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CH15 15 .30 - Platting of Multi-Family, Commercial and Industrial Subdivisions - Special Problems and Considerations

In the platting and developing of multi-family, commercial and industrial parks or subdivisions special problems arise, some of which are the arrangement of lots, and the division of property lines. Utilities are also often difficult to locate within public rights-of-way. Further, the open spaces of these subdivisions are frequently referred to as Common areas, as in commercial or industrial parks. These areas usually include on site, private drives, parking areas, park or playground areas and other common facilities for the use of the entire subdivision. Due to these special considerations the plats for these subdivisions shall be reviewed and considered with emphasis placed upon conformance to the Zoning Code, development amenities (Parking, open space, green belt, signage, etc.), street and traffic function, drainage and utilities service. The platting procedure shall be the same as for regular subdivisions, except that:

1. In the case of multi-family housing project industrial parks the entire site shall be planned and platted including all improvements, even though the site may be developed in sections or phases. The area shall be planned to include final layouts of streets, utilities and drainage, and proposed lots (to the extent of minimum lot rear).
2. Then from time to time as additional lots are sold, the developer shall submit an amended plat to the Commission for consideration. The approved, amended plat shall then be recorded and subdivision bonds posted, if required. This procedure shall continue until the site is fully developed. Regular procedural requirements, i.e., bonding, shall then be implemented for the maintenance period required.
3. In this procedure, streets, roads, drives, sanitary sewers, storm sewers, drainage facilities, and other development amenities which have been constructed in accordance with approved construction plans and specifications, shall not be reconstructed to meet subsequent Commission requirements, However, the developer may be directed to clean, repair, resurface, or otherwise bring up to the town's standards those improvements, prior to final acceptance and the posting of maintenance bonds.

