

SUBDIVISION REGULATIONS

SECTION 178 Subdivisions: Basic Conditions

- 178.01 Purpose**
- 178.02 Jurisdiction and Applicability**
- 178.03 Interpretation, Conflict, and Severability**
- 178.04 Performance of Work by the City**

SECTION 179 Subdivision Approvals and Procedures

- 179.01 Purpose**
- 179.02 Administrative Subdivisions**
 - a. Scope
 - b. Application and Approval Procedure
- 179.03 Minor Subdivisions**
 - a. Scope
 - b. Application and Approval Procedure
- 179.04 Major Subdivisions**
 - a. Applicability
 - b. Stages in the Approval Process
 - c. Pre-application Procedures
 - d. Preliminary Plat Application
 - e. Final Plat Application Process
 - f. Filing the Final Plat

Table 179-1: Application Requirements

SECTION 180 Subdivision Design Criteria and General Standards

- 180.01 Purpose**
- 180.02 Site Design and Constraints**
 - a. Consideration of Plans
 - b. Grading Permit Required
 - c. Preservation of Natural Features and Drainage Patterns
 - d. General Guidelines for Subdivision Layout
 - e. Site Design Objectives and Approval
- 180.03 Subdivision and Development Design Categories and Rules**
 - a. Purpose
 - b. Subdivision and Development Design Categories

Table 180-2: Development Types and Policy Requirements

SECTION 181 Circulation System Design

- 181.01 Purpose**
- 181.02 General Standards**
 - a. Roadway System Design
 - b. Pedestrian and Bicycle Systems
- 181.03 Street Hierarchy and Design**
 - a. Characteristics of the Hierarchy
 - b. Cartway Width
 - c. Curbs, Gutters, and Shoulders
 - d. Sidewalks

- e. Bikeways and Recreational Trails
- f. Right-of-Way
- g. Street Design Standards
- 181.04 Lighting and Wiring**
 - a. Underground Wiring
- 181.05 Traditional Neighborhood Developments (TNDs)**
 - a. Purpose
 - b. Size
 - c. Application and Approval
 - d. Permitted Land Uses
 - e. Density
 - f. Lot Dimensions and Setbacks
 - g. Street System Design

Table 181-1: Street Hierarchy

Table 181-2: Cartway Width, Grade, and Intersection Standards

Table 181-3: Curb, Sidewalk, and Right-Of-Way Requirements

Table 181-4: Street Design Requirements

SECTION 182 Public Improvements and Infrastructure

- 182.01 Purpose**
- 182.02 Water**
- 182.03 Sanitary Sewers**
 - a. Connection
 - b. Sanitary Sewer System Design Standards
 - c. Certifications
 - d. Private Wastewater Disposal Systems
- 182.04 Storm Water Management**
 - a. Design
 - b. Erosion Control
- 182.05 Parks and Public Facilities**
 - a. Purpose
 - b. Park Reservations: General Requirements
 - c. Park Donation Substitutes
 - d. Criteria for Requiring a Contribution of Cash in Lieu of Park and Recreation Land
- 182.06 Reservation of Additional Lands**
- 182.07 Topography and Grading**
- 182.08 Timing and Conveyance**
- 182.09 Timing of Payment**
 - a. Fees Paid Prior to Final Plat
 - b. Procedures for Fee Collection and Administration
- 182.10 Developer Agreements**
 - a. Developer Agreements May Establish Time and Manner of Compliance
 - b. Prior Development Agreements
- 182.11 Easements**
 - a. Utility Easements
 - b. Drainage Easements
 - c. Setback Requirements for Structures Adjacent to Creeks and Drainageways
 - d. Other Easements
- 182.12 Dedications**

SECTION 183 Improvement Financing and Guarantees

- 183.01 Purpose**
- 183.02 Application**
- 183.03 Responsibility of Subdivider**
- 183.04 Subdivision Agreement**
 - a. Condition for Approval of Plat
 - b. Components of the Agreement
 - c. Rules for Distributing Improvement Costs
- 183.05 Subdivisions Contiguous with City**
- 183.06 Performance Guarantees**
- 183.07 Notification of Completion and Acceptance by City**
 - a. Notification

SECTION 178

Subdivisions: Basic Conditions

178.01 Purpose

The purposes of this section are to:

- a. Serve the public health, safety, and general welfare of the city and residents of Glenwood and its surrounding jurisdiction.
- b. 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.
- c. Promote the creation of well-planned and attractive residential, commercial, and industrial developments within the city and its jurisdiction.
- d. Avoid excessive costs to the taxpayers of Glenwood or the residents of the jurisdiction of the city for the provision of public services and utilities, while maintaining high standards for these services.
- e. Protect the unique environment of the City of Glenwood by avoiding environmental damage whenever feasible and appropriate; and by encouraging flexibility in the design of subdivisions.
- f. Provide the City of Glenwood with the ability to grow incrementally through the eventual annexation of new developments.

178.02 Jurisdiction and Applicability

- a. The provisions of this section shall be applicable to all property within the corporate limits of the City of Glenwood and extraterritorial jurisdiction, as defined in the City of Glenwood Code of Ordinances.
- b. No owner of real property within the City of Glenwood and its jurisdiction may subdivide such property without gaining approval pursuant to this ordinance. In addition, no individual may sell or offer to sell any lots or parts of real property that are not subdivided as required by state law or this section.
- c. The provisions of this section apply to all zoning districts. However, specific standards and requirements may be modified for Planned Development Overlay Districts.

178.03 Interpretation, Conflict, and Severability

- a. These regulations shall be held to provide the minimum requirements necessary for the promotion of the public health, safety, and welfare. If any provision conflicts with any other provision of the Land Development Ordinance, any other Ordinance of the City of Glenwood, or

Subdivision Regulations

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, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

178.04 Performance of Work by the City

No officer or employee of the City shall perform or cause to be performed any work upon any street or in any addition or subdivision of the city unless all requirements of these regulations have been complied with by the owner of the subdivision.

SECTION 179

Subdivision Approvals And Procedures

179.01 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. The Article provides procedures for the approval of three types of subdivisions: Administrative Subdivisions, Minor Subdivisions, and Major Subdivisions.

179.02 Administrative Subdivisions

a. Scope

The Administrative Subdivision procedure may be used to adjust an interior ~~property~~ ^{lot} line or combine two or more lots without replatting providing the following conditions are met:

1. In the case of an Administrative Property Line Adjustment:
 - (a) The lots involved must be designated within the same zoning district and the proposed adjustment will not create or result in a violation of the zoning ordinance.
 - (b) The lots involved must be existing platted lots.
 - (c) The adjustment alters property lines of no more than four lots without creating additional lots.
2. In the case of an Administrative Platting or Lot Consolidation:
 - (a) The lots involved must be designated within the same zoning district and the proposed platting or lot consolidation will not create or result in a violation of the zoning ordinance.
 - (b) The lots involved must be existing platted lots.
 - (c) The lots must be under unified ownership.
 - (d) The proposed platting creates no more than four lots, or the proposed consolidation consolidates no more than four lots into a lesser number of lots.
3. A lot is limited to only one instance an administrative adjustment, platting and/or consolidation.
4. The subdivision is served by existing utilities and does not require the extension of streets, utilities, or public improvements.

Subdivision Regulations

5. Each lot resulting from the subdivision procedure will conform fully to all requirements of the zoning district that pertain to the lots; and each lot is developable according to the site development regulations of the zoning ordinance.

b. Application and Approval Procedure

An application for an Administrative Subdivision may be approved under the following procedure:

1. The applicant submits an application on a form established by the Planning Commission and including the supporting documents required for Administrative Subdivisions in Table 179-1. These documents shall include a plat of all lots and parcels that are affected by the action, prepared by a Licensed Surveyor.

2. Following submission, the Zoning Administrator and Public Works Director shall review each application according to the following criteria:

(a) Compliance with the conditions for contained in Section 179.02(a) above.

(b) Consistency with the Comprehensive Development Plan of the City of Glenwood.

