

Chapter 16.20

PRELIMINARY PLAT

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16.20.005 Purpose

The purpose of the Preliminary Plat is to review the preliminary subdivision design for conformance to the Review and Approval Criteria. It includes the layout of the subdivision with lots, streets, and tracts. A complete subdivision review is conducted, but final engineering design, with all bearings and distances and survey monumentation is not required until the Final Plat. The Director of Development Services may approve concurrent review of a combined Preliminary/Final Plat if it is determined that there are no significant issues that need to be evaluated with the Preliminary Plat before a Final Plat is submitted.

16.20.010 Preparation.

After the subdivider has reached preliminary and basic conclusions concerning the feasibility and design of the proposed subdivision, he or she shall schedule a pre-application conference with the Development Services Department. He or she may then prepare a preliminary plat application. (Ord. 12-97 (part): prior code § 12.07.010)

16.20.020 Submittal.

A. The subdivider shall submit to the Department of Development Services all required supporting documents and a preliminary

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nary plat prepared by a registered land surveyor and other necessary professionals including, but not limited to, such information and in the form required by submittal checklists furnished by the Development Services Department. The plat shall comply with the principles, standards and criteria of Chapters 16.40 and 16.44.

16.20.030 Referral.

The Department of Development Services shall refer the Preliminary Plat to other agencies for comment. (Ord. 12-97 (part): prior code § 12.07.030)

16.20.040 Review.

The Staff shall review the Plat submittal to determine if all submittal requirements have been satisfied and whether the Plat is consistent with the Review and Approval Criteria and standards set forth in this chapter, including conformance with the Town Comprehensive Plan and Town Municipal Code. Once all submittal requirements have been satisfied and all Staff comments have been addressed, the application will be scheduled for public hearings before the Planning Commission and Board of Trustees. Notice shall be provided in conformance with Section 17.88 of the Municipal Code. After reviewing the Staff report and conducting a public hearing on the application, the Planning Commission will recommend approval, approval with conditions, or denial of the Preliminary Plat or Preliminary/Final Plat depending on whether it meets the Review and Approval Criteria. Staff shall forward the Planning Commission recommendation to the Board of Trustees. After reviewing the Staff report and Planning

Commission minutes and conducting a public hearing on the application, the Board of Trustees will approve, approve with conditions, or deny the Preliminary Plat or Preliminary/Final Plat depending on whether it meets the Review and Approval Criteria. The Planning Commission or Board of Trustees may also continue or table the application if more time is needed to resolve an issue.

A. Pursuant to Colorado Revised Statutes (C.R.S.), a vote of not less than two-thirds of all of the members of the Board of Trustees is required to reverse a decision by the Planning Commission concerning any of the following matters:

1. The location, character and extent of any street, square, park or other public way, ground or open space, public building or structure, or publicly or privately owned public utility proposed to be constructed or authorized in the Town, or in any sections or districts of the Town for which a master plan has been adopted, as set forth in Section 31-23-209 C.R.S.;

2. The acceptance of any street not shown on or not corresponding with a street on the official master plan or on any approved subdivision plat or an approved street plat, as provided in Section 31-23-217, C.R.S.; or

3. A plat of an area or district which has been surveyed for the exact location of the lines of a street in any portion of the territory within its subdivision jurisdiction or any major section or district thereof, showing the land which the Planning Commission recommends be reserved for future acquisition for public streets, as set forth in Section 31-23-220, C.R.S. (Ord. 12-97 (part): prior code § 12.07.070) (Ord. 20-2004 § 7 (part): Ord. 28-2000 § 2)

16.20.050 Review and Approval Criteria.

A. A Preliminary Plat or Preliminary/Final Plat must conform to the following Review and Approval Criteria;

1. The Plat implements the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.

2. The Plat proposes a harmonious development and lotting pattern that is compatible with the neighborhood and community, including both existing and approved developments;

3. An adequate, safe, and efficient multi-modal transportation system, which includes pedestrian and bicycle circulation, is provided within the subdivision and to appropriate external connections;

4. The Plat design provides for adequate access to all lots and tracts proposed in the subdivision;

5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision, including that a sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with Appendix WA-Water Standards of the Municipal Code or the District's water standards. The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities;

6. The lotting and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;

7. The Plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets;

8. The Plat conforms to all applicable provisions of Title 16, Subdivisions, including the Design Principles, and Title 17, Zoning, and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations;

9. The Plat design promotes the general health, safety, and welfare of the present and future inhabitants of Monument;

10. The Plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;

11. The Plat design provides for the preservation and conservation of significant stands of vegetation.

16.20.060 Public notice.

Public notice for a Preliminary Plat or Preliminary/Final Plat shall be in accordance with Chapter 17.88 of this code. The applicants are responsible for any required notice to mineral estate owners in accordance with Article 65.5 of Title 24 of the Colorado Revised Statutes. (Ord. 12-2001 § 8)

16.20.070 Inactive Plats, Extensions and Approval.

A. Plats– Processing times and approval periods shall be in accordance with Section 16.04.090 of the Subdivision Regulations. The approval may be subject to satisfaction of conditions. Preliminary Plats are not recorded. Preliminary/Final plats are recorded. Once a Final Plat for all or part of the Preliminary Plat area has been approved, the Preliminary Plat for the corresponding area shall be in effect and shall not lapse.