

List of Amendment for Chapters 2 and 3

CHAPTER 2: PROCEDURES FOR PLAT APPROVAL

CHAPTER 2 - revisions	NOTES
2-1 General Procedures	
2-1.1 Review Procedures 2-1.a 2-1.b 2-1.c 2-1.d	No changes
2-1.2 Classifications of Subdivisions 2-1.2.a Major Subdivisions 2-1.2.a.1 2-1.2.a.2 2-1.2.a.3 2-1.2.a.3 2-1.2.a.4 2-1.2.b Minor Subdivisions 2-1.2.c Partition	Added "a concept plan or" for clarification No change No change No change Deleted – not triggers for major Renumbered, clarified to specify new roads or utilities Renumbered Added discretion to allow 4 lots or less to be a minor subdivision if certain conditions are met Clarified that construction/improvements to sidewalks do not change the status Changed "waiver" to "exception"
2-1.3 Official Submission Date	Added development plan and final plat
2-1.4 Coordination of Zone Change Application with Subdivision Application 2-1.4.a 2-1.4.b 2.14.b.1 2.14.b.2 2-1.4.c	No change No change No change No change No change Reword to include IO
2-1.5 Reserve Parcels	No changes
2-2 Approval Procedures for Partitions	
2-2.1 Procedures for Partitioning 2-2.1.a 2-2.1.a.1 2-2.1.a.2 2-2.1.a.3 2-2.1.a.4 2-2.1.b	No change No change No change No change New, requirements included rather than referencing another section New, see above Clarified that these are partitions
2-2.2 Partitioning Large Tracts into not more than Two Lots 2-2.2.a 2-2.2.b 2-2.2.c	No change Changed "waiver" to "exception" No change No change
2-3 Concept Plan	
2-3.1 Concept Plan Pre-Application Conference	No change
2-3.2 Application Procedure and Requirements 2-3.2.a.1 2-3.2.a.2 2-3.2.a.3 -3.2.a.4	No change No change No change Added minor subdivisions and replaced reference to six week schedule with adopted published schedule Deleted as covered by section 2-3.d

CHAPTER 2 - revisions	NOTES
2-3.2.b	No change
2-3.3 Approval Procedures 2-3.3.a 2-3.3.b 2-3.3.c 2-3.3.d 2-3.3.d.1 2-3.3.d.2 2-3.3.d.3	No change
2.3.4 Notice of Planning Commission Hearing 2-3.4.a 2-3.4.b 2-3.4.c 2-3.4.d 2-3.4.e 2-3.4.f 2-3.4.f.1 2-3.4.g 2-3.4.h	No change No change No change No change No change No change Rather than approval lasting two years for the concept and then two years for the development plan, concept plan approval will be for four years to final plat recording with one year extension. This eliminates any confusion of what the submission of development plan does to the expiration date of the concept plan but still gives the four years approval time frame provided originally. Also, no limits on number of times a one year extension is granted by Planning Commission as long as all current regulations and code met. Planning Commission to determine "appropriateness" rather than "progress made" New, stops grading when concept plans expire New, previously included in development plan section Renumbered, no change
2-3.5 Revisions to Approved Concept Plans 2-3.5a 2-3.5.b 2-3.5.c	No change Clarify that minor revisions do not extend approval Clarify that major revisions extend approval No change
2-3.6 Reapplication of a Disapproved Concept Plan	New section
2-4 Development Plan	
2-4.1 Purpose of the Development Plan	New section to clarify purpose of the development plan Sections renumbered
2-4.2 Application Procedures and Requirements 2-4.2.a 2-4.2.a.1 2-4.2.a.2 2-4.2.b	Clarified development plans to be submitted prior to the expiration of the concept plan and can be submitted with a revised concept No change No change No change No change
2-4.3 Staff Review	No change
2-4.4 Decision on Development Plan 2-4.4.a 2-4.4.b 2-4.4.c	No change No change No change No change
2-4.5 Expiration of the Development Plan	Expiration tied to expiration of the concept plan
2-4.6 New Information	No change

