

**RELEVANT TIMELINE OF INTERACTION WITH THE CITY**

March 10, 2024	Letter from City staff acknowledging that the GPH-1 component is part of the master plan.
March 29, 2024	Developer and its engineer met with City staff and was specifically advised by City staff to submit for site plan approval, prior to incurring costs on engineering. The City staff gave an example to the developer and its engineer of a situation where plans had to be redrawn after the Planning Commission imposed multiple conditions. Importantly, City staff advised the developer and the engineer that they did not have to obtain a variance to build the townhomes prior to the building of the commercial/retail component.
May 14, 2024	Per directions from City staff, the developers engineer sent the developer the application and preliminary subdivision checklist to get site plan approval prior to engineering.
May 15, 2024	The City staff emailed the developer's engineer informing that the City was not going to issue a letter of compliance until the GPH-1 component was fully engineered.
May 21, 2024	The City staff emailed the developer and engineer informing that the GPH-1 component does not need Planning Commission approval, and that engineering should be completed first, followed by preliminary subdivision approval. The City staff further informed that the developer could do work session or recommendation, but no formal approval would be needed because the GPH-1 component does not need site plan approval.
June 3, 2024	The City staff informed the developer that it would not issue a compliance letter for the GPH-1 portion because it was not yet engineered. The City staff further informed the developer that they would not be heard at the June 12, 2024, Planning Commission meeting until the developer submitted a full set of engineered plans. This is also the first occasion where the City staff informed the developer that it would need a variance to build the townhomes in the B-1A portion of the property prior to building the commercial/retail.
June 5, 2024	The City staff emailed the developer informing that the June 12, 2024, Planning Commission hearing was canceled because the developer needed to submit full stormwater and construction plans prior to a preliminary site plan approval. This appears to conflict with the statements of the City staff to the developer and its engineer on March 29, 2024.
June 5, 2024	The City staff emailed the developer informing that it would need a variance to build the townhomes in the B-1A portion prior to the commercial/retail.
September 12, 2024	The Board of Adjustments approved a variance for the developer to construct the townhomes in the B-1A portion before construction of the commercial/retail component.
September 13, 2024	The City staff emailed the developer describing a specific sequence to be followed now that the variance had been granted. The City staff clarified that the developer needed to submit a site plan approved by the City staff,

	and then submit a preliminary subdivision application to the Planning Commission.
February 13, 2025	A meeting occurred among the developer, its engineer, and several representatives of the City staff. The City staff informed the developer group that it needed site plan approval for the B-1A portion, followed by submission of site plan for the overall development. The City informed the developer group that there was no need at that time for site plan approval for the GPH-1 portion. The City staff further informed the developer group that once the site plan was submitted it would be fully reviewed and the first round of comments would be provided between 7 and 15 days thereafter. The City staff further informed the developer group that after it satisfied the first round of comments and complied with all ordinances, the developer would then submit to Planning Commission for preliminary plat approval. The City staff instructed the developer group to “grey out” the GPH-1 portion when submitting for site plan approval. The developer subsequently submitted the plans with the GPH-1 portion greyed out so that the Planning Commission was not confused. The developer was prepared at that time to submit the LDP plans for full site approval, but the City staff specifically told the developer group multiple times that it had to get the B-1A site plan approved before submission of the overall development site plan. The developer group complied with that request and is now being told that City staff will not review the currently submitted plans.
March 19, 2025	This was supposed to be the first hearing for approval of the B-1A portion but the hearing was delayed because the City staff requested that the developer’s engineer provide complete and compliant storm water design, and a specific timeline for the construction of the commercial/retail portion within the B-1A zoning area of the property. This situation delayed the development by at least a month.
April 12, 2025	During a work session with the City staff, with the mayor present, concerns were shared about whether a traffic signal was required but the developer assured the City staff that its traffic study did not indicate a need or requirement for a traffic signal.
April 19, 2025	The Planning Commission issued an approval of the preliminary site plan with the conditions as noted, including the provision of the traffic signal.
April 23, 2025	The developer’s engineer submitted a full site plan for the entire development.
May 5, 2025	The City adopted the ordinance imposing a temporary suspension of consideration of applications for certain aspects of residential, mixed-use and similar developments.
May 21, 2025	The City staff emailed the developer and its engineer indicating that the City staff cannot review the currently submitted site plan until they include the traffic signal in the design. The City staff further informed the developer and its engineer that it will not review the GPH-1 portion of the plans until the Planning Commission approves the layout. This appears to conflict with what the City staff informed the developer and its engineer in the February 13, 2025, meeting, during which the City staff informed the developer

	group that a site plan approval was not necessary for GPH-1. The City staff has now taken position that this approval is required.
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