

GENERAL PROVISIONS

1 ARTICLE ONE – GENERAL PROVISIONS

1-1 Title

This Ordinance shall be known as the Subdivision Ordinance of the City of Storm Lake.

1-2 Authority and Purpose

a. Authority

This Ordinance is adopted pursuant to the authority granted the City of Storm Lake under Chapter 354, Code of Iowa, enabling cities to regulate the development of land within their jurisdictions and to promote good planning practice.

b. Purposes

The purposes of this Chapter are to:

1. Serve the public health, safety, and general welfare of the city and residents of Storm Lake and its surrounding jurisdiction.
2. Provide for the orderly development and growth of the city by prescribing rules and standards insuring the functional arrangement of streets, public improvements, open spaces, community facilities, and utilities.
3. Promote the creation of well-planned and attractive residential, commercial, and industrial developments within the city and its jurisdiction.
4. Avoid excessive costs to the taxpayers of Storm Lake or the residents of the jurisdiction of the city for the provision of public services and utilities, while maintaining high standards for these services.
5. Protect the unique environment of the City of Storm Lake by avoiding environmental damage whenever feasible and appropriate; and by encouraging flexibility in the design of subdivisions.
6. Provide the City of Storm Lake with the ability to grow incrementally through the eventual annexation of land for new development served by municipal utilities.

GENERAL PROVISIONS

1-3 Relationship to the Comprehensive Plan

- a. The City of Storm Lake intends that this Subdivision Chapter and any amendments to it shall be consistent with the City's Comprehensive Plan. Should this Ordinance become inconsistent with the adopted Comprehensive Plan because of subsequent amendments to that plan, it is the City's intent to amend this ordinance to bring it into conformance with the plan.
- b. The Subdivision Chapter shall supplement and facilitate the provisions of the Comprehensive Plan, the Zoning Ordinance, the Official Zoning Map, and the City of Storm Lake's Capital or General Fund Budget.

1-4 Jurisdiction and Applicability

- a. The provisions of this chapter shall be applicable to the subdivision of, or filing of plats of survey of all property within the corporate limits of the City of Storm Lake and within two miles of the corporate limits as provided by Chapter 354.9 of the Code of Iowa.
- b. No owner of real property within the City of Storm Lake and its jurisdiction may subdivide or plat such property into lots for buildings or any other use, streets, or other forms of dedication for public use without gaining approval pursuant to this Ordinance.

1-5 Amendment

When necessary, this Ordinance may be amended through public hearing and recommendation by the Planning and Zoning Commission to the City Council. The City Council shall consider the amendment at its next regularly scheduled meeting.

1-6 Fees

The City Council of the City of Storm Lake shall establish fees sufficient to recover costs incurred for the processing and review of subdivision applications and other procedures included within this Ordinance. Fees shall be reviewed and established by resolution on an annual basis.

1-7 Enforcement

The Zoning Administrator shall enforce the provisions of this Ordinance and shall bring violations or lack of compliance to the attention of the Planning and Zoning Commission, City Council, or other

GENERAL PROVISIONS

appropriate agency.

1-8 Penalties

a. Violation and Penalty

1. Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional use permits) shall constitute a municipal infraction, subject to the penalties and alternative relief authorized by Title I, Chapter 20 of the City Code and by Section 364.22 of the Code of Iowa.
2. An owner, developer, or subdivider of property may each be found guilty of a separate offense and suffer the penalties provided in this section.
3. Notwithstanding this section, the City and the Zoning Administrator shall have the right to take any lawful action necessary to prevent or remedy any violation of this Ordinance or any agreement pursuant to or other condition of an approval of a subdivision application.

1-9 Interpretation, Conflict, and Severability

- a. The Subdivision Ordinance shall be held to provide the minimum requirements necessary for the promotion of the public health, safety, and welfare. If any provision of the Subdivision Ordinance conflicts with any other provision of the Zoning Ordinance, any other Ordinance of the City of Storm Lake, or any applicable State or Federal law, the more restrictive provision shall apply.
- b. Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, conditional use permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.
- c. If any chapter, section, subsection, clause, or phrase of this Subdivision Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or any other section of the City of Storm Lake's Zoning Ordinance.

DEFINITIONS

2 ARTICLE TWO – DEFINITIONS

2-1 Purpose

Article Two shall be known as the Definitions. The purpose of these provisions is to promote consistency and precision in the interpretation of the Subdivision Ordinance. The meaning and construction of words as set forth shall apply throughout the Subdivision Ordinance, unless where modified in a specific section or where the context of such words or phrases clearly indicates a different meaning or construction.

2-2 Definitions of Terms

For the purposes of this Subdivision Ordinance, certain terms and words are hereby defined. Certain sections contain definitions, which are additional to those listed here. Where terms are not specifically defined, their ordinarily accepted meanings or meanings implied by their context shall apply.

2-3 A

- a. ADT or Average Daily Traffic: The average number of motor vehicles per day that pass over a given point or segment of street.
- b. Alley: A public or private right-of-way generally designed to provide secondary access to the side or rear of a property whose principal frontage is on another street.
- c. Applicant: An owner, developer, or sub divider submitting an application to divide property pursuant to this Ordinance.
- d. Approving Authority: The City Council of the City of Storm Lake or its designee.
- e. ASCE: The American Society of Civil Engineers.

2-4 B

- a. Bicycle Lane and Path: A designated lane on a roadway or an exclusive path separated from a roadway, designed specifically to accommodate the physical requirements of bicycling.

DEFINITIONS

- b. **Bike Boulevard:** Bike boulevards are lower traffic volume streets that are designed to optimize bike traffic, are signed and designated as bike routes. These streets are intended to connect key destinations within the community and other trail corridors.
- c. **Buffer:** A landscaped area intended to separate and partially obstruct visual or other sensory effects of two adjacent land uses or properties from one another.
- d. **Building Official:** The designee of the City of Storm Lake is responsible for the supervision and administration of the Uniform Building Code.
- e. **Business days:** Business days shall refer to week days in which city offices are officially open.

2-5 C

- a. **Centerline Offset:** The distance between the centerline of roads intersecting a common road from the same or opposite sides.
- b. **Channel:** The bed or banks of a natural stream or drainage way, which convey the constant or intermittent flow of water, including stormwater run-off.
- c. **Common Open Space:** Land within or related to a development that is not individually owned or dedicated for public use, designed and generally intended for the common use of the residents of the development.
- d. **Comprehensive Plan:** The Comprehensive Plan of the City of Storm Lake.
- e. **Concept Plan:** A preliminary presentation, which includes the minimum information necessary, as determined by the Zoning Administrator, to be used for the purpose of discussion or classification of a proposed plat prior to formal application.
- f. **Conservation Development:** A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.
- g. **Conservation Subdivision:** Wholly or in majority, a residential subdivision that permits a reduction in lot area, setback, or other site development regulations, provided 1) there is no increase in the overall density permitted for a conventional subdivision in a given zoning district, and 2) the remaining land area is used for common space.
- h. **Conventional Subdivision:** A subdivision which literally meets all nominal standards of the Zoning Ordinance for lot dimensions, setbacks, street frontage, and other site development regulations.
- i. **Cul-de-sac:** A local street with only one outlet and with an opposite end providing for the reversal of traffic.

DEFINITIONS

- j. Curb: A vertical or sloping edge of a roadway, intended to define the edge of the roadway and to channel or control drainage.

2-6 D

- a. Dedication: A grant of land to the City or another public agency for a public purpose.
- b. Design standards: Standards that set forth specific improvement requirements.
- c. Detention basin: An artificial or natural water collection facility, designed to collect surface or subsurface water and to control its rate of discharge, in order to prevent a net increase in the rate of water flow that existed prior to a development.
- d. Developer: The legal owner(s) or authorized agent of any land included in a proposed development.
- e. Development: A planning or construction project involving substantial improvement or change in the character and/or land use of a property.
- f. Divided street: A street with opposing lanes separated by a median strip, center island, or other form of physical barrier, which cannot be crossed except at designated locations.
- g. Drainage: The removal of surface or ground water from land by drains, grading, or other means.
- h. Drainage system: The system through which water flows from the land.

2-7 E

- a. Easement: A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.
- b. Erosion: The wearing away of a land surface by water, wind, ice, or gravity.

2-8 F

- a. Final Approval: The final official action of the City Council permitting the filing of a subdivision with the Buena Vista County Recorder and the conveyance of individual parcels and lots to subsequent owners.
- b. Frontage: The length of a property line of any one premise abutting and parallel to a public street, private way, or court.

DEFINITIONS

2-9 **G**

- a. Grade: The slope of a street or other public way, defined as a percentage or ratio of vertical change in elevation to horizontal change in distance.

2-10 **H**

2-11 **I**

2-12 **J**

2-13 **K**

2-14 **L**

- a. Lot: A parcel of property with a separate and distinct number or other identifying designation which has been created assigned and recorded in the Office of the Buena Vista County Recorder.
1. Corner Lot: A lot located at the junction of at least two streets, private ways or courts or of at least two segments of a curved street, private way or court, at which the angle of intersection is no greater than 135 degrees.
 2. Double Frontage Lot: A lot, other than a corner lot, having frontage on two streets, private ways or courts. (Also known as a Through Lot)
 3. Interior Lot: A lot other than a corner lot.
 4. Common Development Lot: When two or more contiguous lots are developed as part of a Planned Unit Development, these lots may be considered a single lot for purposes of this ordinance.
- b. Lot Area: The total horizontal area within the lot lines of a lot.
- c. Lot Depth: The mean horizontal distance measured between the front and rear lot lines.
- d. Lot Line: A property boundary line(s) of record that divides one lot from another lot or a lot from the public or private street rights-of-way or easement.

DEFINITIONS

1. Front Lot Line: the lot line separating a lot and a public or private street right-of-way or easement.
 - (a) For an interior lot, the lot line separating the lot from the right-of-way or easement.
 - (b) For a corner lot, the shorter lot line abutting a public or private street or easement. In instances of equal line dimension, the Building Official shall determine the front lot line, or as may be noted on a final plat.
 - (c) For a double frontage lot, the lot lines separating the lot from the right-of-way or easement of the more minor street. In cases where each street has the same classification, the Building Official shall determine the front lot line, or as may be noted on a final plat.
2. Rear Lot Line: The lot line which is opposite and most distant from the front lot line.
3. Side Lot Line: Any lot line that is neither a front nor rear lot line. A side lot line separating a lot from a street, private way or court is a street side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.
- e. Lot Split: The division or re-division of a tract or parcel of land into two lots, building sites, or other divisions by metes and bounds description.
- f. Lot Width: The horizontal distance measured between the side lot lines of a lot, at right angles to its depth along a straight line parallel to the front lot line at the minimum required setback line.

2-15 M

- a. Main: The principal artery of a system of continuous piping which conveys fluids and to which branches may be connected.
- b. Major subdivision: Any subdivision not defined and approved as a minor subdivision.
- c. Minor subdivision: A subdivision of land which creates no more than four lots from any single parcel of land; requires no extensions of streets, sewers, utilities, or other municipal facilities; and complies with all zoning requirements.
- d. Moving lane: Any traffic lane within a roadway where traffic movement is the primary or sole function.

2-16 N

DEFINITIONS

2-17 Q

- a. Off-site: Located outside the boundaries of the parcel that is the subject of an application.
- b. Open space: Any parcel or area of land or water that is essentially retained in an open state and set aside for public or private use.

2-18 P

- a. Parking lane: A lane located on the sides of streets, designated or allowing on-street parking of motor vehicles.
- b. Pavement: An impermeable, hard surface, typically asphalt, Asphaltic concrete, concrete, or brick or other masonry paver units.
- c. Plat: A document, usually a map or maps, expressing the division of land into two or more lots or parcels, any one of which is ten acres or less. Plats include preliminary and final plats.
 - 1. Preliminary Plat: A plat indicating the proposed layout of a development and related information, intended for the purpose of preliminary approval by approving authorities but not for filing with the Buena Vista County Recorder.
 - 2. Final Plat: The final map of the subdivision, which is presented for Final Approval. The Final Plat contains detailed information and documentation and is designed to be filed with the Buena Vista County Recorder.

2-19 Q

2-20 R

- a. Right-of-way: A strip of land, generally linear, occupied or intended to be occupied by a system that conveys people, traffic, fluids, utilities, or energy from one point to another. Rights-of-way may include streets and roads, crosswalks, bicycle paths, recreational trails, railroads or fixed guide way transit, electric transmission lines, gas pipelines, water mains, or sewer mains.
- b. Roadway: The actual surface area of a road used to accommodate motor vehicles, including moving traffic lanes, acceleration and deceleration lanes, and parking lanes. On a street with curbs, the roadway is measured from curb line to curb line. On streets without curbs, the roadway is measured from the flow line of one curb to the flow line of the opposite curb.

DEFINITIONS

- c. Retention Basin: Similar to a detention basin, a retention basin is a natural or manmade depression that retains storm water runoff and does not outlet it to a surface water body. Retention basins temporarily store water until it has infiltrated into the ground or has evaporated.

2-21 S

- a. Sanitary Sewer: A sewer that conducts sanitary wastes from a point of origin to a treatment or disposal facility. In developing areas, sanitary sewers normally include interceptor, outfall, and lateral sewers.
 - 1. Interceptor: A sanitary sewer that serves as a trunk, collecting sewage generated by a number of individual developments.
 - 2. Outfall: A sanitary sewer that may be developed to connect an individual subdivision or development to an interceptor sewer.
 - 3. Lateral or local: A pipe that connects individual buildings or groups of buildings to an outfall or interceptor sewer.
- b. Septic system: An underground system, utilizing a watertight receptacle to receive the discharge of sewage, which provides for the decomposition of wastes produced by development on a single lot.
- c. Sidewalk: A paved path provided for pedestrian use, usually located at the side of and detached from a road, but within the right-of-way.
- d. Storm Sewer: A conduit, which conducts storm drainage from a development or subdivision, ultimately to a drainage way or stream.
- e. Street: A right-of-way, dedicated to public use, which provides a primary means of access to an abutting lot or parcel.
- f. Street hierarchy: The conceptual arrangement of streets based on function. The hierarchical approach classifies streets from courts or lanes, which provide private access to a limited number of lots, to arterials, which accommodate large volumes of high-speed, regional traffic. Street types contained within the hierarchy include:
 - 1. Court or lane
 - 2. Local
 - 3. Collector
 - 4. Minor Arterial
 - 5. Major Arterial
- g. Subdivision: A subdivision is a division of land into three or more lots for the purpose, whether immediate or future, of transfer of ownership or building development; or, any change in existing street lines or public easement. The term when appropriate to the

DEFINITIONS

context, shall relate to the process of subdividing or to the land subdivided, or, the resubdivision of land heretofore divided or platted into lots or other divisions of land, or if a new street is involved, any division of land.

