

Preliminary Plat Review Criteria Note Sheet

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

- 1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal**

- 2. Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision**

- 3. Availability and accessibility of utilities**

- 4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks**

- 5. Consistency with the zoning district regulations**

- 6. Conformity with the Major Thoroughfare Plan**

- 7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision**

8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties

9. Recommendations and comments of the Development Review Committee and other reviewing agencies

10. Conformity with the Master Sewer and Water Utility Plan

11. Compliance with this development ordinance and all other applicable regulations
