

1 **Article 3. ADMINISTRATIVE AND CONVENTIONAL SUBDIVISION STANDARDS**

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9 **3.01 CONVENTIONAL SUBDIVISIONS INTENT AND APPLICABILITY**

10 **A. Intent**

11 It is the intent of the Conventional Subdivision Standards to:

- 12 1. Provide context-based design standards, appropriate to this specific development pattern, in addition to
- 13 the General Planning and Design standards for all subdivisions in Article 6.
- 14 2. Allow some appropriate level of Conventional Subdivision development patterns as an option on all
- 15 property, except where existing regulations, specific plans, or existing development patterns for
- 16 adjacent areas would indicate otherwise.
- 17 3. Establish Conventional Subdivisions as a base upon which to build incentives for development more in
- 18 conformance with the Comprehensive Plan.
- 19 4. Ensure that when Conventional Subdivisions do occur they have planning and design standards
- 20 comparable to subdivisions in the vicinity to ensure the overall quality of growth, within a logical and
- 21 planned framework.

22 **B. Applicability**

23 A Conventional Subdivision represents development practices prevalent in the municipality prior to adoption of

24 these regulations. These standards recognize that these development patterns will continue. Different

25 intensities of Conventional Subdivision development patterns may be warranted based upon the site context.

26 **3.02 CONVENTIONAL SUBDIVISION PROCEDURES**

27 **A. Administrative Subdivisions see Article 2.01(B)(1)(a)**

28 **1. Submittal Conference**

29 A submittal conference is required prior to acceptance of any application for an administrative subdivision.

30 This conference will be to review the presence of all documents and maps required pursuant to the submittal

31 requirements of **Appendix A**. It is suggested that applicants schedule an appointment to ensure staff

32 availability.

33 **2. Official Application and Fee**

34 An applicant for an administrative plat must submit seven (7) copies of the maps and documents meeting

35 the requirements of **Appendix A** and a complete application to staff with the official filing fee in the

36 municipality's approved schedule of fees.

37 **3. Notice**

38 Upon acceptance of a complete application, staff must send notice by first class mail to the owner(s) of

39 record of all abutting property. The notice shall state the purpose of the review and indicate that the plat is

40 on file for public review with staff during normal business hours. Failure of any owner to receive notice shall

41 not invalidate the application.

42 **4. Administrative Review**

43 Staff shall review all complete applications for an administrative plat according to the following criteria:

- a. The proposed land division is in accordance with the general development characteristics and policies of the Comprehensive Plan, and any other plan or program of the municipality adopted under the general guidance of the Comprehensive Plan;
- b. The proposed land division is consistent with the general development patterns of the area, so that it will not unduly or adversely affect current and future planned development opportunities on adjacent land;
- c. All parcels, including any proposed development, are in conformance with the zoning regulations applicable to the subject property;
- d. The application is in conformance with the subdivision regulations;
- e. All proposed lots shall have adequate water and wastewater facilities. The Town of Vincent makes no representation that any lot eligible for approval by the Alabama Shelby County Public Health for a septic tank will be approved;
- f. Minor subdivisions must front a paved and dedicated public right-of-way; frontage requirements may be waived for a family subdivision; frontage requirements may also be waived for parcel splits or rural subdivisions provided demonstration of a legal instrument ensuring the provision of access to a public right-of-way.
- g. The application is in conformance with any approved development plans, and in the case of a survey plat, the previously approved and recorded final plat; and
- h. The application satisfies all eligibility standards for the specific type of administrative plat.

5. **Required Revisions**

Upon completion of the administrative review, staff will notify the applicant of all deficiencies. The applicant must resubmit revised maps and documents within 90 days for additional review. If the applicant fails to submit the revised documents with 90 days, the case will be void and the applicant must reapply for subdivision approval and pay the required fees.

6. **Decision**

Within 30 days of the date of application staff shall notify the applicant in writing of one of the following actions:

- a. The application is approved in compliance with these regulations. Appropriate staff and the County Engineer shall affix their signatures and the date.
- b. The application is not approved. Staff shall state specifically what deficiencies exist.

