

## DEVELOPMENT PROPOSAL PACKET

The City of Avoca, Iowa is inviting proposals for the acquisition and development of certain real property (the “Property”) situated in the Avoca Urban Renewal Area in the City of Avoca, Iowa and more particularly described as follows:

The section of land described as Lot 8 in the Official Plat of Section 9, Township 77, Range 39 and all that part of the SE ¼ of Section 9, Township 77 Range 39, lying North of the South Line of Mill St., in the Town of Avoca, extended to the East line of Said section 9.

In accordance with the City’s urban renewal plan, zoning regulations and economic development objectives governing the Property, the City intends that the Property will be purchased from the City at fair value and that housing and the corresponding public infrastructure will be constructed thereon. In addition the development of the project will include the following elements:

### City Objectives

The City is seeking proposals to develop the site in conformance with applicable local zoning, land use ordinances, building and safety code regulations as well as compliance with the following stated objectives. These objectives include but are not limited to:

- To cause the construction of new dwelling units.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the City’s long term economic and community growth objectives.
- To provide a mix of income types including affordable housing for households at or below 80% of the median family income.
- To provide adequate street lighting, sidewalks, roadways, parking, and drainage throughout the site.

The Property shall be developed in compliance with local zoning, land use, building and safety code regulations.

### Site Description

The parcel is not yet served with water, sanitary sewer, storm sewer, and street paving. This shall be considered by potential developers to be included in any proposal or development agreement.

The parcel is currently under contract for crop planting and harvesting through August of 2021. Proposals or development agreements must consider reimbursement for destroyed crops to the contract holder as a result of lot development.

All inquiries/questions regarding this RFP must be directed to City Administrator, Dave Mitchell via email [cityadministrator@cityofavoca.com](mailto:cityadministrator@cityofavoca.com) . Any changes or additions to the RFP information will be emailed to each Developer who has submitted an email of interest with pertinent contact information. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: March 16<sup>th</sup> 2021

Q&A Ends: April 9<sup>th</sup> 2021.

RFP Due: The City will be receiving written development proposals for the acquisition and development of the Property until 10 a.m. on April 20, 2021 at the office of the City Clerk at City Hall in Avoca.

Responses should be in sealed packages, clearly marked with the developer name and “Sunrise Ridge Development” as the proposal name. Proposal can be mailed or hand delivered to the address below:

Mailing Address:

City of Avoca, Iowa

Attn: Dave Mitchell

P.O. Box 246

Avoca, Iowa 51521

Hand Delivery:

City of Avoca

City Clerk’s office

201 N. Elm Street, lower level

Avoca, Iowa 51521

### Proposals

The City will select the proposal that represents development options for the Property that are in the best interests of the City in light of the urban renewal and economic development objectives for the Property.

Proposals submitted by facsimile transmission (fax) or electronic mail (email) will not be accepted. Proposals received after the submission deadline will not be accepted.

### Proposal and Submittal Requirements

In a clear and concise manner, developers must submit proposals that demonstrate the developer’s capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. Developers are required to submit five hard copy sets and one electronic set of proposals and must include the following information to be submitted for consideration:

1. Application- must be completed and attached as proposal cover page (see Attachment E).

2. Project Summary- A brief written description of the project.
3. Project Plans- A scaled plot plan of the proposed development will be provided by Snyder and Associates.
4. Developer Experience- Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
5. Project Timeline- A timeline for the project design and construction.
6. Financial Summary- Developer must provide cost and source of funding for the project.

### Special Conditions

Any proposed construction must adhere to the following requirements:

- All newly constructed housing must meet locally adopted and enforced building codes, standards, and ordinances of the City of Avoca, and the State of Iowa.
- All newly constructed housing must meet the requirements of the National Electrical Code and will be inspected by a State Fire Marshall representative.

### Proposal Evaluation

The project proposals will be reviewed based on the following evaluation criteria:

1. Dwelling Unit Design and Mix of Unit Types (33.33%)
  - a. Preference will be given to developers showing a mix of housing types and design choices.
  - b. A Maximum of 71 units will be allowed.
2. Developers Experience and Capacity (33.33%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction of a mix of housing types. The names of individuals involved and the roles they will perform must be listed. Provide a description and the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
3. Timeline (33.33%): Proposals will be scored on the length of time it will take to construct and occupy this project.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

### Potential Development Incentives Available

The City will work to support the selected developer in applying for any and all applicable federal, state, or local incentive applications. These applications must be completed by the selected developer with assistance from the City.

