

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: May 1, 2018

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP Principal Planner

SUBJECT: Initiate amendments to the Subdivision Regulations Sec. 36-226. - Major subdivision review procedure.

Staff is requesting amendments to the Subdivision Regulations to modify the Major subdivision review procedure to limit the effective period for a preliminary plat. The current regulations are as follows;

Sec. 36-226. - Major subdivision review procedure.

(3) *Preliminary plat.*

(h) Effective period of preliminary approval.

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraphs 2. and 3. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, an indefinite number of times.
3. Submission of the final plat for any portion of a subdivision shall automatically validate the remainder of the preliminary plat for a period of two years from the date the final plat is submitted.

A preliminary plat can be extended an indefinite number of times, staff would request to modify this language to reflect best management practices and complete a review of planning laws as well as a review of other city regulations.

Staff requests that Commission initiate amendments to the Subdivision Regulations to consider modifications as specified. If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council.