- h. Subdivision Development Agreement: A legally binding agreement between the City and a developer that clearly establishes the developer's responsibility and obligations regarding the provision of public and private utilities, streets, infrastructure, parks and open space, storm water facilities and any other mutually agreed to terms and requirements.

2-22 T

2-23 U

2-24 V

2-25 W

2-26 X

2-27 Y

- a. Yield Plan: A preliminary plan drafted consistent with the rules and regulations of the zoning and subdivision code to determine a base density or "yield" for a parcel or group of parcels. A yield plan is commonly applied as part of a planned unit development or conservation subdivision process.

2-28 Z

PROCEDURES AND ADMINISTRATION

3 ARTICLE THREE – PROCEDURES AND ADMINISTRATION

3-1 Purpose

The purpose of this Article is to establish procedures for subdivision applications and for review and action on applications by the Planning and Zoning Commission and the City Council. The procedures are designed to assure adequate review and consideration of subdivision applications, while providing for an orderly and expeditious approval process consistent with [Chapter 354 of the Iowa Code of Laws](#). The Article provides procedures for the approval of two types of subdivisions: Minor Subdivisions, and Major Subdivisions.

3-2 Subdivisions

The platting of land shall be required when a tract of land is proposed to be divided into three or more separate lots of record or when a tract of land is subdivided by repeated lot divisions. (This will be determined based on available land records on file with the county recorder's office and the City of Storm Lake.) For the purposes of this Article, a simple lot split is not a Subdivision.

a. Applicability

The Zoning Administrator shall determine whether a tract of land may be divided by a simple lot split, minor subdivision, or major subdivision. Simple lot splits include the division by metes and bounds description of one parcel into no more than two separate parcels and is not considered a subdivision. Minor subdivisions result in no more than 3 lots and require no new or extensions of existing streets or infrastructure except for sidewalk improvements.

Minor Subdivision applicants must provide the necessary information required to review the application and its consistency with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance on an application as provided by the Zoning Administrator.

Application for a land division shall be made on a form as provided by the Zoning Administrator.

b. Stages in the Approval Process

The approval process for Subdivisions consists of three stages: the pre-application stage, the preliminary plat approval stage, and the final plat approval stage.

Minor Subdivisions allow for the simultaneous review of a preliminary and final plat and generally require less information than would otherwise be required of a preliminary plat in a major subdivision form.

PROCEDURES AND ADMINISTRATION

c. Pre-application Procedures

1. Before filing an application for preliminary plat approval, the applicant shall meet with the Zoning Administrator or his/her designee, regarding general requirements and issues relating to the proposed subdivision. The purpose of the meeting shall be to:
 - (a) Review preliminary ideas and concepts that describe the project and its key goals and the project's consistency with City Plans and Policies.
 - (b) Ensure a mutual understanding of the subdivision process, application/information needs, fees, approval process, and key timelines/deadlines.
2. At the pre-application conference, the applicant shall submit a concept plan. The concept plan shall include:
 - (a) A location map showing the relationship of the proposed subdivision to existing and proposed streets and public facilities.
 - (b) Maps and diagrams illustrating existing conditions of the site: natural, historical, cultural features on the site, existing uses, general topography or any other unique aspect of the site
 - (c) A concept plan illustrating the proposed layout of streets, lots, and other features and their relationship to existing and proposed site topography.
3. The pre-application conference does not require a formal application or payment of a fee. Review and reactions at the pre-application do not in any way constitute any preliminary approval or acceptance of a preliminary plat application.

d. Preliminary Plat Application

1. Application Requirements

After the pre-application conference, the applicant shall prepare and submit an application for preliminary plat approval. The applicant shall prepare and file six copies of a preliminary plat for subdivisions within the corporate limits of Storm Lake and eight copies for subdivisions outside the corporate limits of Storm Lake. The application for preliminary plat approval shall be submitted to the City Clerk at least 30-calendar days before the Planning and Zoning Commission meeting at which the application will be considered. The application shall consist of a form established by the Zoning Administrator; supporting documents required for Minor or Major Subdivisions to be provided in checklist form by the Zoning Administrator; and payment of a fee, the amount of which shall be determined based on a fee schedule established by city ordinance.

2. Draft Subdivision Development Agreement

The preliminary plat application shall include a draft of a subdivision development agreement, following a format established by the City Attorney. The subdivision

PROCEDURES AND ADMINISTRATION

agreement establishes the mutual responsibilities of city and subdivider, including financing of public improvements; the nature of performance bonds and guarantees that the developer will offer; and the financing arrangements proposed for the subdivision.

3. Preliminary Plat Approval Procedure
 - (a) After submission of a complete application for a preliminary plat, the Zoning Administrator and his/her staff shall review the application and issue an official determination as to the completeness of the application. If the application is not complete, the Zoning Administrator will request incomplete information to be submitted to the City no longer than 30 calendar days from being notified of the application being incomplete. If missing information is not provided within the allotted time frame, a new application will be required. When the application is determined to be complete, the Zoning Administrator will notify the applicant in writing and commence the review process. The application will not be placed on the Planning and Zoning Commission's agenda until it is deemed complete. As part of the review, the Zoning Administrator will circulate the application to the City Staff, local utilities, the school district in which the subdivision is located, public safety agencies, and any other applicable provider of public services deemed necessary. Each reviewing agency shall submit written comments to the Zoning Administrator within fifteen business days from receipt of the application materials.
 - (b) Following the comment period, the Zoning Administrator shall submit a written recommendation for action to the Planning and Zoning Commission.
 - (c) The Planning and Zoning Commission, following 10 calendar days notice, shall hold a public hearing on each Subdivision and, following such public hearing, shall take action on the application. The Planning and Zoning Commission may recommend approval, conditional approval, or denial of the preliminary plat to the City Council. In addition, the Commission may delay action on the application in order to resolve outstanding issues. If a delay is needed, the applicant may request in writing the 60 day review deadline be extended up to an additional 60 days.
 - (d) Following action by the Planning and Zoning Commission, a written recommendation summarizing the Commission's action to the City Council shall be prepared and circulated to the applicant and the Council.
 - (e) The City Council, at its next regularly scheduled meeting, shall consider each Subdivision and shall take action to approve, deny, or table for further evaluation the application.
 - (f) Approval of a preliminary plat by the City Council shall not constitute approval of a final plat. The approval shall be considered an expression of conditional approval to guide the preparation of a final plat, to be considered subsequently by approving authorities. The preliminary approval shall confer upon the applicant the following rights:

PROCEDURES AND ADMINISTRATION

- (1) The general terms and conditions under which the plat was approved will not change.
- (2) The applicant may submit for approval of a final plat for the whole or a part of the preliminary plat on or before the expiration date of the preliminary approval.
- (3) The preliminary plat approval shall stay in force for a period of one year from the date of approval by the City Council. The City Council may, at its discretion, establish a longer effective date for the preliminary plat approval. The City Council also may grant extensions to the effective period of a preliminary plat upon receiving a written request from the applicant/developer.
- (4) Phased Subdivisions: The final plat may be submitted in phases, provided that no phase represents the lesser of 20 lots or 10% of the total number of lots in the entire approved preliminary plat. The initial phase of the final plat must be submitted according to the effective dates established in Section (3) above. In the event of a phased subdivision, the initial preliminary plat approval remains effective for a period not to exceed five years, unless otherwise extended by the City Council.

4. Deadline for Action:

Consistent with [Iowa Code 354.8](#) the City Council shall take action on the application within sixty (60) days from the date in which the application was deemed complete by the City. In the event that issues arise during the application process, and more time is needed to complete the review, the applicant may request in writing to extend the 60 day deadline for no more than an additional 60 days.

e. Final Plat Application Process

1. Application Requirements

The applicant shall prepare and submit an application for final plat approval within one year of the preliminary plat approval, unless an extension has been requested by the applicant and granted by the City Council. The application for final plat approval shall be submitted to the City Clerk at least 30 calendar days before the Planning and Zoning Commission meeting at which the application will be considered. The application shall consist of a form and checklist established by the Zoning Administrator; supporting documents that provide the necessary information required to review the application and its consistency with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance ; and payment of a fee, the amount of which shall be based on a fee schedule established by city ordinance.

2. Final Subdivision Agreement

The final plat application shall include the final subdivision agreement to be executed between the City and the applicant. The terms of this agreement shall be acted upon along with action on the Final Plat.

PROCEDURES AND ADMINISTRATION

3. Performance Bond

The subdivision agreement shall specify the amount of the performance bond for public improvements to be filed prior to receiving final plat approval or, alternately, shall contain a statement that required improvements have been satisfactorily completed. The performance bond, if required, must be presented in a form satisfactory to the City Attorney prior to final approval of the subdivision.

4. Final Plat Approval

The Zoning Administrator and Planning and Zoning Commission shall review the final plat for consistency with the approved preliminary plat and for compliance with the Subdivision Ordinance and other applicable local, state, or federal statutes and regulations. If the final plat meets all conditions of the ordinance and is substantially consistent with the terms of the preliminary plat approval, the Commission shall have no recourse but to approve the final plat.

If the Planning and Zoning Commission finds in its review that the submitted final plat is inconsistent with the preliminary plat, does not comply with the conditions of relevant ordinances and statutes, or requires a waiver of any section of the Subdivision Chapter, it shall hold a public hearing on the final plat. Following such public hearing, the Commission shall transmit its recommendation on the final plat to the City Council.

The City Council shall have final approval authority over all final plat applications. The City Council shall take action on all final plats within 60 calendar days from the day at which the final plat application was deemed complete. In the event that issues arise during the application process, and more time is needed to complete the review, the applicant may request in writing to extend the 60 day deadline for no more than an additional 60 days.

f. Filing the Final Plat

1. Following City Council approval of a final plat, the Mayor of the City of Storm Lake shall sign a certificate of approval, which shall be a part of the reproducible documents of the subdivision plat required with submission of the final plat.
2. The passage of a resolution by the City Council accepting the plat shall constitute final approval of the platting of the area shown on the final plat. The applicant shall record the plat in the office of the County Recorder of Buena Vista County and shall file satisfactory evidence of such recording in the office of the City Clerk before the City shall recognize the plat as being in force.
3. The subdivider must file the plat along with all applicable covenants and other documentation within 180 days of the execution of the plat by the Chairman of the Planning and Zoning Commission and the Mayor.

PROCEDURES AND ADMINISTRATION

g. Plats Outside of Corporate Limits

1. Authority within Two Miles of City Limits

Pursuant to the authority contained in Section 354.9 Code of Iowa, the Subdivision Ordinance, and the provisions of the Municipal Code of the City shall govern all territory outside the corporate limits of the City but within two miles of such corporate limits, except to the extent that ordinances or resolutions of the City Council shall limit their application to an area less than two miles of such corporate limits.

2. Procedures

Procedures for the approval of plats outside the corporate limits of Storm Lake shall be the same as set forth in this section, except for the following provisions:

- (a) Eight copies of the plat shall be filed with the City Clerk.
- (b) The City Clerk shall refer one copy each to the County Engineer and the County Planning and Zoning Commission and request their recommendations to be submitted to the City Planning and Zoning Commission.
- (c) The County Planning and Zoning Commission shall submit a recommendation to the City within thirty days after referral of the plat to the County Engineer and the County Planning and Zoning Commission.

SUBDIVISION DESIGN CATEGORIES & GENERAL STANDARDS

4 ARTICLE FOUR – SUBDIVISION DESIGN CATEGORIES AND GENERAL STANDARDS

4-1 Purpose

The purpose of this Article is to assure that subdivisions in the Storm Lake area create functional and attractive environments, minimize adverse effects, and become assets to the city's urban and natural setting. The Article defines specific types of subdivisions that have varying design characteristics, applicable to various settings within the City of Storm Lake and jurisdiction.

4-2 Site Design and Constraints

a. Consideration of Plans

The design of subdivisions shall consider all existing local and regional plans for Storm Lake and its Jurisdiction. These include the Comprehensive Plan for the City of Storm Lake and any other Council approved or accepted policy plan, master plan, or community system plan.

b. Grading Permit Required

1. A Grading Permit is required for erosion and sediment control on all construction sites greater than 1 acre in size. Prior to grading or site disturbing activity, the developer shall apply to the Zoning Administrator for a grading permit. The application for a grading permit shall include:
 - (a) A location map showing the location and extent of grading activity.
 - (b) A Sediment and Erosion Control Plan.
2. After submission of a complete application for a grading permit, the Zoning Administrator and his/her staff shall review the application. As part of the review, the Zoning Administrator shall circulate the petition to any agency with statutory authority for the management of drainage ways and storm water management.
3. A grading permit shall be issued within ten business days if the Zoning Administrator has received assurances from applicable state agencies that the Sediment and Erosion Control Plan is compatible with statute, and further that it is compatible with the objectives and policies of the City's Comprehensive Plan and Zoning Ordinance. If the submitted Sediment and Erosion Control Plan is deemed inadequate, the applicant will be given a list of mitigation measures that must be included to ensure conformance. The Zoning Administrator shall issue a grading permit to the applicant upon certification that mitigation measures will be taken as prescribed, consistent with applicable state and federal regulations regarding soil and sediment erosion, and environmental water quality.

