

Community Benefit Agreement

ACI Sunbow LLC

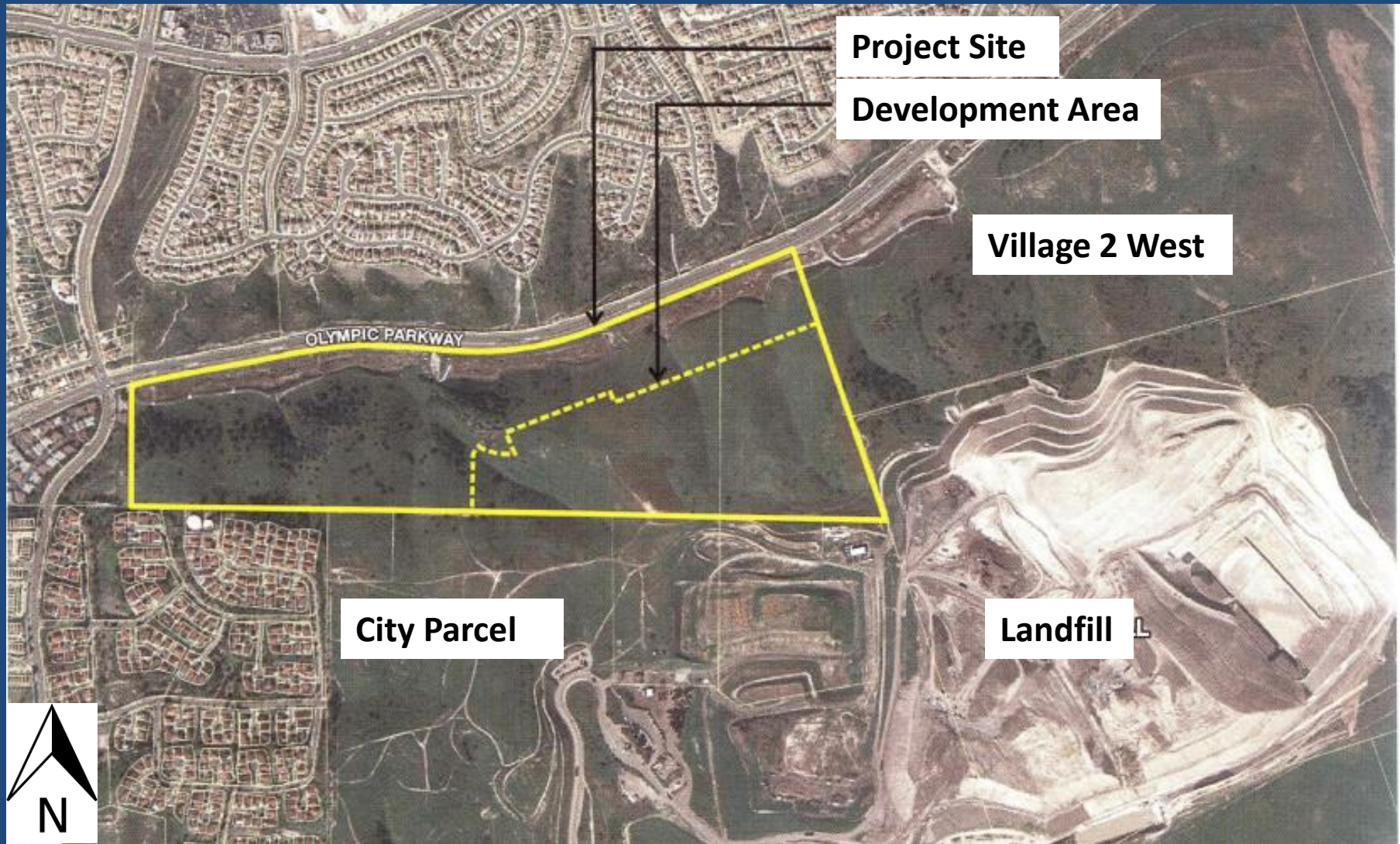
City Council Agenda Item. No. 5

19-0658 January 7, 2020

