

Legislation Text

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Subject:

Study Session: Subdivision Code Amendments for Minor and Administrative Plats, and to add provisions for condo plats and correction plats

Presented By: Steve Kemp, City Attorney and Jocelyn Mills, Community Development Director

REQUESTED PLANNING COMMISSION ACTION: The proposal is for amendments to the subdivision code, and this study session is to seek Planning Commission input and direction.

BACKGROUND:

A major component of the land use process in any city is the rules governing the subdivision of land. Most cities have moved towards a unified development ordinance where all of the requirements are located in one place. This process provides for greater citizen input, while minimizing expenses to applicants who may be subject to provisions in other parts of the code that they may not be aware of.

As staff has evaluated past studies of the code, the operation of the code, and improvements that will impact processes, it is clear that revisions are needed to the subdivision code. The proposed changes are the first stage in updating this code and providing enhanced response to both citizens and applicants in the development process.

STAFF ANALYSIS:

A chart is attached to this communication outlining the reasons for modifying the code along with a draft ordinance. There are three objectives that are accomplished by this proposed ordinance:

- a. Move subdivision-related language into a single code making it easier for users and citizens to know the rules
- b. Recognize that the review required for minor subdivisions should reflect the fact that they are not as complex as major subdivisions
- c. Address missing areas of the subdivision process such as correction plats and condominium plats

The goal of this process is to improve the subdivision code to allow more efficient processing of subdivisions by the city. This goal is achieved by making the following changes:

1. Move Section 4-1-9 into Chapter 11

Currently, there is no reference requiring a platted lot prior to issuing a building permit in a logical location

in the subdivision code.

2. Combine minor subdivisions and administrative plats into a single process by amending Section 11-4-2 and deleting Section 11-9.

Minor subdivisions and administrative plats do not have the complexity of major subdivisions; however, the current code in many respects treats these in the same manner as a major subdivision. Minor subdivisions generally do not have street and utility dedications, open space and tract dedications. The proposed code amendment will create a more functional process for the processing of minor subdivisions and administrative plats.

3. Subdividers make technical mistakes such as an incorrect note on a plat

Currently, the city has no administrative means to address these minor technical mistakes, other than a new plat. The proposed ordinance would add a new section 11-4-3 to provide for correction plats.

4. Currently, the city has no provisions for processing condominium plats

Instead, the city refers applicants to Arapahoe County. This creates a disjointed process and fails to provide adequate review of development issues by the city. The proposed ordinance would add a new Chapter 11-10 concerning condominium plats.

In the future, other areas of subdivisions such as street standards and major plats will be addressed and will be reviewed as part of a program of continuous improvement.

STAFF RECOMMENDATION:

Staff recommends that next steps include bringing back a proposed ordinance to amend the subdivision code.