

	<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 = Fowler <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
AGENDA DATE	<i>January 13, 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>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 UDC For those reasons, staff remains supportive of this</p>

	variance. Similar requests have been granted in the past. To date, no final plat application has been submitted.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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