



CITY OF DUBLIN

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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, April 4, 2013

Stansbury at Muirfield Village

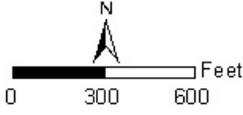
Case Summary

Agenda Item	1
Case Number	13-009Z/PDP/PP
Site Location	10799 Drake Road East side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Proposal	Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space.
Applicant	William Adams, represented by Ben Hale Jr., Smith and Hale.
Planning Contact	Claudia D. Husak, AICP, Planner II (614) 410-4675, chusak@dublin.oh.us
Requests	Review and recommendation to City Council of a <u>rezoning with preliminary development plan</u> under the Planned District provisions of Zoning Code Section 153.050. Review and recommendation to City Council of a <u>preliminary plat</u> under the provisions of Chapter 152, Subdivision Regulations.
Planning Recommendation	<i>Approval of the rezoning with preliminary development plan; and Approval of the preliminary plat with 2 conditions.</i> Based on Planning's analysis, the proposal meets the Community Plan designation for this site and the applicable review criteria for a Planned Development.

Preliminary Plat Conditions

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information; and,
- 2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>13-009Z/PDP/PP Rezoning/Preliminary Development Plan/ Preliminary Plat Stansbury at Muirfield 10799 Drake Rd</p>	 <p>0 300 600 Feet</p>
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Facts	
Site Area	2 parcels totaling 11.75 acres
Zoning	R, Rural District
Surrounding Zoning and Uses	The site is surrounded by single-family residences of Muirfield Village, which are zoned PUD, Planned Unit Development District. To the north is Section 12 with 11 lots; to the west and south are parts of Section 7 with three and eight lots respectively. To the east are three lots in Section 8. All lots were platted in the late 1970s and developed as single-family residences in the early to mid-80s. A Muirfield Village bikepath is located adjacent to the site on the west and south boundary between the site and the residential lots.
Site Features	<ul style="list-style-type: none"> • Rectangular shaped site • Slopes up almost 30 feet from the southeast corner and 20 feet from the northeast corner • A vacant house and outbuildings are on the east portion of the site • A Stream Corridor Protection Zone extends as two forks from the western portion of the site toward the southeast corner • Mature evergreen and deciduous trees are primarily located in the central and eastern portion of the site and there are substantial tree rows along the site perimeter
Case Background	<p>October 4, 2012 The Commission reviewed and commented on a Concept Plan proposing a new Planned Unit Development for 11.75 acres to be developed with 19 residential lots. The Commission appreciated the applicant's effort to respond to previous comments and concerns. Commissioners agreed that the previous layout, which included a clustered site design with greater preservation of open space, was the preferred layout while urging the applicant to keep the proposed lower density.</p> <p>August 9, 2012 The applicant informally presented a proposal for 24 cluster lots. Adjacent residents expressed their concerns regarding the proposed density, potential environmental impacts to existing trees, drainage, and traffic. The Commissioners agreed that the proposed density was too high and suggested that more clustering of lots may aid in addressing environmental challenges. The Commissioners wanted to ensure the applicant kept the density at or lower than the surrounding areas and address drainage and tree protection. Some Commissioners felt the density should not increase from what was currently permitted (0.5 to 1 unit per acre).</p> <p>2003 The Planning and Zoning Commission recommended approval to City Council of a rezoning application to R1, Restricted Suburban Residential</p>

Facts	
	District for the property since no formal Dublin zoning had been established after annexation. During review of the rezoning ordinance at City Council, the property owners requested Rural District zoning to keep horses on the property. Ordinance 66-03 (Amended) established Dublin R, Rural District zoning on the property.
Neighborhood Contact	The applicant presented the most recent proposal to the Muirfield Village Board of Directors in March. The applicant informed Planning that the Association has no objections to the proposed layout or number of lots and that they see a benefit of having the Association take ownership of the reserve areas.

Details Rezoning with Preliminary Development Plan	
Process	Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation; the Zoning Code covers all requirements not addressed in the development text. This development text establishes a new Planned Unit Development District (Stansbury at Muirfield Village) with a development text that applies to these 11.75 acres for a total of 19 lots and 4.2 acres of open space.
Plan Overview	<p>The rezoning with preliminary development plan includes:</p> <ul style="list-style-type: none"> • Rezoning the 11.75-acre site from R, Rural District to a PUD, Planned Unit Development District. • Establishing a new development text with requirements for a single-family detached residential development with 19 lots and 4.2 acres of open space.

