

**RESOLUTION 23-178**

**A RESOLUTION AFFIRMING HARVEST POINT HAS SATISFIED THE  
REQUIREMENTS OF CONDITION F IN ORDINANCE 16-12**

**WHEREAS**, the City of Spring Hill approved Ordinance 16-12 in 2016 with conditions;  
and

**WHEREAS**, condition F in Ordinance 16-12 reads as “Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project”; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Spring Hill Board of Mayor and Aldermen (“BOMA”) affirms that Harvest Point has satisfied the requirements of Condition F in Ordinance 16-12.

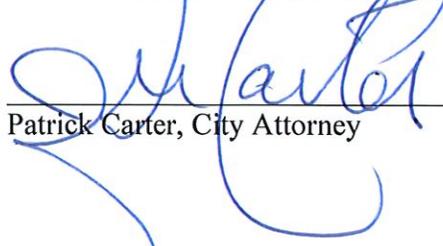
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 9<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Jim Hagaman, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

# HARVEST POINT

To: Spring Hill Board of Mayor and Alderman

RE: Harvest Point Ordinance 16-12  
CKP Development & CKPB Partners, LLC

September 12, 2023

To whom it may concern,

Pursuant to Ordinance 16-12 for PUD entitlement for Harvest Point, it was listed in line F,

*Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.*

Harvest Point has now built out to 50%, and the applicant requests this item to be addressed. The improvement is to widen each lane by 1' from project site to the intersection of Beechcroft and Cleburne.

In the BOMA approval packet dated July 18, 2016, and also listed in the Final PUD document, the following language is provided:

*...these additional improvements be re-evaluated at the 50% build out level in order to account for an equitable distribution of area-wide roadway improvements amongst other properties developing within this area. ...it is the overall intent that properties improve their roadway frontage on these streets as they develop... these developments shall be responsible for their respective portion of the widening and signalization improvements.*

The attached exhibit shows the parcels that have developed in this corridor. All but 15% of the roadway frontage has been developed after Harvest Point was approved with the aforementioned language, and none of these projects were required to widen their frontages or any other areas. The applicant requests that the Board of Mayor and Aldermen affirm that Harvest Point has satisfied condition F of Ordinance 16-12.

Respectfully,



Kelly Beasley  
Partner, Harvest Point

DEVELOPED AFTER 2016 ■ 65%  
 HARVEST POINT WORK ■ 20%  
 UNDEVELOPED ■ 15%



544/1,198 = 50%