

AGENDA ITEM REPORT

DATE OF MEETING:

November 28, 2016

ITEM:

Ordinance Amending the Collinsville Municipal Code, Title 16, Subdivisions, Regarding Platting Procedures, Minor Subdivisions, Boundary Adjustments and Consolidations

STRATEGIC PLAN GOAL:

Goal #1 – Preferred Place to Live

Goal #4 – Strong and Diverse Economy

BACKGROUND:

Currently, all subdivision processes require the approval of a preliminary and final plat. The purposes of this request is to provide providing an economical process for small subdivisions by requiring less documentation and a shorter process than otherwise required, while maintaining the purpose and intent of the ordinance. This includes the establishment of “minor subdivisions” whereby a preliminary plat is not required, applying to divisions creating up to 2 residential lots or up to 4 commercial lots when such subdivisions require no significant public improvements. Additionally, an administrative approval process is proposed for simple subdivisions where there is no increase in the number of lots such as consolidations and adjustments of boundaries between lots. Lastly, certain subdivisions are occurring at County offices without City approval. This may result in a subdivision not meeting the requirements of City code such as minimum lot size or providing street frontage. In order to help ensure all subdivisions of property meets such requirements language is included to make clear that all subdivisions must be reviewed by the City.

RECOMMENDATION: The Community Development Director and Planning Commission Recommend Approval of the Ordinance Amending the Collinsville Municipal Code, Title 16, Subdivisions, Regarding Minor Subdivisions, Boundary Adjustments and Consolidations.

ITEM SUBMITTED BY:

David Bookless, Community Development Director

ATTACHMENTS:

Ordinance

Staff Report

Minutes (unofficial/unapproved)