


**Text Amendments to the
Unified Development Code (UDC) concerning Master
Preliminary Plats and Platting Timeline Regulations
Public Hearing**

City Council
April 12, 2022

Master Preliminary Plats

3.7.1. Applicability

B. A master preliminary plat shall be required for any division of land where proposed development of the tract is to occur in phases. ~~Table 3.7.1 establishes the maximum number of acres that may be subject to a master preliminary plat by type of development.~~

Table 3.7.1 Maximum Acres Subject to Plat	
Type of Development	Max. Acres Subject to Plat
Single-Family Residential	300
All Other Residential	100
Nonresidential and Mixed Use	400

Master Preliminary Plats

3.7.1. Applicability

- C. Once a master preliminary plat has been approved, all preliminary and final plats approved thereafter for the same land shall be consistent with the master preliminary plat for as long as the master preliminary plat remains in effect. Minor variations, such as slight shifts in ~~lot lines~~ ~~or~~ street layouts, between the master preliminary plat and the subsequent plat applications shall be permitted. However, in no case shall variations increase the intensity, density, ~~number of units~~ or impervious surface of the subject tract.

Time Extensions

3.8.5.F. Expiration

If improvements are not in place or construction initiated on said improvements within ~~six~~ twelve months of such plat approval, the final plat will expire, unless the improvements are secured by a developer's financial guarantee. A final plat shall not expire if construction has been initiated and substantial progress continues toward completion of the improvements. A determination that a plat has expired as a result of insufficient progress may be appealed to the Planning Commission within 30 days of notification that the plat has expired. An expired plat must be resubmitted to Development Services for processing as a new plat. The applicant may submit a written request for a time extension of ~~six~~ twelve months. Such request shall be submitted no later than five business days prior to the last scheduled meeting of the Planning Commission immediately prior to the date of the expiration of said plat. The fee for processing such request is published in the Development Services fee schedule, set forth in Chapter 14 of the Municipal Code.

Recommendation

Planning Commission and Staff
Recommend **Approval** of the proposed
text amendments to the UDC