

**STAFF REPORT**  
**City of Lancaster**

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04/27/10
MVB

Date: April 27, 2010

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Substitution of Subdivision Undertaking Agreement, Securities, and Phasing for Tract Map No. 54370 – Located on the Northwest Corner of 70<sup>th</sup> Street West and Avenue L-8**

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**Recommendation:**

Approve and accept substitution of the Subdivision Undertaking Agreement and securities submitted by Richmond American Homes of Maryland, Inc., in place of the Subdivision Undertaking Agreement and securities submitted by Hearthside Homes, Inc. for Tract Map No. 54370. In addition, approve the creation of Phases 1 and 2 of the subject tract.

**Background:**

On November 8, 2005, Hearthside Homes, Inc., entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 54370. The subject property has subsequently changed hands, the new developer, Richmond American Homes of Maryland, Inc., has requested that the City allow the substitution of the Subdivision Undertaking Agreement and securities so the property can be developed.

Richmond American Homes of Maryland, Inc. has submitted a Subdivision Undertaking Agreement and securities in accordance with City policy and will maintain ownership of both phases as identified on Exhibits “A” and “B”.

Staff recommends that Council approve the Subdivision Undertaking Agreement, accept the Securities, and approve the creation of Phases 1 and 2, submitted by Richmond American Homes of Maryland, Inc. for Tract Map No. 54370. In addition, approve the termination of the Subdivision Undertaking Agreement and release of securities for Hearthside Homes, Inc.

GA:lcs

**Attachments:**

Undertaking Agreement  
Exhibits A and B