

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

### **Mont Vista 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 Mont Vista 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 proposed to be developed in phases. The owner was in the process of securing financing for Phase 1 when the banking crisis hit. He is now in litigation with the lending institution. 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 proposed to phase this subdivision, but has not secured financing for Phase 1, and therefore cannot file the final plat.

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

Delay in its platting and development will not have an impact on nearby development as there is no other development depending on the infrastructure to be built.

5. *Duration of the requested extension;*

The subdivider has requested an additional three years in order to settle a lawsuit involving the property. It is likely that suit will be settled within the next three years, and the subdivision should be able to proceed.

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

The subdivider has put a great deal of effort and investment into the property already. The property is zoned and master planned to match the proposed subdivision plat.

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