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| **PROPOSAL:** | Application by Century Communities to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 398-unit single-family development located on approximately 169.86 acres of land adjacent to 500 W. Shiloh Unity Road (TM#s 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02). This application is associated with the companion Zoning Map Amendment: RZ-2022-0733 and Preliminary Plat: SD-2022-0733. |
| **COUNCIL DISTRICT:** | District 4, Larry Honeycutt |

Century Communities has requested to develop 169.86 acres comprised of four parcels intending to develop under the Cluster Subdivision Overlay (*see Staff Report for SD-2022-0733*). This proposal is for a 398 unit single family development.

Unified Development Ordinance (UDO) Section 9.2.18.A.2, Development Agreements (DA) are required for all land development projects that seek to develop under the Cluster Subdivision Overlay.

The applicant submitted the proposed Development Agreement enclosed with this memo. This Development Agreement has been revised to reflect changes which have occurred in the proposed concept plan. The Development Agreement reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and traffic impact analysis (TIA). It is important to note that at the time of this report (10-11-2022) the TIA associated with this agreement has not been approved by the County's Traffic Engineering Consultant. Should we receive comments from the County's consultant prior to the meeting we will disburse that information to both the Planning Commission and the Applicant.

The Development Agreement must first be reviewed by the Planning Commission who is required to hold one public hearing. The Development Agreement does not include any proposed impact fees, which will be discussed with County Council.