

Preliminary Plat Approval Extension Request—Review Criteria

Hunter's Pointe 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 Hunter's Pointe Subdivision, was conditionally approved April 26, 2021. Since that time, changes to the City Subdivision Regulations have been made. The subdivision regulations were updated in October 2024. The new regulations regarding roads, lighting, parkland dedication and traffic studies are the main changes that would affect this subdivision.

Lighting: There are no proposed roads within this subdivision. They will be providing parking lot circulation around buildings. The applicant is providing parking lot lighting around the buildings in the development.

Traffic Studies: A TIS was provided for the initial subdivision. Any future development proposed in the subdivision may require a TIS update. At that time, they will work with City Public Works on requirements for an updated TIS.

Parkland: This is a minor subdivision and does not require parkland.

The proposed subdivision will not be out of compliance with the new subdivision regulations.

2. *Progress to date in completing the subdivision as a whole and any phases;*

The developer of the proposed subdivision has been constructing apartment buildings on the southern half of the proposed subdivision, Lot 4. This has taken a large amount of time to get done and they are still continuing with construction on those buildings.

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 all the proposed lots or sell to other owners to develop them when the final plat is completed.

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

Infrastructure has been installed for the existing buildings under construction. The subdivision improvements consist mostly of water, sewer, and storm water management. Access to the site is from Central Avenue on the east edge of the subdivision.

5. *Duration of the requested extension;*

The subdivider has requested an additional one year. The current three years, with the previous one year extension, will end on April 26, 2025. This extension request will put the required final plat date at April 26, 2026.

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

The subdivider has developed previous dwelling units to the west of this project, Hunters Pointe. This is further development to expand what they already have in place. The applicant has been constructing the current buildings for the past two years now and they are nearing completion.

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

There are no other factors or criteria that are material to this project.