



CHAPTER 26 REVISIONS-
AMENDING PRELIMINARY AND FINAL PLAT
REQUIREMENTS

PH-19-007

April 16, 2019

Background

- On December 11, 2018, City staff briefed the Council on updating the City's development codes, starting with the City's subdivision regulations.
- City Staff proposed several phases of subdivision amendments including: mandatory preliminary plat requirements; Traffic Impact Analysis (TIA) requirements; revised street connectivity/ access management standards; and general text amendments.
- Based on the City Council's motion of direction, staff initiated the mandatory preliminary plat update with the Planning and Zoning Commission.

Public Input

- Staff conducted one stakeholders' meeting with the local development community and received input and feedback on the proposed changes to Chapter 26.
- Staff conducted three public hearings with the Planning and Zoning Commission on March 4th, March 18th and April 1st.

Subdivision Concept Plan/Preliminary Plat

- Requires preliminary plats to provide a full picture of the overall development including streets, easements, utilities, conceptual lot locations, conceptual drainage information, density information, proposed phasing, as-built drawings, etc.
- Requires the developer to consider the extent of a common plan of development, rather than just a single, isolated phase.
- Applies to the entire tract of land under common ownership, including tracts owned by parent subsidiary or brother-sister groups.

Preliminary Plat (cont'd)/ Final Plat

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- ❑ Provides for expiration of preliminary plats and for vesting protections in accordance with state law.
- ❑ Requires that construction plans be released for construction prior to final plat being deemed filed and that infrastructure or guarantee of completion be accepted prior to recordation of final plat.
- ❑ Adds definitions to support the proposed revisions.

Recommendation

- The Planning and Zoning recommended approval of the ordinance amendments, as presented, by a vote of 6 to 0.
- If approved, staff recommends that ordinance take effect in 30 days to allow for an appropriate transition period to the new regulations.