



# 175 W ANTELOPE MIXED USE PROJECT

*Development Agreement*

# Background

- 175 West Antelope Drive
- General Plan Amendment & Rezone
  - Mixed-Use Concept
  - Commercial with townhomes to the rear
  - Rear portion rezoned from C-2 to R-3
  - Approved in February 2025, subject to a DA
- Development Agreement
  - To outline details and requirements

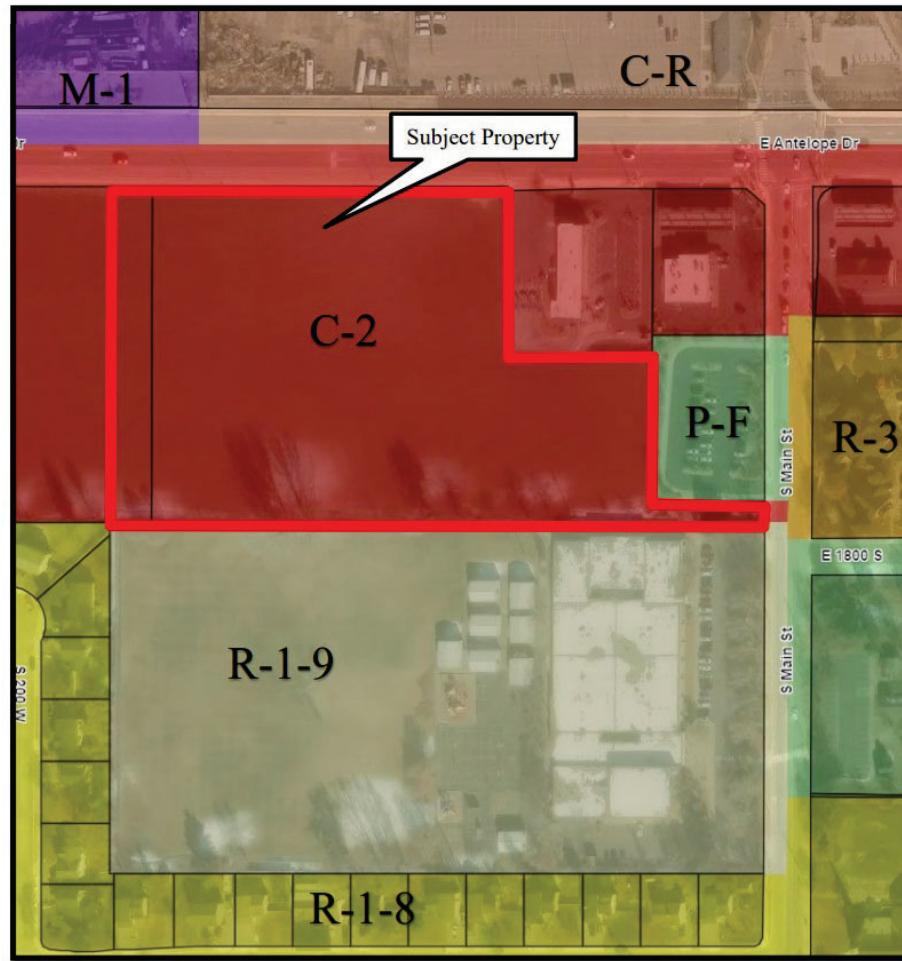




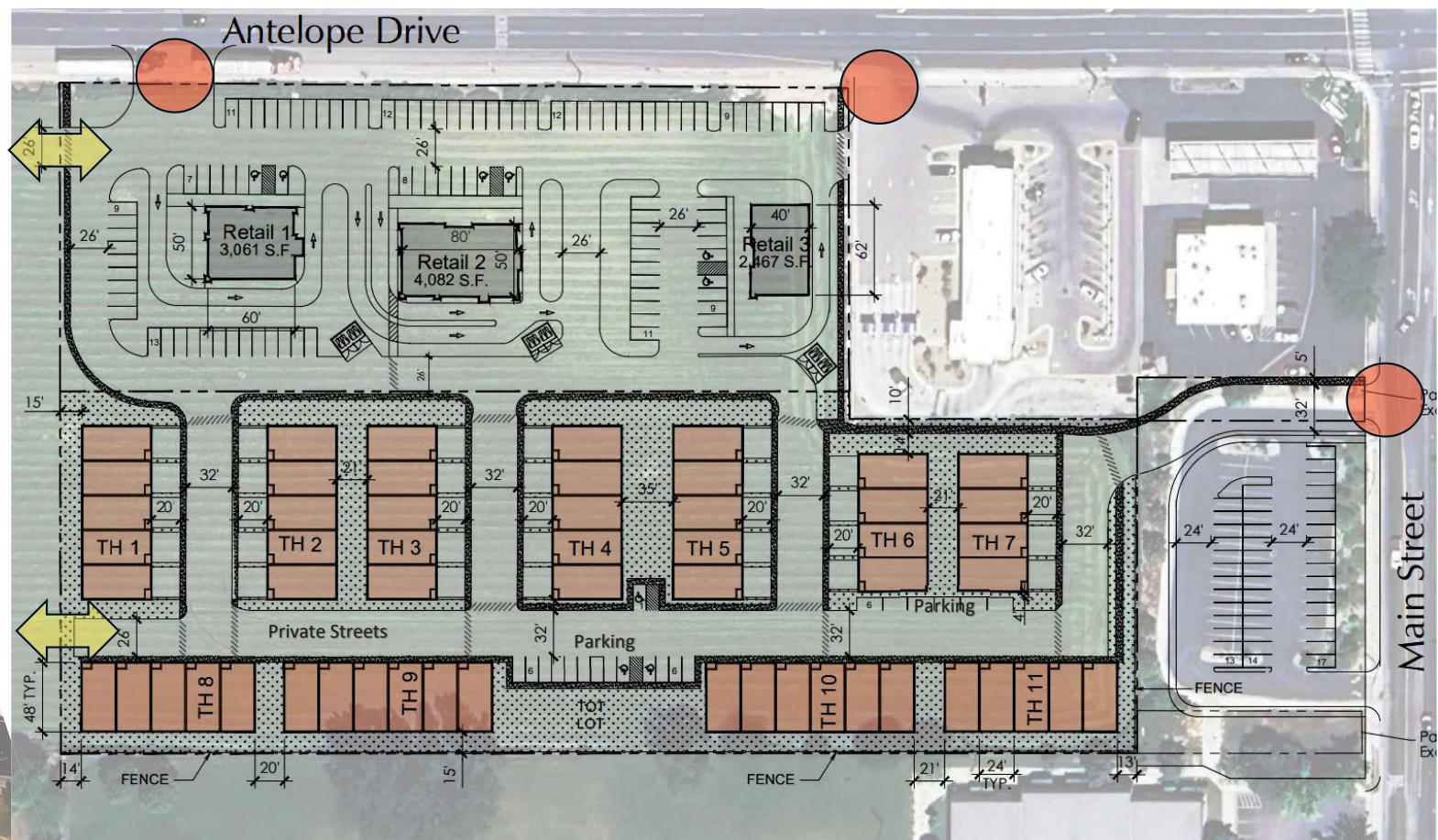
# Agreement

- *Commercial*
  - *To include at least 9,000 square feet of building floor area*
  - *Performance bond and development timeline to require final completion no later than 30 months after execution of the agreement*
- *Residential Townhomes*
  - *Up to 55 townhomes (13/acre)*
  - *Limited to two-story*
  - *Sold for purpose of home ownership*
  - *Owner-occupancy for 1 year*

# Aerial Image & Zoning Map



# Concept Site Plan





# Traffic Study

- *Projected Traffic*
  - *Total Daily Trips: 4,105*
  - *Total Drive Thru Daily Trips: 3,506*
  - *Origin/Destination*
    - *East Antelope: 55%*
    - *West Antelope: 35%*
    - *South Main: 10%*
- *Key Comments & Recommendations*
  - *For the West Access from Antelope, no widening needed, striping could be updated for right turn lanes*
  - *For the East Access from Antelope (shared with carwash), it would be ideal to place further from intersection but still projected to function*

# Farmhouse Townhome Elevations



# Farmhouse Townhome Elevations



# CraftsmanTownhome Elevations



# Craftsman Townhome Elevations





## City Council Decision Options

- After careful consideration and analysis of the request, the City Council may move to:
  1. *Approve* the Development Agreement Request for 175 West Antelope Mixed Use Project.
  2. *Deny* the Development Agreement Request for 175 West Antelope Mixed Use Project.
  3. *Table* the Development Agreement Request to request additional time to consider the request.