

Preliminary Plat Approval Extension Request—Review Criteria

Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing

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 Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing was conditionally approved in 2011. 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 a simple lot split of an lot that already has all public improvements in place.

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 as all adjacent public improvements have already been completed.

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

There are no additional public improvements required to serve the proposed subdivision. Delay of the subdivision will therefore not have any impact on infrastructure development needs for the surrounding neighborhood.

5. *Duration of the requested extension;*

The subdivider has requested an additional three years in order to ensure that the new lot dimensions can be customized to meet a future purchaser. It is likely that with continued growth in the immediate area the subdivision will become more marketable as a result.

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

There are no public improvements required with this subdivision. Completing the final documents for final plat approval should require limited resources once the developer is ready to move forward.

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