(c) Potential adverse environmental effects or effects on neighboring properties.

3. Following such review, the Zoning Administrator may approve the Administrative Subdivision. Such approval shall be denoted by signed certificate of approval which must be filed along with the plat with the Mills County Recorder.

4. The Zoning Administrator retains the right to disapprove the Administrative Subdivision application. In the event of such action, the application may proceed through the Minor or Major Subdivision process. If the subdivision complies with the conditions of a Minor Subdivision application, it may be directed to that approval process. Otherwise, the proposed subdivision shall be deemed a Major Subdivision and proceed through the appropriate review and action process.

5. Following approval of an Administrative Subdivision, the subdivider must file the plat and certificate of approval with the Mills County Recorder. If the approved plat is not filed within 90 days of approval by the Zoning Administrator, such approval shall be null and void.

6. The Zoning Administrator shall keep a complete and accurate record of all administrative subdivision approvals.

179.03 Minor Subdivisions

a. Scope

The Minor Subdivision procedure may be used when a proposed subdivision meets all of the following conditions:

Subdivision Regulations

1. The subdivision adjusts the lot lines of no more than four lots without creating additional lots; or creates no more than four lots from any single parcel, tract, or lot.
2. The subdivision is served by existing utilities and does not require the extension of streets, utilities, or public improvements.
3. Each lot resulting from the subdivision procedure will conform fully to all requirements of the zoning district that pertain to the lots; and each lot is developable according to the site development regulations of the zoning ordinance.
4. No part of the parcel has been the subject of a previous Minor Subdivision or Minor Subdivision approval.

b. Application and Approval Procedure

An application for a Minor Subdivision may be approved under the following procedure:

1. The applicant submits an application on a form established by the Zoning Administrator and including the supporting documents required for Administrative Subdivisions in Table 179-1. These documents shall include a plat of all lots and parcels that are affected by the action, prepared by a Licensed Surveyor.
2. Following submission, the Zoning Administrator and City Engineer shall review each application according to the following criteria:
 - (a) Compliance with the conditions for contained in Section 179.03(a) above.
 - (b) Consistency with the Comprehensive Development Plan of the City of Glenwood.
 - (c) Potential adverse environmental effects or effects on neighboring properties.
 - (d) Effects of the subdivision on public services. In order to determine this effect, the Zoning Administrator may submit the application to relevant school districts, utilities, and public safety agencies as required.
3. Following such review, the Zoning Administrator shall forward the application along with his/her recommendation, to the Planning Commission.
4. The Planning Commission, following proper notice, shall hold a public hearing on each Minor Subdivision and, following such public hearing, shall make a recommendation to the City Council. If the subdivision is approved by the City Council, the approval shall be documented by a certificate of approval. This certificate shall be filed along with the approved plat with the Mills County Recorder. A record of all subdivisions and certificates of approval shall also be maintained by the City Clerk.
5. The Planning Commission retains the right to disapprove or not act on the Minor Subdivision application. In the event of such action, the application may proceed through the Major Subdivision process.

Subdivision Regulations

6. Following approval of a Minor Subdivision, the subdivider must file the plat and certificate of approval with the Mills County Recorder. If the approved plat is not filed within 180 days of approval by the City Council, such approval shall be null and void.

7. The Zoning Administrator shall keep a complete and accurate record of all Minor Subdivision approvals.

179.04 Major Subdivisions

a. Applicability

The Major Subdivision procedures apply to all subdivisions which are not approved or eligible for approval under the Administrative or Minor Subdivision procedures. In general, these include subdivisions that: 1) are not approved under the Administrative or Minor Subdivision procedure; 2) create more than four lots; 3) require development or extension of public improvements.

b. Stages in the Approval Process

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

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.~~

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) A schematic plan illustrating the proposed layout of streets, lots, and other features and their relationship to existing and proposed site topography.

3. Within fifteen working days, the Zoning Administrator shall inform the applicant about the consistency of the concept plan with the objectives and policies of the City's Comprehensive Plan and Land Development Ordinance.

4. The pre-application conference does not require a formal application or payment of a fee.

5. Following the pre-application meeting, the Zoning Administrator shall refer the schematic plan to the Planning Commission for review. The Commission must approve the subdivision's general land use and schematic plan prior to preparation of the preliminary plat.

d. Preliminary Plat Application

Subdivision Regulations

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 8 copies of the preliminary plat. The application for preliminary plat approval shall be submitted to the City Clerk at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The application shall consist of a form established by the Zoning Administrator; the supporting documents required for Major Subdivisions in Table 179-1; and payment of a fee, the amount of which shall be determined by the City Council.

2. Draft Subdivision Agreement

The preliminary plat application shall include a draft of a subdivision agreement, following a format established by the Planning Commission. The subdivision 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. As part of the review, the Zoning Administrator will circulate the application to the City Engineer, 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 a period which he/she establishes.

(b) Following the comment period, the Zoning Administrator shall submit a written recommendation for action to the Planning Commission.

(c) The Planning Commission, following proper notice, shall hold a public hearing on each Major Subdivision and, following such public hearing, shall take action on the application. The Planning 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.

(d) Following action by the Planning and Zoning Commission, the Chairman of the Commission shall transmit a written recommendation summarizing the Commission's action to the City Council

(e) The City Council, following proper notice, shall hold a public hearing on each Major Subdivision and, following such public hearing, shall take action on 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

Subdivision Regulations

rights:

- (1) The general terms and conditions under which the plat was approved will not change.
- (2) The applicant may submit for approval 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.
- (4) Phased Subdivisions: The final plat may be submitted in phases, provided that no phase represents the lesser of 10 lots or 20% 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.

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 granted by the City Council. The application for final plat approval shall be submitted to the City Clerk at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The application shall consist of a form established by the Zoning Administrator; the supporting documents required for Final Plat Approval of Major Subdivisions in Table 179-1; and payment of a fee, the amount of which shall be determined by the City Council.

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.

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

Subdivision Regulations

(a) The Zoning Administrator and Planning Commission shall review the final plat for consistency with the approved preliminary plat and for compliance with the Land Development 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.

(b) If the Planning 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 LDO, 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.

(c) The City Council, following proper notice, shall hold a public hearing on each final plat and subdivision agreement and, following such public hearing shall take final action on the application. The City Council is further empowered to grant waivers of a section of the Subdivision Regulations after a waiver request has received a recommendation from the Planning Commission.

f. Filing the Final Plat

1. Following City Council approval of a final plat, the Chairman of the Planning Commission and the Mayor of the City of Glenwood 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 Recorder of Mills 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 final plat along with all applicable covenants and other documentation within 180 days of the execution of the preliminary plat by the Chairman of the Planning Commission and the Mayor.

Subdivision Regulations

**Table 179-1:
Application Requirements**

	ADMINISTRATIVE SUBDIVISION	MINOR SUBDIVISION	MAJOR SUBDIVISION	
			Preliminary	Final
PLAT INFORMATION				
Name, address of owner and applicant.	X	X	X	X
Name, signature, license number, seal and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X
Title block, denoting type of application, tax map sheet, legal description, and general location.	X	X	X	X
Key map, showing location with reference to surrounding property, streets, current street names, city limits, and other features within 1/4 mile of the subdivision boundary.	X	X	X	X
Present and proposed zoning.			X	X
North arrow, date, and graphic scale.	X	X	X	X
Proof that taxes are current.	X	X	X	
Signature blocks for Planning and Zoning Commission Chairman, Administrative Official, and Mayor.	X	X	X	X
Appropriate certification blocks.	X	X	X	X
Monumentation.	X	X		X
Metes and bounds description, including dimensions, bearings, curve data, tangent length, radii, arcs, chords, and central angles for all centerlines and ROW's, and centerline curves on streets.				X
Acreage of tract.	X	X	X	X
Date of original and all revisions.	X	X	X	X
Dimensioning of setbacks.		X	X	X
Location, dimensions, and names of existing and proposed streets.	X	X	X	X
All proposed lot lines, lot dimensions, and lot areas in square feet.	X	X	X	X

