

ORDINANCE NO.

AN ORDINANCE AMENDING THE COLLINSVILLE MUNICIPAL CODE TITLE 16, SUBDIVISIONS, REGARDING MINOR SUBDIVISIONS, BOUNDARY ADJUSTMENTS AND CONSOLIDATIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE as follows:

SECTION 1: That Collinsville Municipal Code Title 16 (Subdivisions), Section 16.04, *General Provisions*, shall be amended by adding the following:

Section 16.04.025: Approval of Plats. Every subdivision of land within the corporate area of Collinsville shall be shown on a plat and submitted to the City for its approval or disapproval in accordance with the provisions of this Chapter. No plat shall be recorded in the office of the County Recorder of Deeds and no lots shall be sold from such plat unless and until it is approved as provided for in this Chapter.

SECTION 2: Section 16.08.020, *Selected Definitions*, shall be amended as follows:

Subdivision, Minor – Non Residential: A subdivision which establishes not more than four (4) lots in a non-residentially zoned district which meets all of the following requirements:

1. The proposed subdivision does not include, and this Chapter does not require any improvement other than sidewalks (a right-of-way dedication for the widening of an accepted public street shall not be considered an improvement for this purpose).
2. The proposed subdivision does not include a provision for common land or recreational facilities.
3. The proposed subdivision does not adversely affect the development of the parcel proposed for subdivision or of adjoining property.
4. The proposed subdivision is not in conflict with any provision of this Chapter, the Zoning Ordinance or any other ordinance of the City.

Subdivision, Minor – Residential: A subdivision which establishes not more than two (2) lots and meets all of the following requirements:

1. The proposed subdivision does not include, and this Chapter does not require any improvement other than sidewalks (a right-of-way dedication for the widening of an accepted public street shall not be considered an improvement for this purpose). On lots which will be developed as a result of the proposed subdivision and which front on streets already improved or up to City standards, then the proposed subdivision shall not be required to conform to the street design requirements stipulated within Section 16.16, Subdivision Design and Improvement Standards, of this Chapter.
2. The proposed subdivision does not include a provision for any common land or recreational facilities.
3. The proposed subdivision does not adversely affect the development of the parcel proposed for subdivision or of adjoining property.

4. The proposed subdivision is not in conflict with any provisions of this Chapter, the Zoning Ordinance or any other ordinance of the City.

SECTION 3: Section 16.12, *The Subdivision Process*, shall be amended by adding the following:

Sec. 16.12.250: Minor Subdivisions

If the Director of Community Development and the City Engineer find and agree that a subdivision meets all of the requirements for a minor subdivision, as defined in this Chapter, the Director of Community Development and City Engineer shall waive the requirement of submission of all plats except the final plat.

Sec. 16.12.260: Minor Boundary Adjustments

- A. In the case of the sale or exchange of parcels of land to or between adjoining property owners, where such sale or exchange does not create additional lots and where the original lots are not reduced below the minimum sizes required by the Zoning Ordinance, and where, to the extent physically possible, other requirements of the Zoning Ordinance are complied with, such owners shall submit to the Director of Community Development a plat showing the proposed adjustment of lots lines together with easements, buildings and other improvements on the property. The information shown on the plat shall be attested to as to correctness by a registered engineer or land surveyor.
- B. In the case of the consolidation of parcels of land where the pre-existing number of parcels or recorded lots is reduced, and where, to the extent physically possible, other requirements of the Zoning Ordinance are complied with, such owners shall submit to the Director of Community Development a plat showing the proposed consolidation of lot lines together with easements, buildings and other improvements on the property. The information shown on the plat shall be attested to as to correctness by a registered engineer or land surveyor.
- C. If the Director of Community Development and the City Engineer find and agree such plat and adjustment in property lines to be in order and in compliance with the requirements of this Chapter and the Zoning Ordinance, the Director of Community Development and the City Engineer shall approve the plat by signing it on behalf of the City of Collinsville. The owners shall file the plat with County Recorder of Deeds within sixty (60) days after approval by the Director of Community Development and the City Engineer. If any such plat is not filed within this period the approval shall expire. The owners shall provide the City with a three (3) copies of the recorded plat, showing the County Document Number, as evidence of compliance with the above requirements.

Section 4: This Ordinance shall be effective upon its passage and publication by the City Clerk.

PASSED by the City Council on _____, 2016.

Ayes:

Nays:

Absent:

Approved: _____, 2016.

John Miller, Mayor

ATTEST:

Kimberly Wasser, City Clerk