

SUBDIVISIONS: UNDERSTANDING THE BASICS

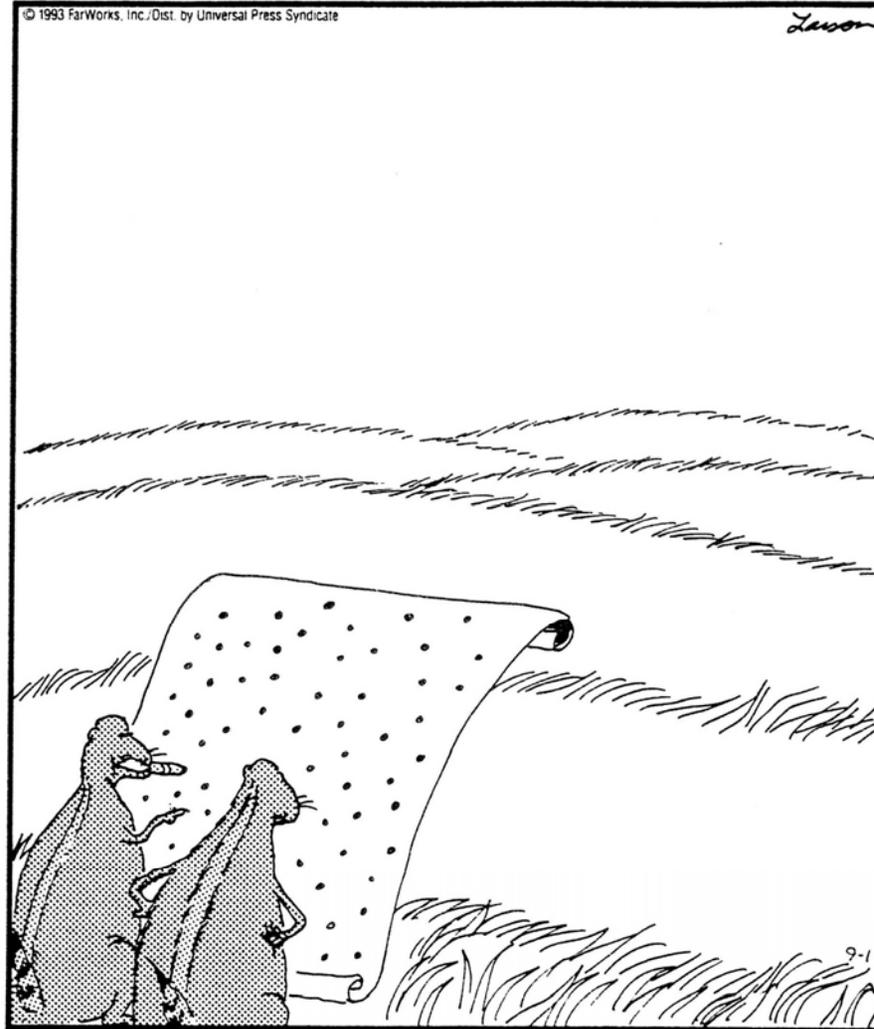
STEVE LEHMAN AICP

THE FAR SIDE

By GARY LARSON

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Larson

