

*The Planning Commission adopted revisions to the Subdivision Regulations at its April 10, 2004 meeting to reflect amendments that have recently been made to the Owensboro Metropolitan Zoning Ordinance, to maintain consistency with current development review processes, to allow for streamlining the review and approval process for minor amendments to subdivision plats and to provide for administrative release and transfer of surety posted for public improvement construction. Below is a brief summary of the revisions.*

**Section 1.6 Selling of Land Before Approval** - This section has been changed to eliminate the phrase “or agree to sell” and to add language regarding transfer of property to be consistent with KRS Section 100.277(3).

**Section 1.8211 Minor amendments to Major Subdivisions** – This section has been added to allow the Planning Director to sign minor amendments to subdivision plats and to specify the criteria that defines a minor amendment.

**Section 2.3 and Section 4.36 Percolation Test Results** – This section has been eliminated because percolations tests are not required prior to plat approval. The Health Department regulations govern approval of on-site septic systems prior to building permit issuance.

**Section 3.2 PRELIMINARY PLAT** – Language has been added to allow for minor amendments to preliminary plats.

**Section 3.22 Staff and Other Agency Review** – Language has been added to clarify that utility review occurs prior to submittal to the OMPC.

**Section 3.311- Added** letter of credit as acceptable surety.

**Section 3.32, 3.33, 3.34 Timely Completion of Improvements** – Edited section to clarify that public improvement surety will be two year bonds and sidewalk surety will be three years. Edited to allow OMPC director to administratively release or transfer surety as appropriate.

**Section 3.35 Forfeiture of Surety.** Deleted this section as legislative bodies have their own procedures for forfeiture.

**Section 3.41 Formal Application and Submission** – Included language to allow for minor amendments to final plats.

**Section 4.161 Owner’s Certification** –Added language to allow for authorized agent to sign plat.

**Sections 4.164 through 4.167** – Added sections to provide for utility signatures on preliminary plats.

**Sections 4.343 through 4.436** – Added sections to provide for utility signatures on final plats.

**Section 5.35 Lot shape** – Changed the lot depth to width ratio from 2 ½ to 1 to 3 to 1.

**Section 5.38 Lot Area, Width and Minimum Building Setback Line** – Changed the lot size to reflect the ¼ acre minimum as set in the Zoning Ordinance.

**Section 5.641 Septic Tanks and Section 5.642 Sanitary Sewers** – Changed the minimum lot size for septic systems from ½ acre to ¾ acre.