7. **Appeal**

If staff does not approve the application, the applicant may appeal the decision to the Town Council by submitting a written request for appeal within 30 days of staff's notification. Such appeal shall be treated as an application for a preliminary plat according to these regulations.

8. **Recording**

Any approved administrative plat shall be recorded in the Office of the Judge of Probate of Shelby County by staff prior to being effective or the issuance of any building permits.

B. Non-Administrative Subdivisions see Article 2.01(B)(1)(b)

1. **Conceptual Development Plan Conference**

A conceptual development plan conference shall be convened for any development requiring a master plan as defined herein. The conference shall be comprised of a working group of staff and planning commission members for the purpose of developing alternative concepts for the proposed development.

2. **Pre-Application Conference**

A pre-application conference is **required** for all non-administrative subdivisions, at a regularly scheduled Planning Commission meeting to review and discuss the proposed development.

3. **Submittal Conference**

A submittal conference with staff is **required** prior to acceptance of any application. The purpose of this conference will be to review the presence of all documents and maps required pursuant to the submittal requirements of **Appendix A**. An appointment shall be made to ensure staff availability.

4. **Master Plan**

A master plan shall be required for any of the following conditions:

- 1 a. Any Conventional Subdivision that will result in multiple phases through more than one final plat;
- 2 b. Any preliminary plat that encompasses 40 acres or more or 100 lots or more;
- 3 c. Any development that includes more than one land use or different zoning districts under any
- 4 applicable zoning regulations.

5 The master plan must meet the submittal requirements described in **Appendix A** and must be reviewed and
6 approved by the Planning Commission. Any amendments, modifications, changes or deletions will require
7 submission of an amended master plan for review and approval by the Planning Commission.

8 **5. Preliminary Plat (Not required for Rural Subdivisions - See Appendix A.)**

9 **a. Official Application and Fee**

10 Application for a conventional plat shall require the submission of seven (7) copies of the maps and all
11 other documents pursuant to **Appendix A** and a completed application to staff with the officially
12 approved filing fees. Only complete applications shall be accepted and scheduled for a hearing by the
13 Planning Commission.

14 **b. Notice**

15 Upon scheduling of the Planning Commission hearing and at least 14 days prior to said hearing, notice
16 shall be sent by certified mail to the owner(s) of record of all abutting property by staff. The notice shall
17 state the purpose of the review, indicate that the preliminary plat is on file for public review at Shelby
18 County Development Services offices during normal business hours, and that the public shall have a
19 right to be heard at the Planning Commission review hearing, and indicate the date, time and location of
20 the hearing. Failure of any owner to receive notice shall not invalidate the application.

21 **c. Administrative Review**

22 Staff will distribute the maps and other documents to the Shelby County Highway Department,
23 Environmental Services and Water and Sewer Services, and the town engineer, the Vincent Water
24 Authority, the appropriate Fire District and retain one copy. Staff shall review all complete applications
25 for a preliminary plat according to the following criteria:

- 26 (1) The proposed land division is in accordance with the general development characteristics and
- 27 policies of the Comprehensive Plan and any other plan or program of the municipality adopted
- 28 under the general guidance of the Comprehensive Plan; and
- 29 (2) The proposed land division is consistent with the general development patterns of the area, so
- 30 that it will not unduly or adversely affect current and future planned development opportunities
- 31 on adjacent land; and
- 32 (3) All parcels, including any proposed development, are in conformance with any zoning
- 33 regulations applicable to the subject property; and
- 34 (4) The application is in conformance with the subdivision regulations; and
- 35 (5) All proposed lots shall have adequate water and wastewater facilities. Neither the municipality
- 36 nor Shelby County makes any representation that a lot eligible for approval by the Alabama
- 37 Shelby County Public Health unit for a septic tank will be approved; and
- 38 (6) The application is in conformance with any approved development plans.

39 **d. Official Report**

40 Staff shall compile the comments of all reviewing agencies as a formal report on the application to the
41 Planning Commission prior to the public hearing, with one copy provided to the applicant. The report
42 shall analyze the application with respect to the planning and design standards, specific subdivision
43 standards, and the technical standards of these regulations, and policies and procedures of the
44 Planning Commission. The report may make a recommendation to the Planning Commission regarding
45 their decision.

