

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 12, 2025

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: Request for Approval to Void the Original Development Agreement (DA) for The Grove at Clara's Ridge and Replace It with Separate DA Agreements for Phase 1 and Phase 2, Case #54604 and #240871

INTRODUCTION:

The purpose of this agenda item is to request approval from the Board of Mayor and Aldermen (BMA) to void the Development Agreement for The Grove at Clara's Ridge and to approve the Development Agreements for The Grove at Clara's Ridge, Phase 1, and for The Grove at Clara's Ridge, Phase 2.

BACKGROUND:

The Grove at Clara's Ridge is a residential subdivision consisting of 53 lots. The Planning Commission approved the Preliminary Subdivision Plat on August 5, 2021, and subsequently approved the Development Agreement on February 14, 2022. Following execution of the Development Agreement, the developer, Crews Development, remitted all required fees and initiated construction activities, including the installation of infrastructure such as electrical service, gas lines, and street lighting.

On March 7, 2024, the Planning Commission approved a request from the developer to divide the subdivision into two phases. Phase 1 comprises 30 lots, and Phase 2 includes the remaining 23 lots. At this time, surface asphalt has not been installed in either phase.

DISCUSSION:

On June 12, 2024, the Developer submitted a letter (Exhibit 2) requesting the original Development Agreement be voided and to separate the project into two phases. The main reason for this request was for marketing reasons. This resulted in the necessity to create two separate Development Agreements.

DEVELOPMENT AGREEMENT PREPARATION FEE:

- PHASE 1 - \$550.00
- PHASE 2 - \$550.00

STAFF RECOMMENDATION: Staff recommends the voidance of the original Development Agreement for The Grove at Clara's Ridge and the approval of the two separate Development Agreements: The Grove at Clara's Ridge, Phase 1 and The Grove at Clara's Ridge, Phase 2.

BUDGET IMPACT:

There is no budget impact.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map](#)
[Exhibit 2 - Letter](#)

[Exhibit 3 - DA to be Voided](#)

[Exhibit 4 - DA - Phase 1](#)

[Exhibit 5 - DA - Phase 2](#)

PROPOSED MOTION:

To approve voiding the Development Agreement for The Grove at Clara's Ridge and to approve new Development Agreements for The Grove at Clara's Ridge, Phase 1 and for The Grove at Clara's Ridge, Phase 2.

Board Action: Motion By _____ Seconded By _____

| Vote Total | Hall | Jordan | Robbins | Marshall | Stamps | Fraser |
|------------|------|--------|---------|----------|--------|--------|
| Yes | | | | | | |
| No | | | | | | |
| Abstain | | | | | | |