- Possible energy incentives may be obtained from MidAmerican Energy depending on project design. Consultation should be initiated with the energy company prior to final design.
- The property may be eligible for Tax Increment Financing (TIF) and/or property tax exemption, and will be negotiated by the City on a project specific basis not to exceed 12 years for TIF reimbursements
- Down Payment Assistance through Urban Renewal Board New Housing Incentive Program.

#### General Provisions

- 1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Avoca. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.
- 2) Non-Warranty Request for Qualifications: The City shall not be responsible for any errors or omissions in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.
- 3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.
- 4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgement, best serve the City of Avoca.

The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

- 5) Indemnification: The selected Developer shall: (1) faithfully perform said contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by any reason of failure to do so; and (3) fully reimburse and repay City all outlay and expenses which said City may incur in making good any default.

The Selected Developer shall protect, defend, indemnify, and save harmless the City, its agents, boards and employees, collectively referred to as "indemnities", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and

against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in failure of performance of any work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnities.

- 6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Avoca. Specific amounts and types of insurance will be detailed in the negotiated development agreement.
- 7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement, or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion, or fraud.
- 8) Consideration of submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.
- 9) Discrimination Clause: According to the City of Avoca Municipal Code discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligation.

Attachment A.

Site Map



Attachment B.  
Conceptual Illustration



## Attachment C.

### Subdivision Regulations Chapter 8.10

8.10 Subdivision Regulations. This section provides minimum standards for the design, development, and improvement of all plats, subdivisions, and re-subdivisions of land, so that existing developments will be protected, and so that adequate provisions are made for public facilities and services, and so that growth occurs in an orderly manner, consistent with the Comprehensive Plan. A. The regulations of this section are in accordance with the provisions of Chapter 354 of the Code of Iowa, and amendatory acts thereto, governing all plats and subdivisions in the City or within two (2) miles thereof. The following shall apply: 1. No plat or subdivision shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this Chapter and has been approved as prescribed herein. 2. The Council shall not permit any public improvements over which it has any control to be made, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after October 6, 1970, unless such subdivision and streets have been approved in accordance with the provisions of this Chapter and the street accepted by the Council as a public street. 3. No building permit and no certificate of occupancy shall be issued for any division unless such division has been approved. 111 B. Approval Prior to Effectiveness of Recording. No subdivision plat, re-subdivision plat or street dedication within the City of Avoca, Iowa, or within two (2) miles of the corporate limits of the City as recorded in the appropriate office of the County Recorder and filed with the appropriate County Auditor, as provided in Section 354.9, Code of Iowa, shall be filed for record with the appropriate County Recorder, or recorded by the appropriate County Recorder, until the plat of such subdivision, re-subdivision, or street dedication has been reviewed and approved in accordance with the subdivision regulations of the City. C. Plat of Survey Review and Approval Any division or combination of a tract, lot or parcel, not constituting a formal subdivision, shall be administratively reviewed and approved by the Administrator for compliance with zoning and subdivision regulations. A Plat of Survey shall be required. Prior to recording with the County Recorder, a division shall be certified as approved by the Zoning Administrator (hereafter Administrator). D. Professional Survey. A licensed land surveyor and engineer shall make all plats required by this section. E. Pre-Application Conference. The subdivider may present a sketch plan of a division or combination to the Administrator and Commission or Council for review, prior to incurring significant costs preparing the preliminary or final plat. F. Minor Plat Process. The Administrator shall review a Minor Plat to assure that it is in full conformance with all applicable ordinances, rules, and regulations, and shall approve or disapprove the final plat accordingly. G. Conformance with Comprehensive Plan and Zoning Regulations. The arrangement, character, extent, width, grade and location of all improvements, the general nature and extent of the lots, and uses proposed shall conform to the Comprehensive Plan and zoning regulations of the City and shall conform to



