

Talking Points for Presentation to Planning and Zoning Commission
September 13, 2012

General:

- Reformatted to eliminate lengthy paragraphs
- Use of bulleted text for lists
- Severely restrict the use of private drives within subdivisions: 2-lots for Admin Survey, no private drives in minor major plats without planned development
- Additional restrictions on subdividing below dams or where dams are proposed to be constructed
- Clarification of the Director's authority
- Established a consistent organizational structure where the types of subdivisions appear the same order within the different Sections and Appendices as applicable
- 40-acre threshold, consistent with Missouri Statutes

1.4 Definitions

- Several new definitions
 - Define new terms relative to new processes and/or regulations (Recognized Utility, Subdivision, Type of, etc.)
 - Refine terms that have historically been difficult to administer (Stem, Qualifying Family Member)
- Revision of existing definitions to provide more clarity
- Move regulatory text out of definitions and into regulatory sections

1.5 General Provisions

- Moved several generally applicable regulations from other Sections
- New regulations as directed by County Commission (dams)
- New regulations to address deficiencies

1.6 Subdivision Category and Type

- New Category: Abbreviated Administrative Approval
 - Exception Survey
 - Utility Survey
- Administrative Approval: three new subdivision types (fam x-fer, LLA, Lot Cons)

1.7 Subdivision Plat and Survey Review

- Describes the review process and approval criteria for all types of subdivisions
 - AAA: 48-hour review and approval, no distribution
 - AA: 10-working day review and approval (existing)
 - Preliminary and Final based on P&Z schedule
- Change final plat process
 - Installation of infrastructure prior to submitting final plat
 - Pre-submittal conference required to discuss items to be addressed prior to approval

- Final plat submittal must include sign off from agencies regarding completion of infrastructure

Appendix A Survey and Plat Preparation Specifications

- Added as necessary to address new subdivision types
- Clarifications and additions as necessary

Appendix B Design Specifications for Subdivisions

- Traffic analysis: Will be done by the County at the subdivider's expense
- More specific criteria for wastewater CBA
- Standards for wastewater plans
- Update fire protection standards to be consistent with IFC
- Deleted most of the erosion control and stormwater standards since compliance with stormwater ordinance is required.
- Revised Point Rating System to address modern standards and to incorporate more environmental criteria instead of unused school crowding criteria.