SUBDIVISION DESIGN CATEGORIES & GENERAL STANDARDS

- c. Preservation of Natural Features, Drainage Patterns, and the Urban Forest
1. To the maximum extent possible, development shall be located to preserve natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impact and alteration of natural features and drainage patterns.
 2. The subdivider shall give maximum consideration to the preservation of the following areas as open space, to the extent consistent with reasonable utilization of land:
 - (a) *Wetlands and other unique environmental areas, as defined in Section 404, Federal Water Pollution Control Act of 1972 and delineated on wetlands maps prepared by the US Fish and Wildlife Service.* Construction and fill activity shall be prohibited on wetlands in excess of one acre in size. Development and fill upon wetlands smaller than once acre in size should be avoided whenever possible but regulated by permit authority of applicable state and federal agencies.
 - (b) *Habitats of endangered species.* Development shall avoid fill or disturbance of habitat sites as identified on federal or state lists administered by the US Fish and Wildlife Service of the US Department of the Interior, and applicable state environmental regulatory agencies. Developers are encouraged to preserve habitat areas as a connected open space consistent with the parks and greenways system designated in the Storm Lake Comprehensive Plan.
 3. The subdivider shall give consideration to protecting the integrity of the natural environment of the community through the preservation, protection, and planting of trees. The City has found it necessary and desirable to establish requirements for the preservation of trees on new development sites. The objectives of this ordinance shall include, but are not limited to:
 - (a) the perpetuation of the existing tree canopy through root protection by eliminating or reducing compaction, filling or excavation;
 - (b) prevention of soil erosion and sedimentation;
 - (c) reduced storm water runoff;
 - (d) improved air quality;
 - (e) reduced noise pollution;
 - (f) energy conservation through natural insulation and shading;
 - (g) control of the urban heat island effect;
 - (h) increased property values

SUBDIVISION DESIGN CATEGORIES & GENERAL STANDARDS

d. General Guidelines for Subdivision Layout

Subdivisions shall be designed to comply with the following overall performance objectives:

1. Avoidance of adverse effects on ground water and aquifer recharge.
2. Reduction and minimization of cut and fill.
3. Avoidance or reduction of unnecessary impervious surfaces.
4. Prevention of flooding and encroachment of water onto other properties.
5. Provision of adequate access to lots, including alternative routes to lots and sites within the subdivision and minimization of cul-de-sacs over 300 feet.
6. Mitigation of negative environmental effects on surrounding properties, including effects of shadow, noise, odor, traffic, drainage, and utilities.
7. Respect for the urban character and traditional layout of Storm Lake, including providing continuity to established street and community facility networks; establishing linkages and connections between new development and existing parts of the city; and preserving historically and architecturally significant sites and buildings, determined as those sites or districts either listed on or determined to be eligible for listing on the National Register of Historic Places, as determined by the State Historic Preservation Officer.
8. Dedication of arterial, collector, and key local streets on the general alignments specified in the Comprehensive Plan.

e. Site Design Objectives and Approval

The Planning and Zoning Commission and City Council shall take the above Site Design objectives into account during their review and approval of subdivision applications.

4-3 Subdivision Design Categories and Rules

a. Purpose

The purpose of this section is to establish design alternatives that provide greater flexibility in subdivision design and to allow alternative approaches to achieving the vision, guiding principles, goals and policies as established in the Comprehensive Plan.

b. Alternative Subdivisions: Types and Special Regulations

Two alternative types of subdivision design are described below. Both subdivision designs would require the approval of a Planned Unit Development (PUD) consistent with the City of Storm Lake's Zoning Ordinance: Conservation Subdivisions and Traditional Neighborhood Districts

SUBDIVISION DESIGN CATEGORIES & GENERAL STANDARDS

1. Conservation Subdivisions
 - (a) Conservation subdivisions allow the Conservation or grouping of residential lots in order to provide common open space.
 - (b) Conservation Subdivisions may be developed and approved subject to the following standards and variations:
 - (1) The overall density of subdivision complies with the zoning district that contains the final subdivision. Overall density shall be determined by completing a yield plan as defined in the Article 5 PUD Overlay of the Zoning Ordinance. A subdivider may apply for a rezoning and PUD approval simultaneously with the plat approval process.
 - (2) Individual lot size dimensions, including lot width, may be reduced from the base zoning district consistent with Article 5 section 512 of the Zoning Ordinance. Any savings on lot size shall be devoted to common open space or other approved community facilities.
 - (3) Lot setbacks may be varied from those otherwise specified for the zoning district. Setback limits must be established on the preliminary and final plat. The setback from any garage entrance to any circulation way must be at least 20 feet.
 - (4) Street or right-of-way widths set forth in Article Five may be varied for local streets within Conservation Subdivisions provided adequate measures are made to ensure public safety (police/fire) access..
 - (5) Articles of incorporation or covenants for a homeowners' association or other provision assuring maintenance or operation of all common spaces shall be submitted with subdivision application.
2. Traditional Neighborhood Districts
 - (a) Traditional Neighborhood District (TND) Subdivisions allow the development of urban neighborhoods that produce new development consistent with the patterns of historic or traditional parts of Storm Lake, with appropriate civic space; or provide for the recreation of neighborhoods that follow the patterns of other traditional towns. Approval of a Traditional Neighborhood District subdivision requires submission of a specific district plan.
 - (b) TND Subdivisions may be developed and approved subject to the following standards and variations:
 - (1) The minimum size parcel to be covered by the TND Subdivision is 15 acres.
 - (2) The overall density of the subdivision complies with the zoning district that contains the final subdivision as defined by preparing a yield plan. A subdivider may apply for a rezoning simultaneously

SUBDIVISION DESIGN CATEGORIES & GENERAL STANDARDS

with the plat approval process.

- (3) Individual lot size dimensions, including minimum width, may be reduced from the base zoning district consistent with Article 5 section 512 of the Zoning Ordinance. Any savings on lot size shall be devoted to public space, including but not limited to town squares, small parks, greenways, and community facilities.
- (4) All streets within a TND Subdivision connect to other streets within the district, forming a continuous network. The internal street system connects to other streets on the edge of the district.
- (5) Lot setbacks may be varied from those otherwise specified for the zoning district. Setback limits must be established on the preliminary and final plat. The setback from any garage entrance to any circulation way, including an alley, must be at least 20 feet. Garage access from the rear of lots by way of an alley is encouraged.
- (6) Retail, service, civic, office, and various types of residential land uses may be combined within a TND subdivision, notwithstanding the use regulations of the underlying zoning district. The distribution and location of land uses shall be consistent with the TND Plan submitted for the subdivision.
- (7) Street or right-of-way widths set forth in Article Five may be varied for local streets within TND Subdivisions provided adequate measures are made to ensure public safety (police/fire) access.
- (8) Overall density permitted by the underlying zoning district of the TND Subdivision (as determined through a yield plan) may be increased consistent with Article 5 section 512 of the Zoning Ordinance.
- (9) All applications for a TND Subdivision must be accompanied by a Planned Unit Development which shall constitute the TND Subdivision Plan, in addition to other documents required by this Ordinance. This plan shall illustrate the distribution of land uses throughout the subdivision; the location and design of public spaces, streets, and alleys; the location and nature of special design features; architectural controls; and other information necessary to communicate the concept of the TND subdivision. The TND Subdivision Plan shall be a part of the approved subdivision. The City shall issue subsequent building and development permits only in consistency with the TND Subdivision Plan.
- (10) Articles of incorporation and/or covenants for a homeowners' association or other provision assuring maintenance or operation of all common spaces shall be submitted with the subdivision application.

CIRCULATION SYSTEM DESIGN

5 ARTICLE FIVE – CIRCULATION SYSTEM DESIGN

5-1 Purpose

The purpose of this Article is to assure the development of functional and safe circulation patterns within new subdivisions, in order to encourage economical and effective movement of motor vehicles, bicycles, and pedestrians; provide access for public safety vehicles; and encourage the development of circulation systems that enhance the quality of life within new and existing neighborhoods in the City of Storm Lake and its planning jurisdiction.

5-2 General Standards

The design of circulation systems should conform to the following general standards and requirements:

a. Roadway System Design

1. The road system shall be designed to permit safe and orderly movement of traffic, to meet but not exceed needs of the present and future served population; to be simple and logical; to respect natural features, topography, and landscape; and to present an attractive streetscape.
2. The system shall conform to the City's Comprehensive Plan. For streets not shown on the Comprehensive Plan, the arrangement of streets shall provide for the logical extension of existing streets and maintain a high degree of connectivity.
3. The street network of a subdivision should provide for logical, continuous extensions of streets to subsequent later developments. Such extensions shall make provision when necessary with a turnaround with a diameter of at least 180 feet.
4. The system shall provide adequate traffic flow through a subdivision and provide at least two routes from each lot within the subdivision to the rest of the City, except as explicitly permitted by the approving authorities. Additionally, the system should be designed to encourage through traffic to be routed to collector or arterial streets.
5. The system shall promote a safe and comfortable street system through the implementation of traffic calming measures that ensure safe speeds and minimize unintended traffic patterns.

b. Pedestrian and Bicycle Systems

1. A continuous pedestrian system shall be provided within each subdivision, designed to conduct pedestrians between every point in the subdivision in a safe manner.

CIRCULATION SYSTEM DESIGN

2. In new subdivisions, the pedestrian system will ordinarily be provided by sidewalks placed parallel to and on both sides of each street, with exceptions permitted on cul-de-sac streets, to preserve natural features, to create visual interest, or maintain greenways and pedestrian ways proposed in the Storm Lake Comprehensive Plan.
3. All aspects of the pedestrian system, including sidewalks and intersection crossings, must be designed to comply with the Americans with Disabilities Act.
4. Bikeways or recreational trails shall be required when specifically indicated by the Comprehensive Plan. Any land dedicated for trail development shall be credited toward the satisfaction of pedestrian system and open space standards set forth by this ordinance.

5-3 Street Hierarchy and Design

a. Characteristics of the Hierarchy

1. Streets shall be classified according to a street hierarchy with design tailored to function.
2. The street hierarchy shall be defined by road function and projected average daily traffic (ADT), as calculated by trip generation rates using standards approved by the City Infrastructure and Public Facilities Director.
3. Each residential street shall be classified and designed to meet appropriate standards for its entire length.
4. The applicant shall demonstrate to the satisfaction of the approving agencies that the distribution of traffic created by the subdivision will not exceed the design capacity of the proposed street system and its individual segments.
5. The categories, functions, and projected traffic loads of the street hierarchy are set forth in Table 5-1.

b. Roadway Width

1. Roadway width for each street classification is determined by parking and curbing requirements based on form or intensity of adjacent development.
2. To promote economical and environmentally responsible development of streets, minimum roadway width should generally be used. Minimum roadway widths are set forth in Table 5-2.

c. Curbs Gutters, and Shoulders

1. Curbing shall be required for the purposes of safety, drainage, and protection of the pavement edge, as set forth in Table 5-3.

CIRCULATION SYSTEM DESIGN

2. Requirements for curbs vary according to street function and the nature of adjacent development. Adjacent development is defined as urban or rural as follows:
 - (a) Rural: Residential or predominately agricultural land use where average lot frontage exceeds 150 feet.
 - (b) Urban: Residential land use where average lot frontage is less than or equal to 150 feet; or adjacent land uses include commercial, office, industrial, or civic use types and are served by municipal utilities.
 3. Where curbing is not required, edge definition and stabilization shall be provided.
 4. Where curbing is required, shoulders and drainage swales may be used only if soils or topography make the provision of shoulders preferable to curbs; or where the character of an area is preserved by the use of shoulders and drainage swales.
 5. Shoulders, when developed, shall be at least eight feet in width on each side for all streets; and located within right-of-way. Swale width is site-specific. Shoulders shall consist of stabilized turf or other acceptable material.
 6. All curbs shall provide ramps for accessibility by handicapped people consistent with the requirements of the Americans with Disabilities Act.
 7. Curb construction shall follow standards established by the City of Storm Lake.
 8. The design and installation of curbs, gutters, and shoulders shall be consistent with an approved Storm Water Management Plan for the subdivision.
- d. Sidewalks
1. Sidewalk requirements are determined by road classification and intensity of development, as set forth in Table 5-3.
 2. Where sidewalks are not otherwise required by Table 5-3, the City may require their installation if necessary to provide access to generators of pedestrian traffic or major community features; to continue a walk on an adjacent street; to link parts of the city; or to accommodate future development.
 3. Unless otherwise approved, sidewalks shall be placed generally parallel to streets within right-of-way. Exceptions are possible on cul-de-sacs, to preserve important natural features or to accommodate topography or vegetation; when applicant shows an alternative for a safe and convenient pedestrian system.
 4. In commercial areas with on-street parking or traffic speeds below 30 mph, sidewalks may abut curb.
 5. Pedestrian easements at least 12 feet in width may be required through the center of blocks over 600 feet in length if deemed necessary by the approving authorities to provide access to schools or community facilities; or to maintain a continuous pedestrian network within and between subdivisions and districts of the City of Storm Lake and its jurisdiction.

CIRCULATION SYSTEM DESIGN

6. All sidewalks shall be constructed according to current standards in use by the City of Storm Lake and shall comply with standards of the Americans with Disabilities Act.
 7. All sidewalks, crossings, and other segments of a continuous pedestrian system must comply with standards of the Americans with Disabilities Act.
- e. Bikeways and Recreational Trails
1. Bikeways and recreational trails shall be required in subdivisions when specified as part of the Comprehensive Plan.
 2. All off-street recreational trails shall be a minimum of ten feet in width for two-way traffic and comply with the Americans with Disabilities Act. Surfacing of trails shall be acceptable to the City of Storm Lake. Gradients for bikeways and recreational trails should not exceed five percent, except for short distances.
 3. Recreational trails may satisfy part of the requirements of this ordinance for sidewalks or open space.
 4. All residential streets shall utilize bicycle safe drainage grates at storm sewer inlets and shall be consistent with an approved Storm Water Management Plan for the subdivision.
- f. Right-of-Way
1. Measurement: The right-of-way of a street shall be measured from lot line to lot line, and shall be wide enough to contain the roadway, curbs or shoulder, sidewalks and sidewalk setbacks, other necessary graded areas, and utilities.
 2. Any right-of-way that continues an existing street shall be no less than that of existing street.
 3. The requirements for right-of-ways for functional categories of roads are set forth in Table 5-3.
 4. Dedications: Dedications of right-of-way for collector, sub collector, community, or arterial streets shall be made consistent with the Comprehensive Plan.
- g. Street Design Standards
1. Street Design Standards shall follow the Statewide Urban Design and Specifications ([SUDAS](#)) Manual where practical.
 2. All streets shall be paved to current standards as established in City Specifications and consistent with the [SUDAS](#) manual.
 3. Continuity of Arterial or Collector Streets- No subdivision shall prevent the extension of arterial or collector streets through and beyond the subdivision. The subdivider may plan and design collector streets not designated in the

CIRCULATION SYSTEM DESIGN

Comprehensive Plan subject to the approval of the City Council.

4. Cul-de-sacs
 - (a) Cul-de-sac streets designed to have one end permanently closed shall not exceed 300 feet in length and shall be designed so that vision from entrance to end is not restricted.
 - (b) The closed end of a cul-de-sac shall have a turnaround with a street property line diameter of at least 114 feet in residential subdivisions. In commercial or industrial areas, the diameter shall be designed to accommodate commercial vehicle maneuvers appropriate to the type of uses planned for the subdivision.
5. Street Grades - Required street grades are set forth in Table 5-2.
6. Street Intersections
 - (a) Streets shall intersect as nearly at right angles as possible, unless limited by topography, existing street alignments, or other clearly defined constraints.
 - (b) In most cases, no more than two streets should intersect at a single intersection.
 - (c) Local streets shall not provide intersections with major arterials.
 - (d) New intersections along one side of an existing or proposed street shall, if possible, align with intersections on the other side of the street. Offsets between adjacent intersections shall measure at least 150 feet between centerlines. The use of traffic calming strategies is encouraged where local streets intersect with collector streets.
 - (e) Intersection design standards are set forth in Table 5-2.
7. Block Size
 - (a) The length, widths, and shapes of blocks shall be suited to the proposed land use and design of the proposed subdivision. Blocks within urban subdivisions shall not exceed 600 feet in length, unless necessitated by exceptional topography or other demonstrable constraints. Blocks within conservation design subdivisions shall not exceed 1,320 feet.

