

NOTICE OF PUBLIC MEETING

Governmental Body: Van Meter Planning and Zoning Commission

Date of Meeting: Wednesday, August 28, 2024

Time/Location of Meeting: 5:30pm – 310 Mill Street (City Hall)

Agenda:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes – 07/15/2024 Amended
4. Approval of Minutes – 08/05/2024
5. Discussion: Kimberly Development Request – Single-Family Lot Tie
6. Discussion: Plat Review Process
7. Discussion and Possible Action: Permitted Uses within Commercial Zoning Districts
8. Adjournment

Posted Tuesday, August 27, 2024.

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Posted Tuesday, August 27, 2024.

P:z 7/15/21

Michael wahlert, Terney, Jeff, Patrick, Scott Garret
Jes

1. 5:33
2. JF, PM all
3. JF, JD all
4. — AH - motion to recommend approval of preliminary plat/CD, grant gravel road waiver: stormwater mgmt contingent on city engineer satisfaction of stormwater mgmt study

Study by 8/1

JF -
all yes

abstain MW

5. JF, SC 5:54 all

From: [Jess Drake](#)
To: [Michael Wahlert](#)
Subject: RE: Trindle Ridge Plat 2
Date: Wednesday, July 10, 2024 11:48:00 AM

Michael –

I will follow up to ensure we have a quorum on Monday or we pick a different day.

As far as the final plat, we will not consider approval of a final plat until all of the public improvements are completed. This is different than how it's been done in the past but it's how the subdivision ordinance is written and how the City is moving forward with the platting process.

The purpose of the P&Z meeting is to review the preliminary plat and Bob's comments so that P&Z can make a recommendation to Council – especially as it relates to the requested waivers of stormwater and paved roads (which Bob said he's fine waiving but ultimately, it's up to the City). It sounds like the developers need to know if those waivers will be granted sooner rather than later. The final plat will be approved after the public improvements have been completed.

Please send the updated information over and I'll get an agenda, packet & meeting invite out.

Jess

Jessica Drake
City of Van Meter | City Clerk
515-996-2644 (o) | 515-505-4469 (c)
jdrake@vanmeteria.gov
MAIL TO: P.O. Box 160, Van Meter, Iowa 50261
UPDATED HOURS FOR CITY HALL:
Monday – Thursday 8:00am – 5:00pm
Friday 8:00am – 1:00pm, appointments by request

From: Michael Wahlert <michael@orcaconsulting.biz>
Sent: Wednesday, July 10, 2024 11:10 AM
To: Jess Drake <jdrake@vanmeteria.gov>
Subject: Trindle Ridge Plat 2

Jess,

I have a new set of CD's with comment rebuttal addressing all of V&K's comments. I am just waiting on the new FINAL PLAT from our PLS and then I will send the entire package to you (should be today at some time). Looking like we are going to do a Monday P&Z...I will need to abstain from voting as I am the Engineer of Record for this job, so we will need to make sure we have enough people for a quorum.

Regards,



Michael Wahlert PE, ICCSPPI

Orca Consulting LLC.

3512 Richland Road

Van Meter, Iowa 50261

michael@orcaconsulting.biz

www.orcaconsulting.biz

(515) 778-6609

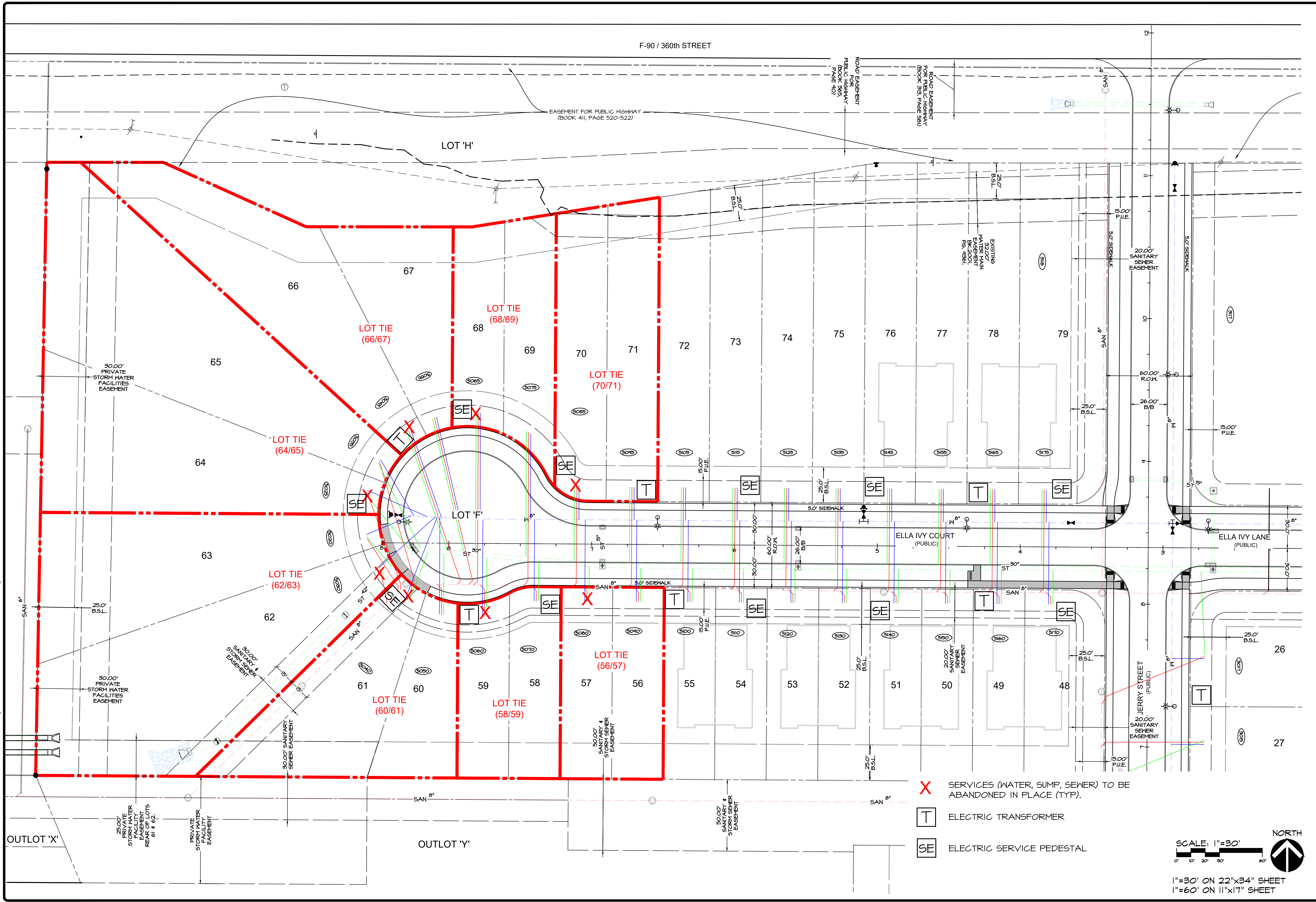
City of Van Meter, Iowa

Planning & Zoning Commission Meeting, August 5, 2024

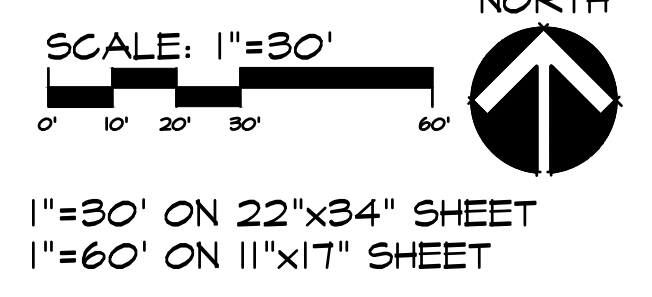
- 1) The Van Meter Planning & Zoning Commission met on Monday, August 5, 2024, at City Hall located at 310 Mill St. Chairperson Wahlert called the meeting to order at 5:33PM.
Roll was called: Feldman, Miller, and Cook were present.
Staff present: Jessica Drake – City Clerk
Also in attendance: Paul Clausen
- 2) Feldman moved, supported by Miller, to approve the agenda. Motion carried unanimously.
- 3) Feldman moved, supported by Cook, to approve the minutes from the July 15, 2024 Planning & Zoning Meeting. Feldman – YES; Miller – YES; Cook – YES; Wahlert – YES.
- 4) Discussion ensued regarding final plat for Grand Ridge Estates Plat 2. All necessary documentation was received by staff including the final plat application, maintenance bond, etc. and was reviewed & determined satisfactory by the City Engineer. Wahlert moved, supported by Feldman, to recommend acceptance of the final plat of Grand Ridge Estates Plat 2 by City Council at the August 12, 2024 regular council meeting. Feldman – YES; Miller – YES; Cook – YES; Wahlert – YES.
- 5) Feldman moved, supported by Cook, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:38pm.

Q:\E-FILES\8000\8333_C3D Drawings\Schematics\LOT TIE 2024\DWG 8.22.2024.844.01 AM.mshbl.11

PLOT BY: MARTIN HILL - 2024/09/22 - G:\E-FILES\8000\8333_C3D Drawings\Schematics\LOT TIE 2024\DWG 8.22.2024.844.01 AM.mshbl.11 - ANBI FULL BLEED D (8400 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)\PC3 - CEC-XB5.GTB - PLOT SCALE = 1:1



- X SERVICES (WATER, SUMP, SEWER) TO BE ABANDONED IN PLACE (TYP).
- T ELECTRIC TRANSFORMER
- SE ELECTRIC SERVICE PEDESTAL



CEC

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

PUBLISH DATE: August 22, 2024

DATE OF SURVEY: 03-20-2018

DESIGNED BY: PC

DRAWN BY: MEH

GRAND RIDGE ESTATES PLAT I

VAN METER, IOWA

LOT TIE EXHIBIT

SHEET

OF 1

E4286

SCALE: 1"=30'

1"=30' ON 22"x34" SHEET
1"=60' ON 11"x17" SHEET

From: [Bob Veenstra](#)
To: [Travis Brott](#)
Cc: [Jess Drake](#); [Elizabeth \(Liz\) Faust](#); [Joe Herman](#)
Subject: RE: Ella Ivy Court - Single-family lot tie
Date: Monday, August 26, 2024 3:35:55 PM

Travis

The issue here is they are not actually changing the final plat. They are using the lots as platted and using 2 lots for each house. We do not have anything in the code that prevents someone from buying 2 lots to build one house. If they were going to change any of the lot lines they would need to go back through the platting process. Without some language in the PUD or development agreement that restricts someone from buying 2 lots or building a single family residence in an area designated for duplexes they do not appear to trip anything that requires a review by the City.

Bob Veenstra

From: Travis Brott <tbrott@vanmeteria.gov>
Sent: Monday, August 26, 2024 3:26 PM
To: Bob Veenstra <bveenstra@v-k.net>
Cc: Jess Drake <jdrake@vanmeteria.gov>; Elizabeth (Liz) Faust <lfaust@vanmeteria.gov>; Joe Herman <jherman@vanmeteria.gov>
Subject: [EXTERNAL] Re: Ella Ivy Court - Single-family lot tie

Bob,

I need help understanding this. I'm not saying I agree or disagree, want or don't want to turn these townhome lots to single family lots. Can you briefly explain how someone can change a final plat that has already been approved and recorded with the county, and we as the City have no say in that? That makes zero sense to me. Maybe I'm not understanding that/how a PUD overrides a final plat. I just don't like the feeling that a developer can come in and tell us what they are going to do, on a plat that we already approved with the developer.