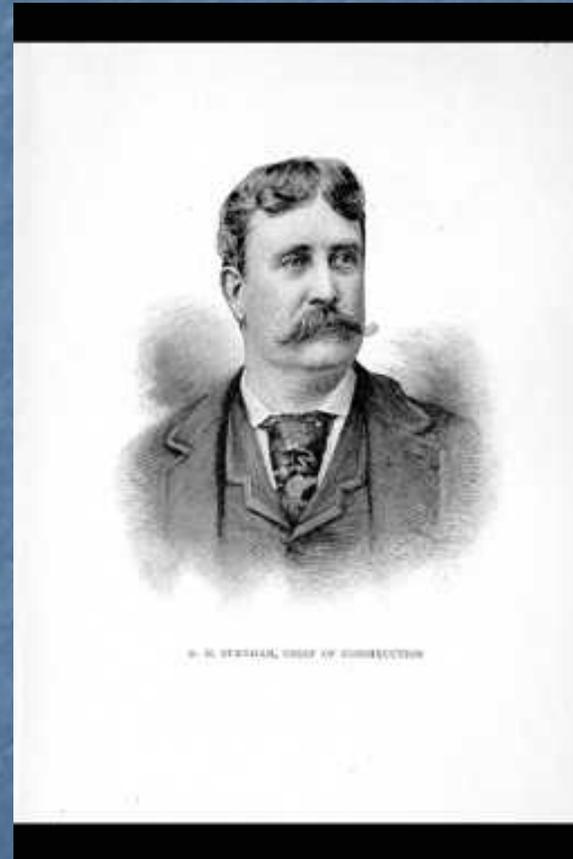


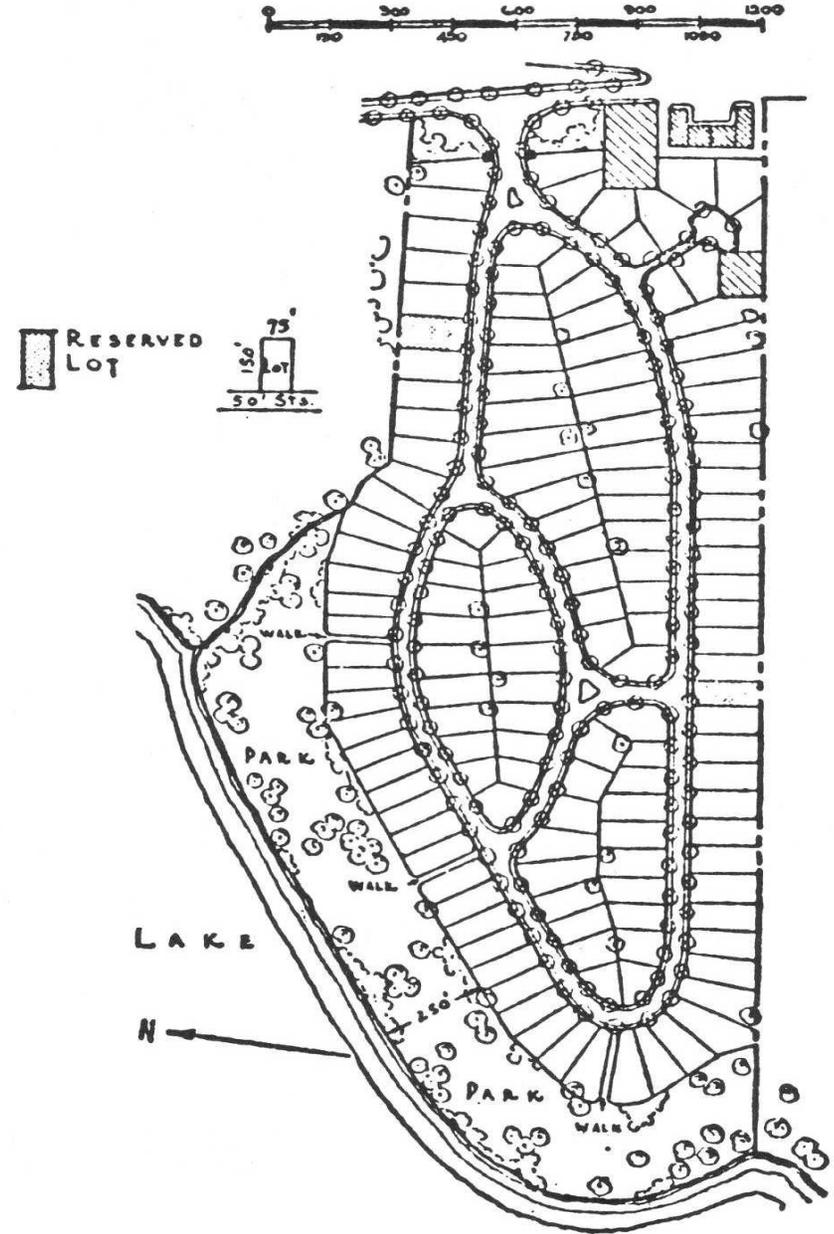
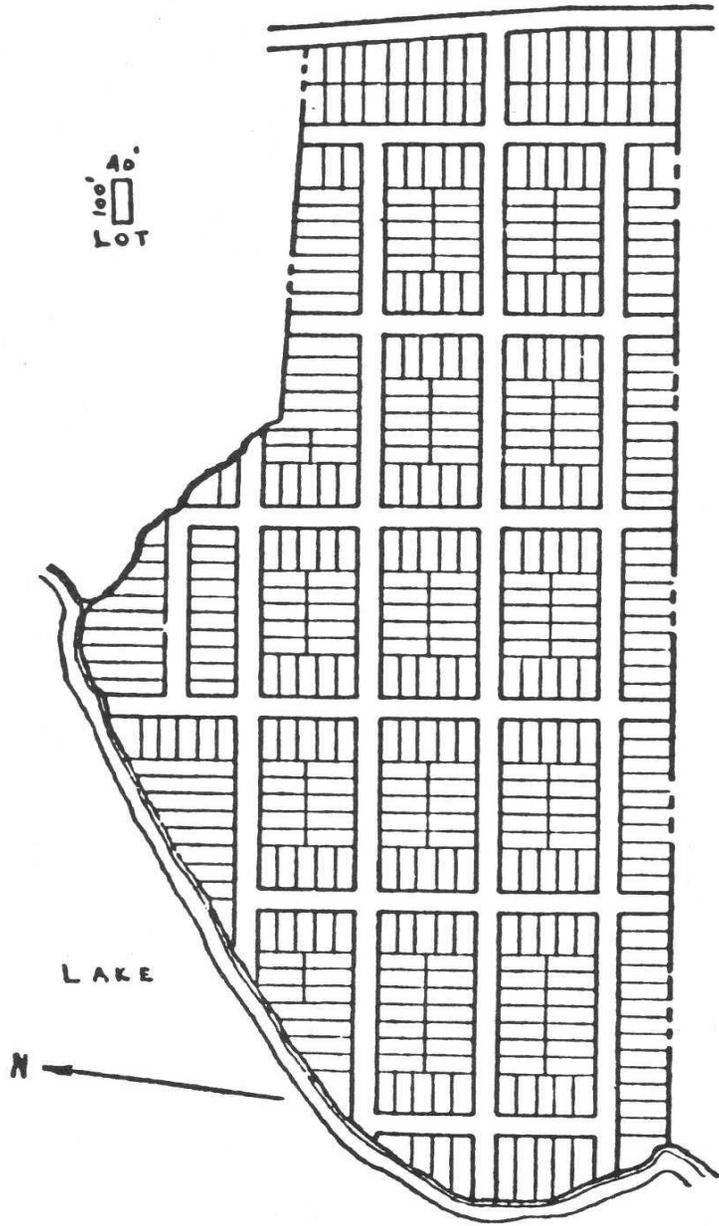
Prairie dog developers

