

Chapter 410. Subdivision and Land Development

Section 410.010. General Provisions.

[R.O. 1992 § 455.010; Ord. No. 342 §§ I – II, 11-13-1997; Ord. No. 448 § I, 1-8-2004; Ord. No. 590 § I, 7-27-2006; Ord. No. 753 § I, 3-22-2012; Ord. No. 973, 7-25-2019; Ord. No. 1108, 4-24-2026]

- A. Short Title. This Chapter shall be known and may be cited as the "Subdivision and Land Development Code" of the City of Wright City.
- B. Purpose. The purpose of this Chapter is to regulate and control the subdivision and development of land within the City in order to promote the public health, safety, and general welfare. These regulations are specifically designed to:
 - 1. Provide for the orderly growth and harmonious development of the City consistent with City policies and the adopted comprehensive plan.
 - 2. Secure the proper arrangement of streets for efficient circulation through coordination with existing and planned streets, the comprehensive plan, public facilities, and adjoining developed land.
 - 3. Achieve lots of appropriate size, shape, and utility that are compatible with existing and proposed development in the area.
 - 4. Ensure adequate provisions for potable water, drainage, and sanitary sewer facilities in accordance with applicable City, State, and Federal requirements.
 - 5. Provide open space, recreation areas, school sites, and other public facilities where appropriate.
 - 6. Encourage multi-modal connectivity, sustainable stormwater practices, and resilient public infrastructure consistent with best practices and City policy.
- C. Authority. This Chapter is enacted pursuant to the statutory authority of Sections **89.010** through **89.490**, RSMo., as amended, and all other applicable provisions of Missouri law.
- D. Applicability; Interpretation; Conflict With Other Laws.
 - 1. Applicability To Existing Subdivisions. This Chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to November 13, 1997, except for further division of existing lots or the addition of improvements not authorized or approved under previous platting.
 - 2. Non-Repeal. This Chapter is not intended to repeal, abrogate, or annul any existing provisions of other ordinances or regulations, private agreements, or recorded restrictive covenants running with the land to which the City is a party. Where this Chapter imposes a greater restriction than other City ordinances, the provisions of this Chapter shall control.
 - 3. More Restrictive Provisions To Prevail. In the event of a conflict between this Chapter and any other applicable law, regulation, or approved plan, the more restrictive provision shall govern, to the extent permitted by law.

- E. Administration. This Chapter shall be administered in accordance with Chapter 89, RSMo., as amended, and by the Planning and Zoning Commission, the City Administrator, the City Planner or Building Official (or their designee), the Mayor, and the Board of Aldermen.
1. Administrative Interpretations. The City Planner or City Administrator may issue written interpretations of this Chapter. Such interpretations may be appealed to the Board of Adjustment pursuant to applicable procedures in the Zoning Code.
 2. Electronic Submittals. Plats and applications may be submitted electronically in a format acceptable to the City, together with the required number of hard copies when requested.
- F. Fees; Cost Recovery.
1. Filing Deposit. The minimum filing processing deposit for a subdivision plat application shall be five hundred dollars (\$500.00) plus an additional two hundred dollars (\$200.00) per acre or fraction thereof, paid in anticipation of City expenses for reviewing and subsequently reviewing the submission at issue, including, but not limited to, administrative and clerical costs, costs of title research, surveys, legal, engineering and planning review, cost of traffic and planning consultants employed by the City, publication expenses, expenses of notification to adjoining property owners, expenses of hearings, including rental of a hall, if necessary, court reporter, if requested by either the City or the applicant, and other investigations deemed necessary by the City. Processing and all other actions related to the application or submittal shall not proceed. No processing shall occur until the minimum filing deposit is paid in full to the City Clerk.
 2. Additional Costs. If the filing deposit is insufficient to pay all City expenses incurred for the submission, the City Clerk shall document additional costs and request payment within thirty (30) days. Processing shall not proceed until such additional sums are paid in full.
 3. Fees Additional. The above amounts are in addition to any other fees imposed by this Chapter or other ordinances.
 4. Other Fees And Escrows. Fees for boundary adjustments, buildings, improvements, grading, land use applications, inspections, permit fees, and escrow monitoring shall be collected to cover professional and administrative costs incidental to review, inspection, and processing. Upon final disposition, any unexpended portion of the fee shall be returned to the applicant, provided that the City shall retain a minimum of two hundred dollars (\$200.00). Any costs in excess of the prescribed fee shall be paid within thirty (30) days of notification. The City Clerk shall prepare a list of costs and a determination of any amount due or refund owed.
- G. Boundary Adjustments.
1. Applicability. The division or consolidation of land either: (a) to transfer parcels between adjoining property owners; or (b) to consolidate the use of adjoining parcels under single ownership, when no additional lot is created and no lot is reduced below zoning requirements, is exempt from the subdivision procedures of this Chapter but requires a boundary adjustment.
 2. Procedure. Prior to such sale, transfer, or consolidation, a boundary adjustment plat shall be submitted to the Planning and Zoning Commission for review and recommendation. The application shall include the prescribed fee and such additional information as required. The City Clerk shall forward the application to the Building Inspector or designated official, who may refer the application to the City Engineer or City Attorney for review.
 3. Final Action; Recording. The Commission shall forward the plat and its recommendation to the Board of Aldermen for consideration of an ordinance approving the same. The Board may refer the plat back to the Commission for further review prior to making a determination. If approved, the boundary adjustment shall be recorded with the Warren County Recorder of Deeds.
- H. Exclusion Of Cemeteries. Cemeteries are not included in the definition of "subdivision" and are not subject to this Chapter.

- I. Conformity With Zoning Code. All plats reviewed under this Chapter shall conform to all Zoning Code provisions for the district in which the proposed plat is located. All required zoning changes shall be approved prior to approval of the record plat by the Board of Aldermen.
- J. Miscellaneous Provisions.
 - 1. Building And Repair Permits In Unapproved Subdivisions. The Building Inspector shall not issue building or repair permits for any structure on a lot within any subdivision prepared after the adoption of this Chapter unless approved in accordance with this Chapter.
 - 2. Recordation Required. No plat of any subdivision shall be recorded with the Warren County Recorder of Deeds or have any validity until approved as provided herein.
 - 3. Sale By Metes And Bounds. No person shall sell or attempt to sell a lot by metes and bounds in violation of this Chapter.
 - 4. Variations And Exceptions. When strict enforcement of these regulations would entail unusual, real, or substantial difficulties or hardships, the Commission and Board of Aldermen may vary or modify them so the subdivider may develop the property without unjust difficulty or expense, provided the public welfare and general intent of the regulations are preserved.
 - 5. Changes Or Amendments. The regulations of this Chapter may be amended by the Board of Aldermen after a study and report by the Planning and Zoning Commission and a public hearing.
- K. Platting Exceptions. The requirements of this Chapter do not apply to:
 - 1. The division or subdivision of land into parcels or tracts of three (3) acres or more that does not involve any new public streets or easements of access, provided no illegal zoning lot is created.
 - 2. The conveyance of land or interests for railroad rights-of-way or public utility facilities that do not involve new streets or access easements.
 - 3. The conveyance of land for highway or street widening or other public purposes, or grants relating to the vacation of land impressed with a public use.
 - 4. Conveyances made solely to correct descriptions in prior conveyances.
- L. Non-Platted Developments — Development Performance Guarantee. All developments will be reviewed for a performance guarantee of construction plans and site plan improvements in accordance with City procedures.