Thanks,
Travis

Sent from my iPhone

On Aug 26, 2024, at 9:35 AM, Bob Veenstra <bveenstra@v-k.net> wrote:

Jess

You can take it to P&Z if that is the preference, but I am not sure there a basis for the City to deny the request. The PUD allows one or two family buildings and does not restrict where they can be located. The are not changing any lot lines so there is no amendment to the plat or PUD. The City does not require a site plan for one or two family residential buildings. Unless there is something in the Development Agreement that requires these lots to be two family buildings I do not see anything that would require a two family building.

It appears the most the City could request is approval of tie agreements for the pairs of lots. The City does not appear to have anything that addresses tie agreements.

Bob Veenstra

From: Jess Drake <jdrake@vanmeteria.gov>
Sent: Monday, August 26, 2024 7:53 AM
To: Elizabeth (Liz) Faust <lfaust@vanmeteria.gov>; Bob Veenstra <bveenstra@v-k.net>; Joe Herman <jherman@vanmeteria.gov>; Travis Brott <tbrott@vanmeteria.gov>
Subject: [EXTERNAL] FW: Ella Ivy Court - Single-family lot tie

Bob – I know you have talked to them about this but does it also need to go P&Z? If so, we have a meeting scheduled for this Wednesday and I need to know by end of day today if it should be on the agenda and would need a review/recommendation by you no later than tomorrow at 4 to be included in the packet.

Jess

Jessica Drake
City of Van Meter | City Clerk
515-996-2644 (o) | 515-505-4469 (c)
jdrake@vanmeteria.gov
MAIL TO: P.O. Box 160, Van Meter, Iowa 50261
UPDATED HOURS FOR CITY HALL:
Monday – Thursday 8:00am – 5:00pm
Friday 8:00am – 1:00pm, appointments by request

From: Paul Clausen <clausen@ceclac.com>
Sent: Monday, August 26, 2024 7:49 AM
To: Jess Drake <jdrake@vanmeteria.gov>
Cc: Bob Veenstra <bveenstra@v-k.net>; Bill Kimberley <bill@kimdev.com>; Elizabeth (Liz) Faust <lfaust@vanmeteria.gov>; Jenna Kimberley <jenna@kimdev.com>

Subject: Ella Ivy Court - Single-family lot tie

Good morning Jess,

Bill Kimberly would like to construct the 8 single-family homes at the end of Ella Ivy Court. The current platting would allow for the construction of 16 duplex units. We are proposing to tie adjacent lots together with lot tie agreements and abandon the existing services in place to accommodate the single-family homes. I have attached a sketch of the proposed improvements to this message. Would you please review this information at your earliest convenience? Do not hesitate to contact me with any questions or comments.

Best regards,

Paul Clausen | PE, Partner, LSIT, MBA, **LEED Green Associate**

Civil Engineering Consultants, Inc. | 2400 86th St. | Suite 12 | Urbandale, Iowa 50322

Phone: 515-276-4884 Ex. 217

clausen@ceclac.com | www.ceclac.com

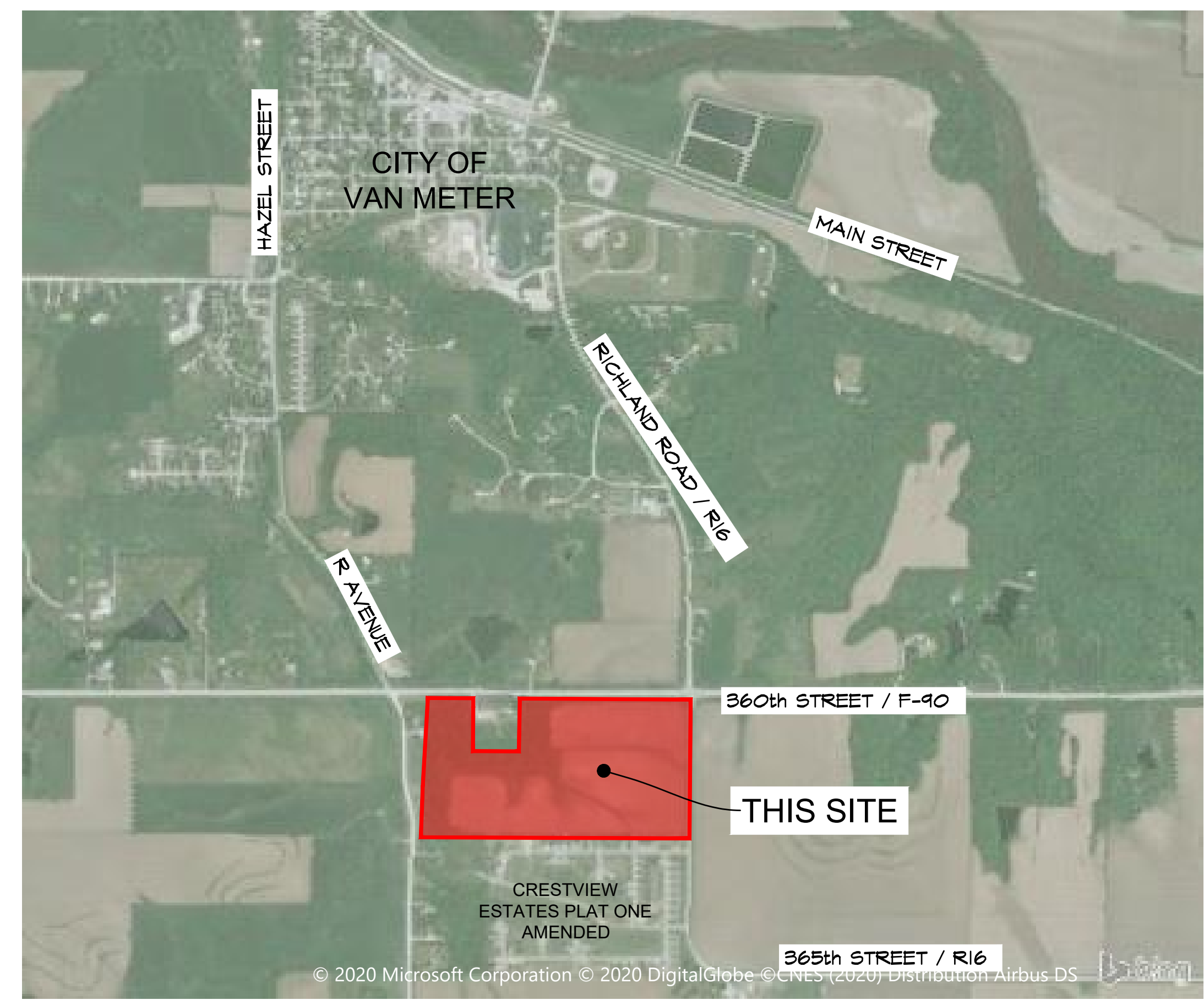
<image001.jpg>

OFFICIAL'S
STAMP

PRELIMINARY PLAT GRAND ESTATES PLAT I

NW1/4 - SEC. 34-78-27
VAN METER, IOWA

- UTILITIES**
VAN METER PUBLIC WORKS
ADDRESS: 310 MILL STREET,
VAN METER, IOWA 50261
PHONE: (515) 946-2644
- SANITARY SEWER - CITY OF VAN METER
STORM SEWER - CITY OF VAN METER
WATER - CITY OF VAN METER
- ELECTRIC AND NATURAL GAS UTILITY**
MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: MATT REINHARDT
PHONE: 515-252-6413
EMAIL: MREINHARDT@MIDAMERICAN.COM
- TELEPHONE**
CENTURY LINK
4201 KINGMAN BLVD. 2nd FLOOR
DES MOINES, IA 50311
CONTACT: CINDY CARTER
PHONE: 515-554-3316
- BUILDING DEPARTMENT**
CITY OF VAN METER
ADDRESS: 310 MILL STREET,
VAN METER, IOWA 50261
PHONE: (515) 946-2644
- HEALTH DEPARTMENT**
DALLAS COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 25747 N AVENUE,
ADEL, IA 50003
PHONE: (515) 943-3150
- FIRE DEPARTMENT**
505 GRANT ST,
VAN METER, IA 50261
DIRECTOR DAGGETT: 515-202-4154
STATION PHONE NUMBER - 515-943-4561



PROPERTY OWNER / DEVELOPER / APPLICANT:
VAN METER LAND COMPANY, LLC
9400 PLUM DRIVE, SUITE 100
URBANDALE, IOWA 50322
CONTACT: DUSTIN JONES
PH. 515-225-6677
EMAIL: DJONES@ACGIOWA.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE,
CIVIL ENGINEERING CONSULTANTS
2400 26TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
PH. JEFFREY A. GADDIS, PLS
2400 26TH STREET, SUITE 12
URBANDALE, IA 50322
PH. 515-276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
KYLE MICHEL
CITY ADMINISTRATOR
CITY OF VAN METER, IOWA
PH. 515-946-2644
EMAIL: KMICHEL@VANMETERIA.GOV

LEGAL DESCRIPTION
LOT 1, QUIST SUBDIVISION AN OFFICIAL PLAT RECORDED IN BOOK 146, PAGE 136 AT THE DALLAS COUNTY RECORDER'S OFFICE AND BEING IN THE N 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 78 N, RANGE 27 W OF THE 5th P.M., DALLAS COUNTY, IOWA.
AND
BEGINNING AT THE N 1/4 OF SECTION 34, TOWNSHIP 78 N, RANGE 27 W OF THE 5th P.M., DALLAS COUNTY, IOWA, THENCE 500°29'18"W, 1,313.45 FEET ALONG THE COUNTY HIGHWAY R16 CENTERLINE AS IT IS PRESENTLY ESTABLISHED TO THE SE CORNER OF SAID SECTION 34, SAID CORNER ALSO BEING THE NE CORNER OF CRESTVIEW ESTATES PLAT I AN OFFICIAL PLAT RECORDED IN BOOK 2006, PAGE 5419 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N81°42'22"W, 665.33 FEET ALONG THE NORTH LINE OF SAID CRESTVIEW ESTATES PLAT I TO A POINT, SAID POINT BEING THE NE CORNER OF LOT 30 OF SAID CRESTVIEW ESTATES PLAT I; THENCE N81°55'53"W, 344.10 FEET ALONG THE NORTH LINE OF SAID CRESTVIEW ESTATES PLAT I TO THE SE CORNER OF SAID LOT 1 OF QUIST SUBDIVISION; THENCE N00°30'21"E, 817.76 FEET ALONG THE EAST LINE OF LOT 1 OF QUIST SUBDIVISION TO THE SE CORNER OF LOT 1 OF QUIST SUBDIVISION AN OFFICIAL PLAT RECORDED IN BOOK 182, PAGE 784 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N01°02'35"E, 500.10 FEET TO A POINT; THENCE S89°30'30"E, 1616.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.90 ACRES.

TOTAL LAND AREA:
3,094,268 SQ. FT.
71.03 AC.

EXISTING ZONING:
C-3 - COMMERCIAL
R-3 - MULTIPLE FAMILY
R-2 - TWO FAMILY

PROPOSED ZONING:
GRAND ESTATES P.U.D.

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #19181C01016
MAP REVISED NOVEMBER 16, 2018.

NOTES
1. IMPROVEMENTS SHALL BE CONSTRUCTED USING THE 2020 SUDAS SPECIFICATIONS.

CERTIFICATIONS
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE JUNE 15, 2020
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
SHEETS 1 - ???

