

**Planning, Zoning &
Economic Development
Committee**

July 10, 2019

Ordinance No. 190461

Case No. CD-CPC-2019-00106

Zoning & Development Code Text Amendment

MPD Lapse of Approval

July 10, 2019

To provide consistency in lapse of approval permit and phasing provision between development plan and MPD development plan

88-520-03-H. LAPSE OF APPROVAL

If the landowner fails to file an application or applications for final development plan approval within 2 4 years of the date of preliminary development plan approval, the approval will be deemed to have lapsed and the preliminary development plan will lapse and be of no further effect. The plan will not be deemed lapsed, however, if a phasing plan was approved with the development plan and if development is in compliance with that phasing plan. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. Decision-making bodies may impose conditions upon the phasing plan as deemed necessary to ensure the orderly development of the subdivision, including requirements for financial guarantees ensuring construction of all required improvements.

Upon recommendation by the City Plan Commission, the City Council shall have authority to adjust the commencement and completion dates through passage of an ordinance.