

Preliminary Plat Approval Extension Request—Review Criteria

Lake Hills Subdivision, 25th Filing, Amended

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 Lake Hills Subdivision, 25th Filing, Amended was conditionally approved in 2008. 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 re-plats a number of lots within the original Lake Hills Subdivision, 25th Filing. Construction of the public improvements will be funded by a Special Improvement District (SID), since there are lots fronting the new streets that are not owned by the subdividers. No phasing is proposed, but the subdividers have been awaiting initiation of the SID until a number of lots are pre-sold. No improvements have been made at this time.

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

The subdivider has not proposed to phase this subdivision, but will develop the improvements for all 28 lots at once. They would like to wait on development until some of the lots are pre-sold.

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

The subdivision improvements will complete a connection between Ditton Drive and Lake Heights Drive, however there are no other development plans hinging on the completion of this connection. Delay of the subdivision should not have a negative impact on infrastructure development needs.

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 subdividers have worked with their lender to come up with a financing package for builders which would enable them to build a house on a lot with only \$5,000 down. The ability of the subdividers to complete the project will depend on attracting a number of builders to commit to this package.

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