IOWA ONE CALL
1-800-292-8989
www.iowacall.com

CERTIFICATIONS
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
PAUL J.D. CLAUSEN, IOWA REG. NO. 28712 DATE JUNE 15, 2020
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
this sheet only

VICINITY MAP
1" = 1000'

- GENERAL LEGEND**
- | | | | |
|--|-------------------------------|--|---------------------------|
| | PROPOSED | | EXISTING |
| | PLAT BOUNDARY | | LOT LINE |
| | SECTION LINE | | SANITARY/STORM MANHOLE |
| | LOT LINE | | WATER VALVE |
| | CENTERLINE | | FIRE HYDRANT |
| | EASEMENT LINE | | STORM SEWER SINGLE INTAKE |
| | FLARED END SECTION | | STORM SEWER DOUBLE INTAKE |
| | DRAIN BASIN OR SEDIMENT RISER | | STORM SEWER ROUND INTAKE |
| | DRAIN BASIN WITH SOLID GRATE | | FLARED END SECTION |
| | WATER VALVE | | DECIDUOUS TREE |
| | FIRE HYDRANT ASSEMBLY | | CONIFEROUS TREE |
| | BLOW-OFF HYDRANT | | SHRUB |
| | SCOUR STOP MAT | | POWER POLE |
| | TURF REINFORCEMENT MAT | | STREET LIGHT |
| | STORM SEWER WITH SIZE | | GUY ANCHOR |
| | SUBDRAIN | | ELECTRIC TRANSFORMER |
| | WATER SEWER WITH SIZE | | GAS METER |
| | WATER SERVICE | | TELEPHONE RISER |
| | PROPOSED CONTOUR | | SIGN |
| | SILT FENCE | | UNDERGROUND TELEVISION |
| | ADDRESS | | UNDERGROUND ELECTRIC |
| | RIPRAP | | UNDERGROUND GAS |
| | | | UNDERGROUND FIBER OPTIC |
| | | | UNDERGROUND TELEPHONE |
| | | | OVERHEAD ELECTRIC |
| | | | SANITARY SEWER WITH SIZE |
| | | | STORM SEWER WITH SIZE |
| | | | WATER MAIN WITH SIZE |
| | | | EXISTING CONTOUR |
| | | | TREELINE |
| | | | BUILDING SETBACK LINE |
| | | | PUBLIC UTILITY EASEMENT |
| | | | MINIMUM OPENING ELEVATION |

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES AND INFORMATION SHEET
03	BOUNDARY DIMENSION SHEET
04	DIMENSION PLAN - EAST
05	DIMENSION PLAN - MIDDLE
06	DIMENSION PLAN - WEST
07	UTILITY PLAN - EAST
08	UTILITY PLAN - MIDDLE
09	UTILITY PLAN - WEST
10	GRADING PLAN - EAST
11	GRADING PLAN - MIDDLE
12	GRADING PLAN - WEST

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
MAY 26, 2020	INITIAL SUBMITTAL
JUNE 01, 2020	
JUNE 08, 2020	P.V.G. WATER SERVICE, OPEN JOINTED STORM SEWER
JUNE 16, 2020	REWORKED LOTS 7-35 TO LOTS 7-28, TOTAL LOTS NOW 155.

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

CEC

PUBLISH DATE: June 15, 2020
DATE OF SURVEY: XXXX
DESIGNED BY: JPO
DRAWN BY: MEH

PRELIMINARY
GRAND ESTATES PLAT I
VAN METER, IOWA
COVER SHEET

SHEET
OF
11
E-6248

PLOT BY: MARTIN HILL - 2020/06/15 - q:\E-FILES\6-0000\6233\1234.dwg
PLOT DATE: 6/15/2020 14:58:17
PLOT SCALE: 1:1
PLOT BY: MARTIN HILL - 2020/06/15 - q:\E-FILES\6-0000\6233\1234.dwg
PLOT DATE: 6/15/2020 14:58:17
PLOT SCALE: 1:1

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2020 EDITION OF SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF VAN METER (515-496-2644).
 - VAN METER LAND COMPANY, LLC (515-225-6677)
 - CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
 - IOWA ONE-CALL
- LOT 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', AND LOT 'J' ARE TO BE DEDICATED TO CITY OF VAN METER FOR ROAD PURPOSES. THERE IS NO LOT 'I'.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE (PN161236).
- SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- ALL UTILITIES INDICATED ON PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE-CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR, CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF VAN METER PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- CITY OF VAN METER REQUIRES ALL HANDICAP ACCESS RAMPS AND LANDING PADS TO BE CONSTRUCTED AS PART OF PUBLIC IMPROVEMENTS (SHADED).
- LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF VAN METER.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

SANITARY NOTES

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER AND THE CITY OF VAN METER.
- CONTRACTOR SHALL CLEAN AND VIDEO TAP SANITARY SEWER AT PROJECT COMPLETION. A COPY OF VIDEO SHALL BE PROVIDED TO CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- ALL MANHOLES TO HAVE 18" BARRIERS.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.

STORM NOTES

- PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
- SUMP SERVICE LINES WILL BE CONNECTED TO STORM SEWER, NOT SUB-DRAIN LINES.
- ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY OWNER.
- STORM SEWER SHALL BE OPEN JOINTED.

WATER NOTES

- PIPE MATERIALS, MINNA C400 DR - 18 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS.
- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY & 2% TO 4% OPTIMUM MOISTURE CONTENT.
- HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE ELEVATIONS.
- SERVICES SHALL BE 1-INCH PVC AND SHALL BE BORED WHEN FEASIBLE, STOP BOXES TO BE FORD BALL VALVE TYPE CURB STOPS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO ENGINEER AND THE CITY OF VAN METER.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- VALVES SHALL BE CLOW R/W GATE.
- CURB STOPS SHALL BE LOCATED NO FURTHER THAN 10" INSIDE R.O.W. FROM PROPERTY LINE. UNDER NO CIRCUMSTANCES SHALL THEY BE LOCATED IN SIDEWALK.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
 - FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
 - THE SEWER MUST BE ADEQUATELY SUPPORTED.
 - A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
- ALL STORM SEWER CROSSING ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 56T IAC 49.3(2) "A" (3).

PAVING NOTES

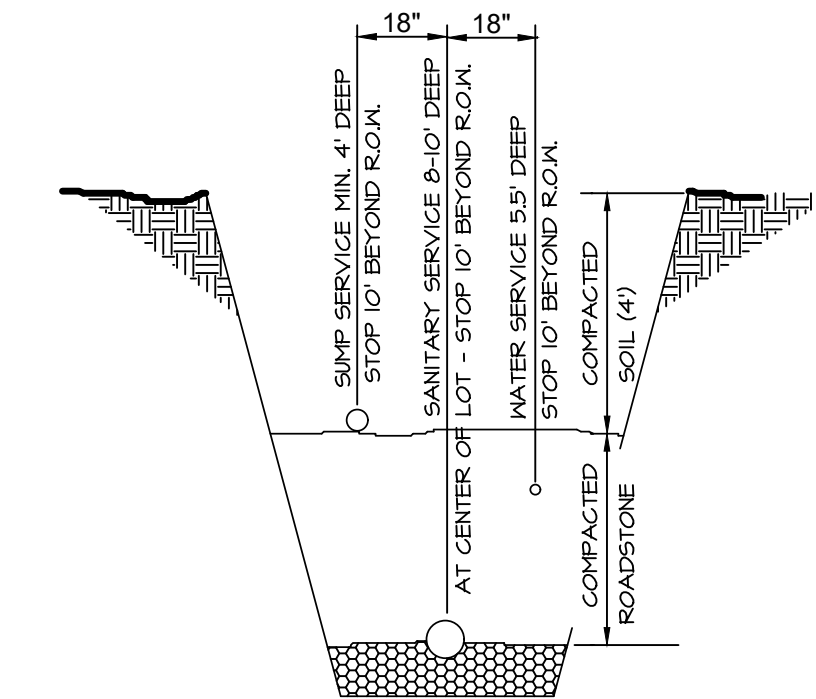
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE (PN161236).
- THE CITY OF VAN METER SHALL BE NOTIFIED OF ANY AND ALL SUBGRADE TREATMENTS PRIOR TO USE.

NPDES/SWPPP

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

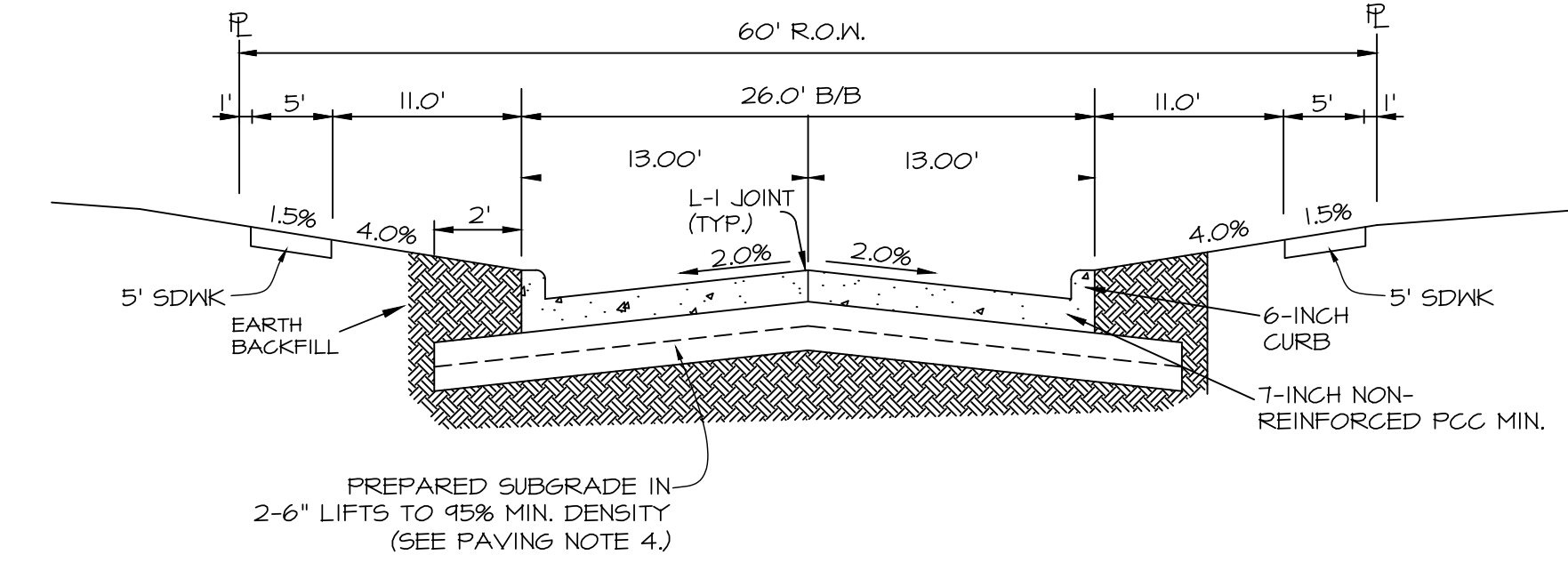
GRADING NOTES

- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- STRIP BLACK DIRT AND RE-SPREAD. (8" MINIMUM)
- ADDITIONAL SILT FENCING MAY BE REQUIRED BY CITY AFTER FIELD INSPECTION.



SANITARY & SUMP SERVICES SHALL BE MARKED AT THE END OF PIPE WITH A 2X4 TO THE SURFACE & A STEEL FENCE POST. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX. COLOR MARKING OF SERVICES SHALL BE RED FOR SANITARY, GREEN FOR SUMPS AND BLUE FOR WATER.

