

ARTICLE 28.
SIMULTANEOUS PRELIMINARY AND FINAL PLATS

Section 1. SIMULTANEOUS PRELIMINARY AND FINAL PLAT APPLICATIONS:

In cases of certain minor subdivisions as provided herein, the subdivider may be allowed to submit simultaneous applications for preliminary and final plat consideration. This process allows the Zoning Board to review both the preliminary and final plat at the same meeting and thus may expedite the platting process.

Section 2. REQUIREMENTS FOR THE SIMULTANEOUS PLATTING PROCESS:

Only residential subdivisions which meet the following requirements are eligible for simultaneous consideration of preliminary and final plats:

- A. The subdivision will result in the creation of no more than eight (8) residential lots with any lot larger than five (5) acres or no more than three (3) residential lots with any lot smaller than five (5) acres.
- B. No more than one additional minor street, such as a street which is no more than 700 feet in length is required or proposed to serve the subdivision and would be so located that the final gradient of the road would largely be unchanged from the existing gradients.
- C. The County Engineer shall have determined that the topography of the area is such that no detailed drainage study or drainage improvements are needed.
- D. The proposed subdivision is consistent with the County's then applicable Comprehensive Plan and the land use and development policies therein.
- E. The proposed subdivision shall not have topography, street access, sewage disposal or design concerns that would make the normal platting process the most appropriate way to review and consider the proposed subdivision.

With regard to the criteria set forth in A through E above, the Zoning Administrator may determine that the normal platting process shall be adhered to. The Zoning Administrator shall make a determination of subdivision application eligibility for the simultaneous platting process within seven (7) days of the pre-platting conference.

Section 3. APPLICATION REQUIREMENTS:

Plat application submissions shall be as required in Article 27, of these regulations except that preliminary and final plat applications may be submitted simultaneously. The applicant shall acknowledge in writing with the application that the simultaneous plat application shall not be exempt from any requirements of these regulations as a result of the simultaneous plat application, that the application is being submitted in an attempt to expedite the plat review and approval process, but that more expedient processing is not guaranteed and that some steps may have to be repeated as a result of modifications which may be required as a result of the plat review process.