Subdivision Regulations

**Table 179-1:
Application Requirements**

	ADMINISTRATIVE SUBDIVISION	MINOR SUBDIVISION	MAJOR SUBDIVISION	
			Preliminary	Final
PLAT INFORMATION (cont.)				
Copy of any existing or proposed deed restriction or covenants.		X	Concept	X
Existing and proposed easements or land reserved for or dedicated to public use.	X	X	X	X
Phasing plan.			X	X
Payment of application fees.	X	X	X	X
ENVIRONMENTAL INFORMATION				
Property owners and lines within 200 feet.		X	X	
All existing water courses, flood-plains, wetlands, habitat areas or other environmentally sensitive features within 200 feet.	X	X	X	X
Survey of trees and wooded areas, (noting size and location of trees) and mature or environmentally sensitive vegetation.		X	X	
Existing ROW's and easements within 200 feet.	X	X	X	X
Topography at five foot contours including areas up to 200 feet of the plat boundaries.		X	X	
Existing site drainage system.	X	X	X	X
Comprehensive drainage study and soil percolation tests.			X	X
IMPROVEMENTS AND CONSTRUCTION INFORMATION				
Proposed utility infrastructure plans including water, sanitary sewer, and storm water management.			General	Detailed
Sediment/Soil Erosion Control Plan.			X	X
Existing and proposed contours				X
Construction details as required.				X
Road and paving cross-sections.			X	X
Proposed street names.			X	X
New block and lot numbers.	X	X	X	X

Subdivision Regulations

**Table 179-1:
Application Requirements**

	ADMINISTRATIVE SUBDIVISION	MINOR SUBDIVISION	MAJOR SUBDIVISION	
			Preliminary	Final
Lighting plan and details.			Concept	X
Pedestrian circulation patterns and sidewalk or trail locations.			X	X
Certifications and seals from licensed Professional Engineer, as required by Ordinance.		X		X
Improvement financing plan, including sources of funding (Private, assessments, public, and other sources).			X	X
Draft subdivision agreement.			X	
Final subdivision agreement.				X
Required Number of Copies of Plat Document	8	8	8	8
Required Minimum Scale of Plat Documents	1"=100 feet	1"=100 feet	1"=100 feet	1"=100 feet
Required Number of Copies of Plat at 11'x17' size	1	1	1	1

SECTION 180

Subdivision Design Criteria And General Standards

180.01 Purpose

The purpose of this section is to provide flexible design alternatives in order to assure that subdivisions in the Glenwood area create functional and attractive environments, minimize adverse effects, become assets to the city's urban and natural setting, and adapt to their specific situation. The section defines specific types of subdivisions that have varying design characteristics, applicable to various settings within the City of Glenwood and jurisdiction. It outlines specific design criteria that should be incorporated into the concepts of various types of subdivisions.

180.02 Site Design and Constraints

a. Consideration of Plans

The design of developments shall consider all existing local and regional plans for Glenwood and its jurisdiction. These include the Comprehensive Development Plan for the City of Glenwood.

b. Grading Permit Required

1. A Grading Permit is required for erosion and sediment control on all construction sites. For all sites greater than 5 acres in size the developer shall apply to the Iowa Department of Natural Resources for a Stormwater Pollution Control permit and a copy of that application must be provided to the Zoning Administrator. An approved permit from the IDNR shall be submitted to the Zoning Administrator prior to any grading or site disturbing activity. For sites less than 5 acres in size, 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 for sites less than 5 acres, the Zoning Administrator and his/her staff shall review the application. As part of the review, the Zoning Administrator may circulate the petition to any agency with statutory authority for the management of drainageways and stormwater management.

3. For sites less than 5 acres, a grading permit shall be issued within twenty working days if the Zoning Administrator has determined or 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 Land Development Ordinance. regulations regarding soil and sediment erosion, and environmental water quality.

c. Preservation of Natural Features and Drainage Patterns

Subdivision Regulations

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 as regulated by state and federal agencies.
 - (b) Significant stands or mature specimens of trees shall be designated by required tree surveys.
 - (1) Non-Residential and Attached Residential: No tree taller than 20 feet or larger than 4 inches in diameter (measured six inches above the ground) shall be removed except when approved by the Zoning Administrator or his/her designee. Trees removed subject to City approval shall be replaced as recommended by the City Tree Board. The owner of a site with natural landscaping that is unhealthful (e.g. spaced too closely) may be permitted to plant replacement trees in the parkway or elsewhere in the City, if approved by the Zoning Administrator.
 - (2) Single-Family Residential: Placement of the building must avoid trees taller than 20 feet or larger than four inches in diameter, measured six inches above the ground. Any such tree removed or damaged should be replaced by a species compatible with existing trees, on a one-to-one basis. The number of replacement trees will be limited by what can be reasonably accommodated within the available lot area.
 - (c) Flood plain lands, other than areas that have already experienced substantial development.
 - (d) Slopes in excess of 15% as measured over a 50-foot interval. Development on slopes over 15% may be permitted only if an erosion and slope stabilization plan is submitted and approved with the development and if appropriate measures are taken in compliance with this approved plan. The City may, at its discretion, require the review and certification of such a plan by a licensed Professional Engineer.
 - (e) 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 Glenwood Comprehensive Development Plan.

c. General Guidelines for Subdivision Layout

Subdivision Regulations

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 minimizing 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 minimizing of cul-de-sacs over 500 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 Glenwood, 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 Development Plan.

d. Site Design Objectives and Approval

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

180.03 Subdivision and Development Design Categories and Rules

a. Purpose

The purpose of this section is to establish special design criteria for various types of subdivisions and developments. These categories reflect various policy contexts in the Glenwood jurisdiction.

b. Subdivision and Development Design Categories

Subdivision and development categories, policy implications, contexts, and special application and regulatory requirements are set forth in Table 180-2.

Subdivision Regulations

Table 180-1: Development Types and Policy Requirements

Subdivision or Development Type	Desirable Context	Typical Zoning	Characteristics	Submission Requirements
Conventional Rural	<ul style="list-style-type: none"> • Areas in the ETJ that will develop to low densities and unlikely to be annexed or receive urban services. • Areas with relatively little environmental sensitivity. 	RR	<ul style="list-style-type: none"> • Rural standards, including service by well and septic or other individual wastewater system. • Gravel street surface, although streets may be hard-surfaced. • Surface drainage 	Normal submission requirements outlined in Table 179-1
Conservation Rural	Areas in the ETJ that will develop to low densities and unlikely to be annexed or receive urban services, but include significant environmental resources and constraints.	RR with RC Overlay	<ul style="list-style-type: none"> • Rural standards, including service by well and septic or other individual wastewater system. May be designed to accommodate community wastewater systems. • Gravel street surface, although streets may be hard-surfaced. • Surface drainage. • Significant reservations of open space, conserving environmentally sensitive areas. 	<ul style="list-style-type: none"> • Normal submission requirements outlined in Table 179-1 • Special submission requirements and demonstration of design techniques, set forth in Section 170.40.