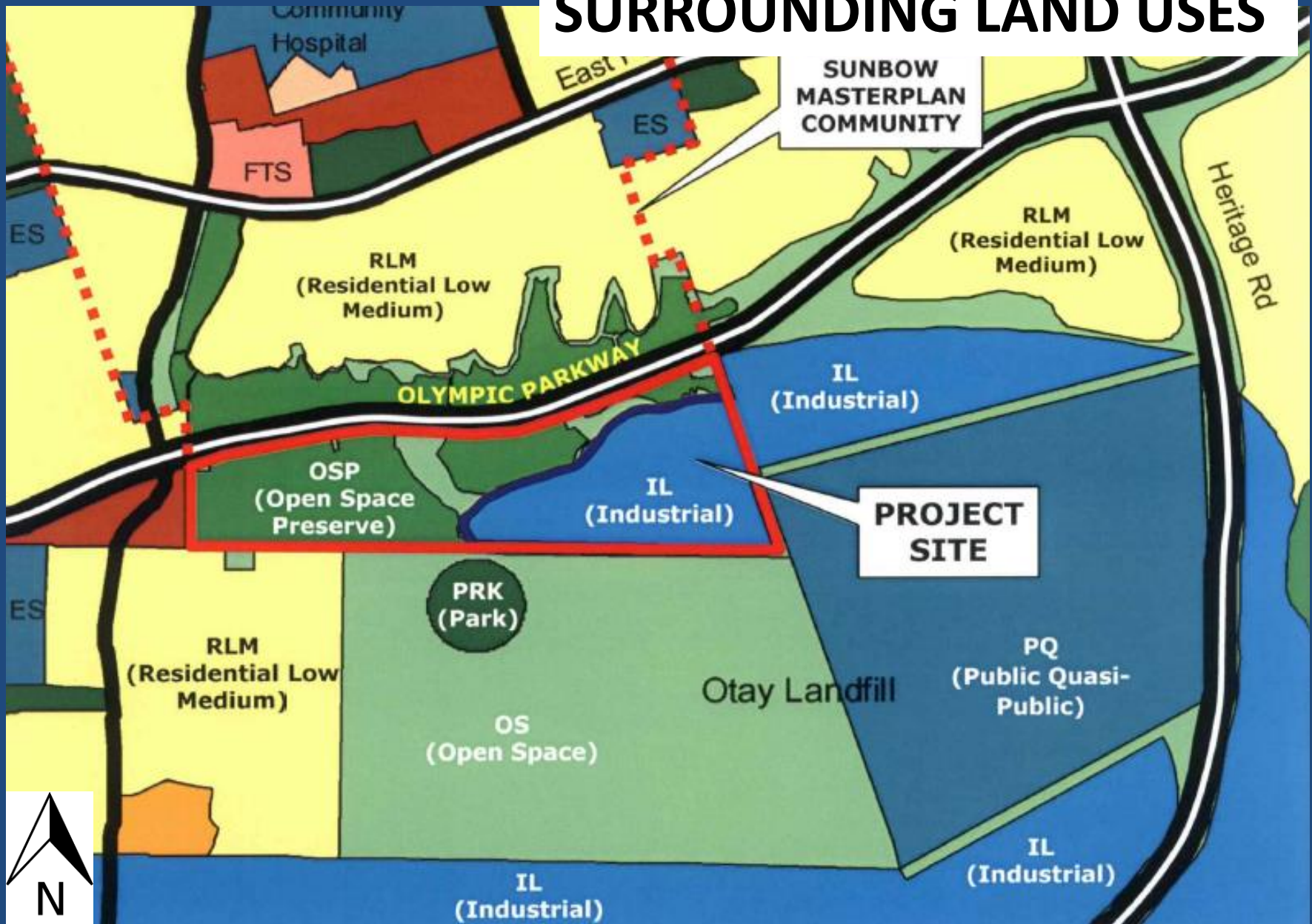
Staff Presentation

- Site Overview
- Sunbow Planning History
- Action Request Summary
- Staff Recommendation