46 **e. Additional Studies**

47 After initial review, further studies or technical reports, such as traffic, drainage calculations, flood
48 hazards, soil suitability for on-site septic, or wetland delineation, necessary for the Planning
49 Commission to assess the application may be required. Any request shall establish a reasonable
50 deadline for submission of this information.

51 **f. Planning Commission Review**

52 The Planning Commission shall hear a formal presentation by both staff and the applicant. The
53 Planning Commission shall accept public testimony from all persons who desire to be heard in favor of

1 or in opposition to specific compliance of the application with these regulations. The Planning
2 Commission shall deliberate the application according to the following criteria:

- 3 (1) The proposed land division is in accordance with the general development characteristics and
4 policies of the Comprehensive Plan, and any other plan or program of the municipality adopted
5 under the general guidance of the Comprehensive Plan;
- 6 (2) The proposed division is in accordance with the general development patterns and character
7 of the vicinity in which it is located;
- 8 (3) Any phasing of the subdivision and the schedule for development of final plats is clearly
9 indicated and demonstrates a logical and well-planned development pattern.
- 10 (4) The proposed land division is not contrary to the public health, safety, and welfare;
- 11 (5) All parcels, including any proposed development, are in conformance with the zoning
12 regulations applicable to or proposed for the subject property;
- 13 (6) Any impacts, modifications, conditions or mitigation identified or recommended in specific
14 studies or technical reports associated with the application;
- 15 (7) The plat is designed in compliance with regard to all other governmental regulations, (e.g.
16 zoning, flood plains, etc.), which may impact development of the land and the applicant has
17 secured all necessary approvals from other public agencies.

18 **g. Decision**

19 At the hearing, the Planning Commission shall take one of the following actions:

20 (1) **Approved**

21 Approve the application for a preliminary plat.

22 (2) **Conditionally Approved**

23 The approval shall specifically state the conditions of the Planning Commission approval, which
24 shall then become a requirement of the final plat. Any waivers or modifications requested by the
25 applicant at the time of application shall be specifically stated as conditions;

26 (3) **Continued**

27 The application may be continued to another regularly scheduled Planning Commission meeting. A
28 continuance shall only be made on the grounds for the need of additional information or the need
29 for further technical studies which bring into question the ability of the application to meet all
30 requirements of these regulations. The continuance shall specifically state what additional
31 information is required of the applicant at the continued hearing. No preliminary plat shall be
32 continued more than twice;

33 (4) **Tabled**

34 A case may be tabled when an applicant fails to appear to present a case or when a complete
35 resubmission of an alternative design of the subdivision is necessary, suggested or required by the
36 Planning Commission.

37 (5) **Denied**

38 Deny the application, specifically stating the grounds for denial.

39 **h. Appeal**

40 If the Planning Commission does not approve the application, the applicant may appeal the decision to
41 the Town Council or to the court of appropriate jurisdiction. The purpose of hearing the appeal is to
42 determine if there is sufficient reason to request that the Planning Commission reconsider its earlier
43 decision.

44 **i. Effect of Approval**

45 Approval of a preliminary plat shall not be deemed as final acceptance of any plan, improvements, or
46 development proposals. This approval is authorization to proceed with the staking of streets and lots in
47 preparation for improvements, pursuant to the following:

- 48 (1) No grading or clearing may commence prior to the approval of the preliminary plat. In the
49 event that an applicant violates this provision, no development approvals will be issued until all
50 site violations have been remedied. Development approvals include, but are not limited to,
51 building permits, building inspections, Certificates of Completion, site plan approvals,
52 subdivision approvals, and zoning approvals.