DANIEL BURNHAM

Father of City Planning

- “Make no little plans, they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die.”





SUBDIVISIONS

- DEFINITION OF SUBDIVISION
- SUBDIVISION REGULATIONS
- DESIGN STANDARDS
- PROCESSING

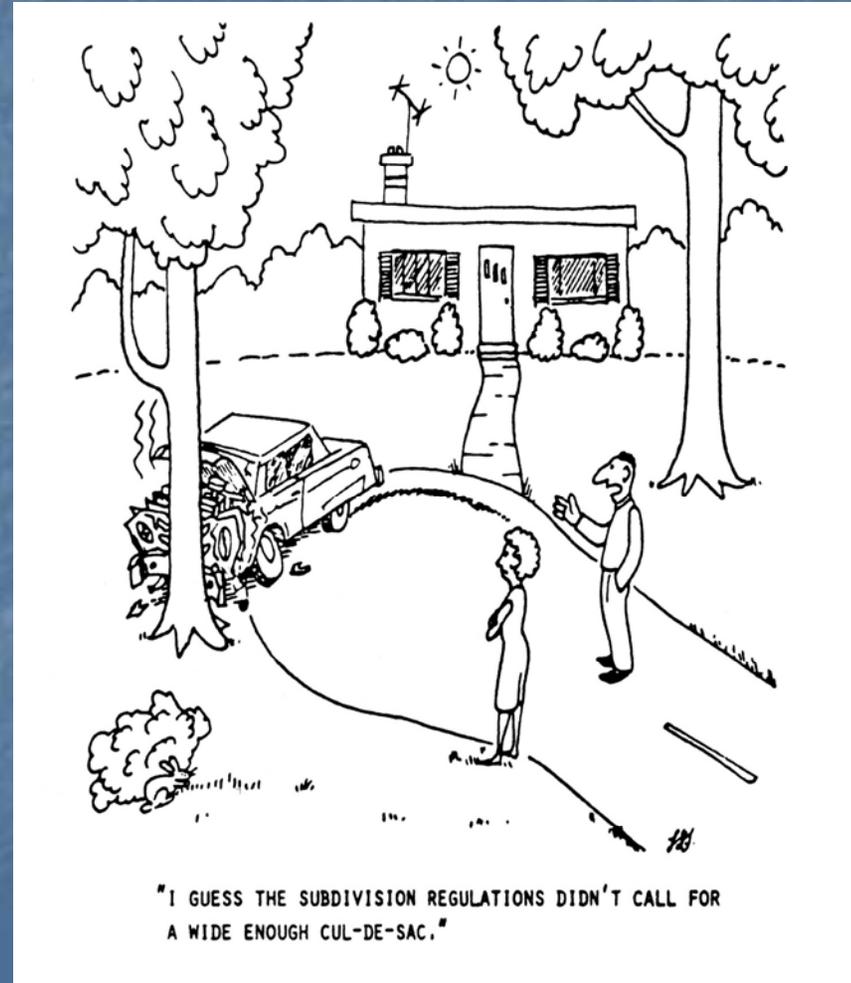
SUBDIVISION DEFINITION

Section 10 -9a-103 Utah Code

"Subdivision" means any land that is divided, re -subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land

SUBDIVISION REGULATIONS

- ORIGIN
- DEVELOPMENT CONTROLS
- ADVANTAGES



ORIGIN

- Early platting and subdivision regulations were to govern the recording of plats to ensure that proper land records were made when land was described and sold.
- With the publication of the Standard City Planning Enabling Act in 1928, by the U.S. Department of Commerce, local governments were able to regulate subdivision development through State adoption of enabling legislation.

DEVELOPMENT CONTROLS

Practice of Local Government Planning – 2nd Edition

- With the adoption of enabling legislation, regulations began to evolve into development controls:
 - Design standards for lots and blocks.
 - Incorporation of design and construction standards of subdivision improvements.
 - Many Cities began to require public facilities – including dedication requirements.
 - Adequate public facilities test.
 - Impact fees.

ADVANTAGES

- Communities want liveable neighborhoods that are not prone to deterioration.
- Existing residents do not want adverse effects from development near their neighborhood.
- Future residents want a variety of housing options from which to choose and an attractive environment in which to live.
- Developers want flexibility to provide the housing they conceive as being marketable.

