



DATE: October 24, 2013

TO: Planning & Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Springbrook Apartments Ph. 1 & 2 Construction Permit 180-Day Extension Request

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REQUEST

A construction permit was issued on August 2, 2013 for construction of wastewater improvements associated with the Springbrook Apartments Phases 1 & 2. To date, no work has commenced and the construction permit will expire on October 31, 2013. The applicant has identified the project is still active and construction is scheduled to begin in the near future. The request is needed to ensure the development plans may remain active.

Once approved, Construction Plans for public improvements are valid for 90 days from the date the construction permit was issued. If work has not commenced within the 90 days or if the job is abandoned for 90 or more days, the construction permit will expire. If the plans expire, a new application with associated fees is required. In 2009, a provision was added to Subchapter 15(N)(4)(j) of the Unified Development Code allowing the Planning and Zoning Commission to consider a one time, 180-day extension of approved Construction Plans. If an extension is approved and subsequently expires, no further extensions are permitted for the plans.

STAFF RECOMMENDATION

The applicant proactively pursued the extension request prior to the permit expiring. The Planning and Engineering Departments recommend the one time, 180-day extension of the Construction Permit.

ATTACHMENTS

- Springbrook Apartments Ph. 1 & 2 Construction Permit 180-Day Extension Request