

## **Preliminary Plat Approval Extension Request—Review Criteria**

### **Golden Acres Subdivision**

When considering a request for an extension of the preliminary plat approval period, the City Council may use the following criteria to evaluate the request. Below each criterion, staff has provided some information for Council to consider.

1. *Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;*

The preliminary plat for Golden Acres Subdivision was conditionally approved in 2009. Since that time, only minor changes to the City Subdivision Regulations have been made, and none of the amendments will cause this proposal to be out of compliance.

2. *Progress to date in completing the subdivision as a whole and any phases;*

The proposed subdivision is planned as a phased development with each large lot being a phase. No improvements have been made at this time, as most of the improvements will be dependent on the specific use proposed. Site design and improvements will be reviewed and installed once uses are identified for each lot.

3. *Phasing of the subdivision and the ability for the existing development to operate without the delayed development;*

As noted above, each of the four large lots will be its own phase. The City Subdivision Regulations do not allow a final plat to be recorded until improvements and/or guarantees are made for at least one phase of the subdivision. The subdividers would like to wait to make improvements to Phase I until they know what use is planned for the first phase lot.

4. *Dependence of infrastructure development on the subdivision;*

The subdivision fronts existing roads and utility lines. There is no infrastructure dependent on the development of the subdivision.

5. *Duration of the requested extension;*

The subdivider has requested an additional three years. It is likely that the economic climate will change within the next three years, and the subdivision will become more marketable as a result.

6. *Demonstrated ability of the subdivider to complete the subdivision.*

The subdivider should be able to complete the subdivision once buyers are pending.

7. *Such other factors or criteria as deemed material in the discretion of the governing body.*