

SUMMARY OF PROPOSED MAYFAIR DEVELOPMENT AGREEMENT AMENDMENTS

In addition to updates to the title page information, dates, staff titles (now referenced collectively as 'City Staff'), section renumbering and restructuring, and other minor clarifications and additions, the following substantive revisions have been made to the Development Agreement:

- **PG. 3, Section 2.2:** Removed the Alternative Development Standards approval process from the definition of 'Alternative Development Standards,' as procedural details do not belong in the definition and the referenced process is inconsistent with the procedures outlined in Section 4.3(E), Sector Plans Incorporating Alternative Development Standards.
- **PGs 5 and 6:** Definitions have been added for the following terms: City Attorney, City Departments, City Manager, City Staff, Conditional Sector Plan Notice, Conditionally Approved Sector Plan, Development Quartiles, and Development Quartile Reporting.
- **PGs 7 and 8:** Relocated the criteria for Minor Amendments to an Approved Sector Plan from the definition of 'Minor Amendments to an Approved Sector Plan' to Section 4.3.2(A)(1), Minor Amendment to a Sector Plan.
- **PGs 8 and 9:** Relocated the criteria for Minor Amendments to the Master Framework Plan from the definition of 'Minor Amendments to an Approved Sector Plan' to Section 4.2.1(A)(1), Minor Amendments to the Master Framework Plan.
- **PG. 11:** Added definitions for Periodic Conforming Updates and Public Facility
- **PGs 13 and 15:** Added Section 4.2.1(A)(1), Minor Amendment to the Master Framework Plan, and moved the criteria for Minor Amendments to the Master Framework Plan from the definition of 'Minor Amendments to the Master Framework Plan' to this Section; added clarification that Minor Master Framework Plan Amendments may be administratively approved; and added Sections 4.2.1(A)(1)(b), addressing Periodic Conforming Updates, and 4.2.1(A)(1)(c), clarifying that Minor Amendments to the Master Framework Plan do not require a Traffic Impact Analysis.
- **PGs 15 and 16:** Pages 15 and 16: Added Section 4.2.1(A)(2), Major Amendment to the Master Framework Plan, which clarifies the process for submitting Major Amendments and establishes process and cadence for Periodic Conforming Updates to ensure conformity across the Master Framework Plan, Sector Plans and plats.

- **PGs 16 and 17:** Reorganized Section 4.3, Sector Plan, to provide a clearer and more detailed description of the Sector Plan process, and updated Section 4.3.1(B)(3) to allow for the simultaneous review of the Sector Plan and the Sector Plan Traffic Impact Analysis, as well as conditional approval of the Sector Plan while the Sector Plan Traffic Impact Analysis remains under review.
- **PGs 19 and 20:** Added Section 4.3.2, Amendments to Approved Sector Plans, and relocated the criteria for Minor Amendments to a Sector Plan from the definition of 'Minor Amendment to an Approved Sector Plan' to this Section; added Section 4.3.2(A)(2), clarifying that a Traffic Impact analysis Worksheet shall suffice instead of a full Traffic Impact Analysis when submitting an updated Sector Plan to reflect approved Minor Amendments.
- **PGs 21 and 22:** Updated Section 4.4, Plats, by adding Section 4.4.2A., Rejected Final Plat, which establishes an appeal process for Final Plats rejected by City Staff when the plat is determined not to conform to the Sector Plan, and revised Section 4.4.2B., Waiver, to align with the City's Code of Ordinances regarding the applicability and processing of waivers.
- **PGs 22 and 23:** Revised Section 6.2, Determination of Minor or Major Amendment, by streamlining and clarifying the description of how amendment categories are determined.
- **PGs 25 and 26:** Revised Section 7.2.2, Park Classification and Maintenance, to improve simplicity and clarity.
- **PGs 28 and 29:** Revised Section 8.2, Bond Provisions, by reducing the minimum time the Issuing District must make, or offer to make, a presentation to the City Council summarizing the proposed bond issuance—from 90 days to 30 days—prior to the District submitting its written request for the City's consent to the issuance or sale of the bonds, and revised Section 8.2.6 to describe the level debt service requirements for the bonds with greater detail.
- **PG. 30:** Revised Section 8.4, Division of the District, by reducing the minimum advance notice required of the District to inform the City of proposed District divisions from 60 days to 30 days.
- **PG. 30:** Revised Section 8.5, Annexation or Exclusion of Land, by reducing the minimum advance notice required of the District to inform the City of its intent to realign the boundaries of an existing District through the method of adding land to or excluding land from a District from 60 days to 30 days.