CHAPTER 2 - revisions	NOTES
2-5 Final Subdivision Plat	
2-5.1 Application Procedures and Requirements	No change
2-5.1.a	No change
2-5.1.b	No change
2-5.1.c	No change
2-5.1.d	Deleted "record"
2-5.1.e	No change
2-5.1.f	No change
2-5.1.g	No change
2-5.1.g.1	No change
2-5.1.g.2	No change
2-5.2 Requirements for Improvements	No change
2-5.3 Staff Review	No change
2-5.3.a	
2-5.3.b	
2-5.4 Decision on Final Subdivision Plat	No change
2-5.4.a	No change
2-5.4.a	No change
2-5.4.c	New section, clarifies that 3 or more new lots require MPC approval
2-5.4.d	Renumbered
2-5.5 Expiration of Final Subdivision Plat	Clarifies that applicants for re-approval of an expired plat is not impacted by new section 2-5.7 Provides for a 30 day extension if certain circumstances are met
2-5.6 Vested Rights	No change
2-5.7 Reapplication of a Disapproved Final Plat	New section
2-6 Recording of Plat	Added that bonds <u>or</u> improvements could be made
2-7. Phasing of Major Subdivision Plats	No change
2-8 Resubdivision of Land	No change
2-9 Miscellaneous Platting Situations	
2-9.1 Converting Parcels to Building Sites	No change
2-9.1.a	No change
2-9.1.b	Corrected section reference
2-9.1.c	b. split, added that review agency standards to be met
2-9.1.d	New - criteria for removal of reserve status
2-9.1.b.1	New – criteria for removing reserve status
2-9.1.b.2	New – criteria for removing reserve status
2-9.1.b.3	New – criteria for removing reserve status
2-9.1.b.4	New – criteria for removing reserve status
2-9.2 Combine Two or More Lots	Added section references for two platting situations and clarified that these may be administratively approved
2-9.3 Shifting Lot Lines	Corrected section reference
2-9.4 Dedication of Right-of-way, Public Use Lands, or Easements	No change
2-9.4.a	
2-9.4.b	
2-9.4.b.1	
2-9.4.b.2	
2-9.4.b.3	
2-9.4.b.4	

CHAPTER 3: Requirements for Improvements, Reservations and Design

CHAPTER 3 - revisions	NOTES
3-1 General Requirements	No changes
3-1.1 General Requirements	No changes
3-1.2 Conformance to Applicable Rules and Regulations 3-1.2.a 3-1.2.b 3-1.2.c 3-1.2.d 3-1.2.e 3-1.2.f	No changes
3-1.3 Subdivision and Street Names.	No changes
3-2 Monument Requirements	No changes
3-2.1 Monument Requirements 3-2.1.a 3-2.1.b 3-2.1.c	No changes
3-2.2 Control Monuments 3-2.2.a 3-2.2.b 3-2.2.c 3-2.2.d	No changes
3-2.3 Internal Monuments and Lot Pins 3-2.3.a 3-2.3.b	No changes
3-3 Suitability of the Land	
3-3.1 Suitability of the Land.	No changes
3-3.2 Critical Lots 3-3.2.a 3-3.2.b 3-3.2.c 3-3.2.d 3-3.2.e 3-3.2.f	Clarify that critical lots be shown on all submissions No changes No changes No changes No changes No changes No changes
3-3.3 New Critical Lots	No changes
3-3.4 Prior to Concept Plan Approval 3-3.4.a 3-3.4.b 3-3.4.c 3-3.4.d	No changes
3-3.5 Critical Lot Plan Required.	No changes
3-3.6 Grade Changing Devices. 3-3.6.a 3-3.6.b 3-3.6.c	No changes
3-4 Lot Requirements	
3-4.1 Lot Arrangements	
3-4.2 Lot Dimensions 3-4.2.a Lot Lines 3-4.2.b Frontage 3-4.2.b.1	No changes Section now only applies to 1&2 family lots, expanded to permit frontage on open space New. Explanation of vehicular access for lots on open

CHAPTER 3 - revisions	NOTES
3-4.2.b.1.a 3-4.2.b.1.b 3-4.2.b.1.c 3-4.2.b.2 3-4.2.b.2.a 3-4.2.b.2.b 3-4.2.b.2.c 3-4.2.c 3-4.2.d. Flag Lots 3-4.2.d.1 3-4.2.d.2 3-4.2.d.3 3-4.2.d.4 3-4.2.d.5 3-4.2.d.6 3-4.2.d.7 3-4.2.d.8 3-4.2.e Corner Lots 3-4.2.f Additional Yard Area 3-4.2.f.1 3-4.2.f.2 3-4.2.g Lot Width	space setback less than 150 from a street New. Alley width New. Alley approval New. Alley turnaround New. Explanation of vehicular access for lots on open space setback more than 150 from a street New. Access serve as a fire lane New. Alley approval New. Alley turnaround New. Frontage for all other types of lots Section renumbered. Exception rather than waiver New. From previous paragraph Renumbered Renumbered Renumbered. Clarified number of lots Renumbered Renumbered Renumbered Renumbered Renumbered Renumbered Renumbered Renumbered No longer a buffer – additional setback which may be designated as open space Renumbered Renumbered. Reworded to make a positive statement and specify applies to attached/detached family lots
3-4.3 Double Frontage Lots 3-4.3.a 3-4.3.b	Applies to attached/detached family lots and is prohibited Incorporated in 3-4.4 Moved to 3-4.4.b
3-4.4 Access From Arterial or Collector Street 3-4.4.a 3-4.4.b	Renamed to Arterial or Collector Street describes purpose New. Previously in 3-4.4 and added requirement for shared access and a note limiting access to that shown on the plat is required New. Formerly 3-4.3.b. Applies to attached/detached family lots, separated types of access and added requirement for shared access and a note limiting access to that shown on the plat is required
3-4.5 Lot Drainage 3-4.5.a 3-4.5.b 3-4.5.c	No change
3-4.6 Relationship to Watercourses 3-4.6.a 3-4.6.b 3-4.6.c	No change
3-5 Lot Subdivision Comparability	Deleted. Replaced with Infill Subdivisions
3-5.1 Lot Subdivision Comparability 3-5.1.a 3-5.1.b 3-5.1.c	Deleted. Replaced with Infill Subdivisions applying to residential areas previously subdivided in R and RS districts Deleted Deleted Deleted

