



MAYOR & COUNCIL COMMUNICATION

DATE: December 2, 2014
CONSENT
ITEM # 10a&b

AGENDA ITEM: Final Plat Submission Extension for Village Preserve and Village Park Preserve Residential Subdivisions

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Kyle Klatt, Community Development Director

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: Staff is recommending that the City Council approve a request by GWSA Land Development, LLC to extend the Final Plat submission deadline for both the Village Preserve and Village Park Preserve residential subdivisions.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer’s agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from GWSA Land Development, LLC to extend the Final Plat submission deadline for both the Village Park Preserve and Village Preserve residential subdivisions. The City’s subdivision ordinance requires a Final Plat application to be filed within 180 days of Preliminary Plat approval for a proposed subdivision. The Village Park Preserve Preliminary Plat was approved on September 16, 2014 (Resolution 2014-74). The Village Preserve Preliminary Plat was approved on July 15, 2014 (Resolution 2014-59). Both residential subdivisions are located in the Village Planning Area. GWSA Land Development, LLC is requesting a 6-month extension for the submission of the Village Park Preserve Final Plat, as well as an 18-month extension for the Village Preserve Final Plat. Both requests relate to the immediate availability of utilities, as

well as the outcome of a upcoming storm water management study being completed by the Valley Branch Watershed District.

Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2014-90, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision by 6 months.”

In addition, Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2014-91, extending the Final Plat submission deadline for the Village Preserve residential subdivision by 18 months.”

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the extension requests for the submission of the Village Park Preserve and Village Preserve Final Plats will allow the applicants to finalize utility and stormwater management plans. As utilities are not directly adjacent to either site, the applicants are working on final plans to complete the extensions of sanitary sewer and water. In addition, extension of the submittal deadline will allow for the completion of the Valley Branch Watershed District study related to the Goetschel Pond diversion of stormwater. This study is critical in finalizing a final stormwater management plan for the Village Preserve residential subdivision. The requested extensions provide a reasonable timeframe to move into construction for both residential subdivisions given the existing conditions surrounding each site.

Weaknesses: None

Opportunities: Approval of the Final Plat submission extensions will allow the applicants enough time to complete the Final Construction Plans for the residential subdivisions within a more reasonable and appropriate timeframe.

Threats: The delay of the submission of Final Plat does delay future payment of sewer and water availability charges for the proposed subdivisions. However, given the circumstances of each site, Staff views the requested extensions as reasonable solutions to resolve the outstanding issues and preparation of Final Construction Plans.

RECOMMENDATION:

Based on the aforementioned, Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Park Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2014-90, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision by 6 months.”

In addition, Staff is recommending that the City Council approve the request to extend the Final Plat submission deadline for the Village Preserve residential subdivision through the following motion:

“Move to adopt Resolution No. 2014-91, extending the Final Plat submission deadline for the Village Preserve residential subdivision by 18 months.”

ATTACHMENTS:

1. Resolution No. 2014-90
2. Resolution No. 2014-91
3. Village Park Preserve and Village Preserve Extension Requests
4. Location Map
5. Resolution No. 2014-74: Village Park Preserve Preliminary Plat Approval
6. Resolution No. 2014-59: Village Preserve Preliminary Plat Approval