such other plans, including but not limited to a Major Street Plan, a Sanitary Sewer System Plan, or a Parks and Open Space Plan, provided such plan has been adopted by the City. H. Major Plat Process. In order to secure approval of a Major Plat, the subdivider shall comply with the requirements for a preliminary plat and the requirements for a final plat. 1. Preliminary Plat Requirements. The subdivider of any tract of land to be subdivided as a "Major Plat" shall cause a preliminary plat to be prepared of the subdivision containing the information specified herein and shall file three (3) copies of the plat with the Clerk. The preliminary plat shall contain the following information: a. A location map showing: i. The subdivision name. ii. An outline of the area to be subdivided. iii. The existing streets and town utilities on adjoining property. iv. North point and scale. 2. A preliminary plat of the subdivision drawn to the scale of one hundred feet (100') to one inch (1"), said preliminary plat to show: a. Legal description, acreage and name of proposed subdivision. 112 b. Name and address of the owner. c. Name of person who prepared the plat, and date thereof. d. North point and graphic scale. e. Contours at two foot (2') intervals, based on City datum. f. Location of existing lot lines, streets, public utilities, water mains, sewers, drain pipes, culverts, watercourses, bridges, railroad and buildings in the proposed subdivision. g. Layout of proposed blocks, if used, and lots including the dimensions of each, and the lot and block number in numerical order. h. Location and widths, other dimensions and names of the proposed streets, alleys, roads, utility and other easements, parks and other open spaces or reserved areas. i. Names of adjacent property owners. j. Grades of proposed streets and alleys. k. A cross-section of the proposed streets showing the roadway location, the type of curb and gutter, the paving and sidewalks to be installed. l. The layout of proposed water mains and sanitary sewers. m. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures. n. Proposed building lines, if different than the yard requirements established in the Zoning Regulations. 3. Preliminary Plat Review by Commission. The Clerk shall immediately transmit two (2) copies of the preliminary plat to the Planning Commission for study and recommendation. The Commission shall examine the preliminary plat as to its compliance with this Chapter, and the comprehensive plan of the City and shall have forty-five (45) days within which to submit a recommendation to the Council, provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. 4. Preliminary Plat Review by Council. The Council, upon receipt of the Commission's recommendation, or after the forty-five (45) days, or any extension thereof shall have passed, shall by resolution grant approval to or reject the preliminary plat, and such action shall be noted on all copies and tracings of the plat on file with the City. Approval of preliminary plat by the Council shall constitute approval to proceed with preparation of the final plat but shall not be deemed approval of the subdivision. 5. Final Plat Process. The subdivider shall submit to the City four (4) copies of a final plat containing the necessary information for approval. The final plat shall conform to the preliminary plat approval and to this Code and the required public improvements shall be completed or assurance provided for their completion. The following shall also apply: 113 a. Requirements of the Final Plat. The final plat shall conform to the requirements of Chapter 355 of the Code of Iowa, and shall be clearly and legibly drawn to a scale of not more than one

hundred (100) feet to one (1) inch with permanent ink on a reproducible tracing material. It shall show: i. The title under which the subdivision is to be recorded. ii. The linear dimensions in feet and decimals of a foot of the subdivision boundary, lot lines, streets and alleys. These should be exact and complete to include all distances, radii, arc, chords, points of tangency and central angles. iii. Street names and clear designations of public alleys. Streets that are continuations of present streets should bear the same name. If new names are needed, they should be distinctive. iv. Location, type, materials, and size of all monuments and markers including all U.S., county or other official bench marks. v. The signature and acknowledgement of the subdivision land owner and the subdivision land owner's spouse. vi. A sealed certification of the accuracy of the plat and that the plat conforms to Section 354.8 of the Code of Iowa by the professional engineer or land surveyor who drew the final plat. b. Final Plat Attachments. The final plat shall have the following attached to it: i. A correct description of the subdivision land. ii. A certificate by the owner and the owner's spouse, if any, that the subdivision is with the free consent, and is in accordance with the desire of the owner and spouse. This certificate must be signed and acknowledged by the owner and spouse before some officer authorized to take the acknowledgements of deeds. iii. A complete abstract of title and an attorney's opinion showing that the fee title to the subdivision land is in the owner's name and that the land is free from encumbrances other than those secured by an encumbrance bond. iv. A certificate from the County Treasurer that the subdivision land is free from outstanding property tax liens and obligations. v. A certificate from the Clerk of District Court that the subdivision land is free from all judgments, attachments, mechanics or other liens of record in the Clerk's office. vi. A certificate from the County Recorder that the title in fee is in the owner's name and that it is free from encumbrances other than those secured by an encumbrance bond. vii. A certificate of dedication of streets and other public property. 114 viii. A statement of restrictions of all types that run with the land and become covenants in the deeds of lots. ix. Resolution and certificate for approval by the Council and for signatures of the Mayor and the Clerk. x. Profiles, typical cross sections, and specifications of street improvements and utility systems, to show the location, size and grade. These should be shown on a fifty (50) foot horizontal scale and a five (5) foot vertical scale with west or south at the left. xi. A certificate by the City Engineer that all required improvements and installations have been completed, or that a performance bond guaranteeing completion has been approved by the City Attorney and filed with the Clerk. xii. The encumbrance bond, if any, as specified in Sections 354.11 and 354.12, Code of Iowa. c. Improvements Required. The subdivider shall, at subdivider's expense, install and construct all improvements required by this Chapter. All required improvements shall be installed and constructed in accordance with the design standards established for such improvements by the City, and as shown on the approved preliminary plat. All improvements shall be inspected by the City Engineer to insure compliance with the requirements of this Chapter. Laboratory and field tests shall be taken when necessary. The cost of such inspection shall be borne by the subdivider and shall be the actual cost of the inspection to the City. The improvements set forth below shall be considered the minimum improvements necessary to protect the public health, safety and