SERVICE LOCATION DETAIL
NO SCALE

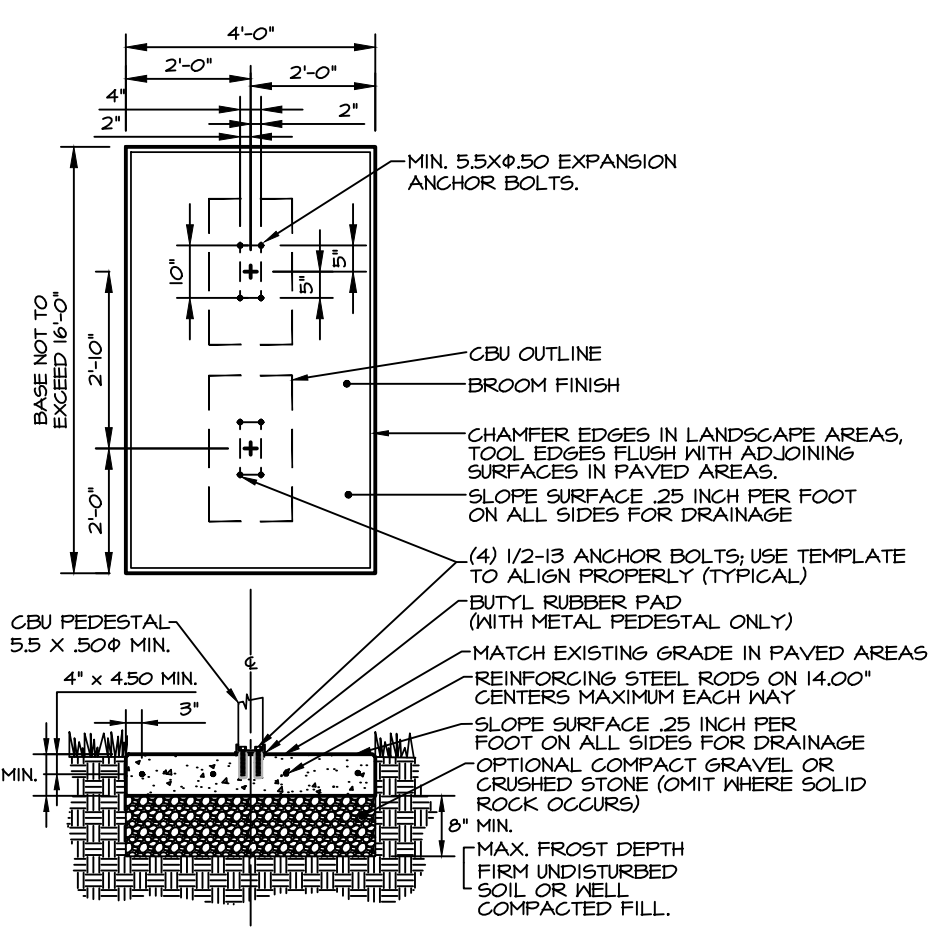


TYPICAL 26' B/B CROSS SECTION
NO SCALE

CONCRETE MAILBOX PAD - MULTI-UNIT DETAIL

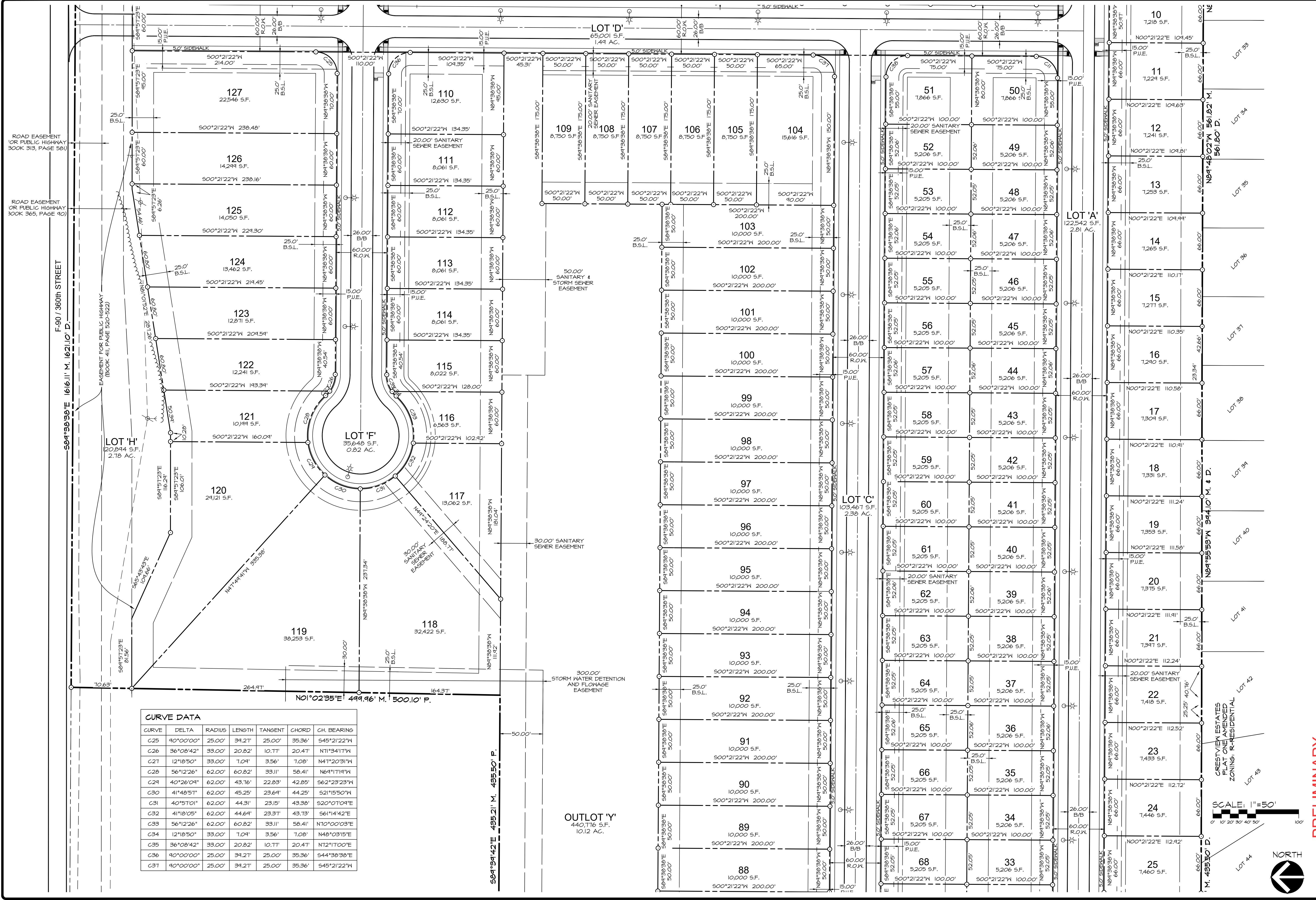
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- NOTES:
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50- 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - HILTI KNIK BOLT (www.hilti.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG # 000-4533-646
 - KB II 1/2-5/16 STAINLESS STEEL, CATALOG # 000-454-744
 - ENDURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
 - 1/4" RAMSET REDHEAD TRIBOLT (www.ramsel-redhead.com) GALVANIZED, 1/2" DIAMETER x 1" OVERALL LENGTH, CATALOG NUMBER: WS-12706 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - RAIL STUD (www.ponil.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: T124 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
 - TOP OF PAD SHALL MATCH FUTURE SIDEWALK ELEVATION W/ MAXIMUM CROSS SLOPE OF 2% TOWARDS STREET.
 - MAXIMUM SLOPE SHOULD NOT EXCEED 5% OR AS DIRECTED BY POST OFFICE.

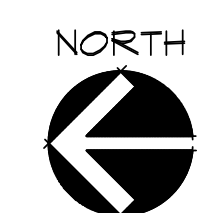
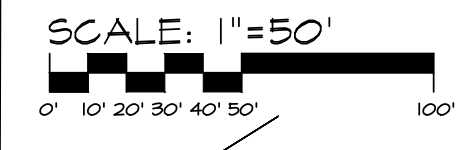


PUBLISH DATE: June 15, 2020	MAT XX, 2020	PC	MEH
DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:	

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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C25	90°00'00"	25.00'	34.27'	25.00'	35.36'	S45°21'22"W
C26	36°08'42"	33.00'	20.82'	10.71'	20.47'	N71°34'17"W
C27	12°18'50"	33.00'	7.04'	3.56'	7.08'	N47°20'31"W
C28	56°12'26"	62.00'	60.82'	33.11'	58.41'	N69°17'19"W
C24	40°26'04"	62.00'	43.76'	22.83'	42.85'	S62°23'23"W
C30	41°48'57"	62.00'	45.25'	23.64'	44.25'	S21°15'50"W
C31	40°57'01"	62.00'	44.31'	23.15'	43.38'	S20°07'04"E
C32	41°18'05"	62.00'	44.64'	23.37'	43.73'	S61°14'42"E
C33	56°12'26"	62.00'	60.82'	33.11'	58.41'	N70°00'03"E
C34	12°18'50"	33.00'	7.04'	3.56'	7.08'	N48°03'15"E
C35	36°08'42"	33.00'	20.82'	10.71'	20.47'	N72°17'00"W
C36	90°00'00"	25.00'	34.27'	25.00'	35.36'	S44°38'38"E
C37	90°00'00"	25.00'	34.27'	25.00'	35.36'	S45°21'22"W



PRELIMINARY

GRAND ESTATES PLAT I

VAN METER, IOWA

DIMENSION PLAN - MIDDLE

PUBLISH DATE: June 15, 2020

DATE OF SURVEY: MAY XX, 2020

DESIGNED BY: PC

DRAWN BY: MEH

Civil Engineering Consultants, Inc.