- 1 (2) The applicant shall design all required improvements pursuant to the standards contained
2 within these regulations.
- 3 (3) Detailed construction plans, engineering calculations, and estimates shall be prepared, by an
4 engineer licensed to practice engineering in the State of Alabama, in accordance with the
5 approved preliminary plat, the required improvements and specifications in the standards
6 contained within these regulations. These plans shall be presented to the County Engineer for
7 review, supported by analysis, and engineering calculations. Construction plans shall be
8 approved by the County Engineer in writing.
- 9 (4) No construction of any improvements, clearing, or grading may commence prior to the
10 approval by the County Engineer of all engineering and detailed construction plans. Applicant
11 must notify the County Engineer at least forty-eight (48) hours in advance of commencement
12 of construction or to request an inspection of such work.
- 13 (5) Construction shall not commence on any improvement until engineering drawings have been
14 approved by the County Engineer. Construction must be performed in a workmanlike manner,
15 in conformance with approved engineering drawings, to the usual construction tolerances.
16 Failure to comply may prevent recording of the final plat and the transfer of lots.

17 **j. Deviations from the Preliminary Plat**

18 Any deviations proposed from the approved preliminary plat shall be submitted in writing and may only
19 be approved according to the following criteria:

- 20 (1) They are minor deviations that do not impact the number or relationship of lots within the plat,
21 the streets and public facilities within the plat, or any property outside of the plat including its
22 future development potential.
- 23 (2) Any deviation is the minimum deviation necessary to fulfill the development concept approved
24 in the approved preliminary plat,
- 25 (3) The need for the deviations is due to physical circumstances that could not have been
26 reasonably discovered at the time of the preliminary plat;
- 27 (4) The deviations result in no material change in the development concept approved in the
28 preliminary plat;
- 29 (5) The final plat shall be in conformance with all other criteria for approval and all other provisions
30 of these regulations.

31 **k. Expiration of Preliminary Plat Approval**

32 The preliminary plat shall be effective for a period of two years from the date of the resolution of
33 Planning Commission approval. Upon expiration of preliminary plat approval, final plat approval may
34 not be given until a new preliminary plat has been submitted and approved by the Planning
35 Commission. However, the Planning Commission may grant an extension up to one additional year if it
36 determines that re-review of a lapsed preliminary plat is not necessary.

37 **6. Final Plat**

38 **a. Official Application and Fee**

39 Application for approval of a final plat shall require the submission of seven (7) copies of the final plat
40 and a complete application pursuant to the requirements of **Appendix A** to staff with the official filing
41 fee identified in the municipality's approved schedule of fees.

42 **b. Administrative Review**

43 Staff, in coordination with the County Engineer, Shelby County Environmental Services, town Water
44 Board and the town engineer shall review all complete applications for a final plat according to the
45 following criteria:

- 46 (1) The proposed land division is consistent with an approved preliminary plat, including the
47 satisfaction of any specific conditions for approval of a preliminary plat.
- 48 (2) The proposed land division is in accordance with the general development characteristics and
49 policies of the Comprehensive Plan, and any other plan or program of the municipality adopted
50 under the general guidance of the Comprehensive Plan;
- 51 (3) The proposed land division is consistent with the general development patterns of the area, so
52 that it will not unduly and adversely affect current and future planned development
53 opportunities on adjacent land;
- 54 (4) All parcels are in conformance with any zoning regulations applicable to the subject property;
- 55 (5) The application is in conformance with the subdivision regulations.

1 (6) Executed sufficient financial guarantee (bond) of public improvements and construction and
2 acceptance of drainage improvements.

3 **c. Decision**

4 Within 30 days of the date of application staff shall notify the applicant in writing of one of the following
5 actions:

6 (1) **Approved**

7 The application is approved in compliance with these regulations. Appropriate staff and the County
8 Engineer shall affix their signatures and the date.

9 (2) **Not approved**

10 The application is not approved. Staff shall state specifically what deficiencies exist.

11 **d. Required Signatures**

12 Prior to submitting the record map, the applicant shall have secured the signatures of the surveyor, the
13 owners, the mortgagor, and the local fire district chief. Following approval of the final plat, and subject
14 to compliance with the final engineering requirements, performance bonds, or maintenance
15 agreements, the final plat shall be circulated for the signatures of the County Engineer and the Planning
16 Commission.

17 **e. Recording**

18 Any approved final plat shall have all required signatures and be recorded in the Office of the Probate
19 Judge of Shelby County, Alabama by staff prior to being effective.