5-4 Lighting and Wiring

a. Underground Wiring

1. All electric, telephone, television, cable TV, and other communication lines shall be provided by underground wiring within easements or public right-of-way, except where in the opinion of the approving authorities, such location is not feasible. Poles

CIRCULATION SYSTEM DESIGN

for permitted overhead lines shall be placed in rear lot line easements; or in other locations designed to lessen their visual impact.

2. New lots adjacent to existing overhead service may utilize that service; however, new local service connections shall be underground.

TABLE 5-1: Street Hierarchy

<i>Street Type</i>	<i>Function</i>	<i>Guideline Maximum ADT</i>
Lane, Court, or Cul-de-sac	Street providing private or controlled access to no more than twelve housing units.	120-150
Local	Provides frontage to lots and carries traffic with origin or destination on street itself. Carries least traffic at lowest speed. East-west orientation provides best solar access. Local residential streets usually do not interconnect with adjoining neighborhoods or subdivisions. Bike Boulevards can be accommodated on local streets that do connect to adjoining neighborhoods or subdivisions.	250-1,000
Collector	Conducts and distributes traffic between local streets and major streets in the community. Carries larger volume of traffic. Residential collectors interconnect and provide through access between residential neighborhoods. Collector streets should preserve one through traffic lane in each direction, without encroachment by parking. Collectors may be included in the city's Surface Transportation Program system for federal aid. Bike Boulevards can be accommodated on collector streets.	1,000-2,000
Minor Arterials	Provides community wide access between residential neighborhoods and to other activity centers in Storm Lake, including downtown and major commercial facilities. Direct access may be provided to other arterial streets. Parking should generally be prohibited on other arterials. Other arterials should be excluded from residential areas. These streets are part of the Surface Transportation Program system for federal aid. Bike accommodations on minor arterials should be designed as bike lanes.	2,000-6,000

CIRCULATION SYSTEM DESIGN

TABLE 5-2: Street Right-of-Way, Widths, and Grades

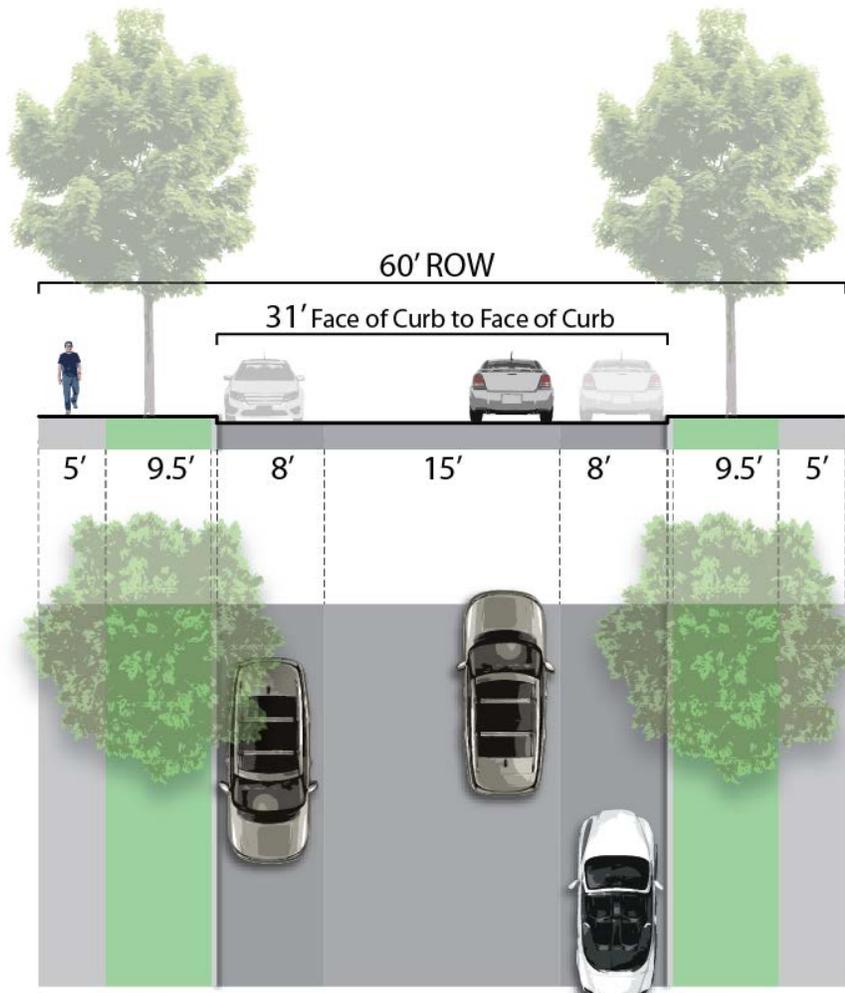
Street Right-of-Way and Widths. Minimum rights of way shall be provided as follows:

1. Thoroughfares – 80 feet
2. Collector streets – 80 feet
3. Residential or minor streets – 60 feet
4. Cul-de-sac – 130 feet in diameter
5. Alleys – 20 feet

Street Widths. Streets shall have a width and cross section that matches the street type appropriate to the subdivision using the following street types as guidelines:

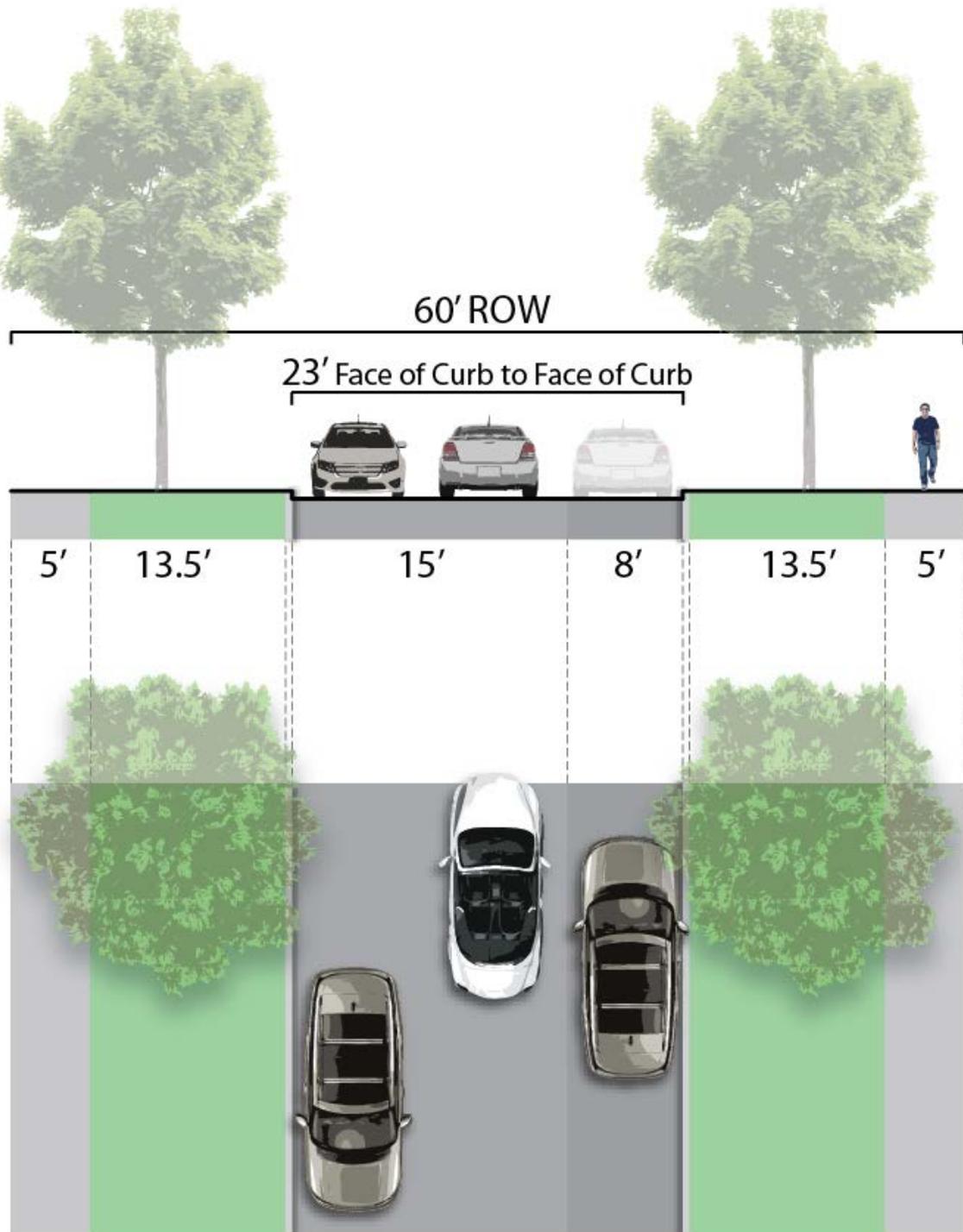
1. Local Street (Residential and Commercial)

Street Type A Local Street with parking on both sides – to be applied where parking is developed to minimum required off-street parking thresholds.



CIRCULATION SYSTEM DESIGN

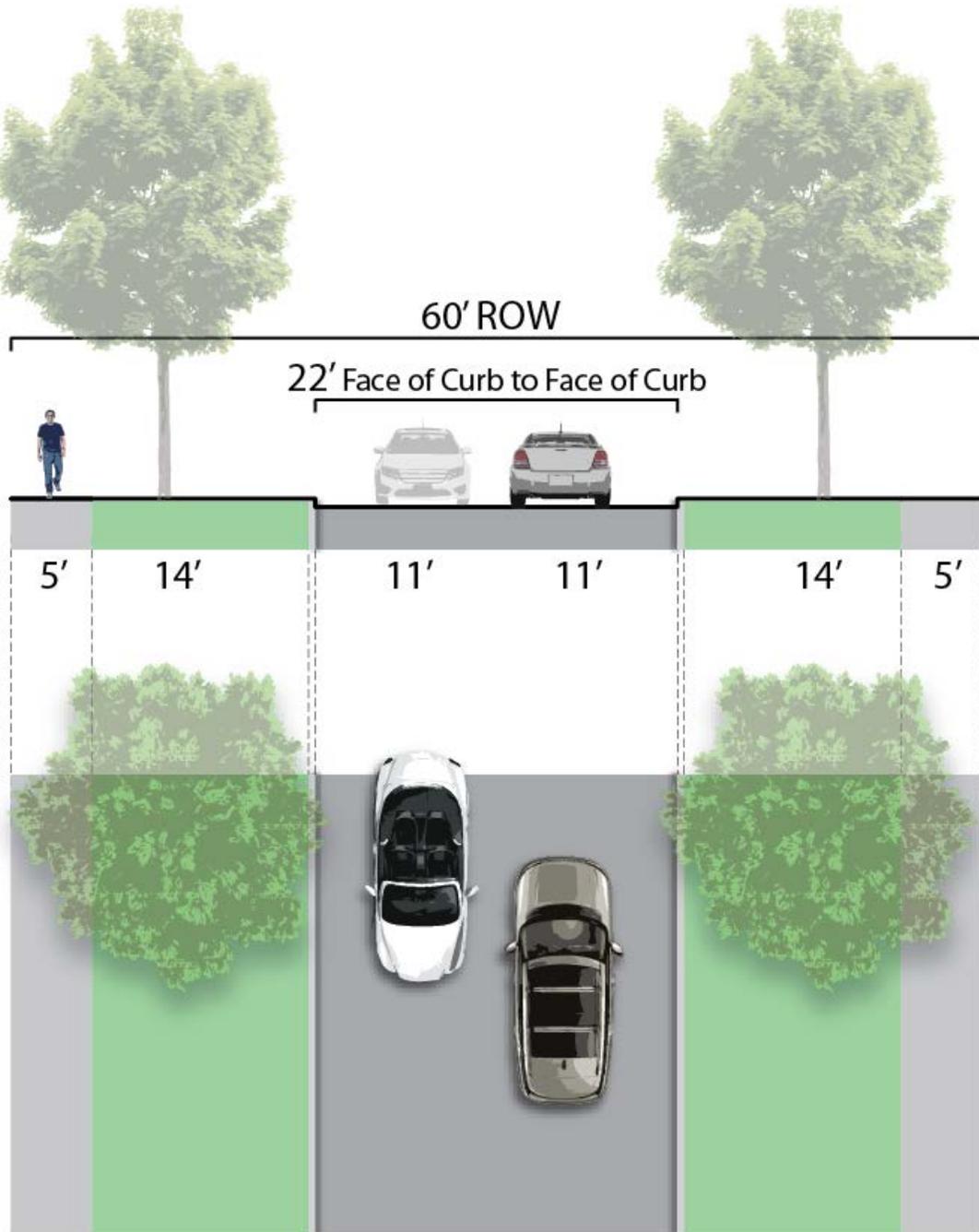
Street Type B Local Street with parking on one side – to be applied to subdivisions where adequate off street parking is provided



