



Second Amendment to the Village at Southgate Brighton Development Agreement

CITY COUNCIL – February 4, 2025

City Staff Representative:

Department:

Property Owner:

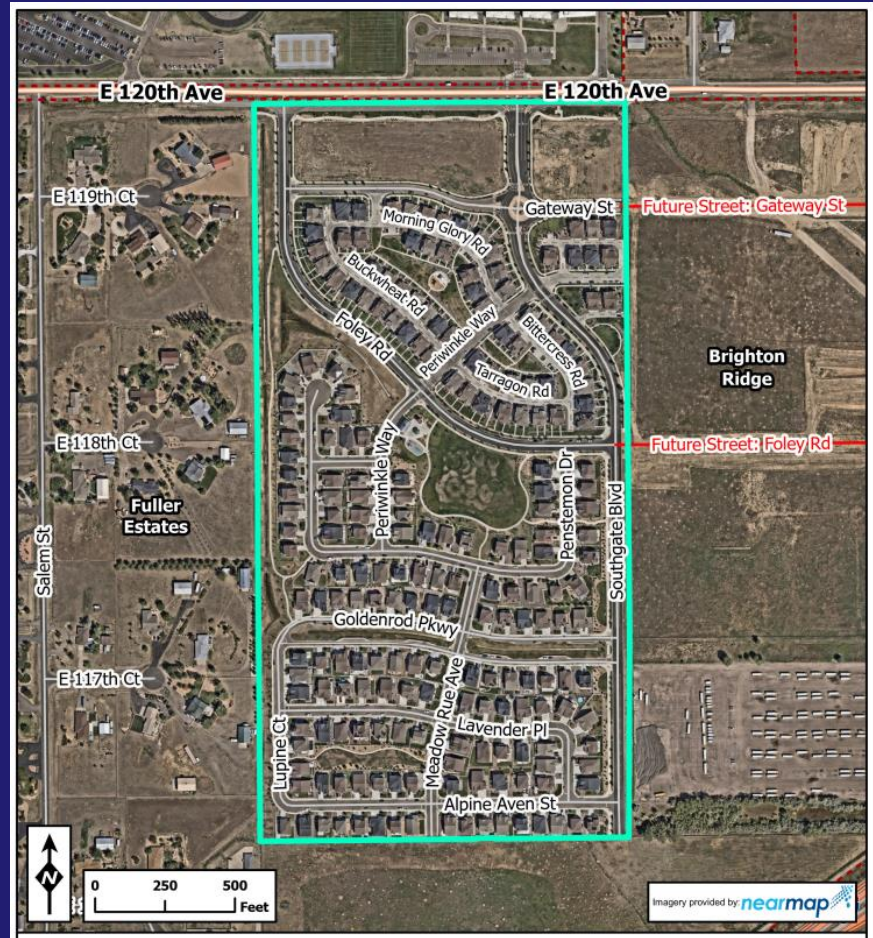
Emma Lane, AICP, Senior Planner – Historic Preservation

Community Development

ARCUS Southgate, LLC

Subject Property Location

The property is generally located to the south of East 120th Avenue, between Southgate Boulevard and Foley Road, and north of I-76.



Aerial Map

Purpose

- City staff, along with ARCUS Southgate, LLC, are requesting City Council's consideration of the Amendment in order to alter certain specific improvements and reimbursements associated with the development of the Village at Southgate Brighton.

