TO: Mayor Shaun Sipma  
Members of the City Council
FROM: John Van Dyke, Principal Planner
DATE: December 6, 2021
SUBJECT: LOT 3, CENEX FIFTH ADDITION – DEVELOPMENT AGREEMENT

I. RECOMMENDED ACTION

   1. Recommend approval of the development agreement for Lot 3, Cenex Fifth Addition. The Development Agreement is provided as an attachment.

II. DEPARTMENT CONTACT PERSONS

   Brian Billingsley, Community and Economic Development Director  857-4147
   John Van Dyke, Principal Planner  857-4108

III. DESCRIPTION

   A. Background
      Certain development limitations were necessary to ensure orderly development and set expectations for performance by the City and Developer. The agreement ensures the uses on the property are restricted to those harmonious with others in the area, which is a mix of “CBD” Central Business District and “M1” Light Industrial District.

IV. IMPACT:

   A. City Council approval will allow the Developer to move forward with their project in an orderly manner, providing both the City and Developer assurances on planned uses for the property.

V. ALTERNATIVES

   Alt 1. City Council may reject the development agreement altogether or provide alternative conditions. The conditions included in the existing agreement are reasonable and related to the development, as well as amenable to the Developer.
VI. TIME CONSTRAINTS

Any delay in adoption of the development agreement will delay the Developer’s ability to move forward with the development plans for the property.

VII. LIST OF ATTACHMENTS

A. Development Agreement_Cenex 5th Addition

Approved for Council Agenda: ____________________________  Date: ______________