

Preliminary Plat Approval Extension Request—Review Criteria

Amended Lot 1, Block 1, Bishop Fox 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 Amended Lot 1, Block 1, Bishop Fox Subdivision was conditionally approved in January 23, 2017. 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 for commercial development. The property owner has participated in installation of utilities in Grand Avenue during the installation of the traffic signal at Grand Avenue and 54th Street West. With this installation of infrastructure, the applicant has met a large requirement for the subdivision and ensured they will not need to cut into a new section of road.

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 to create all the lots at final plat. They will be working to install the needed infrastructure within the subdivision to have lots ready for sale to commercial developers.

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

Infrastructure has been installed within the public right of way for the subdivision and has been stubbed into the site. Internal infrastructure will be installed as the land develops with different businesses on the lots. 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. The requested delay will give them time to develop the internal infrastructure and provide lots to interested businesses for the area.

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

Commercial developments can have some different factors that will have an effect on the ability to complete a subdivision. One of the main issues is the demand for commercial property to develop and from businesses wishing to build in the area. The economy drives a lot of the commercial development and that can be unpredictable. They have indicated that it is their intention to develop on the land as soon as they are able to do so.

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