

76 Commerce Center First Amendment to the Bromley Park, Filing 102, 1st Amendment Development Agreement

City Council – December 4, 2018

Applicant: Paul Hyde, 76 Commerce Center, LLC
City Staff Representative: Lauren Simmons, AICP, Senior Planner

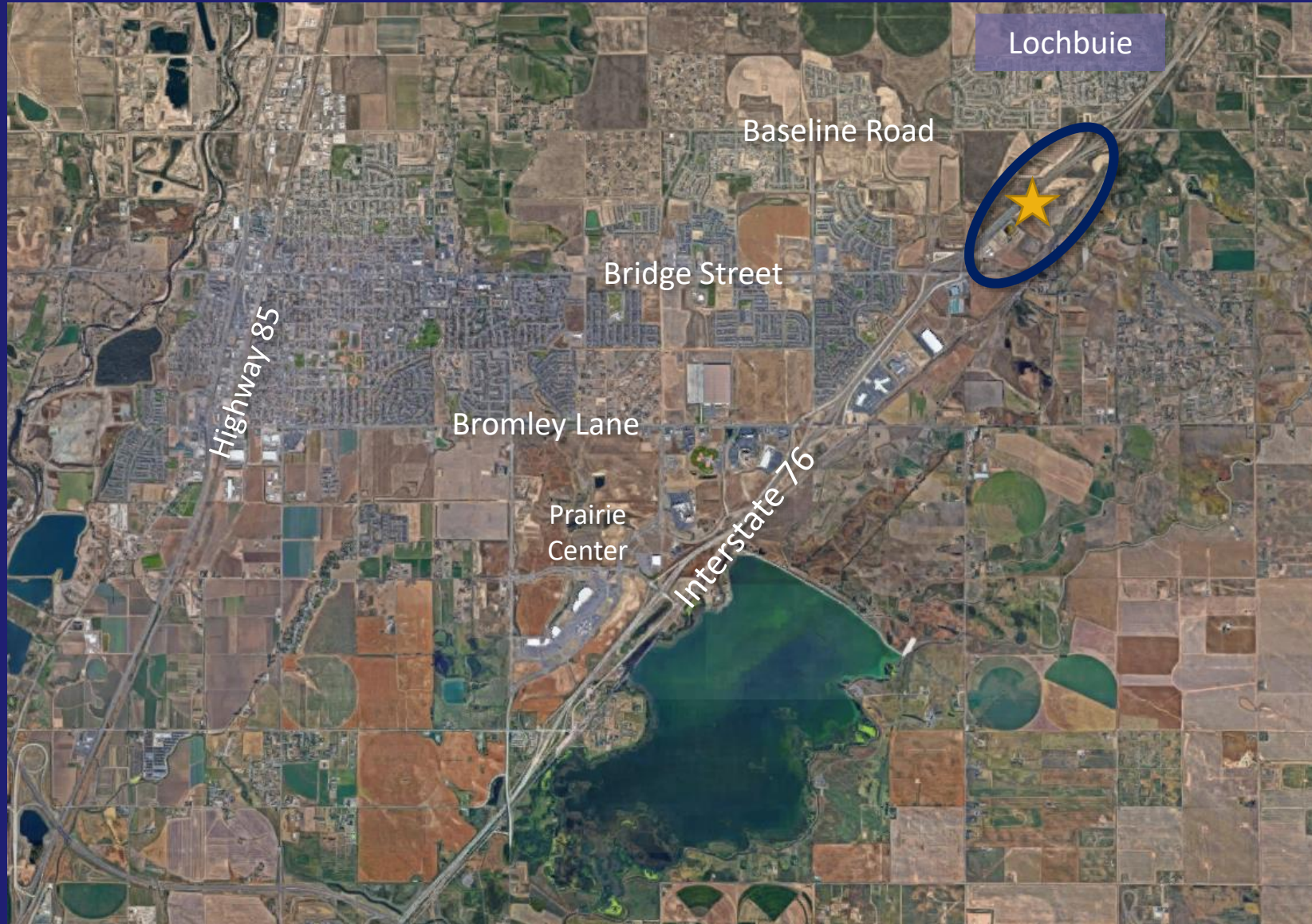
Strategic Focus Areas

Recognizable and Well-Planned
Community



Supportive, Sustainable Infrastructure



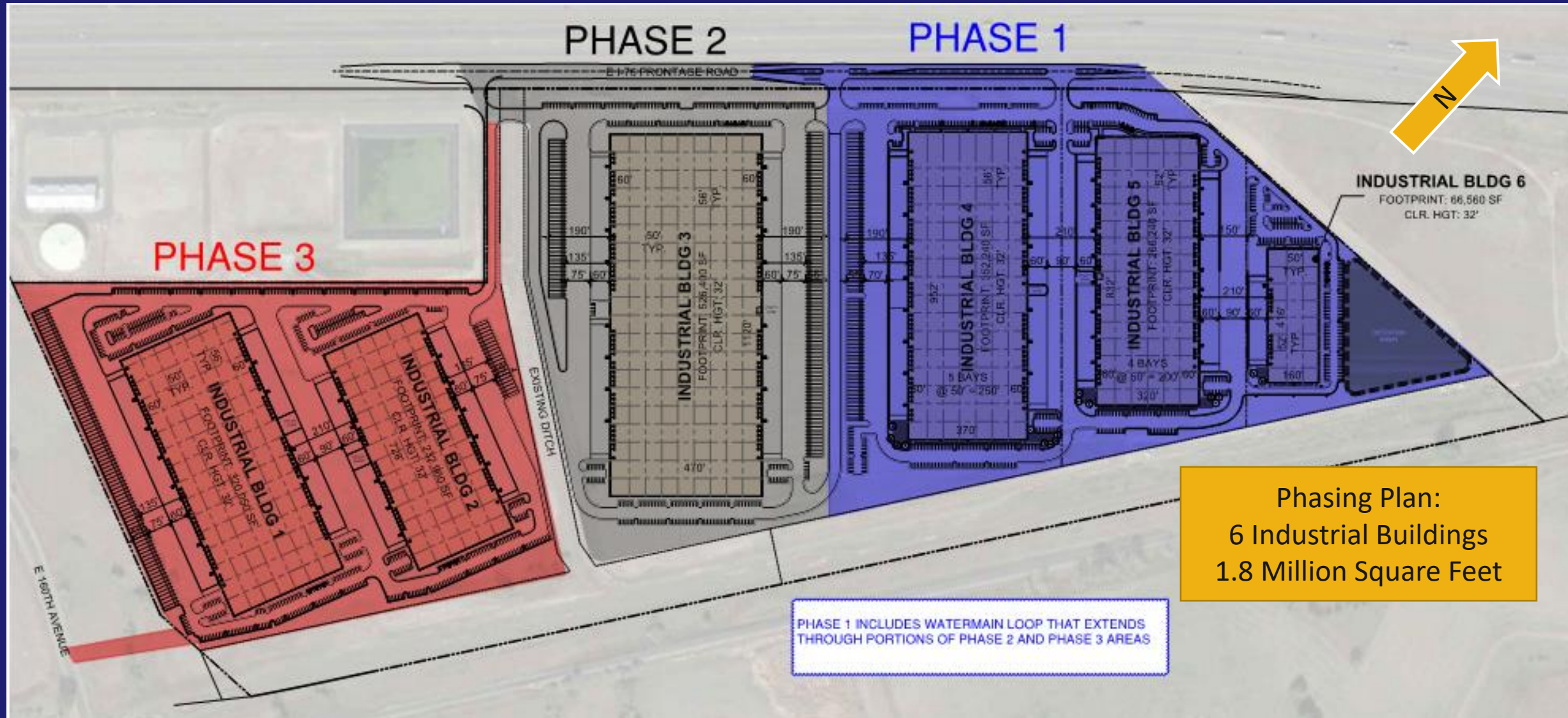


Purpose

- Request to move the water dedication to Phase 2 of the project.
- To date 22.33 acre feet of water or 89% of the required 25.17 acre feet for all three phases has been given to the City.
- First tenant in Phase 1 is not a heavy water user, so the water needed has been dedicated for Phase 1.
- DA Amendment allows for first CO to be issued.
- The remaining 2.84 acre feet is required to be dedicated prior to the completion of Phase 2.



Phasing Plan



Phasing Plan:
6 Industrial Buildings
1.8 Million Square Feet

Staff Recommendation

- ❖ Staff is recommending approval of the agreement amendment as drafted as it:
 - ✓ Is consistent with the approved Plat;
 - ✓ Meets the review criteria as found in the *Land Use and Development Code*;
 - ✓ Provides the developer and property owner with a clear path forward in terms of certain infrastructure improvements required and the timing thereof.

Options for City Council

- ☐ Approve the item as presented via resolution;
- ☐ Approve the item with changes or conditions via resolution;
- ☐ Deny the item; or
- ☐ Continue the item to be heard at a later specified date.