2400 86th Street Unit 12 Des Moines, Iowa 50322

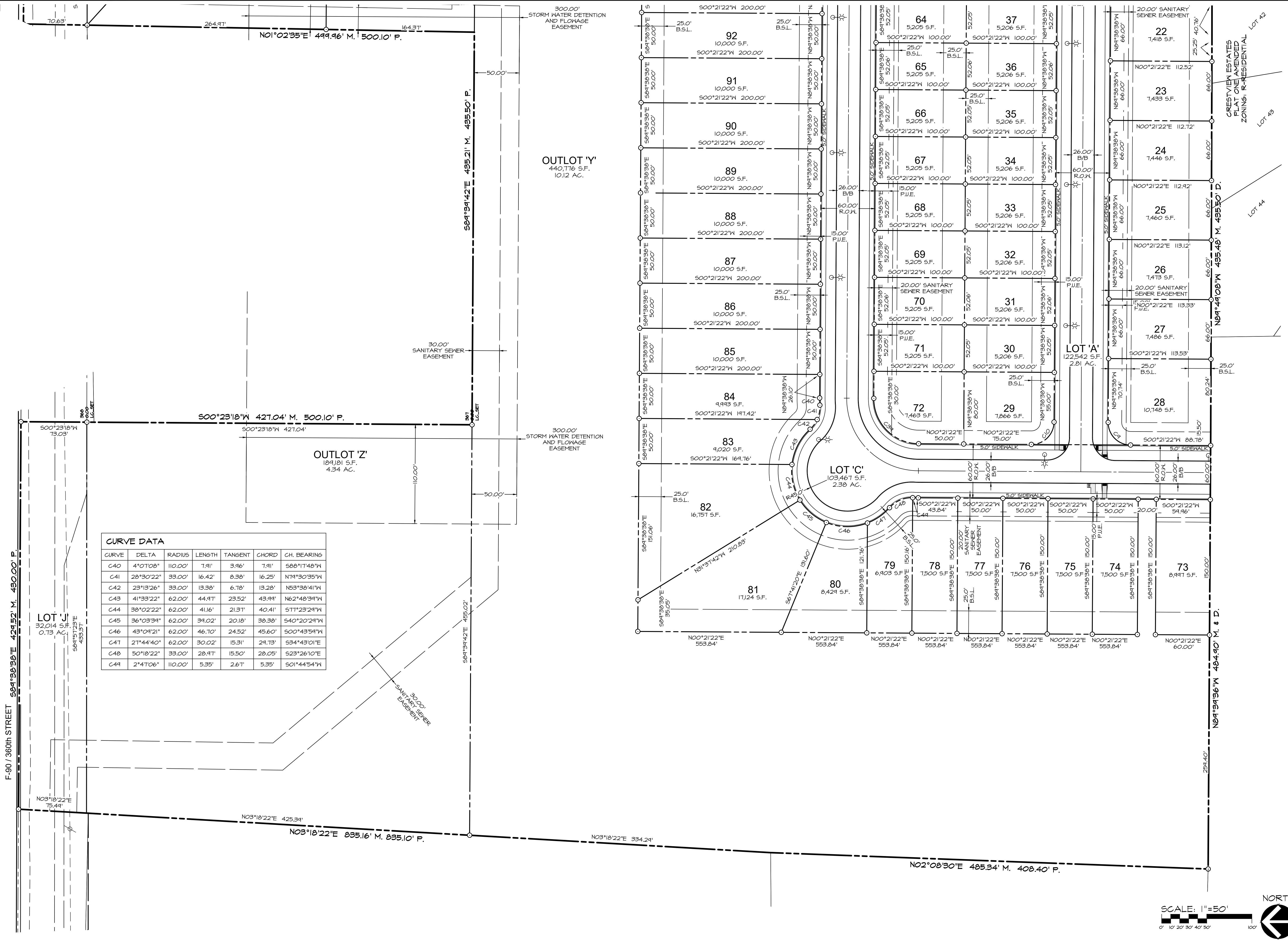
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

SHEET 9 OF 12

E-8233

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CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C40	4°07'08"	110.00'	7.91'	3.96'	7.91'	S88°17'48"W
C41	28°30'22"	33.00'	16.42'	8.38'	16.25'	N79°30'35"W
C42	23°13'26"	33.00'	13.38'	6.78'	13.28'	N53°38'41"W
C43	41°33'22"	62.00'	44.97'	23.52'	43.94'	N62°48'39"W
C44	38°02'22"	62.00'	41.16'	21.37'	40.41'	S71°23'29"W
C45	36°03'39"	62.00'	39.02'	20.18'	38.38'	S40°20'29"W
C46	43°04'21"	62.00'	46.70'	24.52'	45.60'	S00°43'59"W
C47	27°44'40"	62.00'	30.02'	15.31'	29.73'	S34°43'01"E
C48	50°18'22"	33.00'	28.97'	15.50'	28.05'	S23°26'10"E
C49	2°47'06"	110.00'	5.35'	2.67'	5.35'	S01°44'54"W

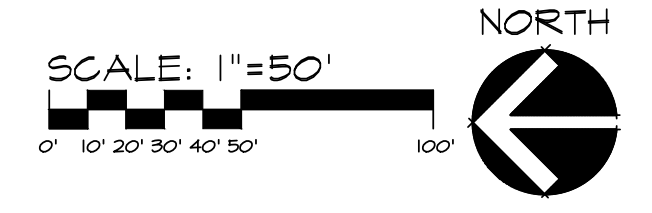
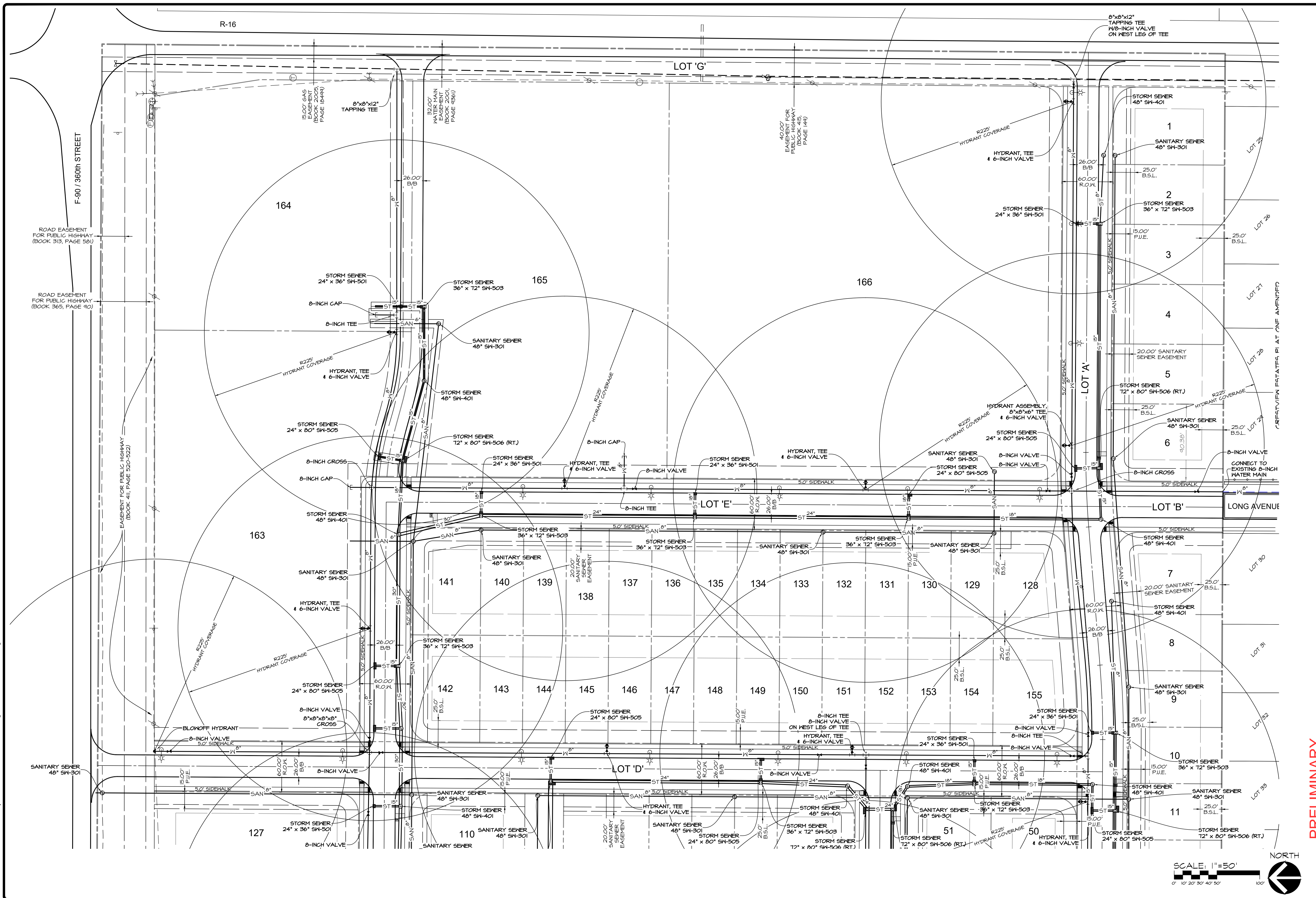
PRELIMINARY
GRAND ESTATES PLAT I
 VAN METER, IOWA
DIMENSION PLAN - WEST

SHEET
 06
 OF
 12
 E-8233

PUBLISH DATE: June 15, 2020
 DATE OF SURVEY: MAY XX, 2020
 DESIGNED BY: PC
 DRAWN BY: MEH

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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PRELIMINARY
GRAND ESTATES PLAT I
 VAN METER, IOWA
UTILITY PLAN - EAST

PUBLISH DATE: June 15, 2020
 DATE OF SURVEY: MAY XX, 2020
 DESIGNED BY: PC
 DRAWN BY: MEH

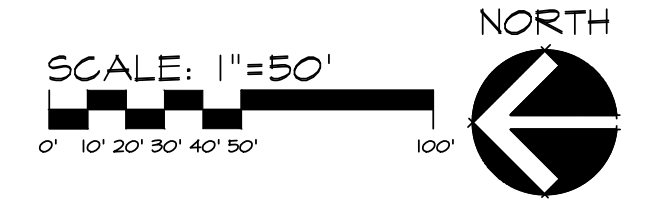
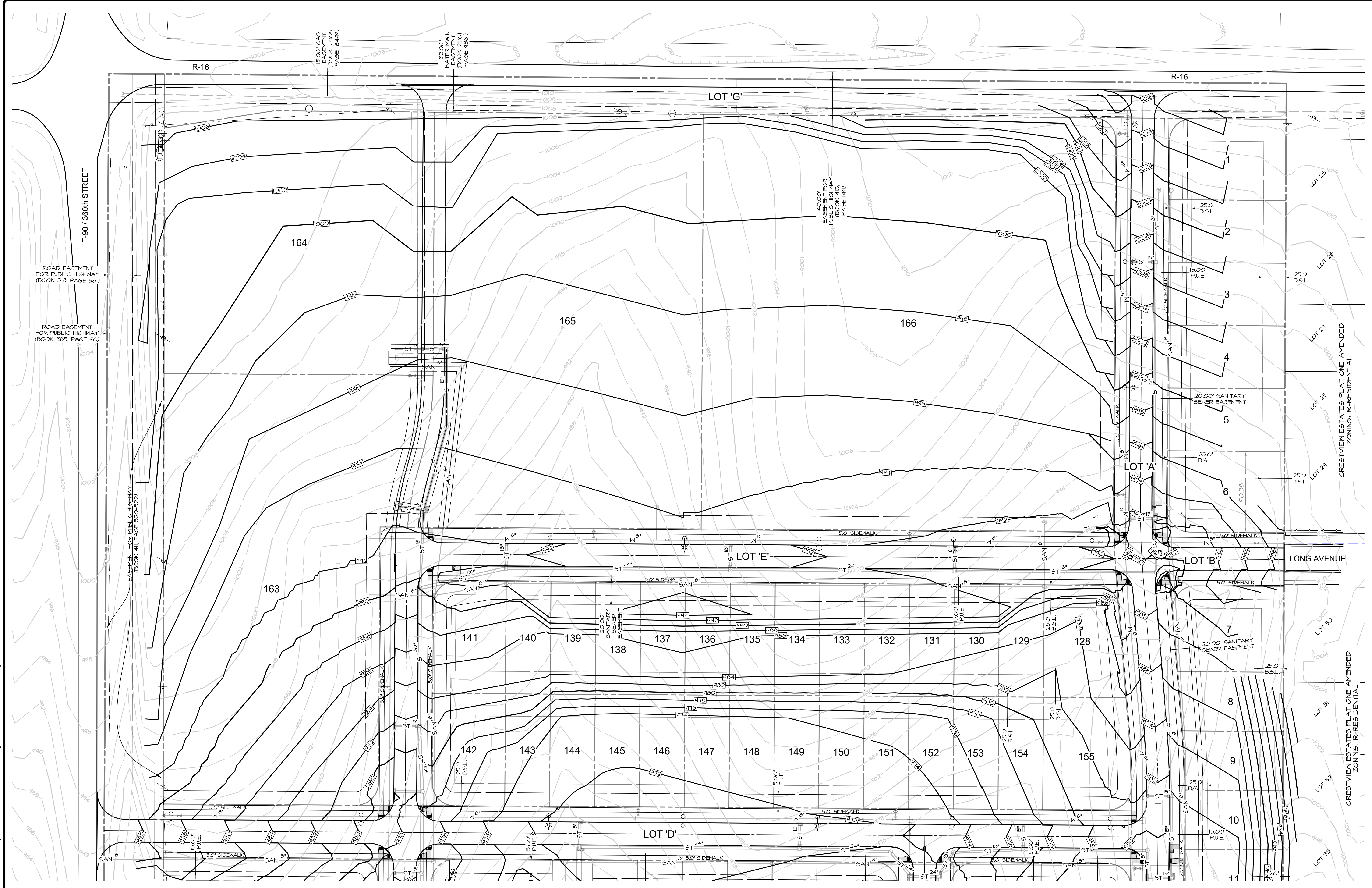
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CEC