CIRCULATION SYSTEM DESIGN

Street Type C

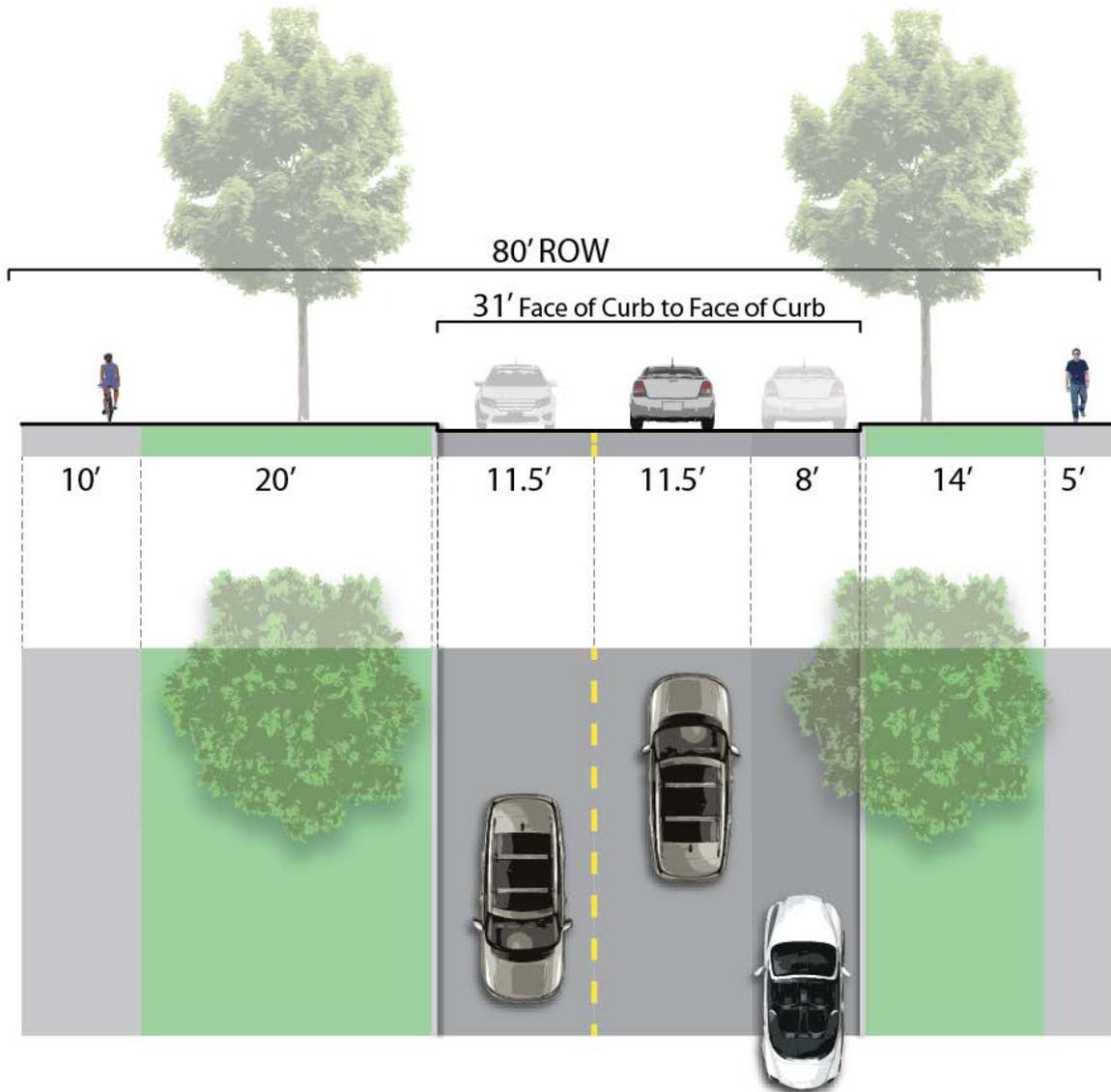
Local street with no parking – to be applied to subdivisions where development type/pattern includes ample off street parking accommodations including parking areas for visitors/guests typically maintained through a homeowner association or other private entity.



CIRCULATION SYSTEM DESIGN

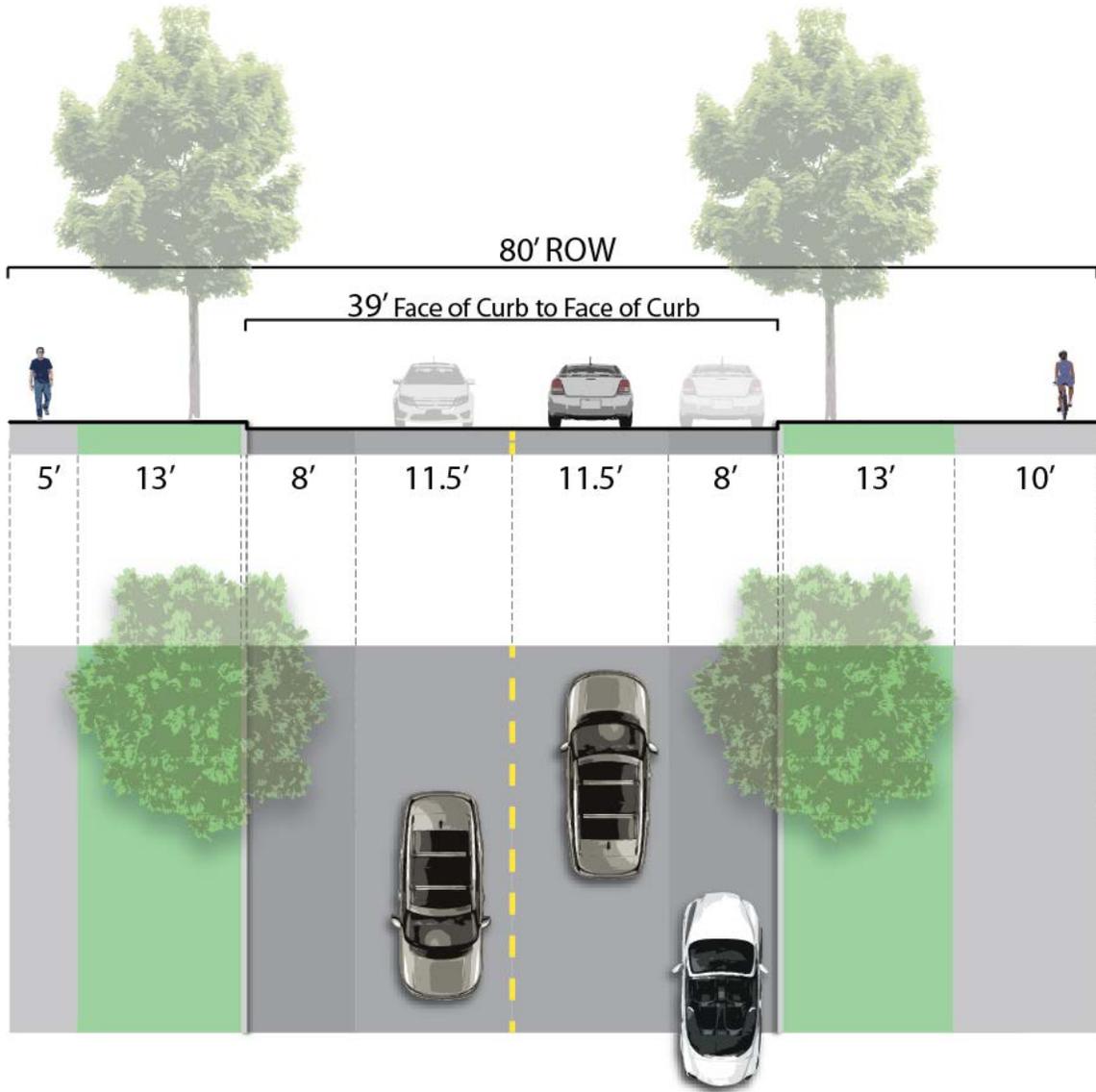
2. Collector/Arterial Street

Street Type D Collector Street through residential neighborhood with parking on one side



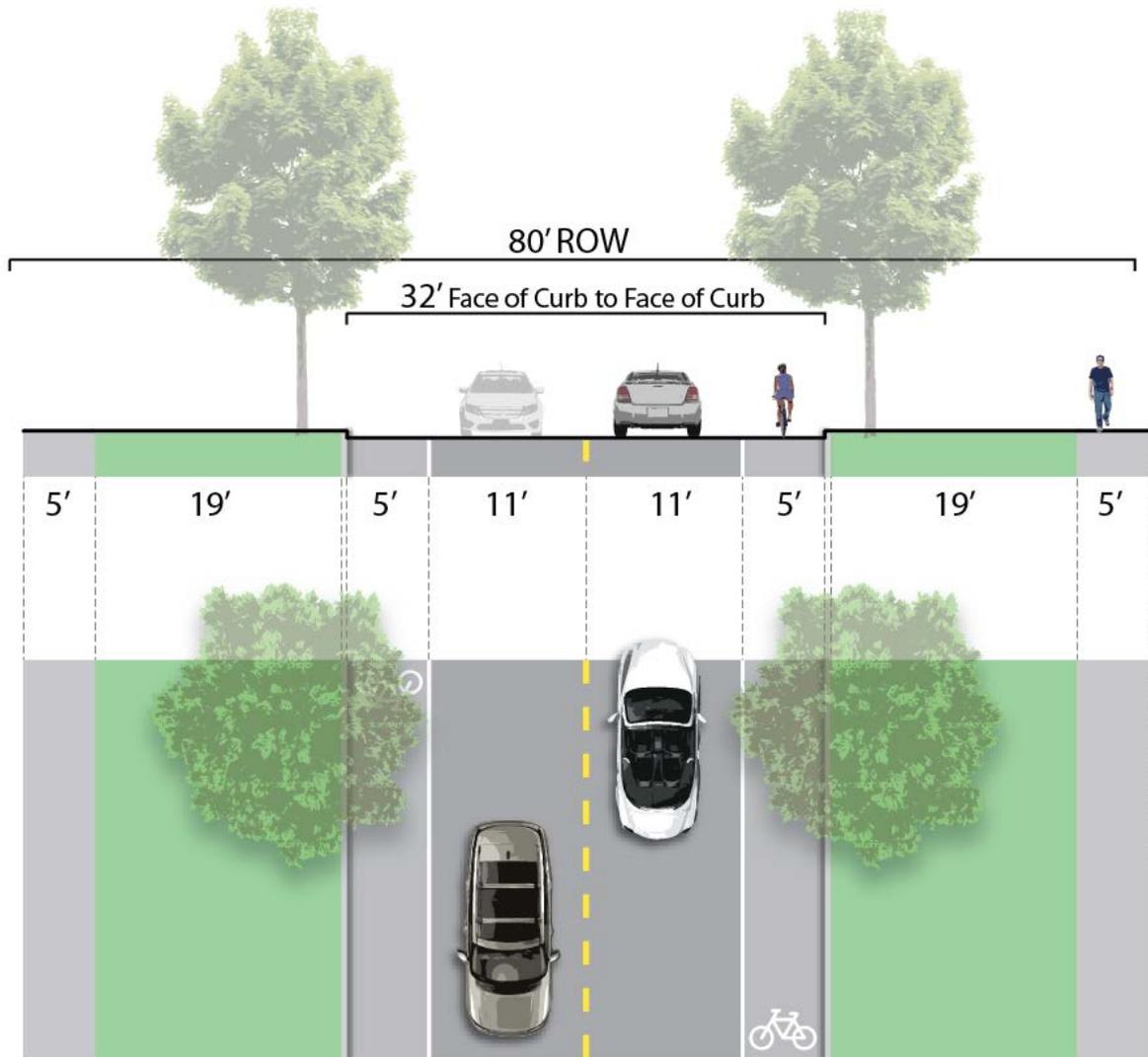
CIRCULATION SYSTEM DESIGN

Street Type E Collector Street in residential neighborhood with parking on both sides



CIRCULATION SYSTEM DESIGN

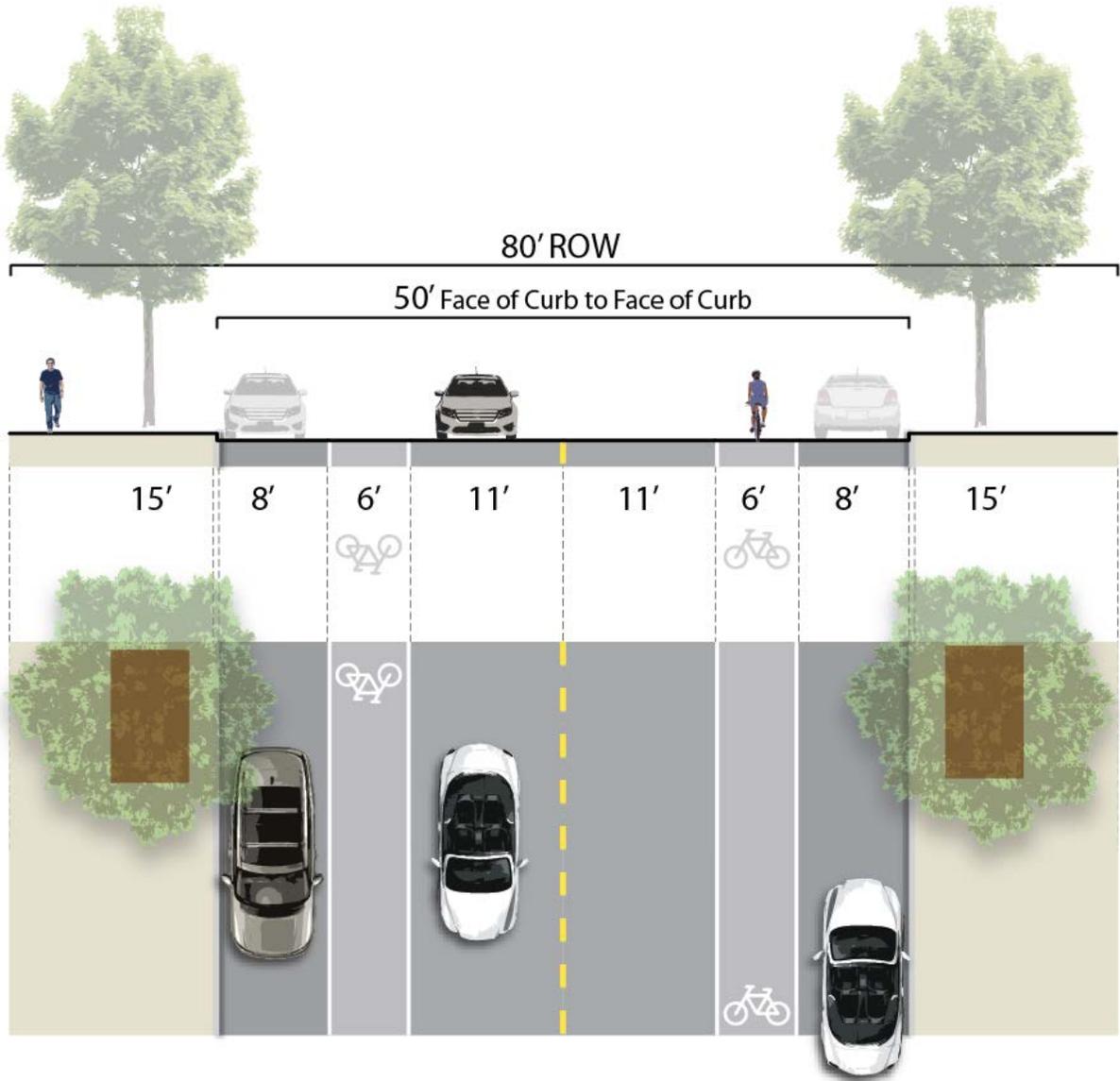
Street Type F Collector Street in residential neighborhood with no street parking and bike lanes on street