Subdivision Regulations

Table 180-1 (continued): Development Types and Policy Requirements

Subdivision or Development Type	Desirable Context	Typical Zoning	Characteristics	Submission Requirements
Conventional Urban	<ul style="list-style-type: none"> • Areas that are feasibly provided with city services. These areas are likely to be annexed if located outside the corporate limits. 	R-1 and higher	<ul style="list-style-type: none"> • Urban standards, including city water and sewer. • May consider alternative stormwater management mechanisms, including surface drainage and retention/detention. • May include non-residential subdivisions. 	Normal submission requirements outlined in Table 179-1.
Conservation Urban	<ul style="list-style-type: none"> • Areas that are feasibly provided with city services, but include significant environmental resources and constraints. Examples are sites in the Loess Hills environments north of the city. 	R-1 and higher with RC Overlay	<ul style="list-style-type: none"> • Urban standards including city water and sewer. • May use storm drainage alternatives, including retention/detention or managed wetlands. • Significant reservations of open space, conserving environmentally sensitive areas. 	<ul style="list-style-type: none"> • Normal submission requirements outlined in Table 179-1. • Special submission requirements and demonstration of design techniques, set forth in Section 170.40.
Traditional Neighborhood Developments	<ul style="list-style-type: none"> • Areas within the city limits or to be annexed where innovative planning following TND principles is appropriate. 	R-1 and higher districts with PD Overlay	<ul style="list-style-type: none"> • Urban standards including city water and sewer. • Narrower streets and modified street system design from conventional development. • Small lots, closer spacing of houses, reduced setbacks, and mixing of uses. 	<ul style="list-style-type: none"> • Normal submission requirements outlined in Table 179-1. • PD application incorporating Traditional Neighborhood Development standards.

Subdivision Regulations

Table 180-1 (continued): Development Types and Policy Requirements

Subdivision or Development Type	Desirable Context	Typical Zoning	Characteristics	Submission Requirements
Planned Development (Preliminary)	<ul style="list-style-type: none"> • In-city areas that require special flexibility, including modifications of normal use and setback standards. • Large projects with substantial urban impacts. • Projects which may develop over a long period of time following a master plan. 	Any district with PD Overlay	<ul style="list-style-type: none"> • Urban standards, including city water and sewer. • May include mixed uses and master planned development that modifies normal zoning standards. 	Submission requirements for PD districts, set forth in Section 170.20.
Planned Development (Final)	<ul style="list-style-type: none"> • In-city areas that require special flexibility, including modifications of normal use and setback standards. • Large projects with substantial urban impacts. • Multi-building site developments where architecture is determined, such as large apartment complexes or commercial centers. 	Any district with PD Overlay	<ul style="list-style-type: none"> • Urban standards including city water and sewer. 	Submission requirements for PD districts, set forth in Section 170.20.

SECTION 181

Circulation System Design

181.01 Purpose

The purpose of this Section 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 Glenwood and its planning jurisdiction.

181.02 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 with the City's Comprehensive Development Plan. For streets not shown on the Comprehensive Development Plan, the arrangement of streets shall provide for the logical extension of existing streets.
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 temporary turnaround with a radius of at least 60 feet. Temporary turnaround will require a temporary easement if it extends beyond the reserved street right-of-way.
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 discourage through traffic from using local streets.
5. The system should provide good internal street network connectivity. Internal connectivity shall be measured by a Connectivity Index, calculated as:

$$CI = L/N$$

where N = the number of nodes (including intersections and cul-de-sac heads) in a subdivision and L = the number of street links defined by those nodes. A desirable target for street connectivity is an index of 1.30 to 1.40.

Subdivision Regulations

b. Pedestrian and Bicycle Systems

1. A continuous pedestrian system shall be provided within each non-industrial subdivision, designed to conduct pedestrians between every point in the subdivision in a safe manner.
2. In conventional subdivisions, the pedestrian system will ordinarily be provided by sidewalks placed parallel to and on both sides of each street, with exceptions permitted to preserve natural features, create visual interest, or maintain greenways and pedestrian ways proposed in the Glenwood Comprehensive Development Plan.
3. In innovative developments, the pedestrian system may be an independent network diverging from streets but providing continuous pedestrian access between all points.
4. The pedestrian system, including sidewalks and intersection crossings, shall be designed to comply with the Americans with Disabilities Act.
5. Bikeways or recreational trails shall be required only if specifically indicated by the Comprehensive Development 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.

181.03 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 prepared by the Institute of Transportation Engineers or other generally accepted standards.
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 181-1.

b. Cartway Width

1. Cartway width for each street classification is determined by parking and curbing requirements based on form or intensity of adjacent development.

Subdivision Regulations

2. To promote economical development of streets, minimum cartway width should generally be used. Minimum cartway widths are set forth in Table 181-2.

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 181-3.

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 200 feet, generally within an RR district.

(b) Intermediate: Residential: Residential land use where average lot frontage may range from 150 to 250 feet within areas in the city's growth path, but unlikely to receive short-term urban services.

(c) 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.

3. 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.

4. Shoulders, when developed, shall be constructed in accordance with the standards defined in Table 181-3 for all streets; and located within right-of-way. Swale width is site-specific. Shoulders shall consist of stabilized turf or other acceptable material.

5. All curbs shall provide ramps for accessibility by handicapped people consistent with the requirements of the Americans with Disabilities Act.

6. Curb construction shall follow standards established by the City of Glenwood.

d. Sidewalks

1. Sidewalk requirements are determined by road classification and intensity of development, as set forth in Table 181-3.

2. Where sidewalks are not otherwise required by Table 181-3, 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. In conventional development, sidewalks shall be placed generally parallel to streets within right-of-way. Exceptions are possible to preserve important natural features or to accommodate topography or vegetation; when applicant shows an alternative for a safe and convenient pedestrian system; or in creative subdivisions.

Shane Fisher of Midlands Mosquito Control presented to the Council information regarding the use of a mosquito barrier product for public areas, stating the product is 100% biodegradable and is a non-chemical all-natural product. The Council thanked him for the presentation.

At this time Mayor Greg Schultz opened and acknowledged the receipt of bids for general insurance coverage from Hummel Enterprises and Aistrophe Insurance for the City of Glenwood for FY 03-04. The City Administrator Mary Jean Smith will contact both agents prior to June 24th meeting to set up an appointment for the agents to present their insurance packages and answer any questions the Council might have regarding the specifications and coverage of the policies.

Motion by Christiansen, seconded by Roenfeld to give the bids to the City Administrator for review and consideration then to present the bids for award at the next City Council meeting June 24, 2003.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Motion by Christiansen, seconded by Bales, to approve Resolution #3076 "Resolution Filing Liens Against Property".

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Motion by Christiansen, seconded by Roenfeld, to approve Applications For Iowa Retail Cigarette Permits July 1, 2003 to June 30, 2004 for the following businesses: BGR Check Cashing; Casey's General Store; Gaskill's Phillips 66 Service Kaiman's; Kum & Go; Kwik Shop; Lincoln Farm & Home; Midwest Lanes Enterprises; Newman's Thriftway Store.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Motion by Christiansen, seconded by Bales, to authorize the Mayor to sign the SWIPCO Taxi Agreement for FY03-04.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Motion by Bales, seconded by Christensen, to accept the resignation of Lori A. Starnes as City Clerk effective date June 6, 2003.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Mayor and Council wished to express their gratitude to Lori for her dedication to the City during her term as City Clerk.

Under the City Attorney's Report Matt Woods presented the previously discussed lease between the Iowa National Guard and the City of Glenwood with the changes made, stating it was ready for the Mayor's signature.

Motion by Bales, seconded by Roenfeld, to authorize the Mayor the sign the Iowa National Guard agreement as presented.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Matt also discussed the Mills County E-911 contract with the Council and those County representatives present. Under this discussion were the tax appropriations for the City of Glenwood and Mills County residents in general. The City would like in the future to have a break down of just how these tax dollars are used. Both the City Attorney and City Administrator have covered this contract and would like to have the contract presented in its final form for the June 24th meeting ready for the Council's authorization for signature by the Mayor.

Matt Woods and Public Works Director Perry Cook informed the Council of SF 451 regarding transfer of jurisdiction and control of highways. Glenwood will receive transfer of HWY 275 within city limits and receive only \$3584.00 per year for this. City Attorney to write a letter regarding this matter and also draft ordinance for next meeting regarding parking and speed on Locust.

The status and clean up of the property of 906 N. Walnut was discussed. It was noted that the property owner is making progress in the abatement of the existing nuisances.

Public Works Director Perry Cook asked for verification of the process from the Council regarding the variances granted for the construction of a sidewalk on a new construction site. As determined previously by Council, and as stated in the Land Use Ordinance Book, the Board of Adjustment would have to grant a variance from the construction of a sidewalk on any new construction and determine whether or not it would deem prohibitive to the property due to cost or to the topography of the site.