welfare: i. Streets. The subdivider shall grade and improve all new streets between the right-of-way lines within the subdivided area. The paving of such new streets shall be built according to the City's adopted standards and specifications. Minimum pavement widths shall be in accordance with adopted City standards. ii. Improvement to Adjacent Streets. The subdivider shall be responsible for improvements to any adjacent street(s) made necessary by the proposed subdivision. iii. Sanitary Sewers. The subdivider shall construct sanitary sewers according to the standards and specifications of the City, and provide a connection for each lot to the sanitary sewer. Where existing sewer outlets are not within reasonable distance, installation of private sewer facilities or septic tanks may be permissible as a temporary measure pending future sewer service. In situations of on-site sewage disposal the subdivider shall provide to the City appropriate permits issued by Pottawattamie County or the Iowa Department of Natural Resources. iv. Storm Sewers and Drainageways. All storm drainage flowing through the site and from within the site shall be conveyed through storm drains and appurtenant facilities. The facilities shall be constructed in accordance with the City's standards and specifications for storm drains. 115 v. Water Mains. The subdivider shall provide for the installation of water mains and fire hydrants in the subdivided area, and such installation shall be made prior to the street pavement construction and shall be in accordance with the standards and specifications of the City. vi. Sidewalks. The subdivider shall provide for the installation of sidewalks along all newly created lots, including sidewalks on adjacent existing streets. The sidewalks shall be built according to the standards and specifications of the City. The subdivider shall indicate in the application for approval of a preliminary or final plat those sidewalks that will be constructed at the time of installation of public improvements, and those that the subdivider would like the Council to defer until a later date. If the Council agrees to defer construction of the sidewalks, sidewalks shall be constructed at the time a principal structure is build upon the adjacent lot or lots or within five (5) years of plat approval, whichever is earlier. Notwithstanding the above, the Council may require the sidewalk's construction at the time adjacent roadway construction takes place or at any other time as noted in the final plat approval. At the time sidewalk construction is required as provided above, such construction shall be completed at the sole cost and expense of the person or entity that owns the property or lot at the time of construction. vii. Street Signs. The City shall furnish and cause to be erected at all intersections, street identification signs, and posts in accordance with standards approved by the Council. The subdivider shall reimburse the City for all costs associated with the purchase and installation of the required street signs. viii. Streetlights. Installation of streetlights shall be required in accordance with design and specification standards approved by the City. Plans for steel pole streetlights with underground distribution shall be submitted by the subdivider to the City for approval. The subdivider shall pay the cost of streetlights with underground distribution lines. ix. Private Utilities. All private utilities, including but not limited to, gas, electric power, telephone, and cable TV lines shall be located underground throughout all residential zoning districts. The availability of these facilities and their existing location shall be shown on the preliminary plat. The subdivider shall be responsible for complying with the utility requirements of this Code. The subdivider shall also be

