



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Fowler
- ☒ 5 = Macaluso
- ☐ All

AGENDA DATE	<i>January 6, 2020</i>
DESCRIPTION	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for Southglen Phase 11B Preliminary Plat located northeast of Southglen Parkway and Wickersham (KAD No. 302047, 288671, and 11568). Take necessary action.
STAFF'S RECOMMENDED ACTION (be specific)	Approve a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval Southglen Phase 11B Preliminary Plat located northeast of Southglen Parkway and Wickersham (KAD No. 302047, 288671, and 11568).
CONTACT PERSON	Rebecca Pacini, AICP, Planner III
SUMMARY	<p>The developer requests that the one (1) year expiration for preliminary plat approval be extended one (1) year. Southglen Phase 11B received approval of the preliminary plat by the Planning & Zoning Commission (P&Z) Preliminary Plat on September 10, 2018.</p> <p>Per the Subdivision Ordinance, Section 2.02.008, the preliminary plat approval would have expired on September 10, 2019 unless a variance to this section is approved by the P&Z.</p> <p><i>2.02.008 Expiration of Plat Approval.</i></p> <p><i>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.</i></p> <p>Rather than start over with a new preliminary plat, the developer requests a variance to the section of the ordinance regarding preliminary plat expiration. Staff has determined that one year may be too short for developments to complete the final plat. It is proposed in the upcoming revision to the Subdivision Ordinance in the Unified Development Code that an additional year be granted for applicants to go from an approved concept to an approved final plat.</p>

	<p>To date, no final plat application has been submitted.</p> <p>Staff is supportive of this variance as similar requests have been granted in the past.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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