

Sec. 25-33. - Land plan approval.

(a) General requirements. A land plan consisting of a general plan, master plan, and/or concept plan shall be submitted to the city manager or designee for review by the commission prior to or in conjunction with the submittal of any preliminary plat, except as noted below, for any tract of land over fifty (50) acres in size. If the city manager or designee determines that an area less than fifty (50) acres contains unique features or is surrounded by existing or proposed subdivisions with potential limited access, a land plan may be required to be reviewed prior to the preliminary or final plat submittal. The decision of the city manager or designee to require a land plan shall be deemed final and binding as a condition prerequisite to further review of the proposed subdivision plan.

(b) Purpose. The purpose of the land plan is to allow the commission to review the proposed major thoroughfare and collector street patterns, land use, environmental issues, conformance to the comprehensive master plan, the property's relationship to adjoining subdivisions or properties, as well as such additional developmental or infrastructure review as deemed necessary by the city.

While certain items may be required or supplied without requirement, recommendation of approval of a land plan by the commission to proceed is granted only for infrastructure, thoroughfare and collector street patterns, land use (not density or lot layout), environmental issues, conformance to the master plan, and relationship to adjacent properties. The commission cannot recommend approval beyond this scope.

(c) Partial development. Where a phased or partial development is proposed, the land plan area shall include the entire property from which the initial or any subsequent phase is being subdivided. Where the applicant can demonstrate that natural or manmade features, such as creeks and thoroughfares, make unnecessary the inclusion of the entire property in the land plan to adequately review the proposed subdivision for compliance with all of the terms and provisions of this Code, the subdivider may request approval from the commission for a submittal of a smaller land plan area. Boundaries such as thoroughfares (existing or proposed), creeks, political subdivisions, or other such natural or man-made features may be used to delineate the smaller land plan area.

(d) Not required. A land plan shall not be required if the preliminary plat(s) contains sufficient information to provide for the proper coordination of development.

(e) Application and fees.

(1) The land plan shall be accompanied by the completed application and appropriate fees at least twenty-one (21) days prior to the commission meeting at which it is to be considered.

(2) Two (2) copies of prints of the proposed subdivision, drawn on sheets at a size of twenty-four (24) inches by thirty-six (36) inches and twelve (12) copies of the print reduced to a size of eleven (11) inches by seventeen (17) inches shall be submitted. After an administrative review of the land plan, a revised submittal may be required. If required, the revised land plan shall be submitted seven (7) days prior to the commission meeting and shall include seven (7) copies of the plan drawn on sheets at a size of twenty-four (24) by thirty-six (36) and eleven (11) copies of the plan reduced to a size of eleven (11) inches by seventeen (17) inches.

(f) Traffic impact analysis. Any land plan or subdivision plat involving a change to a thoroughfare plan or is seventy-five (75) acres or more in size must accompany with its application a traffic impact analysis in such format and under such procedures as the city manager or designee may from time to time require or specify. Failure to provide a traffic impact analysis and/or traffic study or to meet any other requirements that may be imposed by the city manager or designee shall be grounds to deny the filing of any subdivision plat tendered or offered for filing.

Additionally, a traffic impact analysis may be required by the city manager or designee, or by the commission, to address the following:

- (1) Increased traffic loadings on existing streets.
- (2) Traffic patterns and street classifications within proposed development.
- (3) Traffic control devices within the proposed development and on adjacent streets.

(g) Effect of approval. The recommendation by the commission to proceed in relation to the land plan shall not be deemed to grant or vest in the applicant any approvals or grants other than as specifically provided in this Code and does not constitute approval of the subsequent plats within the plan boundaries.

The land plan recommendation does not exempt a developer from meeting all ordinances in effect at the time of the recommendation and any and all amendments or newly-adopted ordinances after recommendation and prior to final plat approval, unless agreed to by the city council under a separate development or utility agreement.

(h) Length of recommendation. Unless agreed to by the city council under a separate development or utility agreement, the recommendation of a land plan shall be valid for a period of eighteen (18) months. Extension(s) may be approved by the commission for up to an additional six (6) months for a total of two (2) years. Upon approval by the city council of a final plat of individual sections of the development, the land plan approval is automatically extended for an additional eighteen (18) months. However, unless agreed to by the city council under a separate development or utility agreement, the approval of a land plan shall not be valid for a combined period of more than five (5) years.

(i) Graphic requirements. The following are the graphic requirements of a land plan:

- (1) A scale of one (1) inch = two hundred (200) feet or one (1) inch = four hundred (400) feet.
- (2) A title block within the lower right corner of the land plan.
- (3) A vicinity or location map that delineates the location of the proposed subdivision with respect to major thoroughfares, freeways, water courses and ditches. The vicinity map shall be located in the upper right corner of the drawing or map.
- (4) Proposed name of the development.
- (5) The name and address of the subdivider and the land planner, engineer, or surveyor responsible for the design or survey.
- (6) A graphic scale indicating the scale at which the drawing is prepared.

- (7) Date of the drawing.
- (8) The legal description of the tract according to the abstract and survey records of the county.
- (9) North clearly indicated to the top or left of the plan.
- (10) The perimeter of the boundary drawn in a bold solid line.
- (11) The names of adjacent additions or subdivisions with respective recording information and/or owners of adjoining parcels of unplatted land with respective recording information.
- (12) The existing zoning on adjoining land, where applicable.
- (13) The location, width and names of all existing or platted streets or other public rights-of-way within and/or adjacent to the tract.
- (14) Existing permanent buildings.
- (15) Railroad rights-of-way.
- (16) Topography with contours at five-foot intervals.
- (17) Existing drainage channels or creeks and other important natural features.
- (18) Existing pipelines, fee strips and easements.
- (19) Adjacent political subdivisions and corporate limits.
- (20) Applicable district boundaries.
- (21) The proposed layout and width of proposed thoroughfares, collector streets and minor streets.
- (22) Designation of tracts as lots or reserves in accordance with anticipated usage.
- (23) A table indicating the number of typical lot sizes and the percentages of each by phase or sections and total development.
- (24) The city shall be provided with an electronic file of the land plan in the format(s) designated by the city.

(j) Changes to land plan. Changes to the land plan may be acceptable up through the platting procedures as long as the changes are minor and are not critical or greatly affect the configuration of thoroughfares and collector streets, drainage or other infrastructure, entrances, land uses, etc. The city manager or his designee will determine if a change is minor or if there is a need for a new land plan.