



Legislation Details (With Text)

File #:	Res. 2019-185R	Version:	1	Name:	
Type:	Resolution	Status:	Individual Consideration		
File created:	8/23/2019	In control:	City Council		
On agenda:	9/30/2019	Final action:			
Title:	Consider approval of Resolution 2019-185R, approving a Partial Assignment of a Development Agreement from Craddock Avenue Partners, L.L.C. to Carson Diversified Land, L.P. for an approximately 10 acre undeveloped portion of the Buie Tract located along Craddock Avenue at Bishop Street; modifying the Development Agreement by eliminating the requirements that all buildings be brought to the street edge of Craddock Avenue and contain ground floor retail or office space, and by eliminating the requirement that future assignments must be approved by the City; approving any other conditions to the assignment or modifications to the development agreement as may be imposed by the City Council; authorizing the City Manager to execute the partial assignment on behalf of the City; and declaring an effective date.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Buie Assignment Cover Memo, 2. Resolution, 3. Buie Carson Assignment 2019 redline Draft for 09-30-19 Council Meeting, 4. Buie Carson Assignment 2019 Clean Draft for 09-30-19 Council Meeting, 5. Aerial Map, 6. Mixed Use Zoning Matrix, 7. Original 2009 Buie Development Agreement, 8. Amended 2013 Buie Assignment, 9. Applicant's 2019 Request

Date	Ver.	Action By	Action	Result
9/30/2019	1	City Council	approved	Pass
9/30/2019	1	City Council	amended	Pass

AGENDA CAPTION:

Consider approval of Resolution 2019-185R, approving a Partial Assignment of a Development Agreement from Craddock Avenue Partners, L.L.C. to Carson Diversified Land, L.P. for an approximately 10 acre undeveloped portion of the Buie Tract located along Craddock Avenue at Bishop Street; modifying the Development Agreement by eliminating the requirements that all buildings be brought to the street edge of Craddock Avenue and contain ground floor retail or office space, and by eliminating the requirement that future assignments must be approved by the City; approving any other conditions to the assignment or modifications to the development agreement as may be imposed by the City Council; authorizing the City Manager to execute the partial assignment on behalf of the City; and declaring an effective date.

Meeting date: September 30, 2019

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: [Click or tap here to enter text.](#)

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

The applicant has made three requests in relation to the Buie Tract Development Agreement.

- 1) Assignment of the Agreement from Craddock Ave Partners, LLC to Carson Diversified Land, LP
- 2) Removal of the clause, "and contain ground floor retail or office" in relation to the referenced +/- 10 acre tract
- 3) Modification of the assignment language to remove the requirement that assignment be approved by the City Council so long as no modifications are being proposed and notice is provided to the City

Typically an amendment to the Development Agreement would require formal submission of an application

and payment of the associated fee, in order for staff to review and present a recommendation to the City Council. The applicant has asked that this item be presented to the Council at the September 17th meeting in order to meet their contract timelines.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Click or tap here to enter text.