During the recent siren testing it was noted that the siren located at Fairview Drive is not in good working order and will need to be repaired. Perry noted that in the upcoming budget, appropriations will need to be made for repair and maintenance of several of the sirens by the City.

The following items were discussed under the City Administrator's Report.

1. Mary Jean Smith presented a proposal from the lifeguards at the pool that they be allowed to switch to a two-piece guard suit this year, with the City and the guards sharing the cost of the suit. Council stated the guards will continue to wear the one piece suit as they have in the past and if a replacement suit is needed the City would share the cost with the guard in the one piece suit. Pool Manager Sam Carr has suggested hiring of three additional life guards for the season. Alexis Unger; Mark Sudweeks and Tessa Edwards @ \$5.50 per hour.

Motion by Christiansen, seconded by Roenfeld, to hire three additional lifeguards for the season as requested.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

2. Mary reported on Iowa West Foundation; the minutes of the June 2nd Planning & Zoning Meeting and the June 3rd Board of Adjustment Meeting.

3. Due to the reduced number of staff at the City Hall Office, the City will not have the time or the availability to collect the Mediacom cable payments, so we will need to give the 30 day notice to Mediacom.

Motion by Christiansen, seconded by Bales to terminate the cable payment contract with Mediacom by giving the 30 day notice.

Roll call: Ayes: Bales, Roenfeld, Christiansen Nays: None. Motion carried.

Subdivision Regulations

4. In commercial areas, sidewalks may abut curb.
5. Pedestrian rights-of-way at least 15 feet in width may be required through the center of blocks over 660 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 Glenwood and its jurisdiction. Such rights-of-way shall be dedicated to the public in the same manner as streets.
6. Sidewalks shall provide a clear path of at least four foot in width, free of any obstructions.
7. All sidewalks shall be constructed according to current standards in use by the City of Glenwood. Sidewalks shall be of concrete construction four inches thick except at points of vehicular crossing where they shall be six inches thick.
8. All sidewalks, crossings, and other segments of a continuous pedestrian system must comply with standards of the Americans with Disabilities Act.

see C.O.D.
§ 136

e. Bikeways and Recreational Trails

1. Bikeways and recreational trails shall be required in subdivisions only when specified as part of the comprehensive development plan.
2. 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 Glenwood. 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.

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 cartway, 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 is set forth in Table 181-3.
4. Dedications: Dedications of right-of-way for collector, subcollector, community, or arterial streets shall be made consistent with the comprehensive development plan.

g. Street Design Standards

Subdivision Regulations

1. Pavement standards shall be per recommendation of the City Engineer with the following minimum standards:

- (a) Minimum acceptable pavement shall be:

- (1) Seven (7") inch reinforced concrete pavement (3,500 PSI) with six (6) inch integral concrete curbs.

- (2) Nine (9) inch asphaltic concrete pavement with seven inches of coarse graded binder course and two inches of fine graded surface course with a six (6) inch concrete curb and 24 inch gutter.

- (b) All streets shall be paved to current standards utilized in the City of Glenwood except:

- (1) Local streets in intermediate subdivisions. Intermediate subdivisions may utilize 6-inch P.C.C. non-reinforced paving or 7-inch hot mix asphaltic paving.

- (c) Street pavement thickness shall relate to the role of the street in the hierarchy, subgrade conditions, and pavement type.

2. 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 Comprehensive Development Plan subject to the approval of the City Council.

3. Cul-de-sacs

- (a) Cul-de-sac streets designed to have one end permanently closed generally should not exceed 500 feet in length and shall be designed so that vision from entrance to end is not restricted. A longer length is permissible within conservation developments or in the case of unconventional developments, such as golf course subdivisions or where topography or environmental limitations significantly restrict the ability to provide alternate street access.

- (b) The closed end of a cul-de-sac within a conventional subdivision shall have a turnaround with a street property line diameter of at least 120 feet in residential subdivisions. This diameter may be increased by the Planning Commission if deemed necessary in the case of a commercial or industrial subdivision. The pavement diameter shall be 42.5 feet and may be increased if deemed necessary by the Planning Commission.

4. Street Grades

Maximum permitted street grades are set forth in Table 181-2. In typical circumstances, the minimum permitted street gradient shall be 1.0%. In exceptional circumstances, the City Engineer may permit street gradients of less than 1.0%; however, under no

Subdivision Regulations

circumstances may the gradient be less than 0.5%.

5. 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. Exceptions may be made within TND or Planned Developments.
- (c) Local streets shall minimize 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 T-intersections is encouraged on local streets within the interior of a subdivision.
- (e) Intersection design standards are set forth in Table 181-2.

6. 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 660 feet in length, unless necessitated by exceptional topography or other demonstrable constraints.

7. Other design standards shall be as set forth in Table 181-4.

181.04 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 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.
- 3. Year-round screening of any above ground utility apparatus is required. Screening shall be consistent with the Landscape and Screening Standards set forth in Section 173 of the Zoning Chapter of the Land Development Ordinance.

181.05 Traditional Neighborhood Developments (TNDs)

a. Purpose

Subdivision Regulations

Traditional Neighborhood Developments provide innovative mixed use environments that reflect the planning and development patterns in place when Glenwood and other traditional communities were initially developed. TNDs manage automobiles but maintain a scale and set of linkages that promote pedestrian travel and civic space. These theories of urban design have been classified as "New Urbanism" although they transport the patterns of development of traditional Glenwood into new settings. The TND regulations included in this section are intended to capture the essence of this design technique, while avoiding excessive requirements that will discourage the use of the concept. The Glenwood regulations are intended to capture the general concept and vision of traditional neighborhood design and to provide flexibility and incentives to encourage TNDs without being so prescriptive as to inhibit the use of the concept.

b. Size

The minimum size of a TND shall be 10 acres.

c. Application and Approval

1. TNDs shall require approval of a PD Planned Development District.
2. All applications for a TND Subdivision must be accompanied by a TND Development Plan, in addition to other documents required by these regulations. 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. Subsequent building and development permits shall be issued by the City only in consistency with the TND Development Plan.
3. 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 TND application.

d. Permitted Land Uses

1. Mixed Land Uses.

Retail, service, civic, office, and various types of residential land uses may be combined within a TND development, 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.

2. Commercial and Residential Mix

The gross floor area of commercial area permitted within a TND shall not exceed 10,000 square feet per 100 people projected to live in the development. For the purpose of calculating projected population, the following factors shall be used:

Single-Family Detached:	3.5 people per unit
Single-Family Attached:	2.75 people per unit

Subdivision Regulations

Townhouses:	2.5 people per unit
Multi-family:	2.0 people per unit

3. Parks and Open Space

Parks and public open spaces shall make up at least 10% of the total area of the TND development.

d. Density

a. The average site area per unit of a TND shall be established by the underlying zoning district. However, the density of individual parts of the TND may exceed the average density.

b. Overall density permitted by the underlying zoning district of the TND may be increased as follows for specific amenities: 10% for the provision of a centrally located town square of at least one acre for each 25 acres of developed area; 10% for the provision of approved ornamental lighting throughout the TND Subdivision; and 10% for the development of a central community boulevard. Cumulative density bonuses shall not exceed 25% of the density permitted by the underlying zoning district.

e. Lot Dimensions and Setbacks

1. Lot Dimensions.

Individual lot size dimensions, including minimum width, may be reduced to 80% of the requirement of the underlying zoning district. Any savings on lot size shall be devoted to public space, including but not limited to town squares, small parks, greenways, and community facilities.