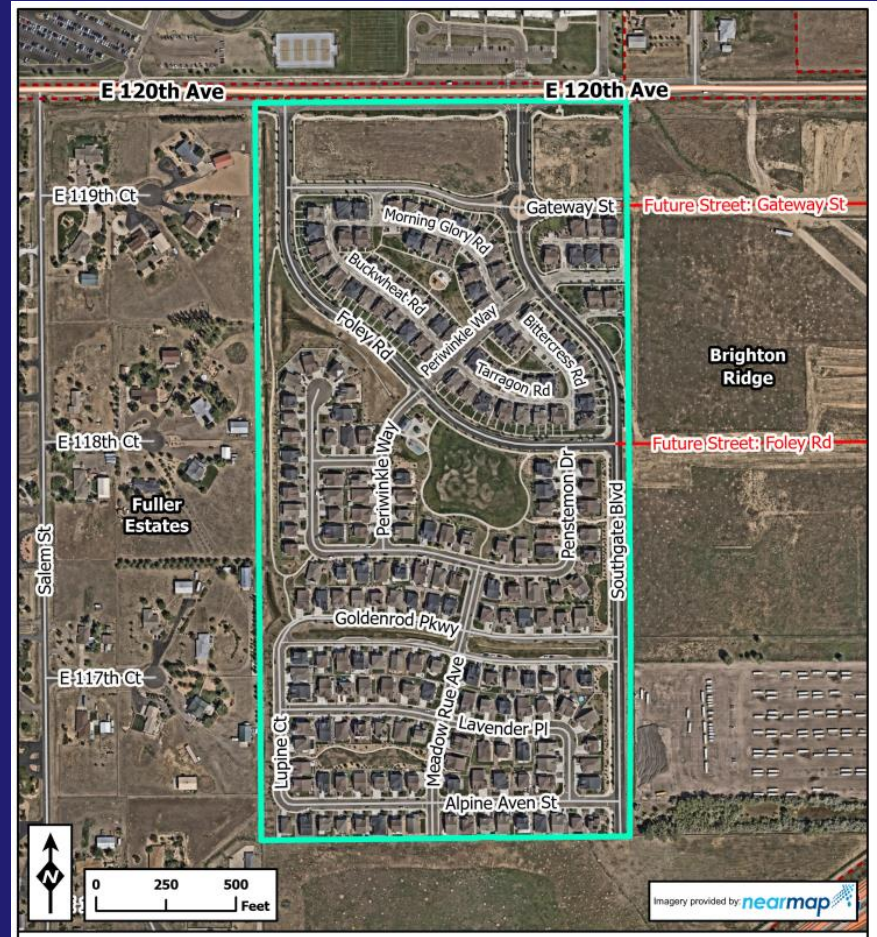
Process

- As the original Development Agreement was approved by the City Council, any amendments shall be reviewed by City Council with a resolution to approve the request.

Background

The Property:

- Was annexed into the City in 1988;
- Is currently zoned under the Village at Southgate PUD;
- Is Platted as the Village of Southgate Brighton.



Developer Obligations

Village at Southgate

- Install traffic signal (completed)
- Construct Southgate Blvd including sidewalks (not completed)

Brighton Ridge

- Reimburse Southgate for traffic signal (future)
- Construct sidewalk along Southgate Blvd (future)

Southern Ridge

- Reimburse Southgate for traffic signal (future)
- Reimburse Southgate for Southgate Blvd (future)
- Reimburse Southgate for water lines (future)
- Reimburse Southgate for sewer lines (future)



Subdivision Map

Background – Proposed Changes

1. Southgate Boulevard Sidewalk

- Because the requirement was not clear and there are physical constraints of the site, the sidewalk on the east side of Southgate Boulevard was not constructed by Southgate.



Background – Proposed Changes

2. Reimbursements

- Because Phase 2 of Brighton Ridge and Southern Ridge have not been platted, reimbursements have not been collected for Brighton Ridge or Southern Ridge per the original DA.

EXHIBIT G-2
The Village at Southgate
Recovery Items

	TYPE OF IMPROVEMENTS	Percent of Cost Allocated to Property			Total Estimated Cost
		Village At Southgate	Property to the East (51 Acres)	Property to the South (41 Acres)	
1	Traffic Signal	66.00%	19.00%	15.00%	\$300,000.00
2	Southgate Boulevard	82.00%	0	18.00%	\$761,945.00
3	12" Waterline	84.00%	0	16.00%	\$200,340.00
4	12" Sanitary Sewer	86.00%	0	14.00%	\$133,600.00

Staff Analysis – Proposed Changes

1. Southgate Boulevard Sidewalk

- The sidewalk will be built with Phase 2 of Brighton Ridge, and with either the Bus Barn redevelopment or Southern Ridge.

2. Reimbursements

- Reimbursements will no longer be required of either Brighton Ridge or Southern Ridge.

Public Notice and Inquiry

- ✓ No public notice is required for this item. While not required, a notification of this agenda item was posted on the City's website and on Facebook and NextDoor.

City Staff Recommendation

- ✓ Staff finds the Development Agreement Amendment is acceptable to the City.
- ✓ Staff recommends approval of the Second Amendment to the Village at Southgate Brighton Development Agreement.

Options for City Council

- ❑ Approve the Development Agreement Amendment as presented;
- ❑ Approve the Development Agreement Amendment with changes;
- ❑ Not approve the Development Agreement Amendment; or
- ❑ Continue the Development Agreement Amendment to be heard at a later specified date.