Details	Rezoning with Preliminary Development Plan
Layout	<p>The proposal includes a single public road, Stansbury Drive, serving all lots, extending from Drake Road, which stubs south of the intersection with Springburn Drive. The existing portion of Drake Road south of Springburn Drive will be improved as part of this development. Stansbury Drive is proposed to extend to the east and create a loop turnaround at the west end of the site. The existing Drake Road is proposed for renaming to Stansbury Drive to match the proposed name of the development's street. Street renaming requires approval by City Council with the approval of the plat.</p> <p>The plans propose 19 single family lots in a clustered layout sensitive to the Stream Corridor Protection Zone requirements as well as existing vegetation. The proposed density is 1.6 units per acre, comparable or lower than surrounding Sections platted as part of Muirfield Village.</p> <p>The development is divided by a 55 foot wide Stream Corridor Protection Zone (SCPZ); 11 lots are west of the Zone and 8 lots west. There are 3 Reserve Areas with a combined area of 4.22 acres.</p> <p>Reserve 'A': This Reserve is 0.29 acres around the swale in the north central portion of the site, and is largely within the SCPZ.</p> <p>Reserve 'B': The 3.669 acre area encompasses the southern portion of the swale which runs to the southeast corner and majority of the southeast portion of the site. The Reserve includes a 30-foot wide strip of land behind Lots 15-19 adjacent to existing Muirfield Village open space and the area west of Lot 19. There is also a section of the existing right-of-way for Drake Road that is likely to be vacated. The eastern portion of Reserve 'B' is primarily for tree preservation.</p> <p>Reserve 'C': This is the interior of the loop cul-de-sac and is to be used for stormwater management.</p> <p>A tree preservation zone is provided at the rear of each Lots 1 through 13; 35 feet for Lots 1 through 6, and 30 feet for Lots 7 through 13. This area will allow for tree replacements.</p>
Development Text	<p>The applicant has provided a development text with development requirements and standards applicable to this 11.75-acre site.</p>
Permitted Uses	<p>Single-family detached homes, open spaces and related park features.</p>
Density and Lot Sizes	<p>Lots are required to be a minimum of 10,000 square feet with a minimum depth of 120 feet and minimum width of 62 feet at the building line. Lots vary in size from 10,600 square feet to 23,700 square feet and are similarly sized as lots in adjacent sections of Muirfield Village.</p>

Details	Rezoning with Preliminary Development Plan
Setbacks	<p>Front Yards: The proposed development text requires a 10 foot Build Zone front yard setback within which a portion of the front elevation must be located. Except for Lots 15 and 16, all lots require a Build-Zone between 20 and 30 feet. The Build-Zone for Lots 15 and 16 is between 35 and 45 feet due to the larger size of these lots. Front yard setback Build Zones have recently been used in several residential developments and enable the staggering of homes as required by the Subdivision Regulations.</p> <p>Side Yards: 7.5 feet for all lots.</p> <p>Rear Yards: Setbacks differ depending on the lot location. Lots 1 through 6 are required to have a 50-foot rear yard setback and Lots 7 through 14 require 45 feet. Lots 15 through 19 require 15 feet and Lot 14, due to its size and location requires 10 feet. The smaller rear yards proposed for Lots 14 through 19 are appropriate considering these lots border Reserve 'B' and are set back far from the property line.</p>
Traffic and Access	<p>Stansbury Drive will have a 50-foot right-of-way and pavement width of 28 feet terminating in a cul-de-sac in the east portion of the site. The street will be designed to Dublin Standards and include curb and gutter.</p>
Traffic Study	<p>A traffic study has been submitted analyzing the proposed development traffic impact on the existing transportation network. The study demonstrates that the additional traffic generated by this development will have little to no impact on the level of service of the surrounding intersections. Additionally, these intersections will continue to operate at level of service "A" or "B". Based on these results, no additional roadway improvements are necessary to accommodate this development.</p>
Sidewalks	<p>The Subdivision Regulations require a sidewalk or bikepath along all public streets. Though not typical for a Muirfield Village neighborhood, the applicant is proposing a four-foot, public sidewalk along all street frontages, except where homes do not front the street. The sidewalk will extend along the frontage of Lot 14 and terminate at the driveway for this lot.</p> <p>An eight-foot asphalt bikepath is proposed in Reserve 'B' to connect the sidewalk along Stansbury Drive through the reserve to the Muirfield bikepath along the south site boundary.</p>

