



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

<b>DESCRIPTION:</b>	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.001 Submission (for a preliminary plat) and Section 2.05.001 Procedures for Submission (for a final plat) for the Regent Park, Unit 1, Phase 5A and 5B.
<b>RECOMMENDED ACTION (be specific)</b>	Approve the request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.001 Submission (for a preliminary plat) and Section 2.05.001 Procedures for Submission (for a final plat) for the Regent Park, Unit 1, Phase 5A and 5B.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley / Jeff Thompson
<b>SUMMARY</b>	<p>The Planning and Zoning Commission conditionally approved the final plat for the Regent Park, Unit 1, Phase 5 April 4<sup>th</sup>, 2016 which included 89 residential lots and 2 open space lots (Attachment 1).</p> <p>After the conditional approval of their final plat the developer began installing infrastructure. During the installation process, it was discovered that the <b>west</b> section of Phase 5 requires installation of a water utility booster station in order for sewer to work sufficiently. Because this is a conditionally approved plat, it has not been recorded and will not be recorded until all infrastructure is installed, inspected and accepted by the City. The water utility booster station will take some time and additional money to build, so the developer would like to split the final plat into two sections so they can complete and record the first section (5A) and then complete the water utility booster station and record the second section (5B) at a later date. This will require a variance to the plat submittal requirements.</p> <p>Working together with Public Works we have determined that the proposed Units can be separated without any operational conflicts. The City Attorney has reviewed the situation and said that conditionally approving two new plats that will replace the original plat was possible.</p>

	<p>Our ordinance requires that a preliminary plat be filed and approved before we move on to approval of the final plat. Since the two new plats will comprise the same area as the original approved preliminary plat, and Public Works has approved the separated infrastructure plans, staff is supportive of the variance request for relief from the two sections of the subdivision ordinance that require that a preliminary plat be submitted prior to the approval of a final plat.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.