Council Communication

Department: Community Development Case/Project No.:	Ordinance No.: N/A Resolution No.: 23-	PH & First Reading: 8-28-23

Subject/Title

Public hearing on the proposal to enter into a development agreement with C Jackson Properties, LLC

Location

2612 West Broadway

Background/Discussion

Background

In May, Dr. Cary Jackson approached the City about an expansion of his dental office, Broadway Family Dentistry, located at 2612 West Broadway. Jackson wishes to renovate the existing office space and add an additional 2,000 square feet to the building. The total project cost is estimated at $1.7 million.

Because of the scope of the project, all City Standards for site development are required. This includes compliance with the West Broadway Overlay and storm water management. Jackson stated his concerns regarding the upgraded material requirements and removing ports on of his parking lot to create detention areas which increase the project cost to $2.3 million. It was determined if additional resources could be provided, Jackson would complete all needed improvements to his property and be able to meet the standards set by the City.

Discussion

Staff has worked with Dr. Jackson to negotiate the terms of the development agreement. Jackson requests a $375,000 rebate to be paid upon issuance of the Certificate of Completion for the project. This will be a one-time payment and will not require a minimum assessment.

Staff Recommendation

Staff recommends City Council approve the proposal to enter into a development agreement with C Jackson Properties, LLC.

Attachments

1) Resolution
2) Development Agreement