Details	Rezoning with Preliminary Development Plan
Tree Lawn	<p>The Zoning Code requires a minimum seven-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow more room for trees to grow and less interference with the sidewalk. To accommodate the wider tree lawns, the sidewalk moves toward the lot and a wider sidewalk easement will be dedicated. The development text requires and the plans show a nine-foot tree lawn.</p>
Parking	<p>On-street parking will be allowed only on the north side of the street opposite of the water line and fire hydrants. Due to limited maneuvering space and proposed driveway locations, parking will likely be restricted within the loop cul-de-sac.</p>
Architecture	<p>The development text describes the general character of the development as 1, 1½, and 2 story homes and requires adherence to the Residential Appearance Standards. The text prohibits vinyl.</p> <p>The Muirfield Village Association will have individual plan approval rights for the subdivision. The proposed text addresses diversity and requires the same or similar front elevations cannot be repeated on two lots on either side of a lot, three lots across the street from the subject lot or on any lot on the cul-de-sac.</p> <p>Should the developer propose a themed community, the homes do not have to adhere to the diversity requirements, but require approval by the Planning and Zoning Commission.</p> <p>The text does not permit fences other than those required around swimming pools.</p> <p>Special requirements for Lot 1 include home orientation toward the south and a side-loaded garage accessed from the west side of the lot.</p>
Tree Preservation	<p>The text outlines a goal to preserve as many trees in good and fair condition as possible. A tree replacement plan will be required with the final development plan. The Zoning Code requires that protected trees (trees six inches in diameter and in good or fair condition) be replaced on an inch-for-inch basis with deciduous trees.</p> <p>The preliminary tree preservation plan shows 278 trees measuring 6 to 24 inches and four trees measuring 24 inches and above, all in good or fair condition. No removal information is shown at this time. A significant majority of the trees on the site are White Ash.</p> <p>The applicant has made efforts to maximize tree preservation with this proposal by clustering lots and creating open spaces that incorporate treed areas. A tree preservation zone, indicated on the preliminary plat, is</p>

Details	Rezoning with Preliminary Development Plan
	<p>required for all lots with mature tree stands. The preliminary plat shows a 35-foot wide tree preservation zone along the rear of Lots 1 through 6 and a 30-foot wide tree preservation zone along the rear of Lots 7 through 13.</p> <p>The proposed development text states a tree reforestation program is an integral improvement component for the site. A mixture of deciduous trees of various sizes will be installed where appropriate to augment, re-establish or create a new treed buffer between adjoining lots. Details will be included in the final development plan.</p>
<p>Open Space and Landscaping</p>	<p>The Reserves are as previously described encompass the planned open space. The development text states that this open space will be owned by and maintained by the Muirfield Association. All final landscape details will be required at the final development plan stage. The text also states entry features are permitted for the development.</p>
<p>Stormwater and Utilities</p>	<p>This site will have access to adequate public water supply for both domestic use and fire protection through the proposed water main extension from the existing eight-inch water main located along the east side of Drake Road and the installation of five new fire hydrants.</p> <p>Sanitary sewer service is provided through the proposed sanitary sewer mains which will connect off-site to the existing sanitary sewer located to the west of Cruden Bay Court.</p> <p>The applicant has submitted a stormwater management report that demonstrates compliance with the City of Dublin Stormwater Management Code. The proposed stormwater improvements of storm sewers, catch basins, and stormwater retention and detention ponds with permanent stormwater quality control devices will provide for adequate stormwater quality and quantity control. The City guidelines for stormwater runoff control, or the amount of water that this site would release to the existing ditch, require that the proposed site will detain the site stormwater and release it at a rate no greater than the predevelopment condition. As such, there are no anticipated additional impacts to downstream culverts.</p>
<p>Stream Corridor Protection Zone</p>	<p>A Stream Corridor Protection Zone currently exists on this site. This zone is intended to preserve the flood water capacity of existing drainage ways and limits stream erosion. The width of this zone is determined by the contributing drainage area upstream of the segment. This zone has been sized at a total width of 55 feet centered on the existing channel. This zone will be established by the execution of the plat. There are many uses and facilities prohibited in the stream corridor protection zone, including but not limited to:</p>

Details		Rezoning with Preliminary Development Plan
	<ul style="list-style-type: none"> • Disturbance of Natural Vegetation • Buildings • Stormwater Management Facilities <p>In accordance with the Stormwater and Stream Protection Code, the applicant requested that a small portion of the Stream Corridor Protection Zone be exempted or removed. The City Engineer has determined this portion does not meet the definition of a stream.</p>	

Analysis		Rezoning with Preliminary Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.	
1) Consistency with Dublin Zoning Code	Criterion met: This proposal is consistent with the Zoning Code, except as appropriately altered in the proposed development text.	
2) Conformance with adopted Plans	Criterion met: The uses and density proposed for this site are consistent with the development patterns and densities of the surrounding area and meet the intended residential character.	
3) Advancement of general welfare and orderly development	Criterion met: This proposal is compatible with the surrounding residential development.	
4) Effects on adjacent uses	Criterion met: The proposal will safeguard the value of property within and adjacent to the area.	
5) Adequacy of open space for residential development	Criterion met: There are 4.22 acres of open space provided within this development and the ownership and maintenance responsibility of the open space is appropriately that of the Muirfield Association. The landscape design details of the open spaces will be required at the final development plan.	
6) Protection of natural features and resources	Criterion met: The plan retains the existing tree buffer area along the rear of lots.	
7) Adequate infrastructure	Criterion met: With the proposed improvements installed, the site will have access to adequate utilities.	
8) Traffic and pedestrian safety	Criterion met: The applicant has provided a traffic analysis, which accounts for the proposed future development. The plans also include sidewalk and bikepath which will improve pedestrian safety in an around the site.	