responsible for making the necessary arrangements including any construction or installation charges with each of the serving utilities. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, and other facilities necessarily appurtenant to such underground utilities shall be underground if possible. Such facilities shall be placed within easements or public rights-of-way provided for each particular facility. Overhead utilities with underground service lines may be permitted in commercial and industrial zoning districts. x. Fencing and Screening. The subdivider shall furnish and install fences and screening required by zoning regulations or otherwise required by the Council. d. Easements. The subdivider shall provide the following easements: 116 i. Utilities. Where alleys are not provided, or where otherwise required by the present or future placement of public utilities, easements of not less than ten (10) feet in width shall be granted by the owner along rear, and where necessary, along side lot lines for public utility requirements. Except where prohibited by topography, such easements shall be centered on lot lines. Easements of greater width may be required along lot lines, or across, lots when necessary for the placement and maintenance of utilities. No buildings or structures, except as necessary for utilities, shall be permitted on such easements. ii. Watercourses. Wherever any stream or surface watercourse is located in an area that is being subdivided, the subdivider shall, at said subdivider's expense, make adequate provisions for the proper drainage of surface water and shall provide and dedicate to the City an easement along said stream or watercourse as necessary for the proper maintenance of the watercourse, and as approved by the City. e. Performance Bond In Lieu of Improvements. The completion requirement may be waived in whole or in part if the subdivider will post a performance bond with the Council guaranteeing that improvements not completed will be constructed within a period of one (1) year from final acceptance of the plat, but final acceptance of the plat will not constitute final acceptance by the City of any improvements to be constructed. Improvements will be accepted only after their construction has been completed, and no public funds will be expended in the subdivision until such improvements have been completed and accepted by the City. f. Maintenance Bond. The subdivider shall warrant the design, material, workmanship, installation, and/or construction of required improvements for a period of two (2) years from and after acceptance of the roadway paving, and two (2) years for sanitary sewers, storm sewers and water mains. Such warranty shall be by bond or other acceptable collateral, shall be subject to review by the City Attorney, and shall specifically assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the City from any and all costs or losses resulting from, attributed to, or otherwise arising from such defective improvements. The contractor may post the required maintenance bond in lieu of the subdivider. g. Review and Recommendation by Planning Commission. The Planning Commission shall examine the final plat and accompanying material for conformity with these regulations and the approved preliminary plat. The Planning Commission may confer with the subdivider on changes deemed advisable and the extent of such improvements to be made by the subdivider. The Planning Commission shall make a recommendation to approve, conditionally approve, or reject such plat within sixty (60) days after the date of receipt by the Commission. 117 h. Consideration by Council. The Council shall

not consider a final plat until receipt from the subdivider of a title opinion, tax certificate, easements, deeds, lender's certificates, and other information to the satisfaction of the City Attorney. If the Commission does not recommend approval of the final plat, the Council may approve said plat only by a four-fifths majority of the membership of the Council. The Council will approve the plat via a resolution that shall be recorded with the plat. The Clerk shall seal the approved final plat.

i. Duty to Record. Upon approval of the final plat by the Council, it shall be the duty of the subdivider to immediately file such plat with the County Auditor and County Recorder, as required by law. Such approval shall be null and void after thirty (30) days, unless such plat has been duly recorded and evidence thereof filed with the Clerk within such thirty (30) days.

6. Acceptance of Public Improvements. Approval of the final plat by the City does not constitute final acceptance by the City of any improvements to be constructed, unless specifically stated in the resolution approving the final plat. Improvements will be accepted only after their construction has been completed and inspected by appropriate City personnel certifying the improvements have been completed in conformance with standards and specifications and all other requirements of the City. The City Council may accept all streets, utilities, alleys, easements, parks or other areas reserved for or dedicated to the public. Upon completion of the improvements as required in this Chapter, the City Council may accept the improvements by resolution, at which time the City will assume maintenance of the improvements.

7. Variances. Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirement of this Chapter would result in extraordinary hardship to the subdivider, because of unusual topography or other conditions, the Council may vary, modify or waive the requirements so that substantial justice may be done and the public interest secure. The Council may also vary, modify or waive the requirements so that natural resources and drainage ways located within a proposed subdivision may be preserved. Under no circumstances shall such variance, modification or waiver have the effect of nullifying the intent and purpose of this Chapter. Such variances and waivers may be granted only by the affirmative vote of three-fourths (3/4) of the members of the Council.

