

Preliminary Plat Approval Extension Request—Review Criteria

High Sierra Subdivision, 10th 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 High Sierra Subdivision, 10th Filing was conditionally approved in August 2014. 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 one filing of a larger master planned development. Platting and construction on the western filings of High Sierra (5th, 7th and 8th Filings) have been completed and this has provided a building inventory for the developer. Sometime before those lots are built out the developer is hopeful the storm drainage system can be implemented and move forward with the 10th Filing.

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 37 lots at once when the storm water plan is in place and the design is functioning.

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

The subdivision improvements will construct part of a residential street that connects to Annandale Road. High Sierra 6th Filing will complete the residential street, from the 10th Filing, and will connect to Greenbriar Road and back to Annandale Road. 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 two years. It is likely that the inventory from the other filings will be sold out within the next few years, and the subdivision will become more marketable as a result.

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

The subdivider has a history of developing similar lots at a steady pace nearby. They have indicated that as soon as the three factors can be dealt with mentioned in the staff report they will be ready to move forward with the 10th Filing.

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