CHAPTER 3 - revisions	NOTES
3-5.2.Exceptions 3-5.2.a 3-5.2.b 3-5.2.c 3-5.2.d	Deleted. Replaced with Criteria for Determining Comparability Deleted. Replaced with criterion Deleted. Replaced with criterion Deleted. Replaced with criterion Deleted. Replaced with criterion
3-5.3 Comparable Lots 3-5.3.a 3-5.3.b 3-5.3.c	Deleted. Replaced with Infill Subdivision Frontage Deleted. Deleted
3-5.4 Excluded Lots 3-5.4.a 3-5.4.b 3-5.4.c 3-5.4.d 3-5.4.e	Deleted. Deleted. Deleted. Deleted. Deleted. Deleted.
3-5.5 Lot Comparability Procedures 3-5.5.a 3-5.5.b 3-5.5.c	Deleted. Deleted. Deleted. Deleted.
3-6 Blocks	
3-6.1 Block Widths	Clarifies that section applies to non-residential double frontage lots
3-6.2 Block Lengths	No change
3-6.3 Considerations for Block Length, Width and Shape 3-6.3.a 3-6.3.b 3-6.3.c	No change
3-6.4 Easements Through Blocks	No change
3-7 Improvements	No change
3-7.1 Authorization to Construct Improvements	No change
3-7.2 Constructions of Improvements	No change
3-8 Requirements for Sidewalks and Related Pedestrian Facilities	Added "and Bicycle"
3-8.1 Requirements for Sidewalks on New Subdivision Streets 3-8.1.a 3-8.1.b 3-8.1.c 3-8.1.d	Reworded for clarification Reworded for clarification
3-8.2 requirements for Sidewalks on Existing Streets Fronting the Property Subdivided 3-8.2.a Applicability 3-8.2.a.1 3-8.2.a.2 3-8.2.b Construction of Sidewalks where there is an existing street network is required 3-8.2.b.1 3-8.2.b.2 3-8.2.b.3 3-8.2.b.4 3-8.2.c Construction of Sidewalks or financial	Section deleted and replaced with new wording – clarifies when sidewalks required expands requirement to provide sidewalks on all new lots when sidewalks are already on the same block face Alternatives to sidewalk construction clarified

CHAPTER 3 - revisions	NOTES
contribution to the pedestrian network 3-8.2.c.1 3-8.2.c.2	
3-8.3 Contribution to the Pedestrian Network as an Alternative to Sidewalk Installation 3-8.3.a Fee Deadline 3-8.3.b Security Document 3-8.3.b.1 3-8.3.b.2	Deleted – alternative section incorporated into 3-8.2 the remainder deleted as it is included in Chapter 6 New section 3-8.3 on non-street pedestrian and bicycle access easements and facilities
3-8.4 Sidewalk Dimensions	No change
3-8.5 Sidewalk Encroachments/Obstructions	No change
3-8.6 Sidewalk Tree Preservation	No change
3-8.7 Sidewalk Pedestrian Easements	Deleted, incorporated into new section 3-8.3
3-9 Requirements for Streets	
3-9.1 General Requirements	No change
3-9.2 Street Design Standards	No change
3-9.2.a Sight Distance	No change
3-9.2.b Grades and Cross-slopes	No change
3-9.2.c Vertical Design	No change
3-9.2.d Steeper Grades Permitted	No change
3-9.2.e Right of Way and Pavement Width	Add “street” after “minimum”
3-9.2.e.1	No change
3-9.2.e.2	No change
3-9.2.f Non-Curb Street Design permitted	No change
3-9.2.g Horizontal Radius of Curved Streets	No change
3-9.2.h Tangents between Reverse Curves	No change
3-9.2.i Turnarounds	No change
3-9.2.i.1	No change
3-9.2.i.2	Add “dead end” before “street”
3-9.2.i.3	No change
3-9.2.i.4	No change
3-9.2.j Intersection Design Standards for Minor Local, Local, and Collector Streets	No change
3-9.2.j.1	No change
3-9.2.j.2	No change
3-9.2.j.3	No change
3-9.2.j.4	No change
3-9.2.j.5	No change
3-9.2.k Number of Intersecting Streets	No change
3-9.3 Additional Requirements for Private Streets	added CCM, added minimum 5 acre lot size to match definition
3-9.3.a	no change
3-9.3.b	no change
3-9.3.b.1	no change
3-9.3.b.2	no change
3-9.3.b.2.a	no change
3-9.3.b.2.b	no change
3-9.3.b.2.c	no change
3-9.3.b.3	no change
3-9.3.b.4	no change
3-9.3.b.5	no change
3-9.3.b.6	no change
3-9.3.c	no change
3-9.3.c.1	added CCM

