



## Staff Report

### May 21, 2026 – Regional Planning Commission

**Project Name:**

Zoning Ordinance Amendment

**Article XIV. Administration  
And Enforcement**

Section: 14.103.5,  
Time limits upon approvals

**Attachments:**

Exhibit and Ordinance

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** This request initiated by the City seeks to update the expiration timeframe plot plans and site or grading plans. This update will adhere to the State guidelines on approval timelines.

**Description/History:** The amendments are in red in the relevant section below:

Article XIV. Administration and Enforcement

14-103.5 *Time limits upon approvals.* Due to rapidly changing conditions within the City, it is necessary to establish specific time periods after the passage of which approved plans shall become null and void, thereby assuring that no new development will, due to altered conditions, etc., damage the public interest.

1. *Time limit on plot plans, site plans and grading plans.* Any plot plan, site or grading plan approved under the provisions of this ordinance shall become null and void three years after the date of its approval, unless a building permit for the project has been obtained in which case the provisions of subpart 2 (below) of this section shall apply; provided, however, that in no instance shall an approved site plan become null and void in less than one year.

2. *Time limit on building permit.* Any building permit issued shall become null and void six months after the date of issuance, unless "actual construction" (as defined by this ordinance) has begun and been continued in a diligent manner.

**Recommendation:** Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



# City of Mt. Juliet Planning Department

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