



Commission Memorandum

REPORT TO: Honorable Mayor and City Commission

FROM: Mitch WerBell, Assistant Planner
Martin Matsen, Director of Community Development

SUBJECT: Continuation of the Public Hearing on Application 16469 for the South University District Phase 2 Minor Subdivision Preliminary Plat from January 9, 2017 to January 23, 2017.

AGENDA DATE: January 9, 2017

ITEM TYPE: Action

RECOMMENDATION: Staff recommends that the City Commission continue the public hearing to January 23, 2017.

RECOMMENDED MOTION: “I hereby continue the public hearing on Application 16469 for the South University District Phase 2 Minor Subdivision Preliminary Plat from January 9, 2017 to January 23, 2017.”

BACKGROUND: The Department of Community Development received a Preliminary Plat Application requesting a subsequent minor subdivision from a 108-acre tract of record to create one 16.05-acre lot for development, dedicate 3.32-acres of right-of-way and 14.05-acres of parkland, and restrict the 74.87-acre remainder parcel. The Development Review Committee considered the application at its November 30, 2016 meeting and recommended conditional approval. During the continued review of the project, Staff identified two code provisions necessitating plat corrections prior to preliminary plat approval. In addition, priority planning and financial agenda items preempt the public hearing of this proposed subdivision.

Staff recommends the continuance of this subdivision based on the urgency of other items scheduled for review by the City Commission and to allow for the subdivider to address the critical plat corrections prior to the public hearing. Staff properly noticed the January 9, 2017 public hearing and as a result, the City Commission must formally continue this action item to a date certain or Staff must re-notice the project. In accordance with statutory requirements, the City Commission must review and take action on the subsequent minor subdivision within 60 working days of the adequacy determination; in this case by March 3, 2017.

ALTERNATIVES: Set an alternate date for the public hearing.

FISCAL EFFECTS: None at this time.

Report compiled on: December 28, 2016