

AGENDA



Thursday, January 13, 2011

**Planning and Development Review
RECOMMENDATION FOR COUNCIL ACTION****Item No. 15**

Subject: Approve an ordinance authorizing execution of a Managed Growth Agreement with Shire's Court Ltd., to extend the expiration date for completion of a project known as Shire's Court, located at 1910½ Wickshire Lane, to March 21, 2019.

For More Information: George Zapalac, 974-2725; Nikki Hoelter, 974-2863; Sylvia Arzola, 974-6448.

Section 25-1-540 of the City Code states that an applicant may request the City Council to enter into a Managed Growth Agreement (MGA) for planning and developing large projects, long term projects or any project which has special benefits in the public interest. The agreement shall extend, if necessary, the expiration date for the project completion.

This action will authorize negotiation and execution of a Managed Growth Agreement for the Shire's Court site plan to extend the expiration date to March 21, 2019.

The proposed development will consist of 3 phases, with a total of 290 condominium units, private drives, detention and water quality pond and utilities on a 26 acre site. Approximately 50 units have been constructed, as well as the detention and water quality pond, internal drives, and infrastructure.

The applicant is requesting an 8 year extension to the previously approved site plan, because the downturn in the economy and the significantly slower sales have warranted the need for an extended permit life.

Staff has evaluated the proposal with respect to §25-1-540 and recommends approval of the Managed Growth Agreement because it is a large, long term project. Additionally, the development meets current Land Development code requirements.