



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>AGENDA DATE</b>	<i>January 13, 2020</i>
<b>DESCRIPTION</b>	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for Southglen Phase 11A Preliminary Plat located north of Southglen Parkway and Wickersham (KAD No. 302047, 288671, and 11568). Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval Southglen Phase 11A Preliminary Plat located north of Southglen Parkway and Wickersham (KAD No. 302047, 288671, and 11568).
<b>CONTACT PERSON</b>	Rebecca Pacini, AICP, Planner III
<b>SUMMARY</b>	<p>The developer requests that the one (1) year expiration for preliminary plat approval be extended six (6) months. Southglen Phase 11A received approval of the preliminary plat by the Planning &amp; Zoning Commission (P&amp;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&amp;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>Staff has stated before that it is not the standard in other communities, and it is our experience that one-year is typically not sufficient time for a developer to prepare and get through the review process for infrastructure design and construction plans. Those plans must be complete and approved by Development Services before they may submit a final plat. Because this has been a reoccurring issue, we plan to incorporate the change to the timeline with the update to the Subdivision regulations in the UDC For those reasons,</p>

	staff remains supportive of this variance. Similar requests have been granted in the past.
<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.