20 **3.03 STREET DESIGNS**

21 **A. Example Street Cross-sections**

22 The following are example street cross-sections. The cross-sections and standards illustrate planning and urban
23 design concepts, and may be the basis for engineering and construction documents. The County Engineer in
24 consultation with staff may require additions or alterations to existing design elements based upon traffic and
25 transportation analysis, and subject to the appropriate context and applicability of each street type.

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NEIGHBORHOOD STREET – CONVENTIONAL	
EXAMPLE PLAN AND CROSS-SECTION	
MINIMUM ROW WIDTH	60' (LOCAL) (Shown above) 62' (COLLECTOR)
TRAVEL LANES	2
TRAVEL LANE WIDTH	11' (LOCAL) 12' (COLLECTOR)
SHOULDER	2' landscape strip, 5' sidewalk, and 1' additional graded shoulder
BUFFER AREA	2' Landscape Strip
PEDESTRIAN AREA*	5' sidewalk
BICYCLE AREA	None (combined with vehicle flow)
UTILITY LOCATION	10' U/A outside of sidewalk
ACCESS LIMITATION	See Lot Access standards in Article 3, 4 or 5.
TYPICAL FRONT YARD**	<ul style="list-style-type: none"> • 10' – 40' lawn/setback (LOCAL) • 25' Natural Vegetation Buffer; or 40' – 100' lawn/setback (COLLECTOR)
APPLICABILITY	This street design is applicable for any conventional or conservation application for local or collector streets. Application as a collector will require larger lot sizes.

2 * See Table 6-2 for Pedestrian Facility Requirements. Where Table 6-2 requires no sidewalks, or a sidewalk on only one side, the
3 minimum width for the pedestrian facility shall be added to the Buffer Area.

4 ** Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further
5 restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

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RURAL DRIVE	
EXAMPLE PLAN AND CROSS-SECTION	
MINIMUM ROW WIDTH	<ul style="list-style-type: none"> • 60'
TRAVEL LANES	<ul style="list-style-type: none"> • 2
TRAVEL LANE WIDTH	<ul style="list-style-type: none"> • 9', for very low flow conditions; otherwise, greater widths may be required.
SHOULDER	<ul style="list-style-type: none"> • 4' shoulder minimum
BUFFER AREA	<ul style="list-style-type: none"> • 14' landscape/utility area
PEDESTRIAN AREA	<ul style="list-style-type: none"> • None – if alternative integrated trail system available to neighborhood; or • 4' path on one side
UTILITY LOCATION	<ul style="list-style-type: none"> • 10' u/a inside ROW
ACCESS LIMITATION	<ul style="list-style-type: none"> • See Lot Access standards in Article 3 or 4.
TYPICAL FRONT YARD*	<ul style="list-style-type: none"> • 25' Natural Vegetation Buffer
APPLICABILITY	<ul style="list-style-type: none"> • This special street section is applicable in any development pattern or in rural areas, as determined by the County Engineer. It provides primary access to residential uses, and may function as a collector or local street.

2 * Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further
 3 restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

