

An approved development agreement shall contain, at a minimum, the following items:

A legal description and boundary sketch of the land subject to the development agreement, and the names of its legal and equitable owners;

The duration of the agreement;

The development uses permitted on the land, including population densities, and building heights and intensities;

A description of public facilities that will serve the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;

A description of all local development permits approved or needed to be approved for the development of the land;

A description of any reservation or dedication of land for public purposes;
Findings to show how the development permitted or proposed is consistent with the City's Comprehensive Plan and Land Development Regulations;

A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the City for the public health, safety, or welfare of its citizens; and

A statement indicating that the failure of the development agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.