CIRCULATION SYSTEM DESIGN

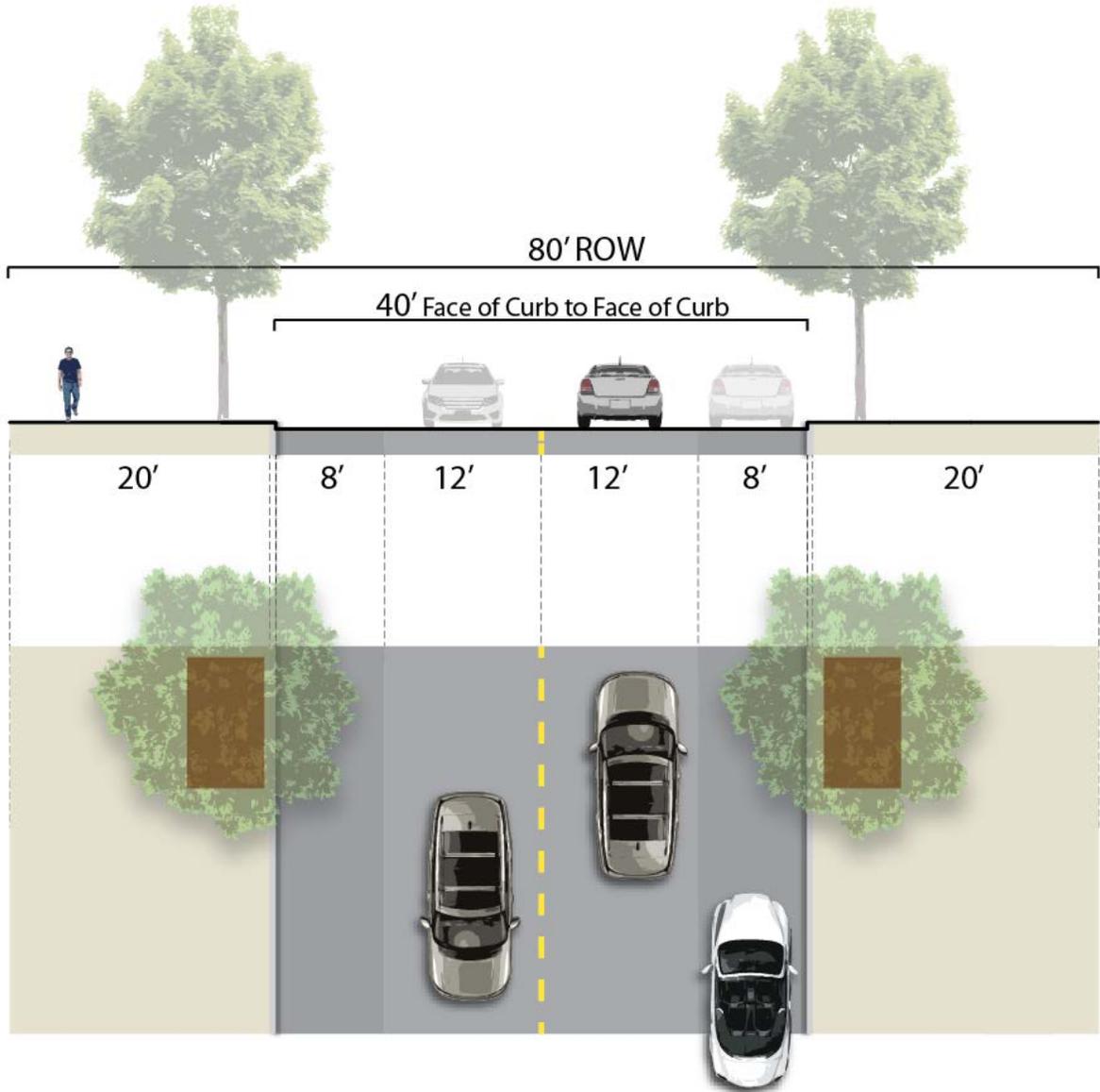
Street Type G

Collector Street in commercial neighborhood with on street parking and bike lanes on street



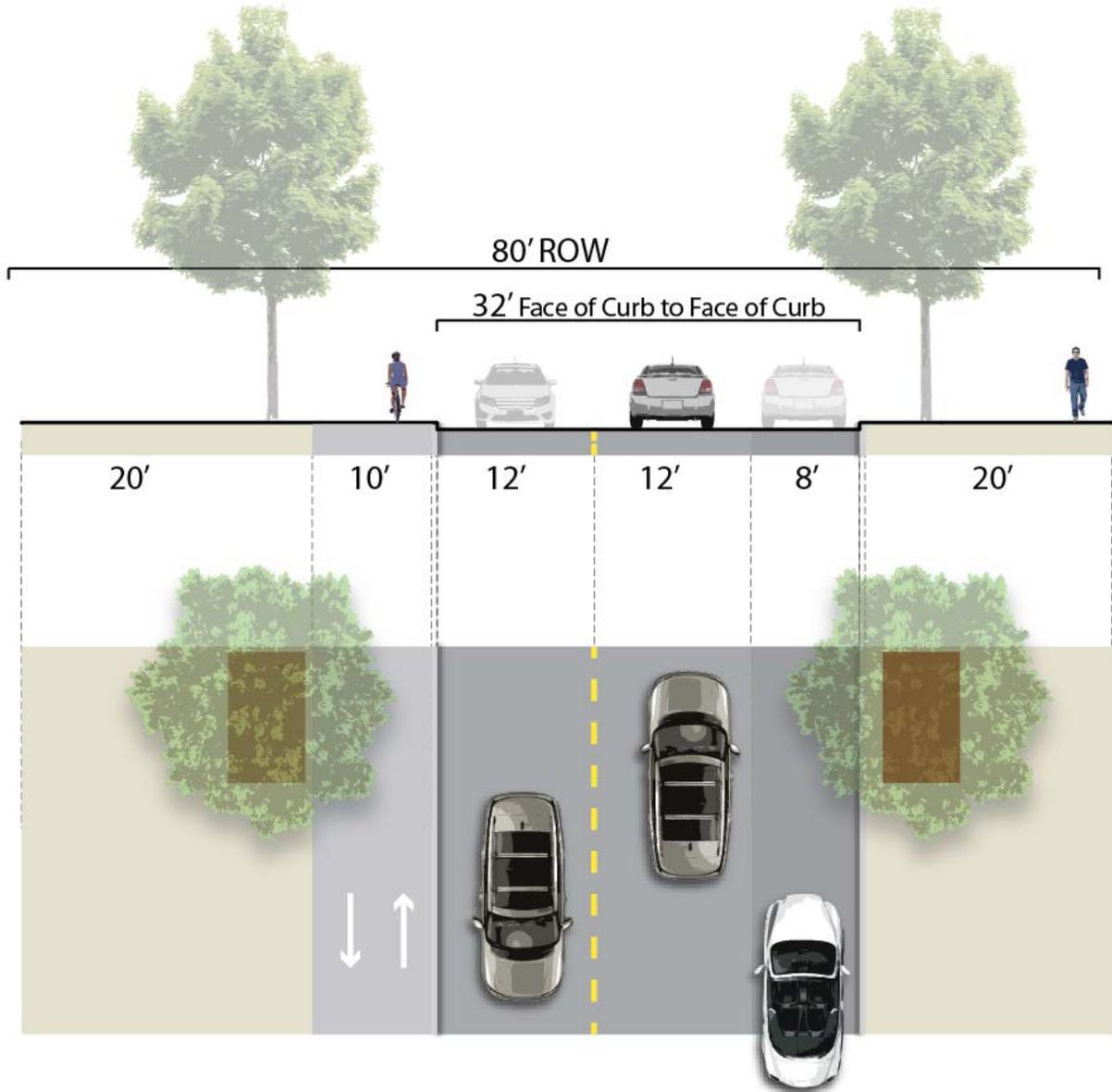
CIRCULATION SYSTEM DESIGN

Street Type H Collector Street in commercial neighborhood with parking on both sides



CIRCULATION SYSTEM DESIGN

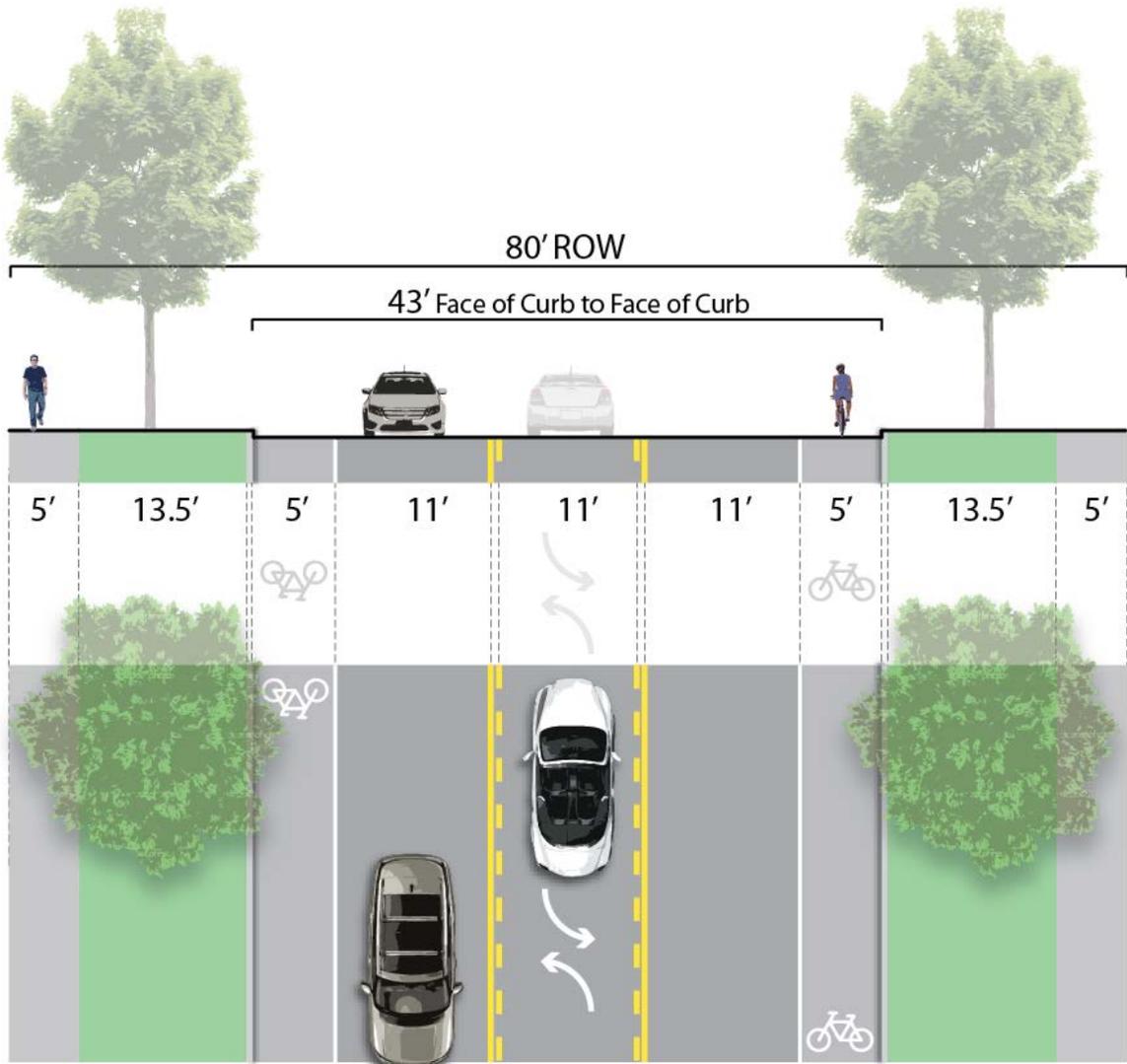
Street Type I Collector Street in commercial neighborhood with parking on one side