LIVEABLE NEIGHBORHOODS NOT PRONE TO DETERIORATION



Building Materials

Public Improvements

Street Lighting

Storm Drain Facilities

Well Maintained ROW

Landscaping



POTENTIAL ADVERSE EFFECTS FROM ADJACENT DEVELOPMENT

Existing vs. New
Subdivision Development

Existing Public Facilities



FUTURE RESIDENTS WANT A VARIETY OF HOUSING OPTIONS.



Senior Condominiums



Townhomes

PROVIDE FLEXIBILITY FOR DEVELOPERS TO MARKET A VARIETY OF HOUSING



DESIGN STANDARDS

- Design standards provide the specific guidelines for the design of the physical improvements in the subdivision. Standards are developed for the purpose of protecting the public health and safety, preserving natural resources, and achieving community aesthetic goals.

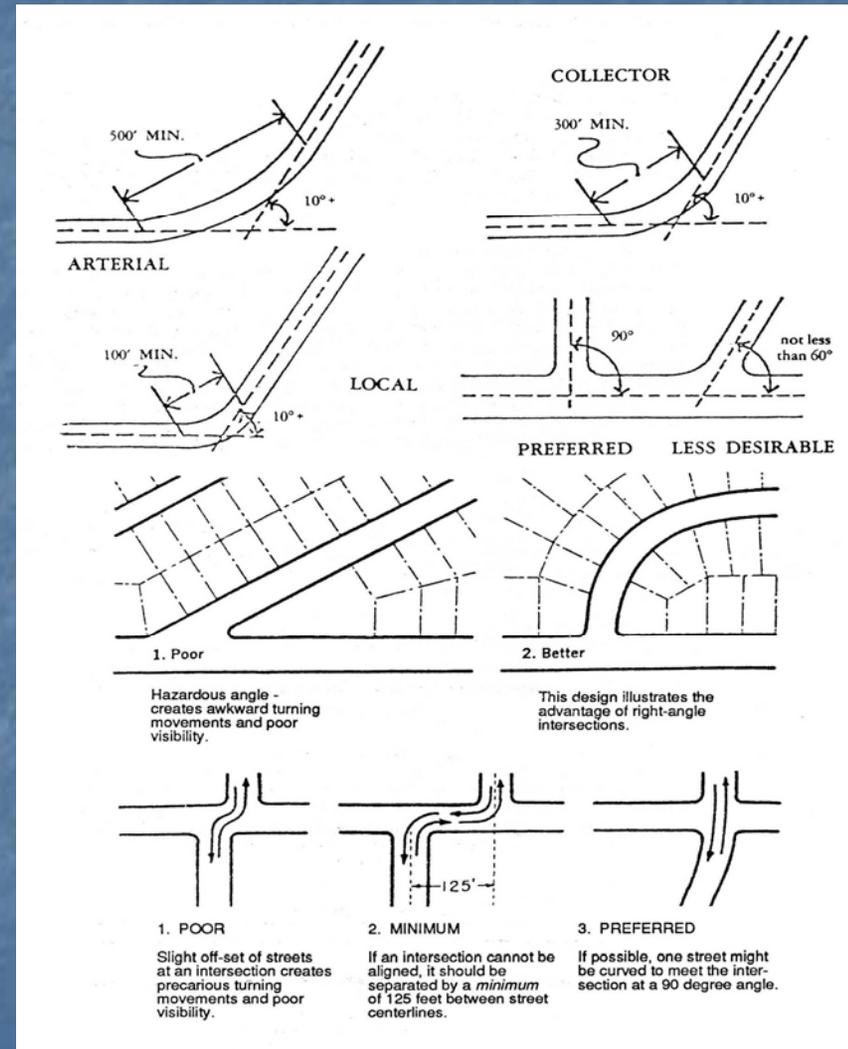
- Planning and Zoning Administration in Utah – Third Edition

CONSIDERATIONS

- OVERALL SUBDIVISION DESIGN
- STREET DESIGN & PATTERNS
 - Good vs. Bad
 - Residential Street Hierarchy
- STREET IMPROVEMENTS
- UTILITIES
- LOT DESIGN
- SENSITIVE LANDS