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PRELIMINARY

GRAND ESTATES PLAT I
VAN METER, IOWA
GRADING PLAN - EAST

PUBLISH DATE: June 15, 2020

DATE OF SURVEY: MAY XX, 2020

DESIGNED BY: PC

DRAWN BY: MEH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

CRESTVIEW ESTATES PLAT ONE AMENDED ZONING: R-RESIDENTIAL

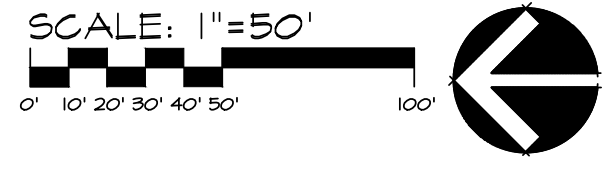
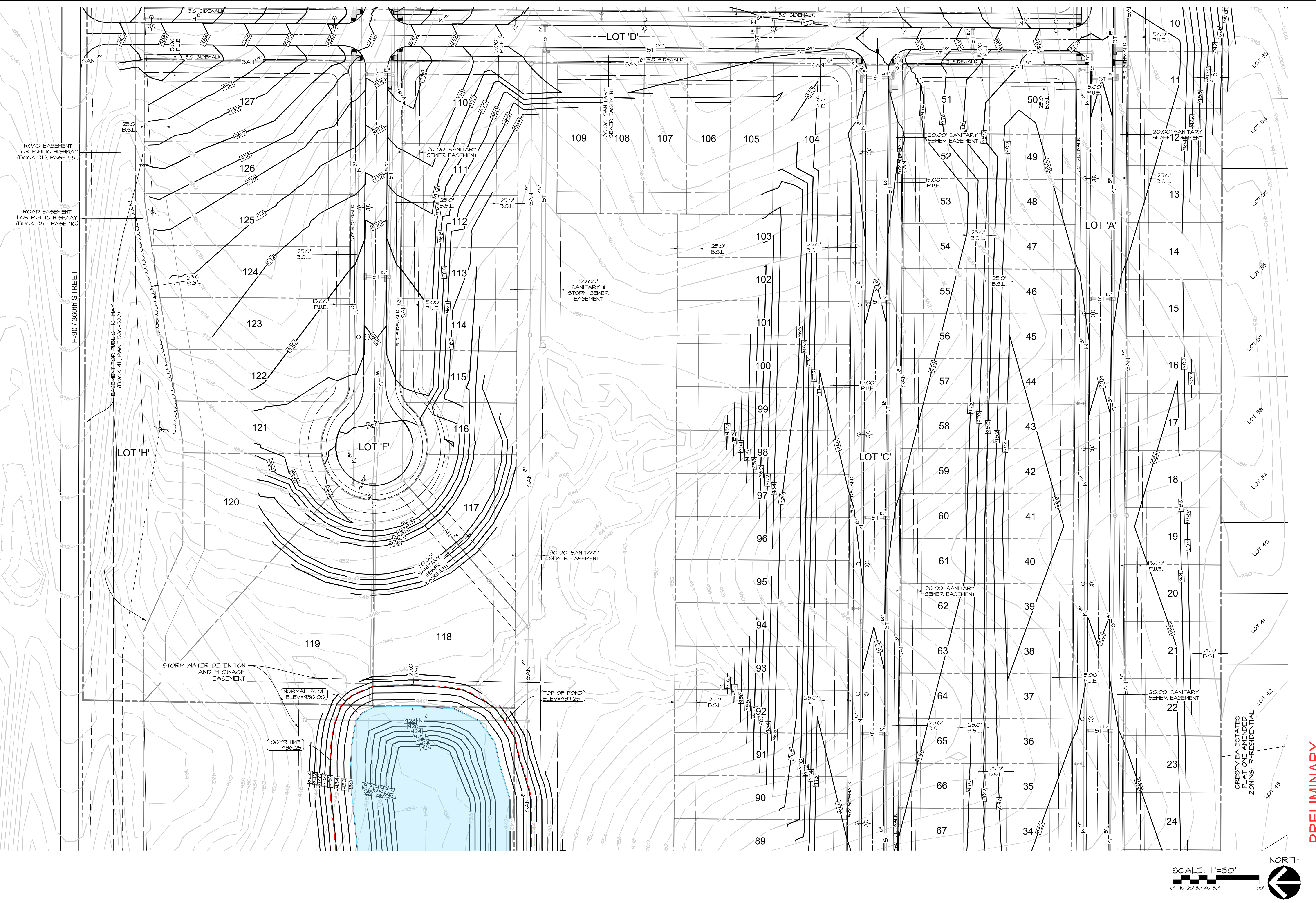
CRESTVIEW ESTATES PLAT ONE AMENDED ZONING: R-RESIDENTIAL

SHEET 0 OF 12 E-8233

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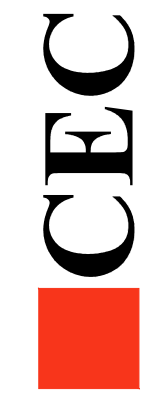
PRELIMINARY

GRAND ESTATES FLAT 1
 VAN METER, IOWA
GRADING PLAN - MIDDLE

SHEET
 OF 12
 E-8233

PUBLISH DATE: June 15, 2020

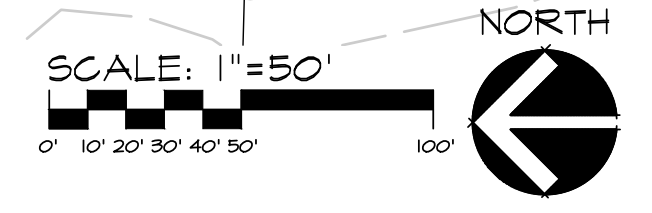
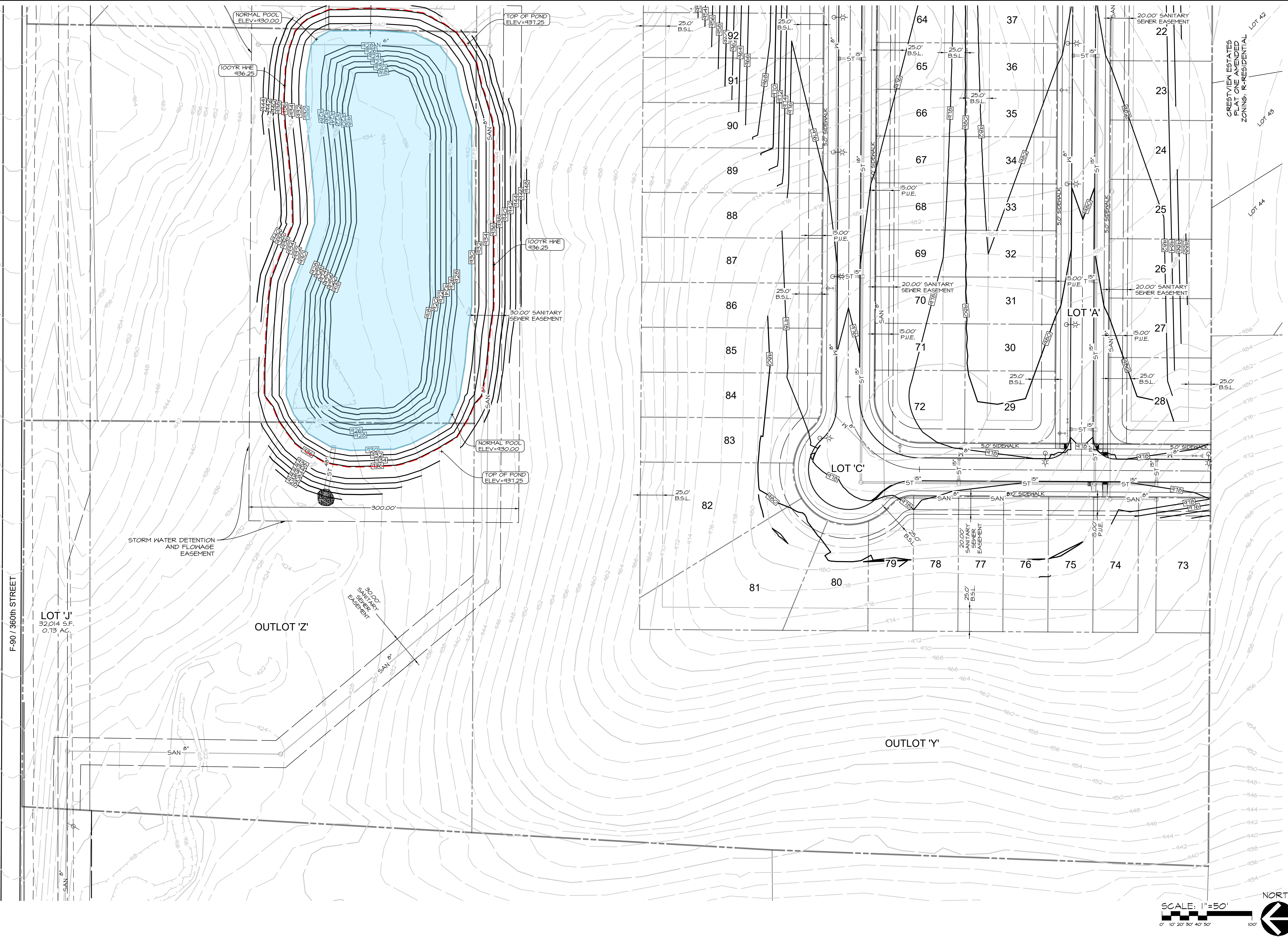
DATE OF SURVEY: MAY XX, 2020
 DESIGNED BY: PC
 DRAWN BY: MEH



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 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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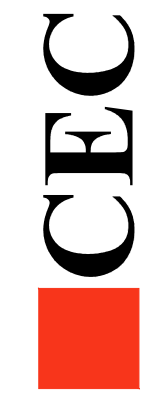


PRELIMINARY

GRAND ESTATES PLAT I
VAN METER, IOWA
GRADING PLAN - WEST

SHEET
12
OF
12

PUBLISH DATE: June 15, 2020
DATE OF SURVEY: MAY XX, 2020
DESIGNED BY: PC
DRAWN BY: MEH



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

E-8233

Property Location for Final Plat (street address and/or boundary description):

Subdivision Name: _____

Gross acreage of subdivision: _____ Total number of proposed lots: _____

Current property zoning: _____

Is subdivision within Van Meter's corporate limits yes no

Is subject property within a 100-year floodplain yes no

Applicant/Contact Person: _____

Full Name: _____ Company: _____

Address: _____

City, State, Zip: _____

Office Phone: _____ Cell Phone: _____

E-mail: _____

Property Owner: _____

Full Name: _____ Company: _____

Address: _____

City, State, Zip: _____

Office Phone: _____ Cell Phone: _____

E-mail: _____

Attorney _____

Full Name: _____ Firm Name: _____

Address: _____

City, State, Zip: _____

Office Phone: _____ Cell Phone: _____

E-mail: _____

Land Surveyor/Engineer: _____

Address: _____

City, State, Zip: _____

Office Phone: _____ Cell Phone: _____

E-mail: _____

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Van Meter, and have submitted all the required information.

