



MAYOR & COUNCIL COMMUNICATION

DATE: September 1, 2015
REGULAR
ITEM #11
RESOLUTION 2015-073

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

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Nick Johnson, City Planner (Former)

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 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 the Village Park Preserve residential subdivision. 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) and the Council has previously granted a 6-month extension for this plat making the new deadline to file the final plat by September 16, 2015. This subdivision is located

in the Village Planning Area. GWSA Land Development, LLC is now requesting an extension to April 15, 2019. The rationale for the request is included in the attached letter from Gonyea.

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. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the extension requests for the submission of the Village Park Preserve Final Plat will allow the applicants to finalize utility and stormwater management plans for this site. The extension will also allow Gonyea to better stage development with the Village Preserve project that will be under construction soon. The requested extensions provide a reasonable timeframe to move into construction given the existing conditions surrounding the site.

Weaknesses: None

Opportunities: Approval of the Final Plat submission extension will allow the applicant 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 the site, Staff views the requested extension as a reasonable solution 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. 2015-073, extending the Final Plat submission deadline for the Village Park Preserve residential subdivision to April 15, 2019.”

ATTACHMENTS:

1. Resolution 2015-073
2. Gonyea Letter of Request