2. Lot Setbacks

a) Lot setbacks may be varied from those otherwise specified for the zoning district. Typically, the front-yard setback should respect a build-to line that is not less than 5 feet nor greater than 20 feet. Different setbacks may be incorporated as part of the TND district approval. Setback limits must be established on the preliminary and final plat.

b) The distance across a street from building face to building face shall not exceed 100 feet except along a community street or boulevard.

c) The setback from any garage entrance to any circulation way, including an alley, must be at least 20 feet unless the project design makes other specific provisions for dedicated off-street parking. Garage access from the rear of lots by way of an alley is encouraged.

f. Street System Design

1. Street Continuity.

Subdivision Regulations

All streets within a TND District connect to other streets within the district, forming a continuous network. All streets and alleys shall terminate at other streets within the TND District and shall connect to other streets on the edge of the district.

2. Street and Block Characteristics

- (a) The design of the street system shall create an open network that creates blocks with a length of no more than 660 feet.
- (b) Street loops and cul-de-sacs may be included as part of the street system design. However, no street with a single point of access onto a connecting street should be longer than 500 feet.
- (c) Street or right-of-way widths may be varied for local streets within TND Subdivisions as provided in Section 181.05, Transportation and Parking Standards.

3. Community Streets and Boulevards.

Community streets and boulevards are streets that are designed as central open space features within a TND development. The incorporation of these facilities within a TND is strongly encouraged and receives a density bonus, as provided in Section 28.4. Characteristics of such a street include:

- (a) Alignment that generally runs more than 50% of the longest dimension of the development.
- (b) Orientation to a main activity center in the development, including parks and neighborhood greens, civic facilities, commercial activity centers, or designed landmarks.
- (c) Extensive street landscaping and parallel sidewalks and trails.
- (d) Thematic lighting and street furniture.
- (e) A street section which incorporates a median or wide sidewalk setbacks. A median's width should be equal to 1.00 times the width of either individual street channel 20 feet or over in width. If the road channel is undivided, the distance between sidewalk and curb should be equal to at least 50% of the curb-to-curb width.

Subdivision Regulations

Table 181-1:

Street Hierarchy

<i>Residential 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.	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.	1,000-2,500
Minor Arterials	Provides community wide access between residential neighborhoods and to other activity centers in Glenwood, 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.	2,500-7,500
Major Arterials	Inter-regional road in the street hierarchy. Conveys traffic between activity centers, often at high speeds and with limited access. Should be excluded from residential areas. These streets are part of the Surface Transportation Program system for federal aid.	7,500+

Subdivision Regulations

Table 181-2:
Cartway Width, Grade, and Intersection Standards

<i>Residential Street Type</i>	<i>Moving Lanes</i>	<i>Parking Restrictions</i>	<i>Maximum Grade</i>	<i>Back of Curb</i>	<i>Minimum Curb Radii</i>
Lane or Court	Two 11-foot	No restriction	10% (5%*)	22 feet	20 feet (Note 1)
Cul-de-sac	Two 11-foot	No restriction	10% (5%*)	26 feet	20 feet (Note 1)
Urban Local	Two 11-foot	No restriction	10% (5%*)	26 feet	20 feet (Note 1)
TND or PD Local	Two 10-foot	No restriction	10%	22 feet	
Intermediate Local	Two 11-foot	No restriction	10%	26 feet	20 feet (Note 1)
Rural Local	Two 11-foot	No restriction	10% (5%*)	26 feet	20 feet (Note 1)
Collector					
No parking	Two 12-foot	No parking	10% (5%*)	28 feet	25 feet (Note 1)
One-side parking	Two 12-foot	One side only	10% (5%*)	32 feet	25 feet (Note 1)
Two-side parking	Two 12-foot	No restriction	10% (5%*)	36 feet	25 feet (Note 1)
Arterials	Note 2	Note 2	6%	Note 2	Note 2

* Denotes Maximum Street Grade Within 50 Feet of an Intersection

Note 1: Intersections shall be rounded at the curb line, with the street having the highest radius requirement as shown in Table 181-2 determining the minimum standard for all curb lines.

Note 2: Arterial street width, grade, and curb radii are determined by state standards and the designation of individual street or roadway segments.

Subdivision Regulations

**Table 181-3:
Curb, Sidewalk, and Right-Of-Way Requirements**

<i>Street Type</i>	<i>Back of Curb Width</i>	<i>Curb/Shoulder</i>	<i>Sidewalk</i>	<i>Sidewalk Setback</i>	<i>Total ROW</i>
Lane or Court	22 feet	Not Required	Required	NA	50 feet
Cul-de-sac	26 feet at approach, 42.5 ft. radius*	Required	Required	Note 1	60 feet at approach 120 feet diameter
Local					
Rural	26 feet	Not Required	Not Required	NA	60 feet
Intermediate	26 feet	Not required	One side	6 feet	60 feet
Urban	26 feet	Curb	Both sides	6 feet	60 feet
TND	22 feet	Curb	Both sides	Curb to 6 feet	50 feet
Community Boulevard (divided)	18 feet, 20 foot median	Project specific	Both sides	8 feet	85 feet
Community Boulevard (undivided)	32 feet	Project specific	Both sides	8 feet	66 feet
Collector					
Rural	28 feet	Not Required	Not Required	NA	66 feet
Urban					
No parking	28 feet	Curb	Both Sides	8 feet	70 feet **
One-side parking	32 feet	Curb	Both Sides	8 feet	70 feet**
Two-side parking	36 feet	Curb	Both Sides	8 feet	70 feet**
Arterials					
Urban and Rural	36-48 feet (Note 2)	Note 2	Note 2	8 feet	66-80 feet minimum

* Minimum, where no parking is permitted and radius is measured from center to back of curb.

** Right-of-way widths for these classes of street may be modified within Conservation Subdivisions, Planned Developments, or TNDs.

Note 1: Sidewalks to be located within the street right-of-way at property line where possible, otherwise 6 ft. Minimum will apply.

Note 2: Arterial street width, grade, and curb radii are determined by state standards and the designation of individual street or roadway segments.

Subdivision Regulations

**Table 181-4:
Street Design Requirements**

<i>Street Type</i>	<i>Minimum radius of horizontal curves</i>	<i>Minimum sight distance on vertical curves</i>	<i>Maximum Slope</i>	<i>PCC Pavement Thickness</i>
Lane or Court	100 feet	150 feet	10%	6 inches
Local				
Urban	200 feet	200 feet	10%	7-inches
Intermediate	200 feet	200 feet	10%	7-inches
Rural	200 feet	200 feet	10%	Determined by road design
TND/PD	100 feet	150 feet	10%	Determined by road design
Collector	200 feet	200 feet	8%	Determined by road design
Arterials	300 feet	250 feet	6%	Determined by road design

Subdivision Regulations

SECTION 182

Public Improvements and Infrastructure

182.01 Purpose

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

182.02 Water

Installation of water services shall be regulated by the Glenwood Water Board of Trustees. Regulations regarding water utilities can be found in the Glenwood Water Regulations and well installation regulations are located in the Glenwood Code of Ordinances.

182.03 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. Depending on the number of units, residential subdivisions shall be connected to an existing public sanitary sewer system if such a system is available, by gravity service, within the following distances:

<u>Size of Development</u>	<u>Distance</u>
1 unit	200 feet
2 units	400 feet
3 units	600 feet
4 units	800 feet
5-15 units	1,000 feet
15 units and over	0.5 mile

Developments with more than 15 units and located within 0.5 mile of an existing public sanitary sewer system must provide adequate justification as to why they are unable to connect to such a system. For developments with more than 15 units and located more than 0.5 mile from a public sanitary sewer system, the waste disposal strategy shall be considered by the approving authorities on a case-by-case basis.

3. If the City creates a benefit fund for the purpose of financing public extensions of sanitary interceptor sewers to newly developing areas, each subdivision to be benefitted by such extensions shall contribute to such a fund. Subdivisions within the city limits of

Subdivision Regulations

Glenwood at the time of platting; or subdivisions currently served by existing sanitary sewer service shall be exempt from this requirement. Contributions to the fund shall be computed on the basis of proportionate costs and benefits of necessary extensions. Assessments shall be made on a per lot basis for single-family development; a per-unit basis for multi-family residential development; and a site area basis for non-residential development.