Signed by: _____ Date: _____

(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature

and: _____ Date: _____

(Property Owner)

Final Plat Drawing Application Checklist

Preliminary Plat approval Plan & Zoning Commission City Council

The following is the required information as set forth in Section 170.14 of the Van Meter Code of Ordinances. **Paper copies on sheets not to exceed 18" x 24".**

1. The name of the subdivision
2. Name and address of the owner and subdivider
3. Scale and a graphic bar scale, north arrow and date on each sheet
4. All monuments to be of record, as required by Chapter 354 of the Code of Iowa
5. Sufficient survey data to positively describe the bounds of every lot, block, street, easement or other areas shown on the plat, as well as the outer boundaries of the subdivided land
6. All distance, bearing, curve and other survey data, as required by Chapter 354 of the Code of Iowa
7. All adjoining properties shall be identified, and where such adjoining properties are a part of a recorded subdivision, the name of that subdivision shall be shown. If the subdivision platted is a re-subdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. Re-subdivision shall be labeled as such in a subtitle following the name of the subdivision wherever the name appears on the plat.
8. Street names and clear designation of public alleys
9. Lot letters and numbers
10. Accurate dimensions for any property to be dedicated or reserved for public use, and the purpose for which such property is dedicated or reserved for public use
11. The purpose of any easement shown on the plat shall be confined to only those easements pertaining to public utilities including gas, power, telephone, cable television, water, sewer, easements for ingress and egress and such drainage easements as are deemed necessary for the orderly development of the land encompassed within the plat
12. All interior excepted parcels, clearly indicated and labeled "not a part of this plat."
13. Outlots, including identification and purpose
14. The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot
15. A statement by a registered land surveyor that the plat was prepared by the surveyor or under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal, and a sealed certificate of the accuracy of the plat by the registered land surveyor who drew the plat
16. Lot address numbers as assigned by the City - **City Engineer will provide prior to Council approval**
17. Notes and restrictions required by the City

Final Plat Drawing Application Checklist - Required Attachments

1. All documents required under Section 354.11 of the Code of Iowa, as amended or modified from time to time
2. The encumbrance bond, if any
3. A statement of restrictions of all types that run with the land
4. Where the improvements have been installed; the maintenance bond required by this chapter
5. If private streets or other private improvements have been approved, an agreement in the form of a covenant running with the land, in a form approved by the City Attorney, providing for the construction or reconstruction of any improvements to meet City standards, and the assessment of all costs to the property owners in the event of annexation and dedication and acceptance shall be required
6. A resolution and certificate for approval by the City Council and for signatures of the Mayor - **Not required, City will provide**
7. Warranty deeds for all lots to be deeded to the City for street right-of-way or other purposes
8. The applicable fee, if any

Application Fee: \$10 per lot + any applicable engineering fees that have not yet been billed

No application can be accepted for filing unless all required information is submitted

For Staff Use: Application complete	Fee paid
Received by: _____	Date: _____

CHAPTER 170

SUBDIVISION REGULATIONS

170.01 Title	170.16 Design Standards
170.02 Purpose	170.17 Streets
170.03 Jurisdiction	170.18 Blocks
170.04 Administration	170.19 Required Improvements
170.05 Definitions	170.20 Easements
170.06 Preliminary Plat Application and Review	170.21 Lots
170.07 Preliminary Plat Approval	170.22 Large Lot Subdivisions
170.08 Final Plat Procedure	170.23 Storm Water Runoff
170.09 Final Plat Application	170.24 Floodplain and Areas Particularly Susceptible to Flooding
170.10 Final Plat Approval by Commission	
170.11 Final Plat Approval by Council	170.25 Park and Recreational Areas
170.12 Plats Required	170.26 Improvements
170.13 Preliminary Plat Requirements	170.27 Subdivision Within Two Miles of Corporate Limits
170.14 Final Plat Requirements	170.28 Exceptions
170.15 Final Plat Attachments	170.29 Violation

170.01 TITLE.

These regulations shall be known as the "Subdivision Regulations of Van Meter, Iowa."

170.02 PURPOSE.

1. In the best interests of the City and to assist the subdivider in harmonizing his interests with those of the City, the following regulations are adopted in order that adherence to same will bring results that are beneficial to both parties. It is deemed necessary to establish minimum standards for the design and development of all new subdivisions in order to eliminate piece-meal planning and to insure sound community growth and safe-guarding of the interests of the homeowner, the subdivider, and the local government.

2. It shall be the duty of the Commission to require that all regulations set forth in this chapter be complied with, before giving their approval. It is the purpose of this chapter to make regulations and requirements for the platting of land which the City Council deems necessary for the health, safety and general welfare of the citizens.

170.03 JURISDICTION.

In accordance with the provisions of Section 354.8 and 354.9 of the *Code of Iowa*, the ordinance codified in this chapter is adopted by the City, governing the subdivision of all lands within the corporate limits of the City and within two miles distance from the City's boundaries. Accordingly, all subdivisions or plats of survey located in the following areas are subject to review by the City Council of the City of Van Meter:

Areas in Township 78 North, Range 27 West of the 5th P.M., Dallas County, Iowa which are within 2 miles of the revised City Limits of Van Meter, Iowa.

S 1/2 SE 1/4 Section 8; S 1/2 Section 9; S 1/2 SW 1/4 Section 10; SW 1/4 SW 1/4 Section 13; SW 1/4 NE 1/4, NW 1/4 & S 1/2 all in Section 14; Section 15; Section 16; Section 17 except the NW 1/4 of the NW 1/4; SE 1/4 SE 1/4 Section 18; E 1/2 Section 19; Section 20; Section 21; Section 22; Section 23; W 1/2 and W 1/2 SE

1/4 Section 24; Section 25 except E 1/2 NE 1/4 & E 1/2 SE 1/4; Section 26; Section 27; Section 28; Section 29; E 1/2 Section 30; E 1/2 Section 31; Section 32; Section 33; Section 34; Section 35; and W 1/2 and W 1/2 NE 1/4 Section 36; all in Township 78 North, Range 27 West of the 5th P.M., Dallas County, Iowa.

Areas in Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa which are within 2 miles of the revised City Limits of Van Meter, Iowa.

W 1/2 NW 1/4 Section 1; Section 2 except SE 1/4 SE 1/4; Section 3; Section 4; SE 1/4, E 1/2 NW 1/4, NE 1/4 SE 1/4, SE 1/4 SE 1/4, NW 1/4 SE 1/4 Section 5; NE 1/4, N 1/2 NW 1/4 Section 9; N 1/2 Section 10 and N 1/2 NW 1/4 Section 11 all in Township 77 North Range 27 West of the 5th P.M. Madison County, Iowa.

The City Clerk shall record the ordinance codified in this chapter with the County Recorders for both Dallas and Madison Counties and file the same with the County Auditors of those counties as well.

170.04 ADMINISTRATION.

1. The City Council is vested with the following responsibilities with regard to subdivision control:

A. Approval or disapproval of all preliminary and final plats referred to it by the Commission and make determinations in the areas of design standards, engineering specifications, and park and recreational areas.

- B. Approval or disapproval of all variations and exceptions recommended by the Commission.
 - C. Amendment of the regulations of this chapter when found necessary and desirable, as hereinafter provided.
 - D. Initiation of appropriate proceedings to enforce the provisions of this chapter.
2. The Commission shall administer the provisions of this chapter, and in furtherance of the authority, shall:
- A. Maintain permanent and current records of this chapter, including amendments thereto.
 - B. Receive and file all preliminary plats and final plats, together with applications.
 - C. Forward copies of the preliminary plat to other appropriate offices and agencies for their recommendations and report.
 - D. Forward, with recommendations to the Council, all preliminary plats.
 - E. Receive and file all final plats, and check their compliance with the preliminary plat.
 - F. Forward, with recommendations to the Council, all final plats.
 - G. Make all other determinations required by the regulations in this chapter.

170.05 DEFINITIONS.

Whenever the words and phrases set out in this section are used in this chapter, they shall be given the meanings attributed to them in this section. All other terms used in the regulations set out in this chapter shall have their normal meaning, except that terms common to engineering and surveying shall be used in their professional sense.

1. "Aliquot part" means a fractional part of a section within the United States Public Land Survey System. Only the fractional parts one-half, one-quarter, one-half of one-quarter, or one-quarter of one-quarter shall be considered an aliquot part of a section.
2. "Alley" means public property dedicated to public use primarily for vehicular access to the back or side of properties otherwise abutting on a street.
3. "Auditor's plat" means a subdivision plat required by either the County Auditor or the County Assessor, prepared by a surveyor under the direction of the County Auditor.
4. "Block" means an area of land within a subdivision that is entirely bounded by streets, railroad rights-of-way, rivers, tracts of public land or the boundary of a subdivision.
5. "Building setback line" means a line within a lot or parcel of land, so designated on the plats, between which line and a street no building or structure may be erected.
6. "Collector street" means a street intended to carry vehicular traffic from minor streets to major streets and/or thoroughfare systems.
7. "Commission" means the Planning and Zoning Commission of Van Meter, Iowa.
8. "Comprehensive plan" means the general plan for the development of the community, which may be titled master plan, comprehensive plan or some other title, which plan has been adopted by the City Council. Such comprehensive plan shall include any part of such plan separately adopted, and any amendment to such plan or parts thereof.
9. "Conveyance" means an instrument filed with a county recorder as evidence of the transfer of title to land, including any form of deed or contract.
10. "Cul-de-sac" means a minor street having one open end and being permanently terminated by a vehicular turn-around.
11. "Design standards" means the current version of the Statewide Urban Design Standards and any special design standards adopted by the City. Special or specific design standards adopted by the City shall take precedence over the general requirements of the Statewide Urban Design Standards.
12. "Developers" means the owner or agent under legal authority of the owner or owners who undertake to cause a parcel of land to be designed, constructed and recorded as a subdivision.
13. "Division" means dividing a tract or parcel of land into two parcels of land by conveyance or for tax purposes. The conveyance of an easement, other than a public easement for roadway purposes, shall not be considered a division for the purpose of this chapter.
14. "Easement" means a grant by a property owner of the use of land for construction or maintenance of facilities in accordance with the comprehensive plan and the requirements of these regulations.
15. "Engineer" means a registered engineer as defined by the Registration Act of the State of Iowa.
16. "Final plat" means the map or drawing and necessary legal papers, to engineering accuracy and containing the items specified by these regulations, on which the subdivision plan is presented, in the form which, when approved, will be filed and recorded with the County Recorder.

17. "Frontage street" means a street contiguous to and generally paralleling an expressway, parkway, or through street. It is designed so as to intercept, collect and distribute traffic desiring to cross, enter, or leave such a highway and to furnish access to property that otherwise would be isolated as a result of the controlled-access feature.

