

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>December 6, 2021</i>
Requested Action	CONSIDER APPROVAL OF A REQUEST FOR A 30-DAY TIME EXTENSION FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 60 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605).
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>The applicant requests a 30-day time extension. This request, if granted, would extend the 30-day requirement for an additional 30-days. The plat may be considered at the next Planning & Zoning Commission meeting scheduled in January.</p> <p>This is the final plat for The Birch at Spencer Ranch Phase 1B. The final plat consists of 60 residential lots, 3 open space lots, and 2.61 acres of private right-of-way, on 21.27 acres.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Planned Community Plan (MPCP) was approved in 2018, and the preliminary plat was approved October 7, 2019.</p> <p>The plat as currently submitted does not meet all the requirements of the subdivision ordinance and in particular the following sections of code:</p> <ol style="list-style-type: none"> 1. Subdivision Ordinance, 2.05.002, A, E, H, I, J, K, L, M, N, Q, R(2), S, V, and Y; 2. Subdivision Ordinance, Article 5, Section 11. Private Streets; and 3. Subdivision Ordinance 3.02.002 E.3. regarding external connections.
Item Justification	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input checked="" type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan Recommendation</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other:</p> </div> </div>
Financial Considerations	

Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.