4. All proposals for new public sanitary sewer systems or extensions of existing systems shall be approved by appropriate public agencies.

5. All state requirements shall be met and approvals from the Department of Natural Resources or other appropriate state agencies shall be obtained for all waste disposal systems.

b. Sanitary Sewer System Design Standards

Sanitary sewer facilities shall be provided to provide adequate service to the subdivision and conform to the city's sewer plan.

1. Materials: Sewer pipe material shall meet the standards set forth in the Glenwood City Code.

2. All sewers shall have a minimum diameter of eight (8) inches.

3. Location: Wherever possible, sewers shall be located in the streets or alley rights of way and easements.

4. Stub-Outs: All sanitary sewer stub-outs shall be carried to a property line.

c. Certifications

A certification from a registered Professional Engineer shall be filed with the City of Glenwood 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.

d. Private Wastewater Disposal Systems

If the development does not meet the required criteria for connection to a public sanitary sewer system and gravity sewer service connections, or if for reasons of topography, economic feasibility, or other special conditions, the developer proposes service by a private wastewater disposal system, the developer shall request a variance according the following provisions:

1. Subsurface or septic systems are not permissible on any lot created after the effective date of this Ordinance if the gross density of the subdivision is higher than one unit per 1.5 acres; if individual lots are smaller than one acre; or in any urban

Subdivision Regulations

subdivision.

2. The developer shall submit with the preliminary plat application an Economic Feasibility Study Report and an Environmental Impact Study report, prepared by a Professional Engineer, which documents the cost of providing city sewer service to the subdivision versus the cost of the proposed private disposal system. The preliminary plat application shall also show the proposed system for each lot and shall submit percolation tests for each lot, taken at the proposed adsorption field sites to determine the size of the field required for each lot.
3. The City shall consider all these submittals in determining whether to permit installation of private wastewater disposal systems for the subdivision.
4. If a private wastewater disposal system is approved by the City with the preliminary plat approval, the system shall be designed and built in accordance with regulations of the Iowa Department of Natural Resources. The developer's Professional Engineer shall furnish the City with three certified copies of as-built plans showing service line locations and final sewer and maintenance access locations, lengths, elevations, and grades.
5. If a sanitary sewer system is to be provided to an area within a ten-year period, as indicated in an officially adopted document of the City the County, 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 of a future sanitary sewer system.
6. City approval to install a community and/or private wastewater disposal system shall be allowed subject to the following additional provisions:
 - (a) The developer and all successive lot owners shall agree to connect to the City sanitary sewer system if installed to the corner of their lot. Such connection shall not be required for ten years after the date of construction of the initial wastewater disposal system.
 - (b) With connection to the City sanitary sewer system, all existing lot owners shall be required to disconnect from and abandon the pre-existing wastewater disposal system in conformance with all local and State standards and shall share equally in the cost of such disconnection. Disconnection and abandonment shall be completed within six months after connection to the City sanitary sewer system.

182.04 Storm Water Management

a. Design

1. All subdivisions shall have a storm water management system that is adequate to prevent the undue or unplanned retention of storm water on the site. Undue retention does not include:
 - (a) Retention through planned facilities.

Subdivision Regulations

(b) Retention not substantially different from pre-existing conditions.

2. The design of the storm water management system shall be consistent with general and specific concerns and standards of the Comprehensive Development Plan and the drainage control programs of applicable public agencies. Design shall be based on environmentally sound site planning and engineering techniques.

3. To maximum degree possible, drainage from subdivisions shall conform to natural contours of land and not disturb pre-existing drainageways.

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 statutes and existing case law regarding such flows.

5. Design shall use the best available technology to minimize off-site runoff, encourage natural filtration, simulate natural drainage, and minimize discharge of pollutants. Best available technology shall include retention basins, swales, porous paving, and terracing.

6. No surface water shall be discharged 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 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 Glenwood 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 disturbing activity. All grading activities must be carried out consistent with this approved erosion control plan.

Subdivision Regulations

182.05 Parks and Public Facilities

a. Purpose

In order to serve the educational and recreational needs of new residents within the subdivision and promote the public health, welfare, community character and property values, residential subdividers are required to donate resources to make improvements to the City of Glenwood's parks system as a condition of subdivision approval.

b. Park Reservations: General Requirements

The amount of park facilities for new residents is partly based on data and policy in the adopted City of Glenwood Comprehensive Plan. The Plans reflect a local adaptation of standards of the National Recreation and Park Association (NRPA). The Comprehensive Plan is the result of a system-wide technical analysis and citizen participatory planning process, which identified near-term and long-range needs for the local parks system.

Given these findings, the City of Glenwood has determined the following:

1. **Park Dedication.** If required by the city and consistent with the comprehensive development plan, a subdivision shall dedicate up to 0.04 acres per dwelling unit for parkland. Alternately, the subdivider shall pay a fee equivalent to the cost of 0.04 acres per unit, to be used specifically by the City for the acquisition and development of park and recreational facilities which directly benefit the subdivision.
2. **Location.** Land donated for new parks shall be located based generally on the City's Comprehensive Plan and official map and shall specifically consider the design of each development and natural features present. The amount of land required shall not include wetlands, floodway, floodplain or storm water detention facilities.
3. **Combining Parks and Schools Lands.** Whenever possible, and whenever in the best interests of the City and the affected school district, land dedicated for park and recreation sites shall be contiguous to land dedicated for a school site. Where the subdivision is less than forty (40) acres, park and recreation land to be donated should, where possible, and in the best interests of the City and the affected school district, be combined with donations from adjoining developments in order to promote usable park and recreation lands, and thereby minimize hardship on a particular subdivider.

c. Park Donation Substitutes

If park land would be more appropriately located off-site, the City Council may agree to accept cash in lieu of land from a residential subdivider. The amount of land required from a residential subdivider may be reduced depending on the amount of the improved land, up to two (2) acres established as a private park by the subdivider, provided that such land is determined to be of equivalent value and available by right to all residents of the development. The subdivider shall present evidence, through physical design and legal documentation that the private facility shall be equally available to all residents of the development.

Subdivision Regulations

d. Criteria for Requiring a Contribution of Cash in Lieu of Park and Recreation Land

1. General Requirements. Where the subdivision is small and the resulting site is too small to be practical or when the available land is inappropriate for parks and recreation land use, or when land for a park and recreation use cannot be made contiguous to land dedication for a school site, the City Council shall determine whether the subdivider shall be required to pay a cash contribution in lieu of the required land donation.

2. Park Accounting Trust and Use of Fees

(a) The cash contributions in lieu of land for parks and recreation use shall be held in trust by the City of Glenwood for expenditure by the City as determined by the City Council. Such cash contributions shall be used solely for the acquisition of land for parks and recreation which will be available to serve the immediate or future needs of the residents of the subdivision or development, or for the improvement of recreation facilities and other parks already existing which will benefit the subdivision.

182.06 Reservation of Additional Lands

The City Council may require reservation of sites to be purchased for schools and other civic facilities as a condition for approval of the subdivision. Where the Comprehensive Plan or the designation of the City calls for a larger amount of land in a particular subdivision or planned development for park and recreation use, or as additional public land that the subdivider is required to dedicate, the land needed beyond the subdivider's contribution shall be reserved for subsequent acquisition by the City. Reservation of land for public acquisition shall be for a period not to exceed three years from the date that the plat is officially recorded.

182.07 Topography and Grading

The slope, topography and geology of the dedicated site and its surroundings must be suitable for its intended purposes. A subdivider shall allow the City to have access to the proposed sites for the purpose of conducting soil boring tests.