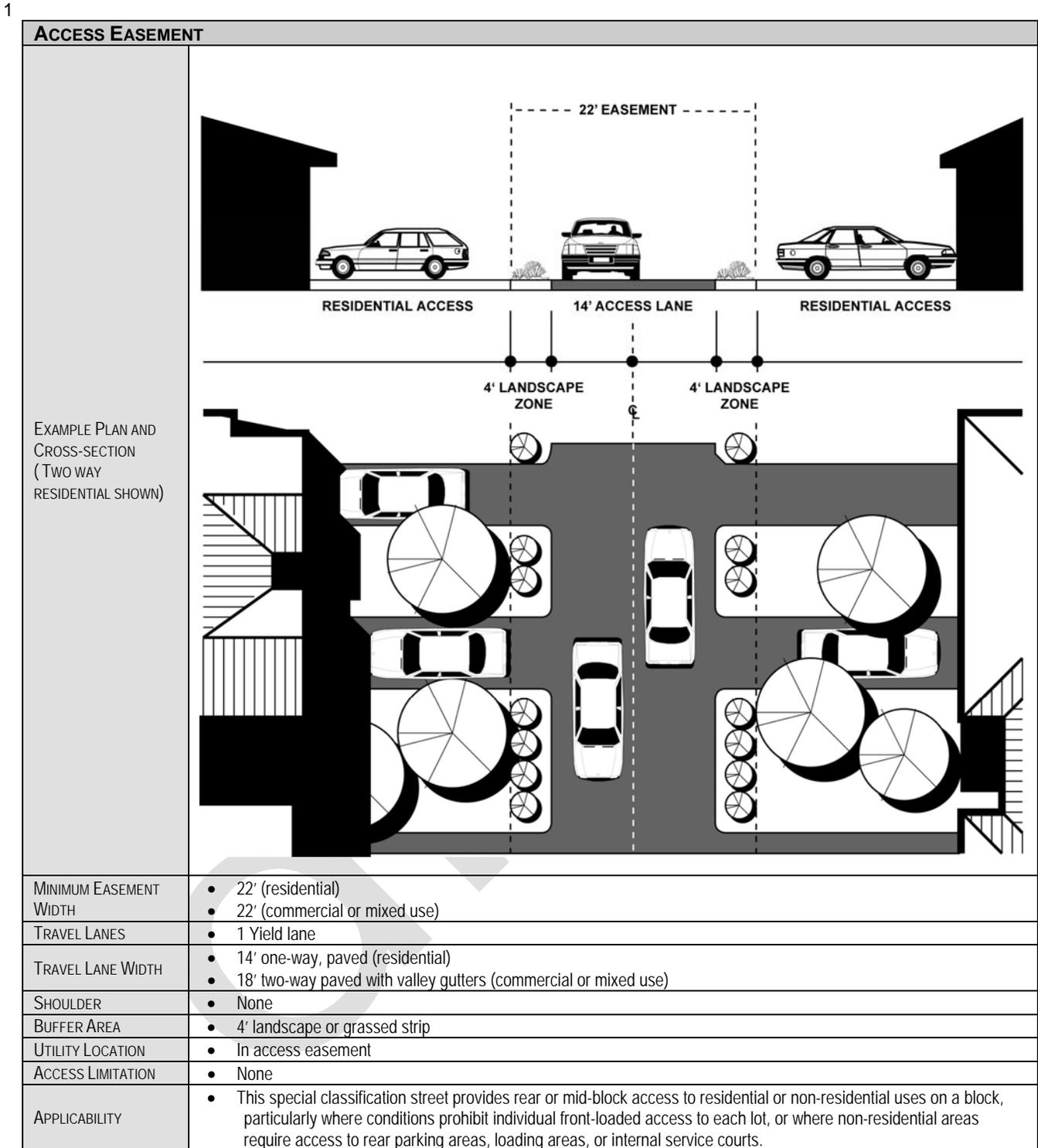
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RURAL PARKWAY	
<p>EXAMPLE PLAN AND CROSS-SECTION (TWO LANE WITH MEDIAN SHOWN)</p>	
MINIMUM ROW WIDTH	<ul style="list-style-type: none"> • 90' – two-lane; • Multilane – consult with County Engineer
TRAVEL LANES	<ul style="list-style-type: none"> • 2 – 4
TRAVEL LANE WIDTH	<ul style="list-style-type: none"> • 12'
SHOULDER	<ul style="list-style-type: none"> • 4' shoulder minimum
BUFFER AREA	<ul style="list-style-type: none"> • 14' landscape strip and utility area
PEDESTRIAN AREA	<ul style="list-style-type: none"> • None – if alternative integrated trail system available to neighborhood; otherwise, additional ROW may be required to provide multiuse trail or path.
BICYCLE FACILITY	<ul style="list-style-type: none"> • None (combined with vehicle flow)
MEDIAN	<ul style="list-style-type: none"> • 30' center median
UTILITY LOCATION	<ul style="list-style-type: none"> • In buffer area
ACCESS LIMITATION	<ul style="list-style-type: none"> • See Lot Access standards in Article 3 or 4.
TYPICAL FRONT YARD*	<ul style="list-style-type: none"> • 25' Natural Vegetation Buffer
APPLICABILITY	<ul style="list-style-type: none"> • This special street section is applicable in any development pattern or in rural areas, as determined by the County Engineer. It provides primary access within the neighborhood as well as connections to adjacent areas. This street type is not intended for direct access. It may function as an arterial or collector street.