CIRCULATION SYSTEM DESIGN

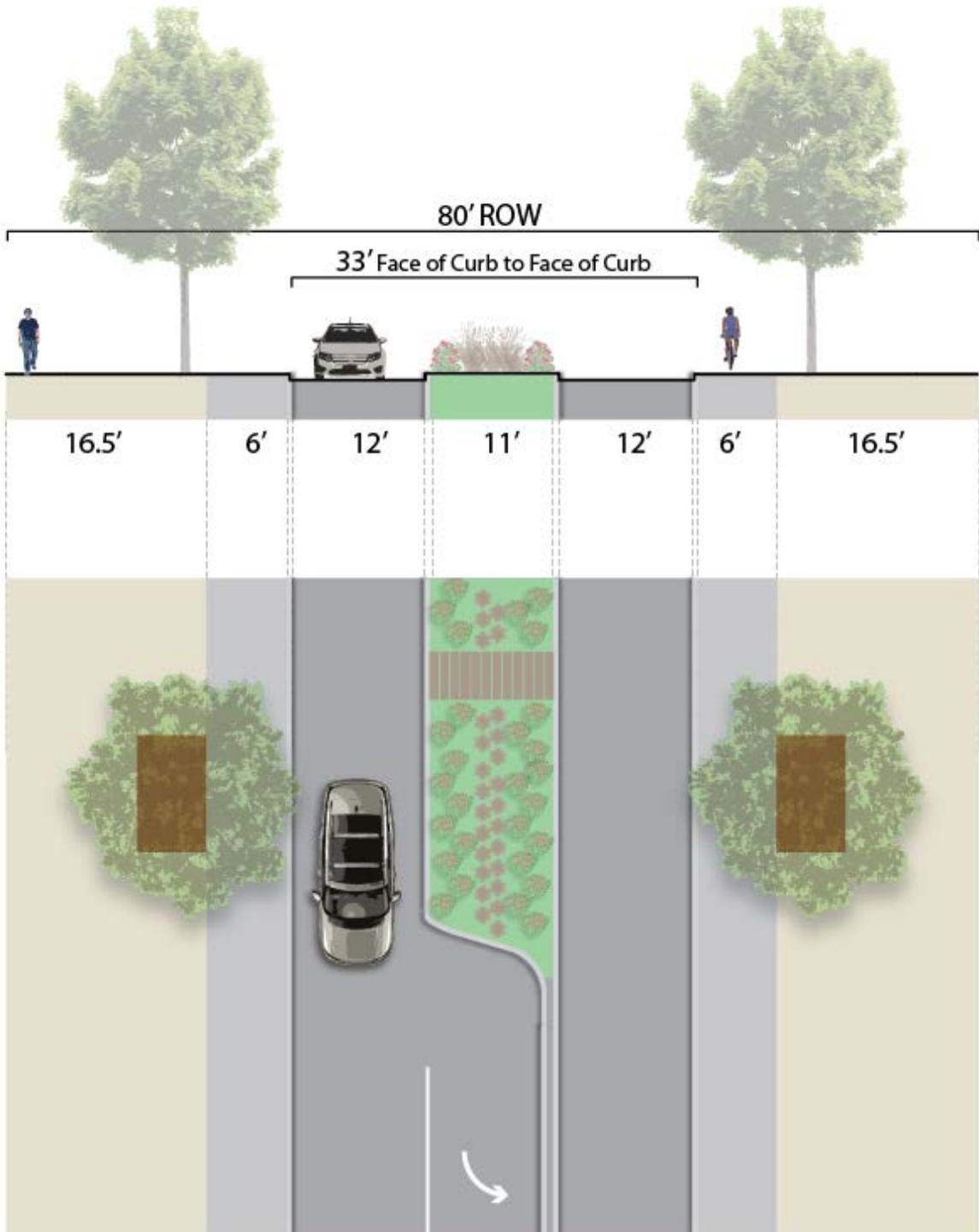
Street Type J

Collector Street in commercial neighborhood 3 lane complete street configuration



CIRCULATION SYSTEM DESIGN

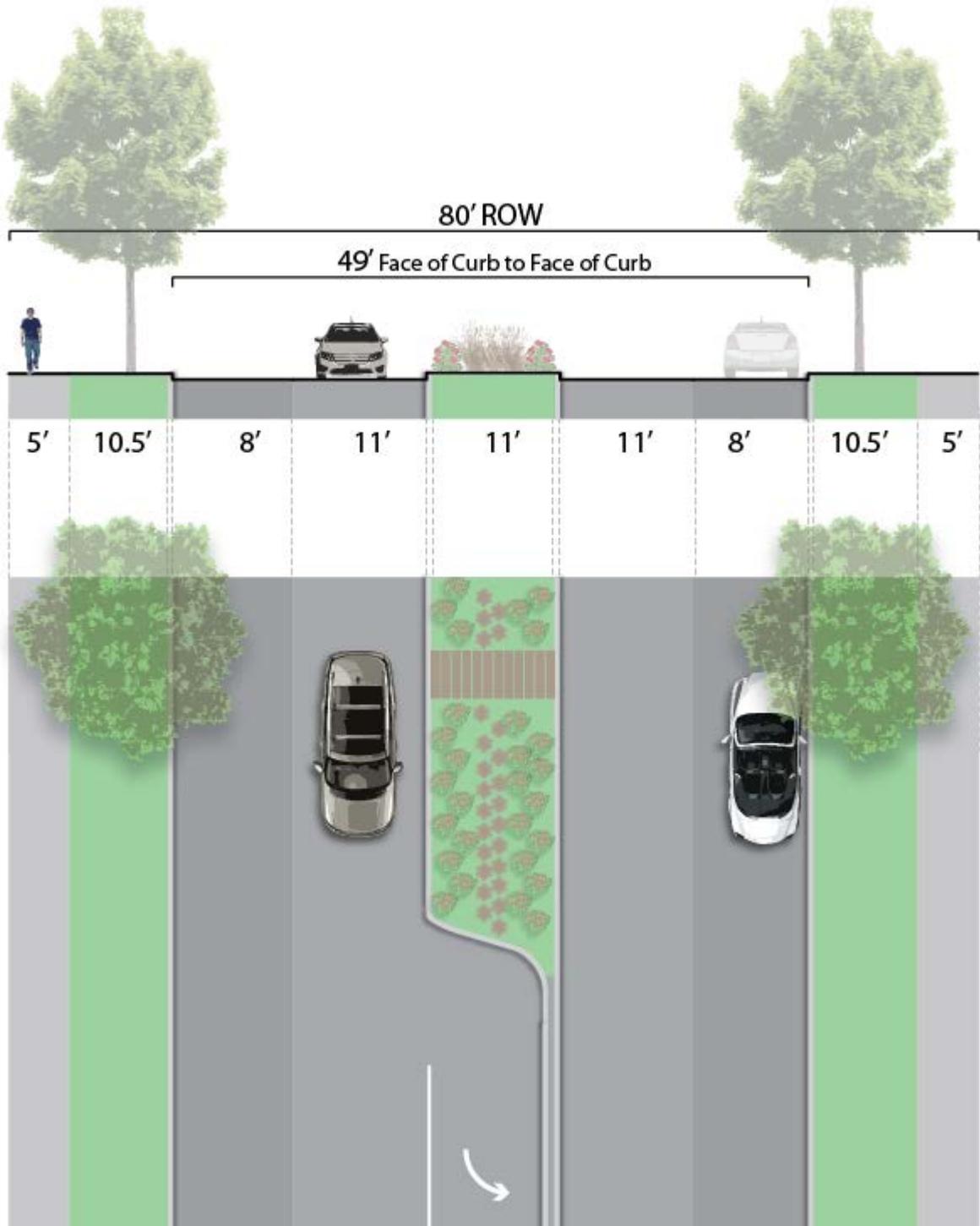
Street Type K Collector Street in Commercial neighborhood with landscaped median and no parking



CIRCULATION SYSTEM DESIGN

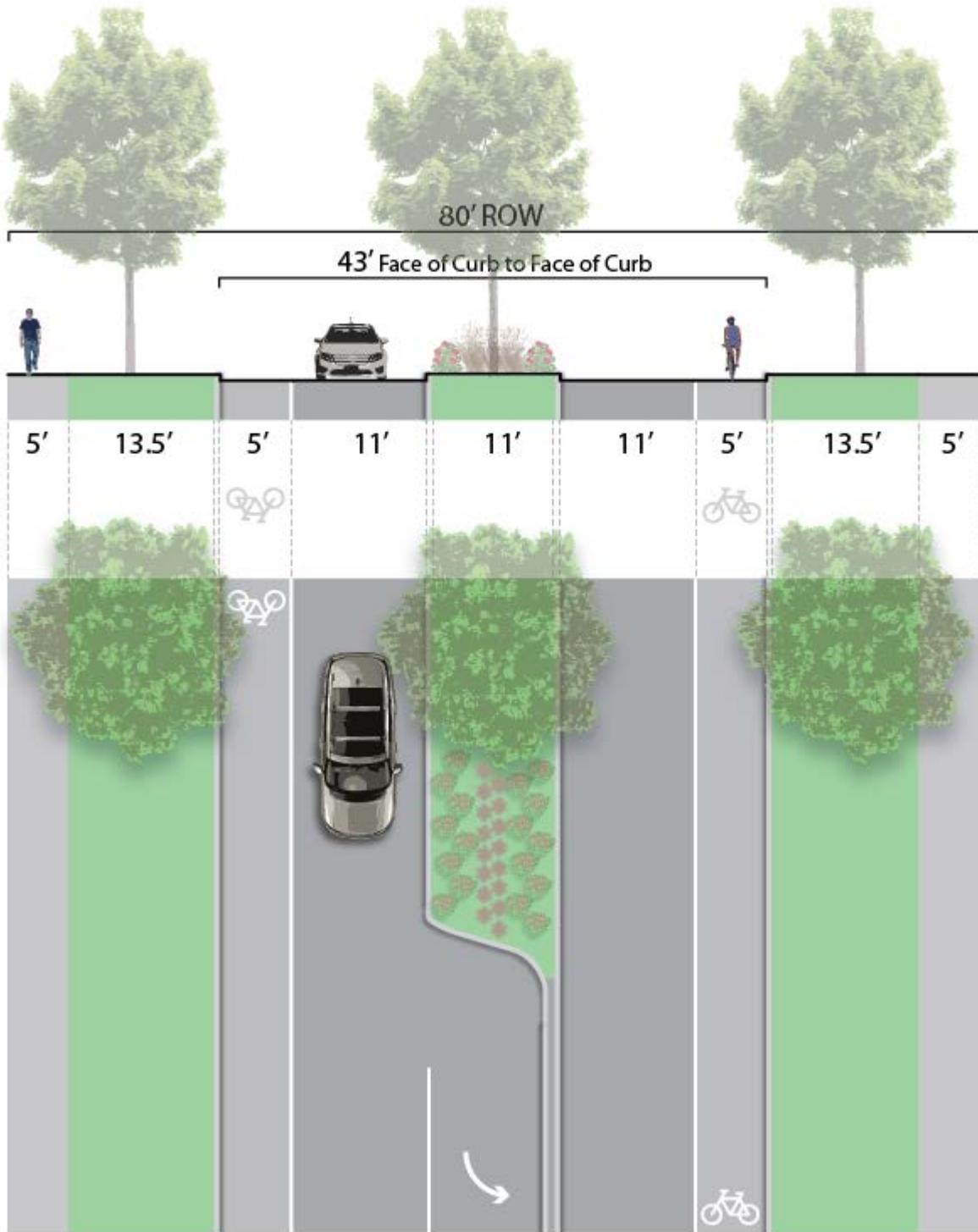
Street Type L

Collector Street in Residential or Commercial area neighborhood landscaped median and on street parking



CIRCULATION SYSTEM DESIGN

Street Type M Collector Street in Residential neighborhood with landscaped median



CIRCULATION SYSTEM DESIGN

Street Grades. Streets and alleys shall be completed to grades, which have been officially determined or be graded to the full width of the right-of-way and adjacent side slopes graded to blend with the natural ground level. The maximum grade shall not exceed six (6) percent for main and secondary thoroughfares, or ten (10) percent for main or local service streets. All changes in grades on major roads or highways shall be connected by vertical curves of a minimum length in feet equivalent to twenty (20) times the algebraic difference between the rates of grades, or greater, if deemed necessary to the City Infrastructure and Public Facilities Director; for minor streets, fifteen (15) times. The grade alignment and resultant visibility, especially at the intersections, shall be worked out in detail to meet with the approval of the City Infrastructure and Public Facilities Director.

TABLE 5-3: Curb, Sidewalk, and Trail Requirements

<i>Street Type</i>	<i>Curb/ Shoulder</i>	<i>Sidewalk</i>	<i>Bike Trail Type</i>
Cul-de-sac	Required	Not Required if the cul-de-sac has no pedestrian connection through the end of the cul-de-sac to a public trail, park, school or other destination	NA
Local	Curb	Both sides	Bike Boulevard
Collector	Curb	Both sides – or paired with an off street multi-purpose trail	Bike Boulevard or On Street Bike Lanes or off-street multi-purpose trail (side path)
Arterial	Curb	Both Sides – or paired with an off street multi-purpose trail	Off street multi-purpose trail (side path)
<ul style="list-style-type: none"> • Arterial right-of-way design and width is determined by state standards and designation of individual street or roadway segment. (See SUDAS manual) • Sidewalk and trail configurations in PUDs shall be consistent with the goals and policies outlined in the comprehensive plan and shall be subject to the approved PUD. 			

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

6

ARTICLE SIX – PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

6-1 Purpose

The purpose of this Article is to assure that all subdivisions developed in the City of Storm Lake and its jurisdiction is adequately furnished with necessary public services. These services include adequate water, waste management, and storm water drainage utilities; and park and open space resources.

6-2 Water

a. Connection

1. All installations shall be properly connected to an approved and functioning community water system.
2. If a public water supply system is proposed to be provided to an area within a six-year period from the time of platting, as indicated in an officially adopted document of the City or other authorized agency, the City may require installation of a capped system or dry lines. Alternately, the City may require a payment in lieu of the improvement, to be credited toward the extension and extension of the subdivision to a future public water supply.
3. All proposals for new water supplies, extensions, or main installation shall be approved by the City of Storm Lake.

b. Capacity

1. The water supply system shall be adequate to handle the necessary flow, based on complete development of the subdivision.
2. The demand rates for all uses, including emergency fire demand, shall be included in the computation of total water demand.
3. Fire protection shall be furnished for any development connected to the municipal water system.
4. Hydrants spaced for necessary fire flow and provided with adequate means of drainage. The City Infrastructure and Public Facilities Director and Fire Chief shall approve the type and placement of hydrants. All lines serving hydrants shall be at least six inches in diameter, should be circulating lines, and should carry appropriate state approvals.

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

5. Installation of water systems shall conform to community design standards in use within the City of Storm Lake.
6. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the water supply system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.
7. All state requirements shall be met and approvals from the Department of Natural Resources shall be obtained for all water systems.

6-3 Sanitary Sewers

a. Connection

1. All installations shall be properly connected to an approved and functioning sanitary sewer system prior to issuance of a certificate of occupancy.
2. If a sanitary sewer system is to be provided to an area within a six-year period, as indicated in an officially adopted document of the City, the County, the Iowa Department of Health, or other authorized agency, the City may require installation of a temporary alternative system, capped system or dry lines.
3. All proposals for new public sanitary sewer systems or extensions of existing systems shall be approved by appropriate public agencies.
4. All state requirements shall be met and approvals from the Department of Natural Resources shall be obtained for all waste disposal systems.

b. Capacity

1. The sanitary sewer system shall be adequate to handle the necessary flow, based on complete development of the subdivision.
2. Installation of sanitary sewer systems shall conform to community design standards in use within the City of Storm Lake.
3. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the sanitary sewer system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

6-4 Storm Water Management

a. Design

1. All subdivisions shall have a storm water management system that is adequate to properly manage the volume, rate, and quality of storm water runoff from the site.
2. The design of the storm water management system shall be consistent with general and specific concerns and standards of the Comprehensive Plan, the City's Storm Water Management Ordinance and the drainage control programs of applicable public agencies. Design shall be based on environmentally sound site planning and engineering techniques.
3. To the maximum degree possible, drainage from subdivisions shall conform to natural contours of land and not disturb pre-existing drainage ways.
4. Adjacent properties shall not be unduly burdened with surface water from the subdivision. Specifically:
 - (a) There may be no unreasonable impediment of water from higher adjacent properties across the subdivision, causing damage to lower properties.
 - (b) No action shall unreasonably collect and channel storm water onto lower properties. The volume or rate of post-development run off shall not exceed the amount of pre-development runoff, and is to be managed in a manner consistent with Iowa statute and existing case law regarding such flows.
5. Design shall use the best available technology to minimize off-site runoff, encourage natural filtration, grey water reuse, simulate natural drainage, and minimize discharge of pollutants. Best available technology may include retention basins, swales, bio-swales, rain gardens, porous paving, and terracing.
6. No surface water may be channeled into a sanitary sewer system.
7. Where possible, a subdivision's drainage system shall coordinate with that of surrounding properties or streets.
8. All storm water design shall be reviewed and approved by the consulting City Engineer. The preliminary plat submission must include preliminary drainage computations and demonstrations that the proposed storm water management system meets the requirements of this Section. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the storm water management system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.

b. Erosion Control

1. With the submission of the preliminary plat, the subdivider shall submit an erosion control plan, prepared and certified by a licensed Professional Engineer, for any land

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

disturbing activity. All grading activities must be carried out consistent with this approved erosion control plan and Storm Water Management Plan.