182.08 Timing and Conveyance

Unless otherwise determined through a Subdivision Agreement, a subdivider shall convey to the City (or such other governmental body, corporation or such owner as determined by the City) the land required under this Section at the time of final approval by the City Council of the subdivision or re-subdivision plat or final development plan, by the delivery of the following documents:

- a. A good and sufficient Trustee's or Warranty Deed conveying fee simple title free and clear of all liens and encumbrances (except liens or encumbrances dischargeable by cash accompanying said deed) except for current real estate taxes;
- b. A deposit of money equal to 100% of the most ascertainable taxes for the year, pro-rated

Subdivision Regulations

to the date that the deed is delivered;

- c. A plat of survey containing thereon the legal description of the property to be conveyed and any other matters which may be required by the City Administrator, under as advised by the Zoning Administrator, City Attorney, and the consulting City Engineer.

182.09 Timing of Payment

Cash contributions required under this Section shall be paid as follows:

- a. Fees Paid Prior to Final Plat

Unless otherwise provided by the terms of a developer agreement entered into between the City and the subdivider, all fees required pursuant to this Section, including fees arising from the development of land located in the City's two-mile planning jurisdiction that may be subject of an intergovernmental agreement, shall be due and owing prior to the final plat approval by the City Council.

However, if the subdivider's lands are the subject of an annexation agreement, payment shall be made at the times and in the manner provided in said annexation agreement.

- b. Procedures for Fee Collection and Administration

It shall be the duty of the Finance Director, or other official designated by the City Council to establish regulations and procedures for the collection and administration of the cash contributions required under this Section.

182.10 Developer Agreements

- a. Developer Agreements May Establish Time and Manner of Compliance

The City may enter into a Developer Agreement with any subdivider which sets forth the time and manner of compliance with the terms of this Section and implementation of any other provisions of these regulations.

- b. Prior Development Agreements

If any developer agreement has previously been entered into between the City and a subdivider, and that Agreement remains in full force and effect, the provisions of that agreement shall control, and this Section shall have no force and effect, provided that the subdivider complies with the terms of such Agreement. However, if such subdivider is not complying with the terms of that Agreement then the provisions of this Section shall apply and the City shall utilize the criteria set forth herein to determine the appropriate exaction amount, less credits, if any.

Further, if the development contemplated by a subdivider has either increased in number of units or has otherwise increased the demand for park and recreation facilities, then the developer Agreement previously entered into between the subdivider and the City shall be amended and the subdivider shall provide additional land, or a pro-rata fee, based on the

Subdivision Regulations

provisions of this Section, less credits, if any.

182.11 Easements

a. Utility Easements

1. Urban Subdivisions: Easements for utilities shall be provided for in the subdivision dedication allowing for the construction, maintenance, repair, and replacement of utilities. Such easements shall be at least 10 feet in width.
2. Easements of greater width may be required along lot lines or across lots. Easements of lesser width may be approved if accepted by utility providers. Easements shall connect with easements on adjoining properties.
3. Easements shall be approved in writing by any appropriate public or private utility provider intending to use such easement for their facilities. Such approval shall be submitted prior to final plat approval.
4. Rural Subdivisions: Easements for utilities shall be placed within street rights-of-way, without requirements for additional utility easements.

b. Drainage Easements

Where a subdivision is crossed by a watercourse, drainageway, 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. The total width of any easement shall be sufficient to cover the 100-year flood plain calculated for a fully developed upstream drainage basin. Parallel streets or parkways may be utilized to preserve such drainageways.

c. Setback Requirements for Structures Adjacent to Creeks and Drainageways

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 thereof 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.
2. An exemption from the provisions of Sub-section (1) above may be granted if all of the following conditions are met and required certification is filed with the City of Glenwood:
 - (a) Certification by a registered professional engineer that adequate bank stabilization structures or slope protection will be installed in the construction of said structure, having an estimated useful life equal to that of the structure, which will provide adequate lateral support so that no portion of the structure adjacent to the stream will be endangered by erosion or lack of lateral support.

Subdivision Regulations

(b) Certification shall be affixed to an accurate set of "as-built" construction plans for the structure, as well as "as-built" plans of depicting any bank stabilization or slope protection measures or structures.

(c) In the event that the structure is adjacent to any stream that has been channelized or otherwise improved by any agency of government, then such certification providing this exemption must take the form of a certification as to the adequacy and protection of the improvements installed by such governmental unit.

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.

182.12 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.

SECTION 183

Improvement Financing And Guarantees

183.01 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.

183.02 Application

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

183.03 Responsibility of 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.

183.04 Subdivision Agreement

a. Condition for Approval of Plat

As a condition for final approval, each subdivision plat must include a subdivision agreement entered into between the City of Glenwood and the subdivider. Additionally, no contract for the construction of public improvements involving a subdivision within the extraterritorial jurisdiction but outside the corporate limits of Glenwood shall be awarded without the approval of such an agreement.

b. Components of the Agreement

The agreement shall include provisions for the financing and distribution of responsibilities among the City and the subdivider for land acquisition, design, and installation of public improvements. The agreement shall also state specifically how public services will be provided in the subdivision prior to annexation by the City.

c. 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:

Subdivision Regulations

- (a) Pavement width in excess of 26 feet for streets designated as collector or arterial streets in the Glenwood Comprehensive Development Plan or any subsequent amendment thereof. On collector and arterial streets requiring a higher standard of paving than normal, 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 to serve 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 subdivision that serve areas larger than that of the subdivision, provided that such extension is consistent with the sequencing of development specified in the Comprehensive Development Plan.
- (e) The additional costs of sanitary sewers over 8 inches in diameter, when such sewers are required by the City.
- (f) Park and recreation facilities consistent with the Comprehensive Development Plan.
- (g) Those costs required to be paid by the City for extension of water and sewer lines, pursuant to the Glenwood Municipal Code.

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 cartway width of 26 feet.
- (d) A stormwater management system adequate to provide for the collection, retention, and removal 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.

Subdivision Regulations

(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.

(h) Those costs required to be paid by the developer for extension of water and sewer lines, pursuant to the Glenwood Municipal Code.

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 lienholders, petition the Council to cause the construction of such improvements. This petition shall waive any applicable limitations of the amount that could be assessed against subdivision property owners including intersection costs, and other costs normally paid by the City in special assessment projects.

183.05 Subdivisions Contiguous with City

Unless otherwise provided as a specific part of the subdivision approval by the city, all subdivisions now or hereafter laid out adjoining or contiguous to the corporate limits of the city shall be included within such corporate limits and become a part of the City of Glenwood. The residents of the subdivision shall be entitled to all the rights and privileges and subject to all laws, ordinances, rules, and regulations of the City of Glenwood.

183.06 Performance Guarantees

a. As a condition of the final approval of the plat and prior to its recording with the Mills 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 100% 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.

3. The performance guarantee amount and requirement, along with the permitted time for installation, shall be included within the Subdivision Agreement negotiated between the City and the Developer and approved with the Final Plat.

183.07 Notification of Completion and Acceptance by City

a. Notification

Upon substantial completion of all required improvements, the developer shall notify the City Engineer in writing, as well as submitting a certification from a registered Professional Engineer, attesting to the conformance of construction to the plans and specifications as

Subdivision Regulations

approved by the City Council.

SUBDIVISION AGREEMENT

NOW on this ____ day of _____, 200__, this Subdivision Agreement is entered into by and between the City of Glenwood, Iowa (hereinafter "City") and _____ (hereinafter "Developer").

WHEREAS, chapters 178 through 180 of the Unified Land Development Ordinance generally govern subdivisions for the City of Glenwood, Iowa, including subdivision approvals and procedures; and

WHEREAS, section 179.04 specifically governs "major subdivisions" and requires a subdivision agreement (draft and final) to be executed by the Developer and the City; and

NOW, THEREFORE, in conformity with such requirements, the following is hereby warranted, represented, and agreed upon by and between the parties:

Name of Subdivision: _____

Legal Description of Subdivision: _____

Describe Public Improvements: _____

Proposed Financing for Pubic Improvements (Attach supporting documentation): _____

Performance Bonds and Guarantees (Attach supporting documentation): _____

Other Financing (Attach supporting documentation): _____

Applicable Tax Increment Financing Requirements(reference TIF Agreement):

Date of Preliminary Plat Application: _____

City of Glenwood

_____, Developer