



AGENDA MEMORANDUM

First Reading Ordinance for November 11, 2025
Second Reading Ordinance for November 18, 2025

DATE: November 11, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Director Development Services
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<p>Approval of a Developer Participation Agreement for Street Oversizing for the street infrastructure improvements at King's Landing Unit 11.</p>

CAPTION:

Ordinance authorizing a Developer Participation Agreement with MPM Development, LP to reimburse the developer up to \$944,506.80 for the City's share of the cost to construct Lady Alexa Drive and Castle Black Drive with Roller Compacted Concrete for the King's Landing Unit 11 subdivision in accordance with the Pilot Program for Roller Compacted Concrete Roadway Improvements (District 3), with funding from 1041 Streets Fund in FY2026.

SUMMARY:

MPM Development, LP is developing a new residential subdivision and is required to construct the street infrastructure improvements. The Participation Agreement with MPM Development, LP will reimburse the developer up to \$944,506.80 for oversizing associated with constructing Lady Alexa Drive from a Local street to a "C-3" Primary Collector street, using roller compacted concrete, which will be warranted for 10 years.

BACKGROUND AND FINDINGS:

The Developer has requested and is eligible for reimbursement through a developer participation agreement for the street infrastructure improvements at King's Landing Unit 11 for the construction cost per UDC Section 8.4. The Developer will oversize the street infrastructure from a "L-1A" Local street, which has a 50' ROW and 28' Back to Back Curb, to a "C-3" Primary Collector street with 50' Back to Back Curb using roller compacted concrete. The King's Landing Subdivision is part of the Pilot Program for

Roller Compacted Concrete Roadway Improvements. Under the Pilot Program and the Participation Agreement, the Developer provides a 10-year warranty on roadway improvements in addition to 7 years of maintenance, which runs concurrently.

FINANCIAL IMPACT:

The fiscal impact for FY 2026 is \$944,506.80 with funds available in the Streets Fund.

Funding Detail:

Fund: 1041 Streets
Department: 33 Streets
Organization: 11112 Purchases with Short Term Debt
Project: King's Landing Unit 11 Participation Agreement
Account: 530000 Professional Services
Amount: \$944,506.80
Fiscal Year: 2026

RECOMMENDATION:

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The oversizing street infrastructure will be an improvement and provide an overall greater capacity. Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS:

Ordinance (with exhibits)
Agreement (with exhibits)
Presentation
Location Map