



Residential Lots per Filing – Processing Time

Effective: November 16, 2020

Purpose:

With the increase in residential development activity in the City, in conjunction with current capacity limits on staff, and to ensure that there is adequate time for all staff and reviewing agencies to thoroughly evaluate plat documents (which are highly technical in nature), it is necessary to equate the number of lots allowed to be included within each residential filing to the processing time required to review such plats.

Scope:

This policy applies to all large residential developments within the City.

Policy:

Each subdivision filing will be encouraged to have a maximum of 150 lots per filing. Filings of this size or smaller can be reviewed within the current timeframe level of service identified. Any filing with more than 150 residential lots shall require additional review time up to 3x the current timeframe level of service identified. Tracts included within the filing shall be counted toward the overall total of 150.

General Notes:

This policy in no way restricts the total number of lots to be platted, nor does it prohibit an applicant from submitting an application. Rather it encourages the platting process to be divided into manageable size groupings, which can be reviewed in a reasonable manner. Simply put, larger filings require additional time for review due to their size, scope, and complexity. For example, a 400 lot residential subdivision could be platted in the following manner:

Filing 1 = 125 lots

Filing 2 = 100 lots

Filing 3 = 75 lots

Filing 4 = 100 lots

It is expected that filings follow logical, sequenced phasing related to infrastructure.

Exceptions:

Any exception to this policy must be approved by the Director of Community Development prior to submittal of the subject plat.