



Agenda Commentary

Item Title/ Subject: Wheatland Housing Addition - Expansion Project

Staff Source: Steve Hewitt, City Manager

History/Background Information: 28th St / Modelle behind the Bank of the West, there sits undeveloped property currently zoned commercial. Developer Shawn Driver (Clinton native), has approached the City regarding developing this area for residential housing project.

Item/Subject Summary:

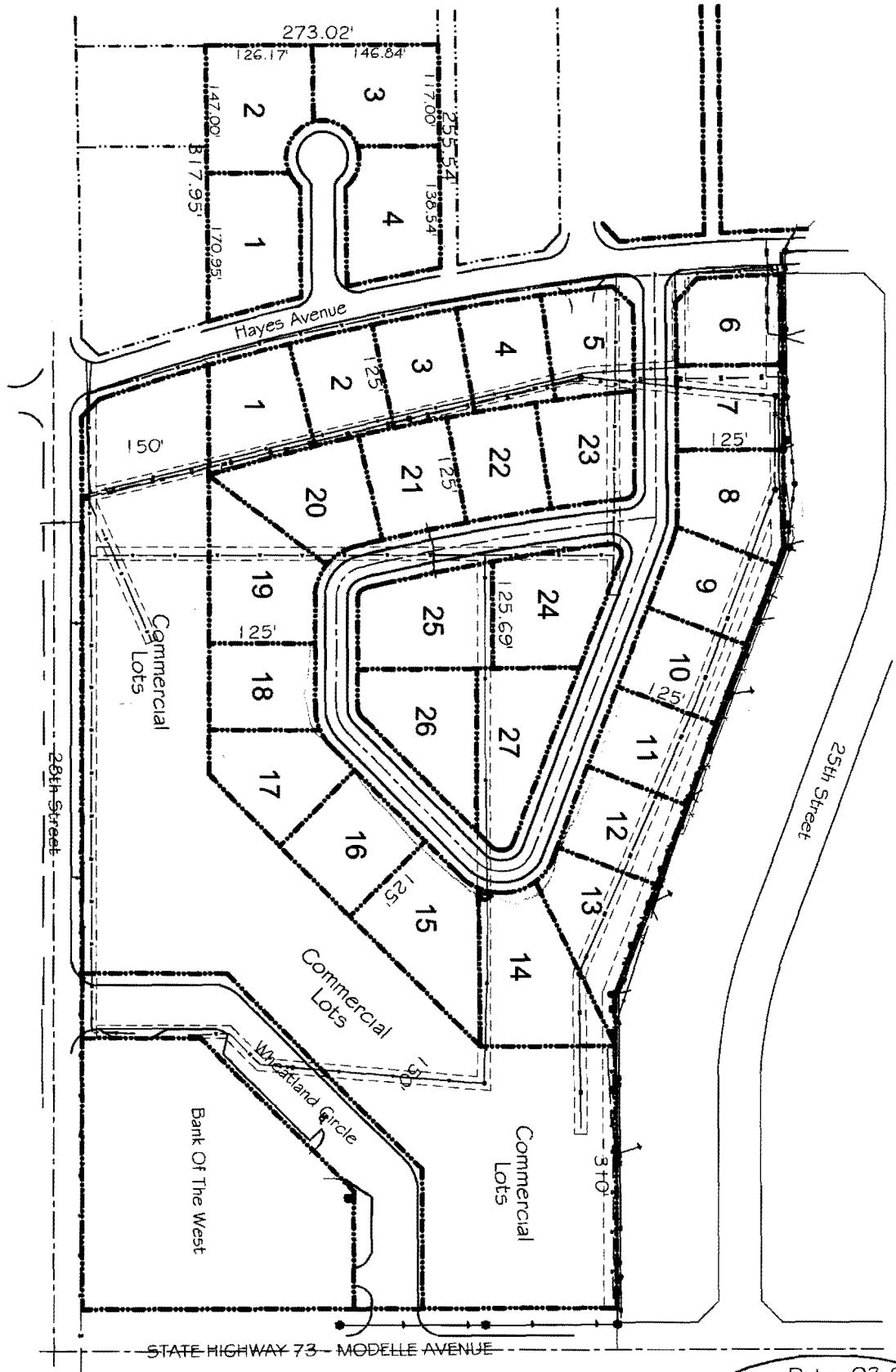
New Housing growth is a need in Clinton. We have discussed multiple ideas, including the 13th/Avant Park property. We are continuing gathering feedback from the community regarding that proposal. Mr. Driver approached the City about developing this area behind Bank of the West. His plan would develop 27 lots. This would be its own individual development with its own covenant. Mr. Driver has asked the City to be a partner on this project. That partnership would include the City assisting in Public Improvements (Water, Sewer, and Road). This area has some utilities; however some minor adjustments/extensions would need to be added to accommodate residential development. This would serve mid to larger homes (1800+ square ft), pending covenant regulations. Driver's group would cover all costs related to engineering, development, design, zoning, etc. Areas along 28th and Modelle would remain commercial. (See preliminary design)

Price/Cost: Preliminary estimates: \$201,000 Street, \$30,000 water/sewer (City install).

Funding would come from Public Works and Capital Improvement Funds. The City would negotiate some reimbursement per lot developed. (Shawn Driver will be at Council meeting)

Recommendation: City Manager/ Staff recommend negotiating a development agreement and researching more details of a partnership. As we gather more details, this will allow both staff and Council to obtain community feedback.

Housing is important... Communities like Clinton need public/private partnerships. It is common for Municipalities to assist in Public Improvements for development. This would help our continued growth and economic development immediately. This is another idea/opportunity that can help relieve some concerns. Investigating more developments must continue. We must look at all levels of housing.



Conceptual
North
No Scale

Site Development Plan

Date: 03-01-11

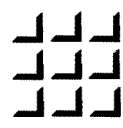
Preliminary
Not for Construction

Conceptual Site Plan For:

Wheatland Addition

Clinton,

Oklahoma



White Design Group, P.C.

Architectural and Interiors Consulting

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