

Exhibit A

Sec. 156.038. - Preliminary Plat.

(A) The applicant seeking preliminary subdivision plat approval shall submit the items stipulated in sections [156.055](#) through [156.059](#) at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee. This is the **most important technical standards compliance** stage of the subdivision review process.

(B) The purpose of the preliminary plat is to permit a complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review, evaluation and approval of the proposed development and its impact upon both the site and the surrounding areas. The applicant or representatives will be notified of the meeting and are urged to attend.

(C) The application for preliminary plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection [156.037](#)(C).

(D) The applicant shall be charged reasonable fees for preliminary plat approval.

(E) If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.

(F) ~~The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions.~~ The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for **major and minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.**

(G) ~~At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.~~

(H) ~~Within thirty (30) days, t~~The City Council shall consider all submittals along with the recommendations of the ~~Planning and Zoning Board and/or the~~ Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.

(Ord. 94-7, passed 3-14-94; Ord. No. 99-42, § 1, 6-28-99; Ord. No. 08-29, § 1, 4-14-08)