2 * Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further
 3 restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.

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2 * Typical Front Yard refers only to the typical and appropriate design of the transition between the right-of-way and the private lots. Further
 3 restrictions on building location and site design may be included in other applicable zoning or subdivision regulations.
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3.04 STREET NETWORKS, BLOCKS, AND LOTS

The following specific standards shall supplement the General Planning and Design standards in Article 6 for Street Networks, Blocks, and Lots for Conventional Subdivisions.

A. Street Networks

1. General Street Layout

In the absence of a master street plan and subject to topography and anticipated future land uses, street layouts shall generally follow the location guidelines in Commentary Table 3-1: General Street Layout.

COMMENTARY TABLE 3-1: GENERAL STREET LAYOUT			
FUNCTIONAL CLASSIFICATION	Lots less than 30,000 sf	Lots 30,000 sf to 2 acres	Lots greater than 2 acres
ARTERIAL	Approximately every 3/4 to 1 1/4 miles	Approximately every 1 to 2 miles	Only major County or State Routes
COLLECTOR	Approximately every 3/8 to 3/4 miles	Approximately every 1/2 to 1 mile	As necessary
LOCAL	Approximately every 300' to 1,000'	Approximately every 660' to 1,320'	As necessary

2. Access Connectivity - Residential

The Town of Vincent Comprehensive Plan embraces the concept of connectivity of developments. The Planning Commission may require that street connectivity be provided pursuant to the theme of the following commentary table (Table 3-2). All developments will be reviewed relative to potential street connectivity, the nature of the surrounding properties and the merits of the individual development.

COMMENTARY TABLE 3-2: ACCESS CONNECTIVITY (RESIDENTIAL)	
NUMBER OF DWELLING UNITS	CONNECTIONS TO TRANSPORTATION SYSTEM
LESS THAN 200	One connection to a major roadway
MORE THAN 200	Multiple connections to transportation system may be required

3. Access Connectivity – Non Residential

Access management is reviewed on a case-by-case basis. Generally, nonresidential developments will require two (2) access points. However, the municipality and the County Engineer may restrict access for developments less than 5,000 square feet and may require additional access for developments more than 100,000 square feet. Such developments will be reviewed relative to access, existing and potential transportation characteristics, configuration of the surrounding properties and the merits of the individual development.

4. Stubbed Streets

A network of residential streets is at the core of the framework of a transportation system. In this regard, it is the intentions of these regulations to ensure the appropriate provision of street stub connections to developable adjoining properties. As such, stub streets may be required by the Planning Commission to ensure connectivity when adjoining properties are developed. Development plans will be reviewed relative to this future connectivity.

When required, stubs shall be developed according to the following:

- a. Any collector or arterial streets platted as part of a Conventional Subdivision shall be continued to the boundaries of the tract to be subdivided.
- b. Local streets should be stubbed to avoid long dead-end streets and complete the overall general network in subsection 1, above.
- c. All streets shall connect with any streets already platted to its boundary on adjacent property.

- 1 d. Stub streets shall not exceed 200 feet without providing a turnaround, which conforms to the cul-
- 2 de-sac standards below.
- 3 e. All street stubs shall provide a sign at the end indicating that the street will be a future through
- 4 street at the time the adjacent property is subdivided.

5 **5. Cul-de-sacs**

6 Cul-de-sacs shall be limited as follows:

- 7 a. Cul-de-sacs shall not exceed 1,000 feet measured from the nearest intersecting street with direct
- 8 access to regional transportation network.
- 9 b. Circles shall terminate with a property line radius of at least fifty-five (55) feet and an outside gutter
- 10 radius of at least forty (40) feet. Circles to accommodate school buses or other large vehicles may
- 11 be required and shall terminate with a property line radius of at least sixty-six (66) feet and outside
- 12 gutter radius of at least fifty (50) feet.
- 13 c. Where a center island is desired, design should be submitted and approved by the County
- 14 Engineer.

