

ARTICLE 12

PLAT APPROVAL

Plat Approval Process

Any subdivision of land within the jurisdiction of the City of El Dorado must, with certain exceptions, follow the procedures outlined below. The simple division of one lot into two lots may qualify for a Lot Split, explained in the subdivision regulations.

The applicant shall first meet with the City Engineer to receive an explanation of the subdivision procedure and its requirements, information on the current zoning, and an application form.

The application form shall be completely filled out and returned to the Office of the City Engineer with the appropriate filing fee and any required supplemental information. As a part of the application, ten (10) copies of a preliminary plat conforming to the requirements of the subdivision regulations and a vicinity map showing the location of the proposed subdivision shall be submitted. An application shall not be processed until it has been fully completed, the appropriate fee paid, and all requested information submitted.

The Planning Commission, based on the standards set out in the subdivision regulations, may approve, approve conditionally, or disapprove the preliminary plat within 60 days of receiving the plat at a regularly scheduled meeting.

The subdivider shall submit the final plat application form, along with the appropriate fee and any required supplemental information. Included as part of the application shall be the original and ten (10) copies of the final plat prepared in accordance with the subdivision regulations.

The Planning Commission shall review the final plat and, based on the approved preliminary plat and the standards set out in the subdivision regulations, approve or deny the final plat.

The Governing Body shall review the final plat for consideration for any dedication from the subdivider of street rights-of-way, drainage easements, parklands, or other property to be used for public purposes.