



Wanish Park Planned Unit Development

Agreement Extension Request

**Planning, Building & Development
Nov 29, 2023**

Wanish Park PUD Details



- **21-acre property located at Gages Lake & Hunt Club Rds.**
- **Final Plat approved in April 2008 and performance assurances provided**
- **48% of site preserved for open space**
- **Contains 54 condominium units and 40 townhome units**

Development History



- **Downturn in economy following 2008 approval presented challenges to housing market & development**
- **In 2010, initial agreement is reached to retain the viability of the subdivision for two years while protecting public interest if assurances released**
- **Six amendments to agreement have been approved since 2012**

Agreement Details

- **Final Plat approval temporarily suspended & financial assurances released**
- **Units/lots may not be sold and no construction permitted**
- **Development standards in effect at the time of Final Plat approval are locked in, with exception for floodplain/wetland/stormwater standards**
- **The development's final plan submission must comply with all new stormwater regs in effect at time Final Plat is reapproved**

Request Summary

- **Sixth Amendment of Agreement is set to expire on December 31, 2023**
- **Wanish, LLC has requested to extend the development agreement for 2 additional years (until December 31, 2025)**
- **Request is reasonable given market challenges persist; potential buyer is currently preparing a full market study and working with site engineer to fit project on site in accordance with original approvals**
- **The agreement requires compliance with Lake County Code (UDO) and Watershed Development Ordinance (WDO)**
- **Staff recommends approval**



Questions