

6.0000 Land Divisions

Standards to be addressed in narrative

General

Standard	N/A	Findings
Lot Design Standards		
6.0010 - Lot Arrangement		This section strives to assure there will be no foreseeable problems with lots created through land divisions. The proposed subdivision and phasing plan are designed and configured such that no problems in securing building permits to construct homes on the lots are anticipated.
6.0011(A) - Rectilinear Lot Parcel and Configuration		This section requires lots created by a subdivision to be rectilinear in configuration. All lots within the proposed subdivision are generally rectilinear in shape where the lot line touches the right-of-way. Due to the curving alignment of several streets as necessitated by site topography, it is not possible to design all lots to be rectilinear throughout the entire lot.
6.011(B)(1) - Residential District Elimination of Split Zoned Lots		No lots are proposed to be split zoned.
6.011(B)(2) - Creation of Split Zoned Lots Under Certain Conditions	N/A	
6.0012 - Lots in Excessively Sloped Areas	N/A	The subject property contains gradual to moderate slopes.
6.0013(A) - Lot of Record Prohibition on Sale or Conveyance of a Parcel of Land That Begets a Substandard Lot	N/A	This section specifies that no sale or conveyance of any portion of a lot for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot area, lot dimensions, yard setbacks or result in a lot with less than the minimum buffering and screening requirements of this ordinance. All existing structures will be removed.
6.0013(B) - Lots Improperly Divided after December 16, 1975	N/A	

6.0020 - Condominiums

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6.0020(A) - Type II Procedure	N/A	
6.0020(B)(1) - Submittal of All Necessary Documents and Final Plat Copies	N/A	
6.0020(B)(2) - Compliance with Public Facility Standards (A5.000)	N/A	
6.0020(B)(3) - Timing of Final Condo Plat Recordation	N/A	
6.0020(C) - Condominium Conversion Conformance with Section 10.0400	N/A	

6.0100 - Lot Line Adjustments and Lot Consolidations

Standard	N/A	Findings
6.0111 - Lot Line Adjustment Final Survey Map	N/A	
6.0112(A) - Situations when a Replat is Required for Lot Consolidation	N/A	
6.0210(B) - Situations when a Subdivision or Partition Plat is Not Required for Lot Consolidation.	N/A	

6.0200 - Partitions and Subdivisions

Standard	N/A	Findings
6.0210 - Criteria for Approval of Tentative Plan		
6.0210(A) - Development of Remainder of Property		This section requires that any remainder of property under the same ownership can be developed in accordance with this code. The proposed subdivision has been designed in compliance with the standards set forth in the GDC. All areas are proposed to be developed as part of this phased project.
6.0210(B) - Development of Adjoining Lands		This section requires the subdivision to be designed so that adjoining land can be developed or is provided access that will allow its development in accordance with this code. The proposed design is generally bordered by properties with limited development potential on its northern, eastern, and southern boundaries due to natural resource features. For this reason, street stubs are only provided to the eastern property line. The proposed development has been designed so that adjoining undeveloped land is provided access and can be developed in accordance with the code.
6.0211 - Phased Subdivision		As shown on submitted plans, the applicant proposes developing the subject property in three phases. The applicant is aware that each phase may be for a period of time in excess of one year but the total time period for all phases shall not be greater than five years without resubmission of the tentative plan. With this application, the applicant is also requesting approval of all phases in conformance with applicable requirements of this code. The exact timeline for intimating each phase will be determined following preliminary plat approval.
6.0211 - Phased Subdivision Maximum Period		The applicant is aware that each phase is valid for a period of time in excess of one year but the total time period for all phases shall not be greater than five years without resubmission of the tentative plan.
6.0211 - Portions Platted after the Passage of One Year	N/A	The applicant is aware that portions of the phasing plan platted after the passage of one year shall be required to comply with provisions in the Community Development Plan if changes to that plan are made.

6.0213 - Review of Lots Not Lawfully Created

Standard	N/A	Findings
6.0213(A) - Multiple Ownership	N/A	
6.0213(B) - Application Submitted by at Least One Vested Owner	N/A	
6.0213(C) - Prohibition on Relation by Blood or Marriage Between Owners	N/A	
6.0213(D) - Prohibition on Business Relationship Between Owners	N/A	
6.0213 - Compliance with Current Land Division Requirements and All Applicable Standards	N/A	