



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Tye
- ☐ 4 = Cisneros
- ☐ 5 = Handren
- ☒ All

<b>AGENDA DATE</b>	December 3, 2018
<b>ITEM NUMBER</b>	8.
<b>DESCRIPTION</b>	CONSIDERATION OF SEVERAL AMENDMENTS TO THE DEVELOPMENT PLAT REGULATIONS
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	APPROVE THE REQUESTED AMENDMENTS
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	NICK COLONNA, ASSISTANT DIRECTOR
<b>SUMMARY</b>	<p>The proposed amendments to the Development Plat regulations are related to clarifications to fire protection plan submittals, tree identification, illumination plan submittal and eligibility for administrative plat approval.</p> <p>The most impactful change is related to the Development Plat approval. Development plats are required for all unplatted residential, commercial, and industrial properties before development to ensure that adequate easements and rights-of-way are provided on land that was not subject to typical subdivision platting requirements. Typically, a development plat is required for properties that have not been platted or replatted prior to the effective date of the platting regulations.</p> <p>Due to the age of which many parcels have been created out of metes and bounds, the current requirements are cumbersome, particularly for small residential and commercial property owners who are looking to add minor additions to their home or establishment.</p> <p>The changes to administrative plat approval are specific to Section 07, (Procedures) for an Administrative Plat. Staff is proposing to add a minor development plat option. The minor development plat option exempts the full requirements of the development plat for residential and commercial (great than 10% of the structure) parcels created via metes and bounds. Section 01 (Definitions) is also being amended to include the definition of a minor plat.</p> <p>The fire code amendments are specific to Section 01 (Definitions) in defining a Fire Protection Plan and Section 06 (Procedures) for a Development Plat, in which we clarify jurisdictional control and when the fire protection plan is required.</p>

	<p>The tree identification changes relate to clarifying the type of trees to identify in Section 06 (Procedures) for a Development Plat.</p> <p>Adding in Section 06 (Procedures) for a Development Plat, the requirement of an illumination plan.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.