

**VI. COMMISSION ITEMS**

- a. **SRA 2017-3: AMENDMENTS TO UPDATE THE MAJOR SUBDIVISION PLAN PROCESS** – petition for a Land Subdivision Regulations amendment to Articles 4 and 5 to update the process for Major Subdivision Plans.

REQUESTED BY: Urban County Planning Commission

PROPOSED TEXT: Copies are available from the staff.

The Subdivision Committee Recommended, Referral.

The Staff Recommends: Approval, for the following reasons:

1. The proposed revision to the approval process for Final Record Plats will expedite recordation considerably by eliminating review by the Subdivision Committee and full Planning Commission.
2. The Planning Commission’s opportunity to review the design of a subdivision still resides at the Preliminary Subdivision Plan stage, and no alteration to that process is proposed. Public input in a public meeting setting is most appropriate at the preliminary stage, not for a final record plat, once all the infrastructure is constructed and ready for dedication to the public.
3. Revising the timing for the submission of the Improvement Plan Progress Report will ensure that the document is submitted prior to any issuance of the “Notice to Proceed” by the Division of Engineering.

Staff Presentation – Mr. Taylor said that 2013 Comprehensive Plan had a recommendation in the Implementation Table to allow staff to review and approve final record plats in order to expedite review times on plans and reduce development costs. He said this has been a concern of the staff for a number of years, but there wasn’t enough interest at that time to pursue the process changes. He said that during the Comprehensive Plan update, the staff believes that this is an appropriate way to handle final record plats. He said that staff is competent in their ability to review these plans and address comments from the Technical Committee and ensure that the conditions have been met and record the plats in such a fashion.

Mr. Taylor said that the staff also has a concern with the improvement plan progress report of the Land Subdivision Regulations. He said that the staff would like to move the progress report from 30% of design to a 50% of design, so that there will be more information on the improvement plan progress report, and to also request this to be submitted at the time the developer seeks their land disturbance permit and their notice to proceed. He said that there will be no change to what the Planning Commission will see in terms of the reports, just a different timing as to when it will be available to the Planning Commission. He said the Subdivision Committee recommended referral and the staff recommends approval of the text amendment.

Mr. Taylor asked the Planning Commission to recommend an effective date of January 1, 2018.

Action – A motion was made by Mr. Cravens, seconded by Ms. Mundy, and carried 9-0 (Forester and Richardson absent) to approve **SRA 2017-3: AMENDMENTS TO UPDATE THE MAJOR SUBDIVISION PLAN PROCESS**, for the reasons provided by the staff with an effective date of January 1, 2018.

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\* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.