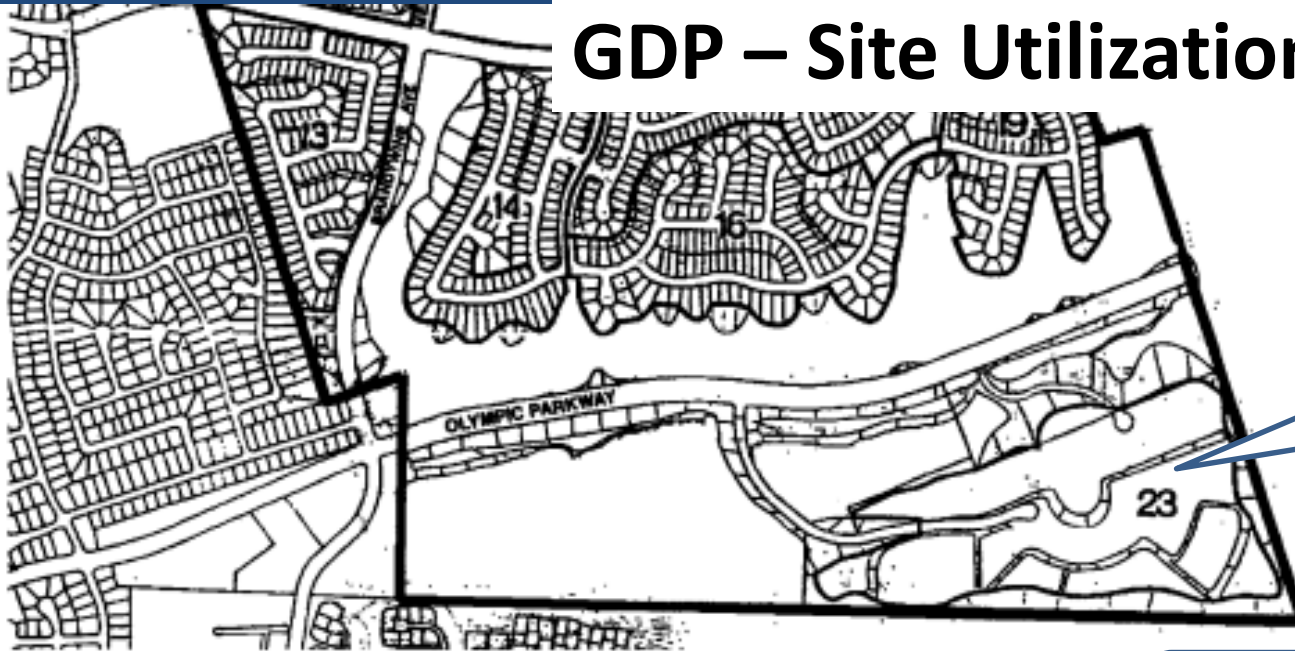
SITE LOCATION



SURROUNDING LAND USES



GDP – Site Utilization Plan



SITE

STATISTICAL SUMMARY

| PLANNING AREA | LAND USE DISTRICT | GROSS* ACRES | TOTAL* UNITS |
|---------------|-------------------|--------------|--------------|
| 6 | RM | 4.3 | 78 |
| 7 | RM | 8 | 186 |
| 10 | RC | 15.2 | 336 |
| 10A | RC | 8.3 | 117 |
| 11 | RC | 18.0 | 131 |
| 12 | RS | 48.1 | 218 |
| 13 | RS | 26.2 | 112 |
| 14 | RS | 22.5 | 110 |
| 15 | RP | 16.9 | 93 |
| 16 | RS | 32.7 | 144 |
| 17 | RS | 23.7 | 102 |
| 19 | RS | 25.3 | 112 |
| 20 | RS | 10.8 | 66 |
| | RS | 17.0 | 79 |
| | RS | 21.8 | 102 |
| tot | | 298.4 | 1948 |

| PLANNING AREA | LAND USE DISTRICT | GROSS* ACRES | TOTAL* UNITS |
|---------------|--------------------|--------------|--------------|
| 8 | VC | 12.7 | |
| 23 | IP | 54.7 | 0 |
| 18 | RS-ELEM SCHOOL | 10.8 | 0 |
| 9 | OS/COMM. REC | 10.7 | 0 |
| | OPEN SPACE & ROADS | 217.7 | 0 |
| GRAND TOTAL | | 604.8 | 1948 |

54.7 Ac.

RS - RESIDENTIAL SINGLE FAMILY
 RP - RESIDENTIAL PLANNED DEVELOPMENT
 RM - RESIDENTIAL MULTI-FAMILY
 RC - RESIDENTIAL CONDOMINIUM
 VC - VILLAGE CENTER
 IP - INDUSTRIAL PARK
 OP - OPEN SPACE

CANDIDATE CHURCH SITE

* PER TENTATIVE MAP OR FINAL MAP CALCULATIONS PROVIDED BY LEASTAR 7/26/99

NOTE:

ALL GROSS ACREAGE NUMBERS FOR EACH PLANNING AREA ARE CALCULATIONS BASED ON THE PLANNING AREA BOUNDARY EXTENDED TO THE CENTERLINE OF THE ADJACENT ROAD



Site Utilization Plan

Aerial View - Looking East



Planning History

- 1989 Sunbow SPA Plan Approved – 605 Acres
- GP and GDP Designated Land Use for the Site – Limited Industrial
- Constructed 1,977 Residential Units/ Commercial Center/ Fire Station/ Parks + \$1.3 Million Addl.
- 2004 GP Amendment Submitted to Change Land Use
- 2005 City Adopted New GP – Limited Industrial Designation for Site Retained

Planning History (Cont.)

- 2007-2009 GP Amendment Processed
- May 13, 2009 PC Recommended Denial
- June 2, 2009 Application Withdrawn before CC Hearing
- Since then, Millenia Approved and Under Construction (2-3 Million SF)
- UID Land Acquired by City and SPA Plan Approved (2.2 Million SF Innovation, 7 Million SF University)
- Villages 3 and 8 West Approved and Under Construction (400,000 SF and 300,000 SF)

Action Request

- April 2019 GPA/GDP/ Rezone Initiation Application Filed (30 Years After Sunbow SPA Plan Approval)
- Mixed Use Residential/Commercial Land Use Proposed (700 Units/8 Acres Commercial)
- Public Benefit Agreement Proposed in Response to Staff Comments on Initiation Request

Action Request (Cont.)

- Public Benefit Contribution (\$8.0 Million)
 - 3 Payments
 - At City Discretion for UID Development Facilitation
- Park Benefit Fee Equal to Park Acquisition and Development Fee (\$15 Million)
 - Waive Parkland Dedication Requirements
 - Fee Able to be Used to Acquire/Improve Parks at City Sole Discretion
- Near Term Opportunity vs Undetermined Future Industrial Development
- Council Future Project Decision Discretion Retained

Recommendation

- Council Adopt the Resolution Approving the Community Benefit Agreement

Questions