

CHAPTER 16.16

PRELIMINARY PLAN APPROVAL

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16.16.010: PRELIMINARY INFORMATION:

Each person who proposes to subdivide land in the city of Farr West shall confer with the planning commission staff before preparing any plats, charts or plans in order to become familiar with the city subdivision requirements and existing master plans for the territory in which the proposed subdivision lies and to discuss the proposed plan of development of the tract. (Ord. 89-003 § 5(A))

16.16.020: SUBDIVISION INFORMATION FORM:

A subdivision information form (form 002-89) supplied to the subdivider by the city recorder shall be filled out and submitted to the planning commission with the preliminary plan. (Ord. 89-003 § 5(B))

16.16.030: PRELIMINARY PLAN FILING:

A preliminary plan shall be prepared in conformance with the standards, rules and regulations contained herein and eighteen (18) black and white prints thereof shall be submitted to the city to be distributed to the planning commission and the city council for approval or disapproval. One print shall be delivered by the planning commission chairperson to each of the following for their information and written recommendations: city engineer, servicing fire department, and any company furnishing telephone, electricity, water or gas service as well as those companies or entities involved with easements or rights of way within the city which may be affected by the proposed subdivision. (Ord. 92-04: Ord. 89-003 § 5(C))

16.16.040: PRELIMINARY PLAN REQUIREMENTS:

A. The preliminary plan shall be drawn to a scale not smaller than one hundred feet (100') to the inch, and shall show:

1. The proposed name of the subdivision;

2. Its location as forming a part of a larger tract or parcel, where the plat submitted covers only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted, and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area;

3. Sufficient information to locate accurately the property shown on the plan;

4. The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;

5. Contour map at appropriate intervals as determined by the planning commission;
6. The boundary lines of the tract to be subdivided;
7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, watercourses, exceptional topography, and buildings within or immediately adjacent to the tract to be subdivided;
8. Existing sanitary sewers, storm drains, water supply mains, and culverts within the tract and within five hundred feet (500') thereof;
9. The locations, widths and other dimensions of proposed public streets, private streets, alleys, utility easements, parks, other open spaces and lots, with proper labelling of spaces to be dedicated to the public, or designated as private streets;
10. North point, scale and date.

B. Plans or written statements regarding the proposed storm water drainage facilities and other proposed improvements, such as planting and parks, and any grading of individual lots. (Ord. 89-003 § 5(D))

16.16.050: PRELIMINARY PLAN APPROVAL:

A. Review And Recommendations: The preliminary plan shall be reviewed by the planning commission. The commission shall make a recommendation to the city council on the plan, as submitted or modified, within sixty (60) days after its presentation to the planning commission. The city council shall conduct a review based upon the planning commission's recommendations, the recommendations of the city engineer and the written recommendations of the utilities. Within forty five (45) days of receiving the planning commission's recommendation, the city council shall vote to approve, disapprove or to approve with conditions the preliminary plan.

B. City Council Determination: If approved, the city council shall express its written approval with those conditions, if any, specified in writing and shall return one copy of the preliminary plan, signed by the mayor, to the subdivider. If the preliminary plan is disapproved the city council shall indicate its disapproval in writing and reasons therefore by similarly signed copies. Notification of approval of the preliminary plan shall be authorization for the subdivider to proceed with the preparation of the final plat and specifications for the minimum improvements required in chapters 16.24 and 16.28 of this title. (Ord. 92-04: Ord. 89-003 § 5(E))

16.16.060: TIME LIMITATION:

Approval of the preliminary plan by the city council shall be valid for a maximum period of one year after approval unless upon application of the subdivider, the city council grants an extension. If the final plat has not been submitted within the one year or approved extended period, the preliminary plan must again be submitted to the planning commission and city council for reapproval; however preliminary approval of a large tract shall not be voided, provided the final plat of the first section is submitted for final approval within the one year period. (Ord. 92-04: Ord. 89-003 § 5(F))

16.16.070: GRADING LIMITATION:

No large scale excavation, grading or regrading shall take place on any land for which a preliminary subdivision has been submitted until such plan has been given preliminary approval by the planning commission. (Ord. 89-003 § 5(G))