

Sec. 142-73. ~~General development plan. Reserved.~~

~~(a) — When a subdivision is a portion of a tract larger than 40 acres in size to be subdivided later in its entirety, a general development plan of the entire tract shall be submitted with the preliminary final plat or preliminary final replat of the portion to be first subdivided. The general development plan shall show the schematic layout of the entire tract and its relationship to adjacent property within the neighborhood unit. When appropriate, more than one tract or subdivision may be included within the general development plan.~~

~~(b) — The general development plan shall delineate the proposed characteristics of the area in terms of major categories of land use, dwelling units and population densities, general layout of lots and streets, drainageways, utility trunk lines, location of sites for parks, schools and other public uses, present and proposed zoning, and such other information as the commission finds to be necessary for making a decision on the approval of the preliminary final plat or preliminary final replat.~~

~~(c) — In certain circumstances, the director of planning shall have the authority to allow a preliminary final plat or preliminary final replat to satisfy the requirement for a general development plan, if such plan complies with the requirements of a general development plan.~~

~~(d) — A general development plan shall be considered to be a detailing of the comprehensive plan and shall become effective upon adoption by the commission; providing, however, that no general development plan shall be approved other than in substantial conformity with the comprehensive plan. Every general development plan adopted by the commission shall be so certified by the chairman of the commission and a copy thereof shall be placed on file with the city secretary as part of the public record. A general development plan is to continue in force until amended or rescinded by the commission and shall be the official guide to the owners of all property within its area of coverage. Where multiple ownerships preclude the preparation of a general development plan by a single owner, the commission is authorized to prepare or to cause such plan to be prepared. No plat within an area for which a general development plan has been adopted shall be approved except in substantial conformity with such adopted plan.~~

~~(e) — Commission approval shall include approval of the sequence of development and construction of phases of the project as can reasonably be determined. It may include such stipulations or conditions as the commission deems necessary in order to accomplish the purposes of this chapter and to protect the health, safety and welfare of the community.~~

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