



## Legislation Text

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**File #:** 19-0242R, **Version:** 1

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RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH HARBOR LIGHT DEVELOPMENT LLC RELATED TO THE DEVELOPMENT OF PROPERTY SOUTH OF ARROWHEAD ROAD AND WEST OF ARLINGTON AVENUE.

### CITY PROPOSAL:

RESOLVED, that the proper city officials are hereby authorized to enter into an agreement in the form of that attached hereto as Exhibit A, with Harbor Light Development LLC, a Minnesota limited liability company, setting forth terms and conditions related to the replatting and development of property located south of Arrowhead Road, east of Stanford Avenue, north of West Marble Street and east of Robin Avenue.

STATEMENT OF PURPOSE: The purpose of this resolution is to authorize an agreement with Harbor Light Development LLC (the "Developer") for the replatting of property on the south side of Arrowhead Road west of its intersection with Arlington Avenue.

The property in question, shown on the attached map, has been acquired by the Duluth Gospel Tabernacle Church, currently located at 1515 West Superior Street, in contemplation of constructing a new church building on the property. As part of the development of the larger property, the church has replatted the property into four lots and one outlot. Their plan calls for the Church to develop one of the lots for church purposes and to seek other development for the other three lots. The outlot would be deeded to the City after the plat is recorded and the improvements referenced below are completed. It is anticipated that the lot fronting on Arrowhead Road in the center of the plat will be developed in the immediate future.

The plan also includes development of interior roads and bike and pedestrian pathways, provides for the preservation of wetlands and includes the conveyance of the property upon which will be located a water retention structure along Arrowhead Road to help to address storm water run-off. In addition, if traffic patterns should develop so as to require intersection improvements where the plat's access points intersect Arrowhead Road, the Developer has agreed to pay for a portion of those improvements by assessment.