Analysis		Rezoning with Preliminary Development Plan	
9) Coordination & integration of building & site relationships		Criterion met:	The proposal maintains the existing development patterns of surrounding developments.
10) Development layout and intensity		Criterion met:	The proposed plans contribute to the orderly development of this site, including proposed uses, setbacks, and density.
11) Stormwater management		Criterion met:	Adequate provision is made for stormwater management.
12) Community benefit		Criterion met:	The development text outlines all applicable development requirements for this project.
13) Design and appearance		Criterion met:	The proposal outlines architectural design standards within the proposed development text and requires plan approval through the Muirfield Village Association.
14) Development phasing		Criterion met:	This is a single phase project.
15) Adequacy of public services		Criterion met:	There are adequate services for the proposed development.
16) Infrastructure contributions		Criterion met:	No contributions are required as part of this proposal.

Recommendation		Rezoning with Preliminary Development Plan	
Approval			In Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria and the existing development standards within the area. Approval is recommended.

Details	Preliminary Plat
Plat Overview	<p>The proposed preliminary plat subdivides 11.75 acres of land into 19 single-family lots and 4.225 acres of open space. The plat also provides right-of-way for the extension of Drake Road to serve the site. The plat indicates that the new road and the existing Drake Road stub will be renamed to Stansbury Drive. The road renaming will require separate action by City Council.</p> <p>The plat also shows the vacation of existing Drake Road right-of-way, south of the current existing terminus. The applicant will have to work with Delaware County to determine the appropriate means of the road vacation since the right-of-way, when annexed into the City, was existing county right-of-way.</p> <p>The preliminary plat should be revised to show rear yard setback and tree preservation zone requirements consistently.</p>
Open Space	<p>The Subdivision Regulations require the dedication of 1.28 acre of open space and the proposal contains 4.22 acre of open space to be owned and maintained by the Muirfield Village Association. The development text permits the open space dedicated to Muirfield Village to fulfill the open space dedication requirements stipulated in the Subdivision Regulations Sections 152.086 and 152.087.</p> <ul style="list-style-type: none"> • Reserve "A" is 0.297 acre located between Lots 4 and 7 on the north side of proposed Stansbury Drive. The reserve encompasses the 55-foot wide Stream Corridor Protection Zone. • Reserve "B" is 3.699 acres located in the southern portion of the site. This reserve includes the southern portion of the Stream Corridor Protection Zone and will accommodate a stormwater retention basin. This reserve also preserves existing trees, particularly along the south side of Lots 15 through 19 and along the west side of Lot 19. An eight-foot asphalt bikepath is proposed in Reserve 'B' to connect the sidewalk along Stansbury Drive through the reserve to the Muirfield bikepath along the south site boundary. • Reserve 'C' is the center of the cul-de-sac and includes 0.225 acre. The area will accommodate stormwater in a basin. <p>The development text indicates that the open space areas will be owned and maintained by the Muirfield Village Association and the preliminary plat should reflect this information.</p>

Analysis	Preliminary Plat
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Analysis	Preliminary Plat
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements <i>Condition 1</i>	Criterion met with Condition: This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including reflecting open space ownership and maintenance responsibilities and setback information.
2) Street, Sidewalk, and Bike path Standards <i>Condition 2</i>	<p>Criterion met: Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards, and are included on the preliminary plat.</p> <p>The preliminary plat includes the vacation of existing Drake Road right-of-way south of the access point to the site. Drake Road was originally Delaware County right-of-way and has since been annexed into the City of Dublin. The applicant will be required to work with the County to identify and follow the required vacation process as part of the Council review of this preliminary plat.</p> <p>The plat indicates the renaming of existing Drake Road to Stansbury Drive to be consistent with the road name for the road serving the proposed development. No existing homes are addressed off Drake Road; however, the renaming of an existing road will require a separate action by City Council.</p>
3) Utilities	Criterion met: Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	Criterion met: The open space provided exceeds the requirement stipulated in the Subdivision Regulations. The applicant will be dedicating the open space to Muirfield Village as has been common practice with parks in this area. The proposed development states the open space dedication to Muirfield Village fulfils all dedication requirements.

Recommendation	Preliminary Plat
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none">1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information; and,2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat.

REZONING/PRELIMINARY DEVELOPMENT PLAN

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
- 3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public

- safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
 - 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;
 - 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
 - 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
 - 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
 - 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
 - 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
 - 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.