8. Fees. All plat applications shall be accompanied by the appropriate fee as established in Chapter 10.

9. Civil Action for Violations. If a person is in violation of this regulation, the Manager or other designated official shall seek any remedy provided for by Chapters 4.2, 4.5, or by civil action.

10. Denial of Building Permit. No building permit shall be issued for construction on any lot, parcel, or tract, where a subdivision is required by this section, unless and until a final plat of such subdivision has been approved and recorded in accordance with this section, and until the improvements required by this Chapter have been accepted by the City.

11. Plats Outside Corporate Limits. Procedure for approval of preliminary and final plats of land within two (2) miles of the corporate limits shall be the same as set out in this Chapter, except that five (5) copies of the plat shall be filed with the Clerk. The Clerk shall refer two copies to the County and request the County recommendations to be submitted to the Commission. The Commission shall not take action on the plat prior to receiving the recommendations of the County, provided that the County shall submit its recommendations within thirty (30) days after the referral of the plat to the County.

12. Public

Parkland Requirement. Any developer who seeks to develop land for residential purposes within the City may be required to dedicate public parkland.

## Attachment D.

### Planned Residential Overlay

1. Single-Family Residential (SFR). This district is intended to provide for low to moderate density residential neighborhoods, characterized by single-family dwellings on relatively large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure. 2. Urban Density Residential (UDR). This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings on moderately-sized lots with supporting community facilities and urban services. Its regulations apply to established parts of Avoca and to new areas which are developed to higher residential densities. Regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

## Attachment E. Development Standards

Development standards shall be regulated by district. Table 3 shall provide the development standards for each district and other provisions of this subsection shall provide exceptions or conditional modifications to those regulations.

**Table 3: Minimum Development Standards**

Use Types	SFR	UDR	FMU	TC	HC	GCI	AR	PUD
<b>Min. Lot Area</b>	10,000 sq. ft.	6,000 sq. ft.	10,000 sq. ft.	1,200 sq. ft.	10,000 sq. ft.	7,200 sq. ft.	10 acres	9.9(5)(i)
<b>Min. Lot Width (ft.)</b>	60	40	80	20	80	60	200	9.9(5)(i)
Primary Structure Regulations (ft)	SFR	UDR	FMU	TC	HC	GCI	AR	PUD
Front Yard	30	20	25	0	20	20	50	9.9(5)(i)
Street Side Yard	30	20	25	0	20	20	50	9.9(5)(i)
Interior Side Yard	8	6	7	0	15	15	15	9.9(5)(i)
Rear Yard	30	20	25	0	10	10	50	9.9(5)(i)
Max. Building Height	35	35	35	35	35	35	35	9.9(5)(i)
Min. Building Width	Note 3	Note 3	Note 3	Note 3	Note 3	Note 3	Note 3	9.9(5)(i)
<b>Max. Building Coverage</b>	35%	50%	50%	100%	70%	70%	5%	9.9(5)(i)
<b>Max. Impervious Coverage</b>	50%	60%	65%	100%	80%	90%	8%	9.9(5)(i)
<b>Site Area per Housing Unit</b>	7,500 sq. ft.	2,250 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	NA	10 acres	9.9(5)(i)
Accessory Structure Regulations (ft)	SFR	UDR	FMU	TC	HC	GCI	AR	PUD
Front Yard	Note 3	Note 3	Note 3	Note 3	Note 3	Note 3	Note 3	9.9(5)(i)
Street Side Yard	35	25	25	0	15	15	50	9.9(5)(i)
Interior Side Yard	7	7	7	0	0	0	50	9.9(5)(i)
Rear Yard	7	7	7	7	7	7	7	9.9(5)(i)
Max. Building Height	15	15	15	15	35	35	35	9.9(5)(i)
Distance between Accessory and Primary Structure	7	7	15	15	15	15	15	9.9(5)(i)



Attachment F.  
Proposal Cover Page

**Project Information**

Project Name \_\_\_\_\_

**Organization Information**

Name of Developer \_\_\_\_\_

Mailing Address \_\_\_\_\_

Contact Person \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address \_\_\_\_\_

Employer Identification Number \_\_\_\_\_ MBE/WBE Owned? \_\_\_\_\_

DUNS Number \_\_\_\_\_

**Partners**

Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm		
Lender		
Other (specify)		
Other (specify)		