



## BIG IDEAS

- Land division includes all processes by which a parcel of land is divided into multiple lots.
- Simplify and consolidate the current subdivision procedures and align with character areas.
- “Larimer County coordinates planning processes and land division patterns to attain efficient and responsible growth that maintains compatibility with adjacent areas, sensitive environmental areas, and promotes a sense of community.” (*Comprehensive Plan*, p. 40)



## WHY DOES THE CODE ADDRESS THIS?

- Ensure development is designed to avoid, eliminate, or mitigate potential effects of natural hazards and other hazardous site conditions
- Encourage development that sets aside open space and maintains agricultural land
- Protect Larimer County’s life safety, public health, and ensure public facilities are available to serve development.



## WHAT IS NOT CHANGING

- ☑ Current subdivision standards for site layout, lot and block standards, and street access standards
- ☑ Current residual land and/or common area use plans
- ☑ Current dedication of land and fee-in-lieu standards and easement and utility standards



## WHAT IS NEW?

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### Streamlined Subdivision Procedures

#### Administrative Subdivision

Allows for the creation of small subdivisions (no more than two new lots)

#### Minor Plat Amendment

Allows for administrative review and Director approval of minor changes to approved plats

#### Final Plat

Allows for final approval by the Director without a public hearing

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### Revised Subdivision Standards

#### Rural Land Use Plan

- Updated to establish a process based on standard subdivision layout and review requirements
- Available in the Conservation & Agriculture and Rural character areas

#### Conservation Development

Expanded to include three types of development:

- **Rural** – large acreages with active agricultural uses
- **Open Space** – smaller residential lots with conserved open space and environmentally sensitive lands
- **Limited-Term** – Portion of larger development parcel preserved while awaiting future development

This graphic summarizes the process of determining the appropriate land division process(es) for any parcel in Larimer County.

