

Timing – The Villas at Cheney Estates (Town Triangle)

Due to the various continuances requested by the applicant, there are no hard deadline dates with the current application requests to take action. However, processing of these application requests should still be done in a reasonable amount of time. The applicant's schedule is to have action taken on the submitted applications before the end of 2017 in an effort to further the sale of the property

Timing played an important role previously due to the Major General Plan amendment. State Statute and the Town Code require that a Major General Plan amendment be heard in the same calendar year it is filed. As this application is withdrawn, no such deadline is required.

The Special Use Permit for the private roadway gates includes time limits. Section 1102.3.C.3.c of the Zoning Ordinance requires that the Town Council issue a Statement of Direction within 45 days from the staff presentation to Town Council. The Statement of Direction was issued on June 8, 2017. The typical timing for the Planning Commission recommendation is within 90 calendar days from the Statement of Direction. This will be closer to 120 days, but as previously stated time limits are no longer applicable.

Section 2-5-2.D.1 of the Town Code requires a preliminary plat be acted on by the Planning Commission within 90 days of the application filing. The original preliminary plat was filed in September 2016. The revised preliminary plat was deemed substantially complete on July 13, 2017. If the Planning Commission acts on the preliminary plat in October 2017 as noted below, this will be within 90 days of when the revised preliminary plat was deemed complete. The other time limit is that a preliminary plat shall be presented at least 28 days prior to the Planning Commission meeting, which refers to the application filing and first study session. The revised application was re-filed on June 23, 2017. The July 25, 2017 work session is the first work session since the re-filing and 32 days from that filing date. Even though the time limits no longer apply, the time limits using the revised applications are still in general compliance with the time limits.

Section 2-5-2.D.1 of the Town Code provides for time limits on text amendments and rezoning applications when they are initiated by the Town. Being applicant driven, there are no timing requirements for the requested zoning text amendment and rezoning.

There are no timing requirements for the Conditional Use Permit on the private road or subdivision sign application.