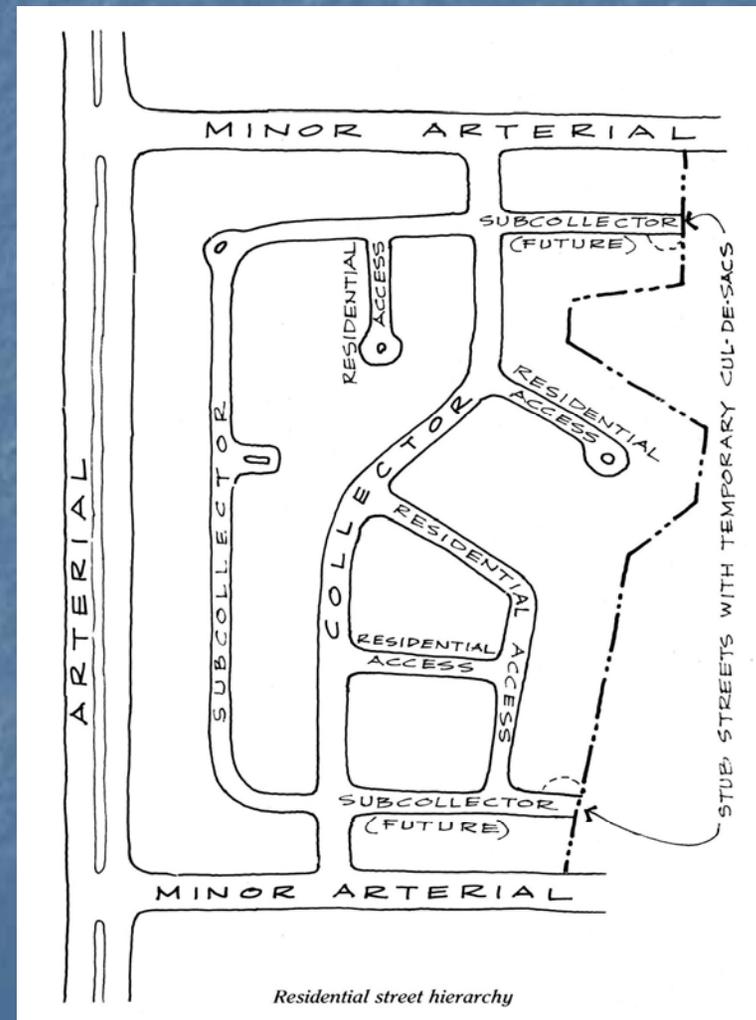
STREET DESIGN

- Critical to subdivision success.
- Generally defines lot layout.
- Provide avenues for utilities.
- Cities should have a street classification system.



RESIDENTIAL STREET HIERARCHY

- Street widths and patterns should be compatible with natural features.
- Subdivision streets should discourage through traffic.
- Public improvements should be installed to make streets safe.



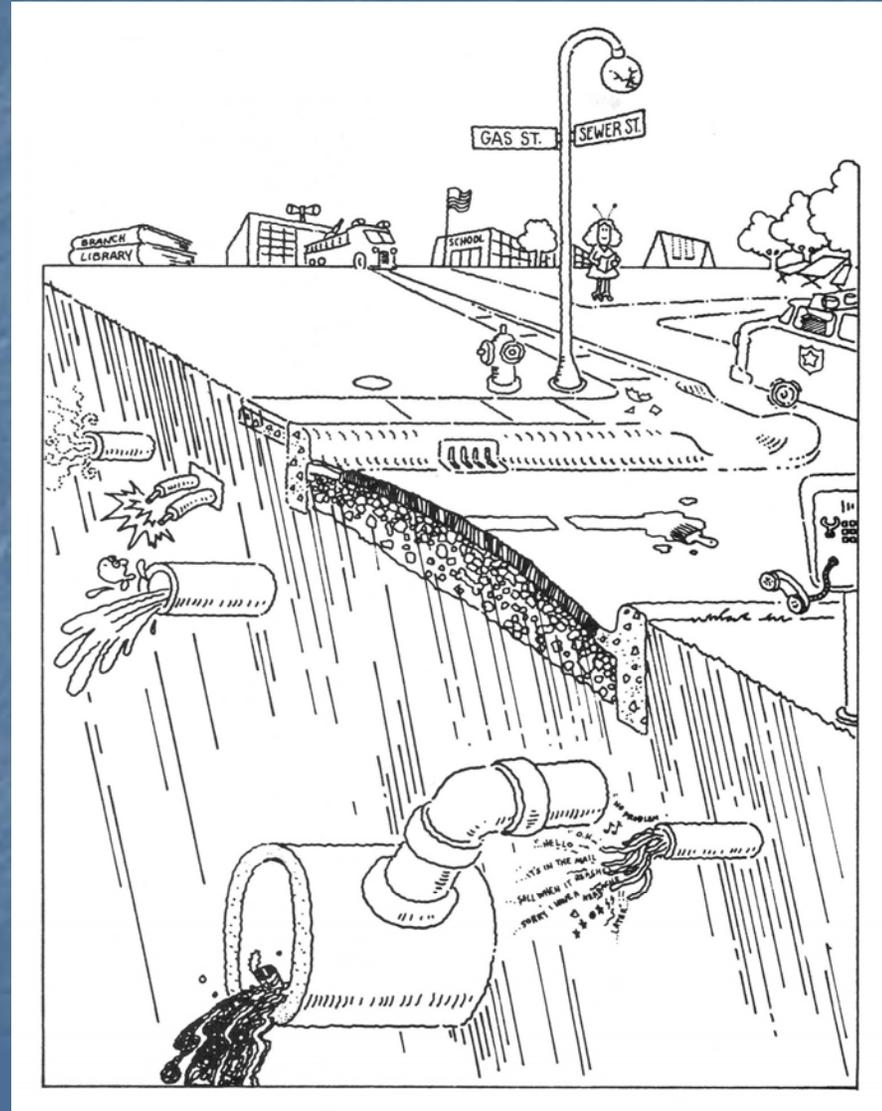
STREET IMPROVEMENTS

- Curb & Gutter
- Sidewalk
- Parkstrip
- Appropriate ROW
- Street Lights



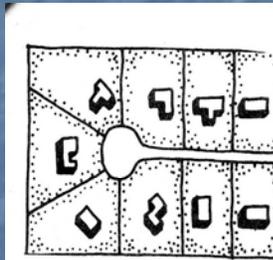
UTILITIES

- Direct Services:
 - Sewer
 - Water
 - Storm Drain
 - Power, Gas, Phone, etc.
- Indirect Services:
 - City Parks
 - Police & Fire
 - Libraries
 - Schools

