



CITY COUNCIL AGENDA FORM

REQUESTED COUNCIL MEETING DATE: 1/17/2012

**SUBJECT: CONCURRENCY AND FAIR-SHARE AGREEMENT & PUBLIC IMPROVEMENT AGREEMENT FOR THE ALTAMIRA FINAL SITE PLAN & FOR THE DUNLAWTON-YORKTOWNE PROPERTY
CASE NO. 11-8000011**

DEPARTMENT: COMMUNITY DEVELOPMENT

RECOMMENDED MOTION: To approve the Concurrency and Fair-Share Agreement and the Public Improvement Agreement.

SUMMARY:

The Altamira (Four Lanes, LLC) and Dunlawton Yorktowne (Dunlawton Yorktowne, LLC) properties are located on the east side of Dunlawton Avenue, between Taylor Branch Road and Yorktowne Boulevard. The proposed development of these properties consists of 336,000 SF of retail/office along with associated site improvements. The 336,000 SF includes the proposed Altamira project (205,000 SF) currently under review and development capacity for the Dunlawton Yorktowne property (131,000 SF). The traffic impact analysis completed by Lassiter Transportation Group, Inc., projects impacts to the Dunlawton Avenue/Clyde Morris Boulevard intersection, the I-95 interchange area, the Summertrees Road extension, and the Yorktowne Boulevard extension upon build-out of the sites.

Upon completion of the Yorktowne Boulevard improvements the the City shall cost participate with the property owners in the construction of the Yorktowne Boulevard extension project. The maximum amount the City will put toward the project is \$2,400,000 plus credits for fair share fees and transportation impacts fees and other certain contributions.

Funding # 301-4300-451.63-97, 312-4300-541.63-97, and 412-1800-541.63-97, *306-4300-541-63-97*

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD	Wayne Clark Community Development Director	Date	<i>1/11/12</i>
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date	<i>1/11/12</i>
CITY ATTORNEY	Approved as to Form and Legality	Date	<i>1.11.12</i>
CITY MANAGER	Approved Agenda Item For:	Date	

COUNCIL ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain Approved with Modification

Concurrence and Fair Share Agreement
and the Public Improvement Agreement
shall be delivered separately