

ARTICLE 43. SMALL TRACT PLATTING PROCEDURES

Section 1. General: For certain small tracts, the Planning Commission may approve an abbreviated platting process not requiring submittal of either a sketch plan or preliminary plat. To qualify for the abbreviated procedure, the proposed subdivision shall comply with the following requirements:

- a) The subdivision shall not include more than ten (10) acres for a residential development, or more than five (5) acres for any other type of development.
- b) The proposed subdivision shall not create more than five lots, tracts, or parcels of land.
- c) The plat shall not create new street or access easements or other improvements requiring dedication of public spaces.
- d) The plat shall be prepared in the manner required for final plats by these regulations, including all information, documentation, and certifications.
- e) The plat shall be filed for processing and approval in the same manner as required for preliminary and final plats by these Regulations.

Section 5. Special Information: In order to facilitate processing and review of plats qualifying for the abbreviated process, the Administrator may require the subdivider to submit supplemental information with the plat, particularly where there are special site conditions such as watercourses or other unique features. Sufficient copies of the plat and supplemental information shall be submitted, as determined by the Administrator, to allow review by affected and interested governmental units and the general public.

Section 10. Approval : The approval process for plats filed under the abbreviated procedure shall be the same as that specified by these regulations for a final plat, except for the requirements of an approved preliminary plat.