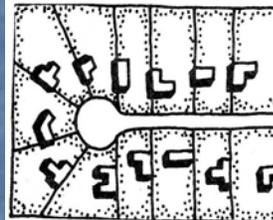


LOT DESIGN

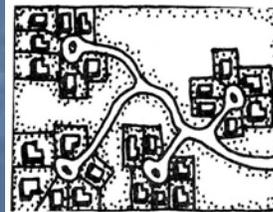
- Lot size and design can help establish appealing neighborhoods.
- Ordinances should be flexible for challenging infill properties.
- General Plan should be used to guide decisions about lot sizes and density.



1. Common detached - a single-family dwelling, on a separate lot, unattached to any other dwelling unit and surrounded by yards on all sides.

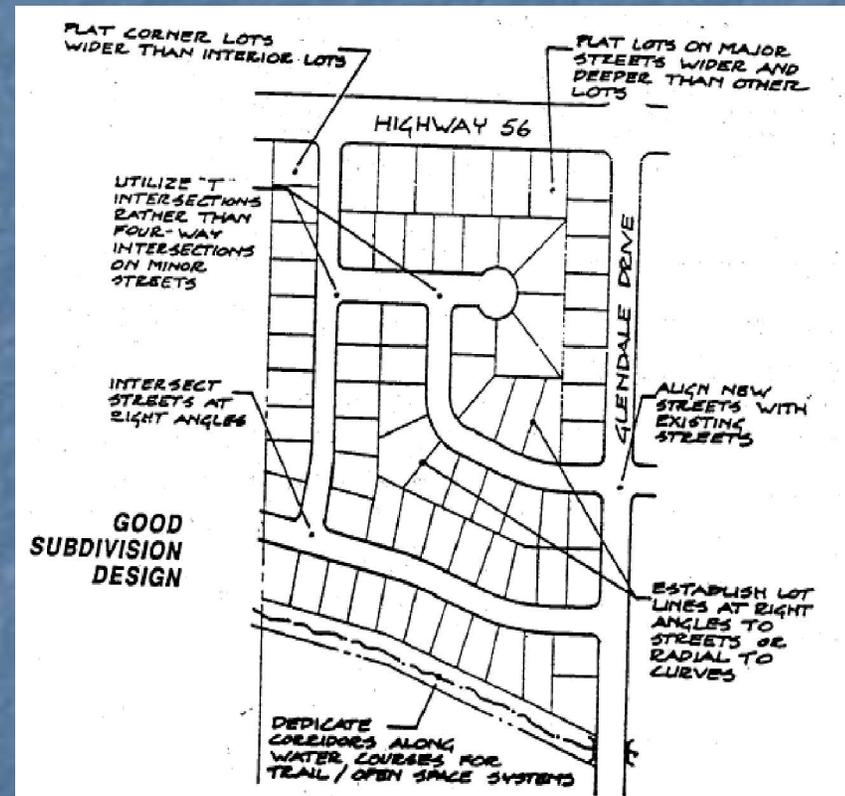
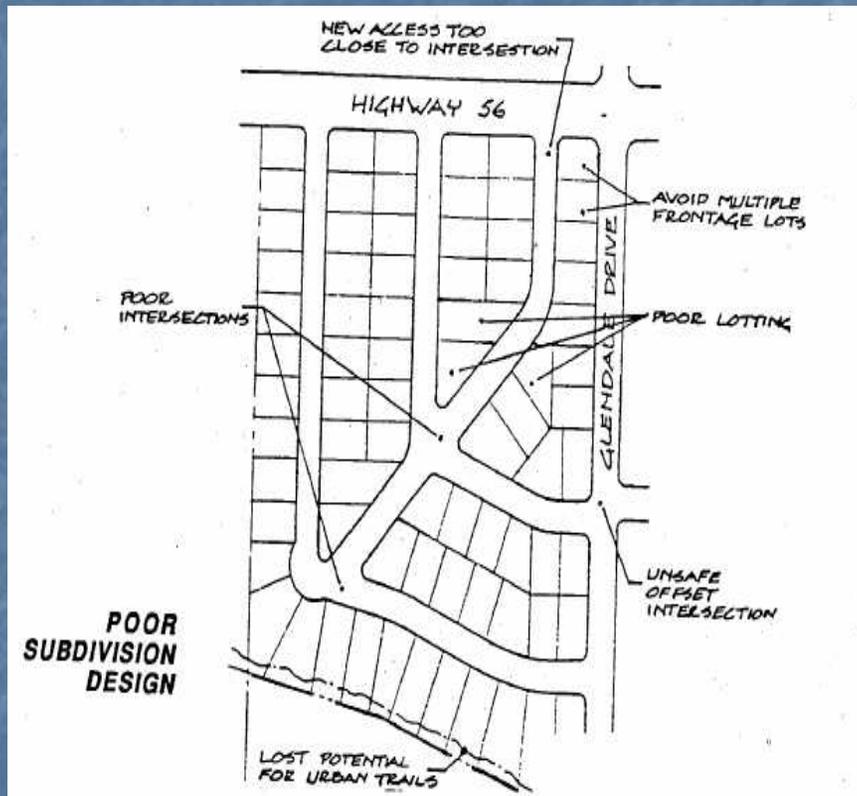


2. Lot-line house - a single-family detached dwelling which is located with one wall on the lot line, allowing the remaining side yard to become more usable.