CHAPTER 3 - revisions	NOTES
3-9.3.c.2	no change
3-9.3.c.3	no change
3-9.3.c.4	no change
3-9.3.c.5	no change
3-9.3.c.6	no change
3-9.3.d	no change
3-9.4 Street Construction and Related Requirements	No change
3-9.4.a Grading and Improvement Plan	No change
3-9.4.b Improvements in Floodable Areas	No change
3-9.4.c Reserve Strips	Changed “strips” to “lots, parcels or common open space”
3-9.4.d Arrangement of Streets	
3-9.4.d.1	No change
3-9.4.d.2	No change
3-9.4.d.3	No change
3-9.4.d.4	No change
3-9.4.d.5	No change
3-9.4.d.6	No change
3-9.4.d.7	No change
3-9.4.d.8	No change
3-9.4.e Dead-End Streets	No change
3-9.4.e.1	No change
3-9.4.e.2	No change
3-9.4.f Alleys	No change
3-9.4.g Construction Standards	No change
3-9.4.h Railroads and Intersection Proximity	No change
3-10 Requirements for Dedication, Reservations or Improvements	No change
3-10.1 Application	No change
3-10.2 Undeveloped Property	No change
3-10.2.a	
3-10.2.b	
3-10.2.c	
3-10.3 Developed Property	No change
3-10.4 Required Improvements or Dedications	No change
3-10.5 Relationship to Scenic Routes	No change
3-10.5.a	Delete “except” replace with “and” for clarification
3-10.5.b	No change
3-10.5.c	No change
3-10.6 Conservation Easements for Greenways	No change
3-10.6.a	
3-10.6.a.1	
3-10.6.a.2	
3-10.6.a.3	
3-10.6.b	
3-10.6.c	
3-11 Inspection During Construction	No change
3-11.1 Inspection During Construction	No change
3-11.2 Pre-Construction Conference Required	No change
3-11.3 Outline for Construction Process	No change
3-11.4 Inspection Schedule	No change

CHAPTER 3 - revisions	NOTES
3-12 Street name, Regulatory and Warning Signs for Public Streets	No change
3-12.1 Signage Requirements	No change
3-12.2 Street Name Signs	No change
3-12.2.a Installation requirements	
3-12.2.b Bond	
3-12.2.c Notes	
3-12.2.d Planned Unit Developments	
3-12.3 Regulatory and Warning Signs	No change
3-12.3.a Installation Requirements	
3-12.3.b Bond	
3-12.3.c Notes	
3-13 Street Names, Regulatory and Warning Signs for Private Streets	No change
3-12.1 Installation Requirements	No change
3-12.2 Notes	No change
3-12.3 Planned Unit Development	No change
3-14 Drainage and Storm Sewers	No change
3-14. 1 General Requirements	No change
3-14.2 Stormwater Facilities	No change
3-14.2.a Culvert or Bridges	
3-14.2.a.1	
3-14.2.a.2	
3-14.2.b Accommodation of Upstream Drainage Areas	
3-14.2.c Effect on Downstream Drainage	
3-14.3 Dedication of Drainage Easements	No change
3-14.3.a General Requirements	
3-14.3.b Drainage Easements	
3-14.3.b.1	
3-14.3.b.2	
3-14.3.b.3	
3-15 Public Water Facilities	No change
3-15.1 Installation of Water Facilities	No change
3-15.2 Compliance	No change
3-16 Sewerage Facilities	
3-16.1 General Requirements	No change
3-16.2 Mandatory Connection to Public Sewer System or Provision for Future Connection	added CCM
3-16.3 Specifications	No change
3-17 Underground Utilities	No change
3-17.1 Underground Utilities	No change
3-18 Referral to Public Body	
3-18.1 Referral to Public Body	Replace “playgrounds” with “parks”