

Code Amendment
Chapter 10 Subdivision Regulations
Water Meter and Sidewalk Construction Deferral

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City Council Meeting
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Summary

- Question
 - City Council is being asked to approve an amendment to Chapter 10 Subdivision Regulations to allow developers to defer the installation of water meters & sidewalks to the building construction phase of a subdivision
- Options
 - Approve
 - Deny
- Declaration
 - Staff recommends approval of the amendment, as this will reduce “red tape” for the developers

Purpose

- To consider amending the Subdivision Code to allow developers to delay the installation of water meters and sidewalk construction to the building phase of a project
- The Code currently requires all subdivision standards to be complied with in full prior to any building permits being issued
- Installing sidewalks & water meters is impractical prior to the building construction phase, as they could be damaged by heavy machinery

Purpose

- Currently, developers are required to present their plats to the Planning and Zoning Commission for approval
- If a variance is requested, the plat must then be presented to the City Council
 - This adds time & inconvenience to the developer
 - State law mandates plat approvals within 30 days of receipt of a final subdivision plat, which puts the Planning and Zoning Department in a predicament
- If deferral is allowed, a final building inspection would not be allowed until such time as these items are satisfactorily installed/constructed

Fiscal Impact

- None

Recommendation

- Approval of the code amendment