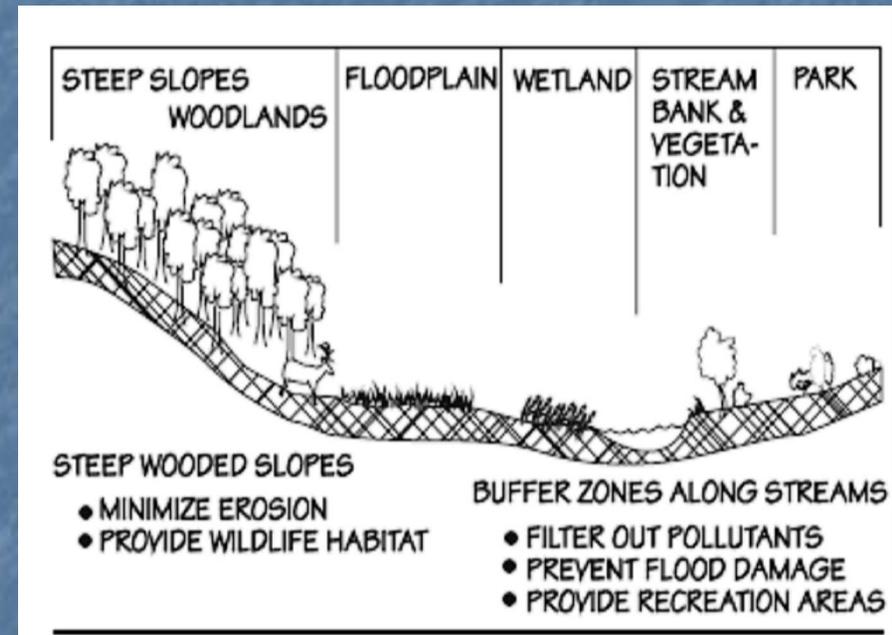
3. Cluster house - a common detached or lot-line house that is placed on a small lot and clustered with other similar units, thus creating an urban character or, if surrounded by open space, a small village character.

LOT DESIGN



SENSITIVE LANDS

- Subdivision review should ensure that new development is integrated into the natural environment.



