



REQUEST FOR ACTION

Development Agreement with London Brook Ponds Academy Group LLC for London Brook Ponds

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrowski

Action Requested:

Authorizing a development agreement with London Brook Ponds Academy Group LLC for London Brook Ponds.

Report Narrative:

London Brook Ponds Academy Group LLC (Owner) owns real property currently platted as Outlot B, Homestead Acres, lying east of 16th Ave SE and south of 8 1/2 St SE. The owner has received separate approval for the London Brook Ponds Major Land Subdivision CD2025-003PLAT and is seeking approval for Final Plat CD2026-012PLAT to facilitate ultimate creation of 44 residential lots to be developed in two or more phases. The Owner is also seeking separate approval for development application CD2025-001CUP to facilitate construction of a daycare facility within a portion of the subdivision, and application CD2025-011SDP to facilitate construction of an eleven-unit apartment.

The Public Works team has coordinated with the Owner's representative to craft terms for a development agreement for the property that addresses items such as obligations related to construction of public utilities within the property, construction and maintenance of private utilities and certain storm water management facilities; terms for the dedication of public easements; obligations related to pedestrian facilities; and terms for the payment of Public Works collected development-related charges. The Public Works team recommends approval of this agreement, which has been provided to the Owner for signing prior to execution and recording by the City.

Priorities & Foundational Principles:

Housing Access

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

Execution of a development agreement will serve to memorialize the Owner's and the City's obligations related to the development of a property and will ensure the appropriateness of the development project within the greater framework of applicable City policies.

Prior Legislative Actions & Community Engagement:

May 5, 2025: Council Meeting - Major Land Subdivision No. CD2025-003PLAT approved

July 6, 2026: Council Meeting - Final Plat No. CD2026-012PLAT scheduled

Fiscal & Resource Impact:

The Owner has paid a document preparation and recording fee for this agreement.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[Development Agreement - London Brook Ponds Academy Group LLC for London Brook Ponds](#)