



*Caring People ♦ Quality Programs ♦ Exceptional Service*

Item No. 31

# MEMO

**To:** Mayor and City Council

**From:** Kelly Diekmann, Planning & Housing Director

**Date:** January 10, 2023

**Subject:** The Bluffs at Dankbar Farms Zoning Agreement

**Background:**

The City Council approved on December 13, 2022 a rezoning with Master Plan for a 105.62 acre site of which **approximately 85.62 acres were zoned from Agricultural (A) to Suburban Residential Low Density (FS-RL) and to Suburban Residential Medium Density (FS-RM) with the remaining twenty acres maintaining its Agricultural (A) zoning designation.** The Master Plan identifies areas to be zoned, the types of permitted development, and densities.

The City requires that to complete a rezoning with a Master Plan, a Zoning Agreement is agreed to by the developer. As described in December 13, 2022 rezoning report, the Zoning Agreement assigns the amount of sewer capacity to each land use type based on density and projected usage.

**Attached is an unsigned zoning agreement for Council review. The developer will return a signed copy prior to the City Council meeting in order to complete the rezoning process.**