



**CHECKLIST FOR REQUIRED INFORMATION**  
**MAJOR SUBDIVISIONS**

Project: \_\_\_\_\_ Review Date: \_\_\_\_\_

*Zoning:*

\_\_\_\_\_ Dimensional Standards\* \*\* \*\*\*

Zoning District \_\_\_\_\_ Minimum lot area \_\_\_\_\_  
 Lot width \_\_\_\_\_ Setbacks (front/side/rear \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_)

<b>Zoning</b>	<b>Minimum lot area</b>	<b>Lot width</b>	<b>Setbacks front/side/rear</b>
R-40	40,000	100	45 / 10 / 25
R-15	15,000	80	35 / 10 / 25
R-12.5	12,500	80	35 / 10 / 25
R-10	10,000	75	30 / 10 / 25

\*corner lot adds 5 feet on street side.

\*\* max height is 35 feet

\*\*\* cluster developments can drop dimensional standards by 25%.

*Open Space:*

\_\_\_\_\_ Subdivision has 25 or more lots.

\_\_\_\_\_ Subdivision meets open space requirements for zoning district.

R-15 8%-12% (based on number of units)

R-12.5 8%-12% (based on number of units)

R-10 8%-12% (based on number of units)

PUD 25%

Cluster developments in all districts 20%

\_\_\_\_\_ Only 25% of open space is inaccessible land, if applicable.

\_\_\_\_\_ Location of active open space, passive open space, and/or greenways.

*Lot Design Standards:*

\_\_\_\_\_ Blocks

\_\_\_\_\_ Blocks do not exceed maximum length allowed.

<b>Zoning district</b>	<b>Max allowed</b>
R-10; R-12.5; R-15	1,800 feet
R-40	N/A
M-1; M-2	N/A
PUD	1,500 feet

\_\_\_\_\_ Corner lots

\_\_\_\_\_ Corner lots run at right angles to the right-of-way line or radial to the curve for cul-de-sacs and curvilinear streets.

\_\_\_\_\_ Lot frontage

\_\_\_\_\_ All lots have direct access to a public street (unless otherwise specified).

\_\_\_\_\_ For subdivisions with frontage on a thoroughfare street, no more than 5 lots are along that frontage.

\_\_\_\_\_ Flag lots

\_\_\_\_\_ 2-20 lots = 1 flag lot allowed

\_\_\_\_\_ > 20 lots = 1 per every 20 lots

\_\_\_\_\_ Cul-de-sac lots

\_\_\_\_\_ Lot frontage at least 50% of minimum required

\_\_\_\_\_ Lot frontage in no case less than 25 feet

\_\_\_\_\_ Lot area is equal or greater than minimum

\_\_\_\_\_ Minimum required lot width at building line

\_\_\_\_\_ A buffer yard separates the subdivision from the thoroughfare and adjoining property (per Article X of the Zoning Ordinance).

\_\_\_\_\_ Streets are designed in conformance with City's Construction and Development Guidelines.

\_\_\_\_\_ Utilities are designed in conformance with City's Construction and Development and Guidelines.

\_\_\_\_\_ Curb and gutter is provided on all subdivisions with public water and sewer.

\_\_\_\_\_ Sidewalks

\_\_\_\_\_ Sidewalks on both sides of street for 28 foot wide or wider streets

\_\_\_\_\_ Sidewalk on one side of the street for less than 28 foot wide streets

\_\_\_\_\_ Sidewalk continues around entire cul-de-sac

\_\_\_\_\_ Sidewalk required in all business districts

\_\_\_\_\_ Sidewalks required as determined by Pedestrian Network Plan

\_\_\_\_\_ Sidewalk is at minimum 5 feet wide and 4 inches thick

\_\_\_\_\_ Greenways

\_\_\_\_\_ Greenways required as determined by Pedestrian Network Plan

\_\_\_\_\_ Greenway stubs to adjoining property or connects to existing greenway

\_\_\_\_\_ Greenway is minimum 8 feet wide and paved

\_\_\_\_\_ Greenway connector is a minimum 4 feet wide and paved

*Owner's Association:*

\_\_\_\_\_ An owner's association will be established.

*Certificates Required:*

\_\_\_\_\_ Certificates for recording are on plat.

\_\_\_\_\_ Certificate of Ownership and Dedication

\_\_\_\_\_ Certificate of Survey and Accuracy and Notary

\_\_\_\_\_ Certificate of Approval for Required Improvements

\_\_\_\_\_ Certificate of Approval for Recording

\_\_\_\_\_ Review Officer