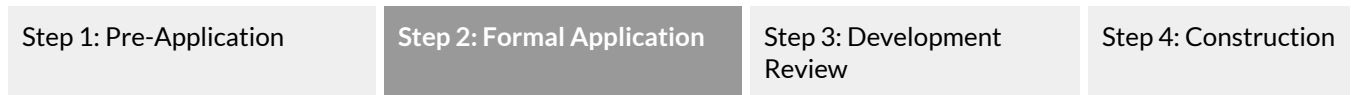




Preliminary Plat

A Preliminary Plat is a map of a proposed land subdivision showing the character and proposed layout of land in conformance with the requirements of the Land Development Code.

Use This Document During



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Overview

The Preliminary Subdivision Plat is submitted before the Final Subdivision Plat. The purpose of the Preliminary Plat is to establish a lot design for a subdivision with street and intersection design, and utility layouts. This will ensure that the Final Subdivision Plat will be consistent with the overall plan.

The Community Development Department will review each proposed Preliminary Plat application and distribute the application to other departments and referral agencies for review. Based on the results of those reviews, staff shall provide a report to the Planning Commission. Notice of Planning Commission and City Council public hearings shall be published, mailed, and posted. The Planning Commission shall hold a public hearing on the proposed application and make a recommendation to the City Council based on the established approval criteria.

After receiving the recommendation of the Planning Commission, the City Council shall consider the Preliminary Plat application at a public hearing, and at the close of the public hearing, the City Council shall act to approve, approve with conditions, or deny the proposed Preliminary Plat.

Approval Criteria

Plat may be approved only if the City Council finds that all of the following criteria have been met. Subdivisions must:

1. Be consistent with the Comprehensive Plan.
2. Be consistent with any precedent approved PUD Outline Development Plan or other required plan.
3. Be consistent with and implements the intent of the specific zoning district in which it is located.
4. Comply with all applicable use, development, and design standards set forth in Articles 5, 6, and 7 of this Code that have not otherwise been modified or waived pursuant to this Article.
 - a. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
5. Comply with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
6. Not result in significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.
7. Not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Additionally:

8. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land

disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Code.

9. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development. For residential development proposed at a density greater than that of an adjacent "rural residential area," a preliminary plat must meet the following additional approval criteria:
 - a. The subdivision incorporates a rational and compatible transition in density, design, and use as the new higher-density development approaches the established rural residential area, taking into account the extent to which the existing rural residential area is already adjacent to existing, developed areas other than the proposed new development, and whether the subdivision, if approved, will create a positive precedent for the future cumulative development of the immediate area.
 - b. The proposed vehicular circulation and access system is adequate to carry the anticipated traffic generated by the new development without adversely affecting the existing rural residential area, taking into account the extent to which the existing rural residential areas is already adjacent to existing, developed areas other than the proposed new development, and whether the subdivision, if approved, will create a positive precedent for the future cumulative development of the immediate area.

Submittal Checklist

Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

Application Items Specific To Preliminary Subdivision Plat

- Development Overview Letter
- Project Narrative
- Title Commitment Policy
- Water Rights Questionnaire
- Adjacent Property Owner List
- Vested Rights Application (if applicable)
- Severed mineral rights certification
- Engineering legal description
- Grading intent statement
- Reports and Studies
 - Preliminary Utility Plan – existing and proposed

- Public Improvement Construction Plan
- Preliminary Drainage Report and Plan
- Preliminary Landscape Plan
- Traffic Impact Report/Traffic Study
- Soils Report/Geotechnical Study
- Preliminary Plat