15 **6. Exceptions**

16 Exceptions to the street network standards may be approved based on the following criteria:

- 17 a. An alternative to the street network standards in this section would better preserve prominent
- 18 topographical or natural features.
- 19 b. Predominant transportation patterns or other obstructions would make connectivity according to
- 20 these standards inappropriate based on sound planning principles.
- 21 c. All feasible alternatives that provide better connectivity and minimize cul-de-sacs and cul-de-sac
- 22 lengths have been explored.
- 23 d. Wherever exceptions to the street network standards are granted, the Planning Commission may
- 24 require alternative means of connections for pedestrians or bicycles at more frequent intervals than
- 25 is provided by the proposed street network.
- 26 e. Wherever exceptions to the street network standards are granted, the Planning Commission may
- 27 further limit the development intensity in the specific area impacted in order to implement sound
- 28 planning practices and promote the public health, safety, and welfare.
- 29 f. Any alternative layout that does not impair the ability of potential future development on adjacent
- 30 property.
- 31 g. Any such exception that does not undermine the goals and policies of the Comprehensive Plan.

32 **B. Block Standards.**

33 The Town of Vincent Comprehensive Plan recognizes that the traditional, concentrated, connected street and
34 block configuration is a most efficient form of development that builds community character. The Planning
35 Commission, based upon the recommendations of staff and the County Engineer, may require traditional street
36 and block standards depending on traffic demand, need for pedestrian mobility, topographic and other natural
37 conditions, and the existing street systems of existing developments, among other factors.

Commentary

All blocks should be platted to have sufficient width to provide for two tiers of lots. Single tier blocks, blocks with double frontage lots, or blocks where lots back up to any classification of street may not be permitted.

1. Residential Blocks.

- a. Lots may back up to an open space meeting the design standards in Article 6, **Section 6.03**, if the design character and function of adjacent streets dictate that platted lots should not front on the street. The most appropriate design for this open space is typically a greenway, natural preserve, or designated buffer.
- b. Blocks that border on the parcel boundary, and where the second tier of lots will be platted at that boundary in a future phase or plat, should not exceed 1,000 feet long. Stubbed side streets should be provided at least every 1,000 feet to avoid excessively large blocks resulting from future subdivisions.

2. Non-Residential Blocks.

- a. Where non-residential subdivisions would create any lot or parcel greater than 5 acres, or involves any original parcel greater than 10 acres, the subdivision should include an internal access street grid, dividing the parcel into development blocks between 1 and 6 acres.
- b. The internal access streets should have the same design standards as provided in these regulations, providing access to all portions of the parcel and blocks as described in **Section 6.02.F** of the **General Planning and Design Standards (Article 6)**.

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C. Lot Standards

Lot standards are detailed in the **General Planning and Design Standards of Article 6** and the municipal zoning regulations.

D. Lot Access Limitations

In addition to lot access limitations specified in the **General Planning and Design Standards (Article 6)**, or the municipal zoning regulations, staff and the County Engineer may limit individual residential lot access and may additionally utilize AASHTO standards identified in *A Policy on Geometric Design of Highways and Streets, 5th Edition*, American Association of State Highway and Transportation Officials (AASHTO "Green Book").

1. Corner Lots in Residential Subdivisions

Corner lots shall contain 25 percent more lot area than interior lots for the purpose of guaranteeing sufficient lot width for safe access. Furthermore, corner lots shall access from the minor street near the property line most distant from the intersection.

2. Non-residential Access

Access to non-residential properties will require individual approval by the County Engineer.

E. Failure to Comply

Construction shall not commence on any improvement until engineering drawings have been approved by the County Engineer. Construction must be performed in a workmanlike manner, in conformance with approved engineering drawings, to the usual construction tolerances. Failure to comply may prevent recording of the final plat and the transfer of lots.

3.05 OPEN SPACE

Neighborhood recreational spaces required at 200 square feet per dwelling unit, for all conventional subdivisions containing 20,000-square-foot lots and smaller. Eighty percent (80%) of all dwelling units in the subdivision must be located within approximately one-fourth mile of usable open space, measured by the most direct dedicated public or private pedestrian connection. Nearby public parks, with appropriate pedestrian connections, will be recognized as usable open space.

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