AGENDA ITEM SUMMARY

District Impacted

☐ 1 = Anzollitto
☐ 2 = Woolard
☐ 3 = Boyd
☐ 4 = Cisneros
☐ 5 = Colvin
☐ All

DESCRIPTION:	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for the Southglen subdivision Phases 4, 8, and 9. Take necessary action.
RECOMMENDED ACTION (be specific)	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for the Southglen subdivision Phases 4, 8, and 9.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	The developer for Southglen submitted six plats a year ago. All six <u>preliminary</u> plats have been approved, but only three of them were approved as final plats. There are still three outstanding plats Phase 4, 8 and 9) that need more time to be approved as final plats. The engineer has requested that they have more time to move the plats through the process and not have to start at square one with preliminary plats – 1) it is time consuming, 2) it is costly, and 3) nothing has changed that would cause harm to allow these to move forward for final plat approval.

2.02.008   Expiration of Plat Approval.

Approval of the preliminary plat shall lapse one year from the date of initial approval. A conditionally approved final plat shall expire two years after the date of approval if the subdivider has not begun construction, which includes infrastructure construction.

The engineer has provided a summary of why the plats have been delayed, but bottom line, the delay of one plat has caused the delay of the other two. Thus they have three plats that have not yet received final plat approval and their one-year timeline has run out.

Staff is supportive of the variance to allow the developer for Southglen to move forward with final plat submittal of the three outstanding plats. |
SOURCE OF FUNDS	
ADDITIONAL	

INFORMATION	
POWER POINT ?	

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