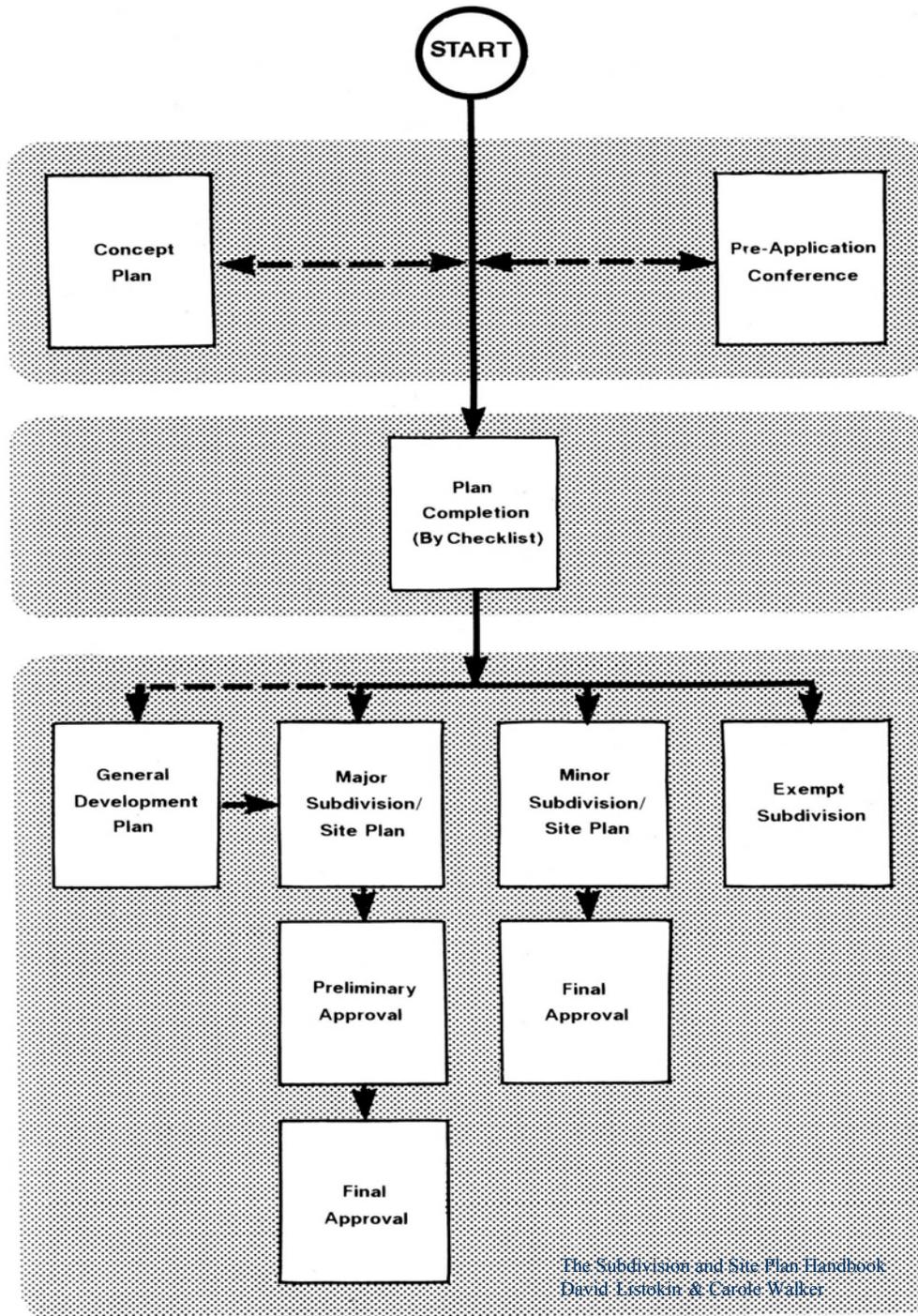
SENSITIVE LAND STUDIES

- Subsurface Reports
 - Groundwater
 - Environmental
- Geologic Reports
 - Natural Hazards
 - Man Made Hazards
- Wetland Reports



SUBDIVISION PROCESS

- Example Flow Chart
- Conceptual Review
- Preliminary Plat
- Final Plat



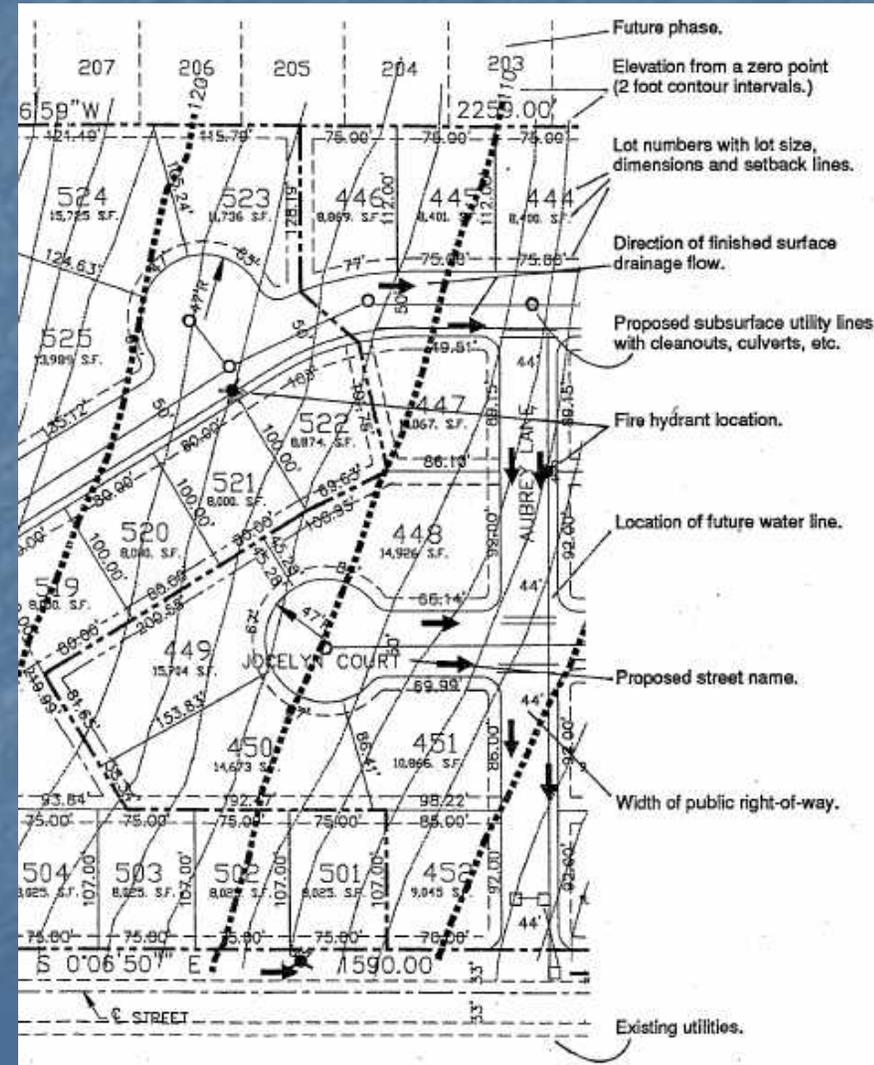
Conceptual Review

- Fosters an informal review between the applicant and municipality.



Preliminary Plat

- Most important step in the process.
- Standards and regulations are applied.
- Engineering and other agency reviews are conducted.
- Planning Commission review.



FINAL PLAT

- The final plat should be drawn to reflect any changes made by the Planning Commission, or reviewing agencies during the preliminary process.
- Plan and Profiles.
- Final Approval.

