

CITY COUNCIL MEETING
JUNE 25, 1986

BENNETT AND COMPTON
REQUEST TO AMEND
MULTI-FAMILY PROJECT
AT 218 SOUTH HUTCHINS
STREET

CC-35
CC-53(a)
CC-46

Council was apprised that on February 6, 1985, the City Council approved the issuance of Multiple-Family Development Bonds for the following projects (1) 120 units at 1830 South Hutchins Street (i.e. Center Court Apartments (2) 40 units at 205-225 West Lockeford Street and (3) 18 units at 218 South Hutchins Street. In November 1985 when the Council declared the Moratorium on apartment construction in the central and eastern portions of the community, the Multiple-Family Bond projects on Hutchins Street and Lockeford Street were granted exemptions. Center Court Apartments were under construction at the time and were outside of the Moratorium's boundaries.

At the present time plans for the 40 unit project on Lockeford Street are in plan check. No submittal has ever been made for 218 South Hutchins Street.

Bennett and Compton, Inc. is requesting that the City Council permit the contractor to divide the property at 218 South Hutchins Street into three fourplex parcels and to substitute those units for the previously approved project. However, the developer does not contemplate using bond proceeds for the fourplex construction.

Mr. Dennis Bennett, President, Bennett and Compton, Inc., 1200 W. Tokay Street, Lodi, addressed the Council regarding the matter and responded to questions as were directed by the Council.

Following discussion, on motion of Council Member Snider, Pinkerton second, Council determined that the history of the subject project is such that it should continue to be exempted from the moratorium.