6-5 Easements

a. Utility Easements

1. Easements for utilities shall be provided for in the subdivision dedication allowing for the construction, maintenance, repair, and replacement of such facilities in a five foot wide strip of land adjoining all front and side property lines; and a ten foot wide strip of land adjoining all rear property lines.

b. Drainage Easements

Where a watercourse, drainage way, crosses a subdivision channel, or stream, a storm water easement or drainage right-of-way shall be provided. It shall correspond generally with the extent of such watercourse, together with any additional construction or expansion necessary to allow it to conduct storm water adequately. Parallel streets or parkways may be utilized to preserve such drainage ways.

c. Setback Requirements for Structures Adjacent to Creeks and Drainage Ways

1. In addition to other applicable provisions of city ordinances, no persons shall be granted a permit for the construction of any structure, exclusive of fences, bank stabilization structures, poles signs, and non-related parking areas adjacent to any creek or stream unless such structure is located so that no portion whereof is any closer to the stream than will allow a maximum 3:1 slope between the water's edge (during normal flow conditions) of the stream and the closest point of the structure at-grade.

d. Other Easements

The subdivision shall provide easements for other public utilities that cross through it, in a form acceptable to the City or appropriate public agency.

6-6 Dedications

Before final plat approval is granted to the subdivision, dedications to public use of all streets, alleys, other public right-of-ways, or other parks and public lands shall be completed as required by this Ordinance.

a. Public Parkland Dedication Purpose and Applicability

1. The purpose of this section is to regulate the use and development of land so as to assure that new developments provide for the health, safety and welfare of future residents by providing land for public parks within the City and within areas being newly developed or redeveloped for residential purposes.

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

2. Any Developer who seeks to develop land for residential purposes shall be required to dedicate public parkland.
3. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with, including a depiction of the parkland on the plat in compliance with this section.

b. Computation of the Amount of Public Parkland Required

This subsection shall prescribe the minimum amount of space to be provided in a proposed development for use as a public park.

1. The amount of public parkland required to be dedicated in a proposed development shall be five percent (5%) of the gross acres in the residential development. The desired minimum area for a neighborhood park is one acre. Subdivisions that require less than one acre shall be provided alternative means to meet the parkland dedication requirements as outlined in subsection c. below.
2. The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required.
3. Dedicated public parkland shall not be used to satisfy required stormwater management standards, except in cases where creative use of best management practices can integrate public park uses with stormwater infrastructure. In no cases shall more than 25% of dedicated public parkland be utilized to satisfy required storm water management standards.
4. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the approval of an amended plat or site plan, the above space requirements for public parkland shall be based upon the new lots or new units being proposed for development.
5. Where proposed subdivisions abut undeveloped lands, the dedicated public parkland shall be located adjacent to the subdivision boundaries with the undeveloped land, at the discretion of the City Council, to allow the public parkland to be increased in size when the adjacent property develops.
6. Requirement of Dedication and Installation of Land or Easements for Trails. Where bike/pedestrian or recreational trails are indicated in the Comprehensive Plan the Developer shall be required to dedicate land or trail easements at least ten (10) feet in width. Furthermore, the Developer is required to install the trails to the width and specifications as required by the City. This land or easements, if approved by the City Council, may serve to satisfy parkland dedication requirements.

c. Alternative to Dedication of Public Parkland Provided

If a Developer does not desire to dedicate public parkland required in this section, the Developer may make a request to the City Council that the Developer be allowed to meet the requirements of this section through other arrangements agreeable to the City Council and

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

the Developer as long as such agreement provides equal value to the City. Such arrangements shall be made between the City Council and the Developer in the form of a Development Agreement.

IMPROVEMENT FINANCING AND GUARANTEES

7 ARTICLE SEVEN – IMPROVEMENT FINANCING AND GUARANTEES

7-1 Purpose

The purpose of this Article is to ensure the equitable financing and proper installation and maintenance of required streets, utilities, and other improvements. The guarantee shall be structured to provide adequate assurances to the City while not adding unnecessary costs to the developer.

7-2 Application

This article applies to subdivisions, which require the installation of streets, utilities, or other public improvements by the City or developer.

7-3 Responsibility of the Subdivider

The subdivider shall be responsible for the installation and/or construction of all improvements required by this Ordinance and shall warrant the design, materials, workmanship, construction, and performance of such improvements for two years after the date of completion.

7-4 Subdivision Agreement

a. Condition for Approval of Plat

As a condition for final approval, each subdivision plat must include a subdivision development agreement entered into between the City of Storm Lake and the subdivider. No contract for the construction of public improvements involving a subdivision within two miles of the corporate limits of Storm Lake shall be awarded without adequate provisions for the construction, operations, and maintenance of a private sanitary sewer system.

b. Rules for Distributing Improvement Costs

Generally, the following rules shall be followed in distributing costs for public improvements:

1. Public Costs: Allowable public costs will be those items that have demonstrable benefit to the general public. These items may include:

(a) Pavement width in excess of 32 feet for streets designated as collector or arterial streets in the Storm Lake Comprehensive Plan or any subsequent

IMPROVEMENT FINANCING AND GUARANTEES

amendment thereof. On collector and arterial streets the additional cost shall be borne by the City or other public agency.

- (b) The incremental cost of water mains over six inches.
 - (c) Oversized storm sewers or drainage structures required serving other areas in the watershed. Such expenses may also be assessed on an area basis to properties served by the improvement.
 - (d) Sanitary outfall sewers or water lines outside of the limits of a District that serve areas larger than that of the District, provided that such extension is consistent with the sequencing of development specified in an approved master plan or planned unit development.
 - (e) The additional costs of sanitary sewers over 8 inches in diameter, when the City requires such sewers.
 - (f) Park and recreation facilities consistent with the Comprehensive Plan or an approved Park System Plan.
2. Private Costs: Allowable special assessment costs will be those items that have direct benefit primarily to adjacent properties. These items may include:
- (a) The entire cost of grading street rights-of-way, including intersections.
 - (b) All sanitary sewer lines serving the subdivision up to 8 inches and water lines serving the subdivision up to 6 inches.
 - (c) All paving and street construction, including curbs and gutters, up to a roadway width of 32 feet.
 - (d) A storm water management system adequate to provide for the collection, retention, and treatment of surface runoff, extending to the boundaries of the subdivision.
 - (e) Sidewalks as required by this Ordinance. Construction of sidewalks may be delayed until after completion of site grading and construction, but must be completed prior to occupancy of the structure.
 - (f) The contract charge for underground electrical and gas service.
 - (g) An iron rod not less than one-half inch in diameter and 24 inches in length as follows:
 - (1) Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision and at all street intersections.
 - (2) At lot corners and changes in direction of block and lot boundaries.

IMPROVEMENT FINANCING AND GUARANTEES

3. The subdivider in lieu of installing and constructing said improvements at his/her expense, may, along with all owners of property to be affected by such improvements and all perfected lien holders, petition the Council to cause the construction of such improvements. This petition shall waive any required resolution of necessity, any applicable limitations of the amount, which could be, assessed against subdivision property owners including intersection costs, and other costs normally paid by the City in special assessment projects.

7-5 Performance Guarantees

a. Required Guarantees

As a condition of the final approval of the plat and prior to its recording with the Buena Vista County Recorder, the City Council shall require and accept the following:

1. The furnishing of a performance bond, letter of credit, cash escrow, or other guarantee in a form acceptable to the City, in an amount not to exceed 120% of the estimated cost of the improvement installation.
2. A specification of the time allowed for the installation of improvements. This period may be extended by the City Council at the request of the applicant after demonstrating the reasonable need for the extension.
3. The performance guarantee amount and requirement, along with the permitted time for installation, shall be included within the Subdivision Development Agreement negotiated between the City and the Developer and approved with the Final Plat.

7-6 Notification of Completion and Acceptance by City

a. Notification

Upon substantial completion of all required improvements, the developer shall notify the Zoning Administrator in writing, as well as submitting a certification from a registered Professional Engineer, attesting to the adequacy of the installation.

b. Inspection and Acceptance

1. The City's designee shall inspect all installations, and shall approve, partially approve, or disapprove the installation. Upon completion of improvements, he/she shall file a statement with the City Council and Zoning Administrator certifying that the improvements have been completed satisfactorily or listing the defects in the improvements.
2. If the installation is approved, the Zoning Administrator shall notify the Developer of acceptance in writing. Such acceptance shall release the developer from liability pursuant to the performance guarantee for the installation. The City has the right to retain up to 10% of the value of the performance guarantee for a period of up to one

IMPROVEMENT FINANCING AND GUARANTEES

year from the date of acceptance to remedy any deficiencies, which appear during that period.

3. If improvements are not accepted or not completed within the specified time, the performance guarantee shall be forfeited and used by the City to complete satisfactory installation of improvements.
4. No occupancy permits shall be issued for a subdivision unless the installation of improvements has been inspected and approved in full by the designee of the City.

c. Improvements within the two mile Jurisdiction

1. Improvements in the two-mile jurisdiction shall be the same as required above, provided that they are not less than required by county subdivision policy and that all road and drainage plans shall be approved by the County Engineer. The County Board of Supervisors for public maintenance shall accept all completed roads.
2. Where the subdivision contains physical facilities necessary for the welfare of the area, which are of common use or benefit, and which are not or cannot be satisfactorily maintained by an existing public agency, other satisfactory legal provision shall be made for the proper and continuous maintenance of such facilities and shall be identified as part of the subdivision development agreement.

SUBDIVISION ORDINANCE INDEX

A

ADT or Average Daily Traffic	2-1
Alley	2-1, 5-7
Alternative Subdivisions: Types and Special Regulations	4-3
Alternative to Dedication of Public Parkland Provided	6-5
Amendment	1-2
Applicability	3-1
Applicant	2-1
Application Requirements	3-2, 3-4
Approving Authority	2-1
ASCE	2-1
Authority Within Two Miles of City Limits	3-6

B

Bicycle Lane and Path	2-1
Bike Boulevard	2-2
Bikeways and Recreational Trails	5-4
Block Size	5-5
Buffer	2-2
Building Official	2-2
Business Days	2-2

C

Capacity	6-1, 6-2
Centerline Offset	2-2
Channel	2-2
Collector Streets	5-4, 5-7
Common Development Lot	2-4
Common Open Space	2-2
Comprehensive Plan	1-2, 2-2
Computation of the Amount of Public Parkland Required	6-5
Concept Plan	2-2, 3-2
Condition for Approval of Plat	7-1
Connection	6-1, 6-2
Conservation Development	2-2
Conservation Subdivision	2-2, 4-3, 4-4
Consideration of Plans	4-1
Continuity of Arterial	5-4
Conventional Subdivision	2-2
Corner Lot	2-4
Cul-de-sac	2-2, 5-5, 5-7
Curb	2-3
Curb, Sidewalk, and Trail Requirements	5-20
Curbs Gutters, and Shoulders	5-2

D

Dedication	2-3, 6-4
Design Standards	2-3, 6-3
Detention Basin	2-3
Developer	2-3
Development	2-3
Divided Street	2-3
Double Frontage Lot	2-4
Draft Subdivision Agreement	3-2
Drainage	2-3
Drainage Easements	6-4
Drainage System	2-3

E

Easement	2-3, 6-4
Enforcement	1-2
Erosion	2-3
Erosion Control	6-3

F

Federal Water Pollution Control Act of 1972	4-2
Fees	1-2
Filing the Final Plat	3-5
Final Approval	2-3, 2-6
Final Plat Application Process	3-4
Final Plat	2-6
Final Subdivision Agreement	3-4
Front Lot Line	2-5
Frontage	2-3

G

General Guidelines for Subdivision Layout	4-3
Grade	2-4
Grading Permit Required	4-1

H

Habitats of Endangered Species	4-2
--------------------------------------	-----

I

Improvements within the Two Mile Jurisdiction	7-4
Inspection and Acceptance	7-3
Interceptor	2-7
Interior Lot	2-4
Interpretation, Conflict, and Severability	1-3

J
Jurisdiction and Applicability 1-2

K

L

Lateral or Local 2-7
Lighting and Wiring 5-5
Location Map 3-2
Lot 2-4
Lot Area 2-4
Lot Depth 2-4
Lot Line 2-4
Lot Split 2-5
Lot Width 2-5

M

Main 2-5
Major Subdivision 2-5, 3-1, 3-2
Maps and Diagrams 3-2
Minor Subdivision 2-5, 3-1
Moving Lane 2-5

N

Notification 7-3
Notification of Completion and Acceptance by
City 7-3

O

Off-site 2-6
Open Space 2-6
Other Easements 6-4
Outfall 2-7

P

Parking Lane 2-6
Pavement 2-6
Pedestrian and Bicycle Systems 5-1
Penalties 1-3
Performance Bond 3-5
Performance Guarantees 7-3
Plat 2-6
Plats Outside of Corporate Limits 3-6
Pre-Application Conference 3-2
Pre-Application Procedures 3-2
Preliminary Plat 2-6
Preliminary Plat Application 3-2

Preliminary Plat Approval Procedure 3-3
Preservation of Natural Features and Drainage
Patterns 4-2
Private Costs 7-2
Procedures 3-6
Public Costs 7-1
Public Parkland Dedication Purpose and
Applicability 6-4
Purposes 1-1

Q

R

Rear Lot Line 2-5
Required Guarantees 7-3
Residential or Minor Streets 5-7
Responsibility of the Subdivider 7-1
Retention Basin 2-7
Right-of-Way 2-6, 5-4, 5-7
Roadway 2-6
Roadway System Design 5-1
Roadway Width 5-2
Rules for Distributing Improvement Costs 7-1
Rural 5-3

S

Sanitary Sewer 2-7, 6-2
Sediment and Erosion Control Plan 4-1
Septic System 2-7
Setback Requirements for Structures Adjacent to
Creeks and Drainage Ways 6-4
Side Lot Line 2-5
Sidewalk 2-7, 5-3
Site Design and Constraints 4-1
Site Design Objectives and Approval 4-3
Stages in the Approval Process 3-1
Statewide Urban Design and Specifications
(SUDAS) Manual 5-4, 5-20
Storm Sewer 2-7
Storm Water Management 6-3
Street 2-7
Street Design Standards 5-4
Street Grades 5-5, 5-20
Street Hierarchy and Design 2-7, 5-2, 5-6
Street Intersections 5-5
Street Right-of-Way, Widths, and Grades 5-7
Street Type 5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12,
5-13, 5-14, 5-15, 5-16, 5-17, 5-18, 5-19, 5-20
Street Widths 5-7
Subdivision 2-7, 3-1, 3-2, 3-4

Subdivision Agreement.....7-1
 Subdivision Design Categories and Rules4-3
 Subdivision Development Agreement..... 2-8, 7-3

T

Thoroughfares5-7
 Traditional Neighborhood Districts 4-3, 4-4

U

Underground Wiring.....5-5
 Urban5-3
 US Fish and Wildlife Service.....4-2
 Utility Easements6-4

V

Violation and Penalty1-3

W

Water.....6-1
 Wetlands and Other Unique Environmental
 Areas.....4-2

X

Y

Yield Plan2-8

Z