintenance. It was noted to the aldermen that in the absence of a quorum and subsequent recommendations from the CD Committee, any amendments to the Rasp Farm items would need to be brought up from the Council floor.

Regarding the SSA and that portion of the detention pond directly attributable the office park, Steve Macaluso had his engineer, Pat Netemeyer, provide the following information: approximately 2.5 acres of the 15 acre detention area (roughly 17%) would be directly attributable to the office park itself, with the balance of the pond's capacity being used to address the larger drainage problems in the area.

It should also be noted that the TIF Consultants, DMI, recommend the following slight changes be made to the final version of the TIF Plan, particularly since the original "wet" retention pond has now changed to a "dry" detention pond. These minor changes are (1) **changed** - "wet detention pond" to "dry detention pond" on page 21, (2) **clarified** - "area as a whole" on page 18, and (3) **changed** - the timeframe of obligations issued to "...a term not to exceed 20 years from the original date of adoption..." from simply "20 years...". The Council should amend the Second Reading ordinance adopting the TIF Plan to include these three changes.

Legal Considerations, if any: None

Budget Impact: See TIF Plan for details on financial implications of the project.

Staff Recommendation: Staff recommends approval of the Office/Open Space Land Uses and Planned Zoning with the terms of the PC Report and the following conditions:

1. A variance is granted allowing the main street within the development, which is approximately 2,300 feet in length, to exceed the maximum length of a cul-de-sac street of 800 feet. This street is required to have a gated emergency access at Desoto.
2. The preliminary plat for the office park and open space is recommended for approval, as provided. Also, approval of the minor subdivision of the rear 50' from the back of 1037, 1041, 1045, and 1049 Edgewood is hereby granted.
3. The planned use rezoning from Ag unincorporated to City O-1(P) and Ag(P) is recommended for approval as provided.
4. The parcel is recommended for annexation to the City with the development plan as provided.
5. The detention basin and all related drainage systems are constructed to meet all City requirements.
6. The building elevations of all offices will be constructed primarily of masonry and glass and be consistent with the City's commercial design handbook.
7. The office buildings proposed along I-64 on the proposed large single lot will require future subdivision and planned use approval, as applicable.
8. The proposed retail center on Lincoln will require future planned use approval since there are no conceptual plans at this time for size, building elevations, or use.
9. Roadway improvements shall be made as recommended in this report, consistent with the recommendations of CBB in their traffic report, and as otherwise approved by the City and County Engineers.
10. Utility connections and services shall be provided as identified in this report.