18. "Grading plan" means a drawing of a proposed subdivision with plans and specifications for grading, intended to represent the layout, which will be approved for construction by the Commission and City Council.

19. "Highway" means a trafficway primarily for through traffic, usually on a continuous route, not having access control.

20. "Improvements" mean changes and additions to land necessary to prepare it for building sites, and including street paving and curbing, grading, monuments drainage ways, sewers, fire hydrants, water mains, sidewalks, and other public works and appurtenances.

21. "Intersection" means the area embraced within the prolongation of connection of the lateral curb lines, or, if none, then the lateral boundary lines of the roadways of two highways which join one another at or approximately at right angles, or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict.

22. "Lot" means a parcel of land abutting on a street whose area, in addition to the parts thereof occupied or hereafter to be occupied by a building, structure, and/or accessory building, is sufficient to provide the yards required by the regulations of the zoning ordinance. "Lot" also means a tract of land represented and identified by number or letter designation on an official plat.

23. "Maintenance bond" means a surety bond, cash deposit, or escrow agreement made out to the City in an amount equal to the full cost of the improvements which are required by this chapter, cost being estimated by the City Engineer or City Council, and the surety to the City that the improvements shall be kept in good repair from the time of acceptance by the City of the improvements for such period of time as is specified by this chapter.

24. "Thoroughfare" means an arterial street with intersections at grade and direct access to abutting property, and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic.

25. "Minor Street" means a street used primarily for access to the abutting properties, having a minimum right-of-way width of 60 feet.

26. "Outlet" means a parcel of land within a subdivision which has been included on a preliminary or final plat, but which is not designated as a buildable lot due to insufficient size and/or frontage or peculiar site or topographical problems.

27. "Parcel" means a part of a tract of land.

28. "Performance bond" means a surety bond or cash deposit made out to the City in an amount equal to the full cost of the improvements which are required by this chapter, and the surety bond or cash deposit being legally sufficient to secure to the City that the improvements will be constructed in accordance with this chapter.

29. "Plat" means a graphic presentation on which the subdivider's plan for the subdivision of land is presented and which is submitted for approval and subsequent action.

30. "Plat of survey" means a graphic presentation on which a plan for the division of land is presented. A plat of survey that creates a division of land as defined in Subsection 39 of this section shall be considered a subdivision and subject to the provisions of this chapter.

31. "Pre-developed condition" means those hydraulic and hydrologic site characteristics existing prior to the development being proposed.

32. "Preliminary plat" means a plat showing all the facts needed to enable the Commission to determine whether the proposed layout of the land is satisfactory from the standpoint of public interest.

33. "Replat and resubdivision" means a plat representing land which has previously been included in a recorded plat.

34. "Roadway" means that portion of the street available for vehicular traffic and where curbs are laid, the portion from back to back of curbs.

35. "Standard specifications" means the Iowa Statewide Urban Standard Specifications for Public Improvements and any special provision or modification adopted by the City. Special provisions or modifications adopted by the City shall take precedence over the general requirements of the Iowa Statewide Urban Standard Specifications for Public Improvements.

36. "Street" means an improved right-of-way dedicated to public use, which serves as a primary access to abutting lands.

37. "Street, private" means any street which is under the jurisdiction of an individual, corporation or trustee, or any street which is privately owned or established.

38. "Subdivider" means any person, partnership, corporation, trustee, trust or other legal entity commencing proceedings under this title to effect a subdivision of land hereunder.

39. "Subdivision" means division of land into two or more lots for the purpose, whether immediate or future, or transfer of ownership, or the creation of a defined lot from the remainder parcel from a prior division of land. A division of land which creates a street right-of-way or modification of existing street right-of-way shall be considered a division of property under the provisions of this definition. A division of land for the purpose of adjusting boundaries which does not create a new and

independent parcel capable of building development shall not be considered a division of land for purposes of this definition. The creation of easements which do not affect the taxable status of land shall not be considered a division of land for purposes of this definition. The creation of easements which affect the taxable status of land shall be considered a division of land for purposes of this definition. The term, when appropriate to the context, relates to the process of subdividing or to the land subdivided, or the resubdivision of land divided or platted into lots or other divisions of land, or if a new street is involved, any division of land.

40. "Tract" means an aliquot part of a section, a lot within an official plat, or a government lot.

41. "Used for" includes the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

170.06 PRELIMINARY PLAT APPLICATION AND REVIEW.

1. Fifteen copies of the preliminary plat and supplementary material specified shall be submitted to the Commission with written application for approval at least 15 days prior to the meeting at which it is to be considered. These materials shall be retained by the Commission.

2. The application for approval of the preliminary plat shall be accompanied by a certified check or money order payable to the City in the amount of \$100.00 plus \$10.00 for each lot in the proposed subdivision.

3. The City Clerk, upon receipt of the required copies of the preliminary plat, shall file one copy in the records of the City and shall retain one copy for public inspection. The City Clerk shall provide copies of the plat to the City Engineer, and such other persons as necessary to review the plat and shall schedule the plat for consideration by the Commission.

4. The Commission shall examine the plat and the report of the City Engineer and such other information as it deems necessary or desirable to ascertain whether the plat conforms to the ordinances of the City and conforms to the comprehensive plan and other duly adopted plans of the City. The Commission shall, within 45 days of the filing of the application for approval with the City Clerk, forward a report and recommendation regarding the plat to the City Council. If such recommendation is to disapprove or modify the plat, the reasons therefor shall be set forth in writing in the report, and a copy of the report and recommendation shall be provided to the applicant.

5. The City Council shall examine the plat, the report of the City Engineer, the report of the Commission and such other information as it deems necessary or desirable. Upon such examination, the City Council shall ascertain whether the plat conforms to the ordinances and standards of the City, conforms to the comprehensive plan and other duly adopted plans of the City, and will be conducive to the orderly growth and development of the City; in order to protect the public health, safety and welfare. Following such examination, the City Council may approve, approve subject to conditions or disapprove the plat. If the decision of the City Council is to disapprove the plat, or to approve the plat subject to conditions, the reasons therefor shall be set forth in writing in the official records of the City Council, and such decisions shall be provided to the applicant. Action on the application for approval by the City Council shall be taken within 90 days of the filing of the plat with the City Clerk, unless such time period is extended by agreement between the subdivider and the City.

170.07 PRELIMINARY PLAT APPROVAL.

1. The approval by the City Council of the preliminary plat shall constitute authorization for the installation of improvements as required by this title, and as shown on the preliminary plat, provided, no such improvement shall be constructed or installed until and unless the plans, profiles, cross-sections and specifications for the construction of such improvement has been submitted to and approved in writing by the City Engineer.

2. If the City Council does not act within the 90 days, the preliminary plat shall be deemed to be approved as is.

3. Approval of the preliminary plat shall not constitute approval of the final plat.

4. The approval of the preliminary plat shall be null and void unless a completed application for approval of the final plat is filed with the City Clerk within one year after the date of approval of the preliminary plat. For a preliminary plat that includes a phased improvement, in which more than one final plat will be filed, shall remain valid for a period of two years after the approval of the initial preliminary plat and shall continue to be valid for a period of two years following the application for approval of a final plat in any portion of the preliminary plat. If a period of more than two years elapses after the application for approval of a final plat within the approved preliminary plat, the preliminary plat shall be null and void. The City Council may extend the period of validity of the preliminary plat by not more than two years.

5. When the preliminary plat has been approved, one copy of the plat shall be returned to the applicant, with street addresses annotated to the lots.

170.08 FINAL PLAT PROCEDURE.

1. The final plat shall conform substantially to the preliminary plat as approved and to Sections 354.6, 354.11, and 355.8 of the *Code of Iowa*, as amended. If desired by the subdivider and approved by the Council, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; provided, however, such portion conforms to all requirements of these regulations.

2. Fifteen copies of the final plat and other exhibits required for approval shall be prepared as specified in this chapter and shall be submitted to the City Clerk. The plat shall be accompanied by one of the following:

170.09 FINAL PLAT APPLICATION.

1. Application for approval of the final plat shall be submitted in writing at least 15 days prior to the meeting of the Commission at which it is to be considered.

2. The City Clerk, upon receipt of the required copies of the final plat shall file one copy in the records of the City, shall retain one copy for public inspection. The City Clerk shall provide copies of the plat to the City Engineer and such other persons as are necessary to review the plat and shall schedule the plat for review by the City Council.

3. The City Clerk and the City Engineer shall examine the plat as to its compliance with the ordinances and standards of the City and its conformance with the preliminary plat; and shall set forth their findings in writing. A copy of the findings shall be provided to the subdivider.

170.10 FINAL PLAT APPROVAL BY COMMISSION.

Within 45 days after the application for approval of the final plat, the Commission shall approve or disapprove the final plat. If the Commission approves, it shall affix its seal upon the plat together with the certifying signature of its Chairperson and Secretary. If the Commission disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.

170.11 FINAL PLAT APPROVAL BY COUNCIL.

1. Upon receipt of the plat and written reports thereof, the City Council shall review the final plat and attachments thereto. If the final plat is found to conform to the ordinances and standards of the City and the comprehensive plan and other adopted plans, all as of the date of approval of the preliminary plat and is found to substantially conform to the preliminary plat, upon payment by the developer to the City for all engineering and legal costs incurred by the City in connection with the approval of the final plat, the City Council shall approve the final plat, and shall cause its approval to be entered on the final plat as required by law.

2. Prior to review of the final plat the City Council must receive a certificate by the City Engineer that all improvements and installations to the subdivision required for its approval have been made and completed.

3. If the required improvements have not been completed and the City Engineer cannot certify completion of the improvements, the applicant, with the approval of the City Council, may submit a performance bond for completion of the required improvements. The performance bond shall be with a surety company, licensed to do business in the State of Iowa, shall be in an amount determined by the City to be sufficient to ensure completion of the required improvements and specify the time for completion of the improvements. In lieu of a surety bond, the City Council may approve an irrevocable letter of credit as surety. The performance bond or irrevocable letter of credit must be posted and provided to the City before consideration of the final plat by the City Council.

4. Within 60 days after the application for approval of the final plat, the City Council shall approve or disapprove the final plat, unless such time period is extended by agreement between the subdivider and the City. The period for consideration under this section does not start until the application for approval is complete, including all required final plat attachments. If the action is to disapprove the plat, the reasons therefor shall be set forth in the official records of the City Council and such decision shall be provided to the subdivider.

5. Upon approval, the City Council, by resolution, shall approve the final plat and certify the resolution. Upon obtaining the certified resolution of approval by the City Council, the developer shall record the plat with the County Recorder and the County Auditor within 30 days. If not recorded within this time, the approval shall be null and void. Immediately after recording, the original or a certified copy shall be filed with the office of Clerk/Treasurer.

170.12 PLATS REQUIRED.

In order to secure approval of any proposed subdivision, the owner and subdivider shall submit to the City plats and other information as required by this title which shall comply with the requirements for a preliminary plat and the requirements for a final plat.

170.13 PRELIMINARY PLAT REQUIREMENTS.

The subdivider shall prepare and file with the City Clerk 15 copies of the preliminary plat drawn to a scale of one inch equals 100 feet or larger. Sheet size shall not exceed 24 inches by 36 inches. Where more than one sheet is required, the sheets shall show the number of the sheet and the total number of sheets in the plat, and match lines indicating where other sheets adjoin. The preliminary plat shall be clearly marked "preliminary plat" and shall show, or have attached thereto the following:

1. Title, scale, north point and date.
2. Proposed name of the subdivision which shall not duplicate or resemble existing subdivision names in the County.
3. The name and address of the owner and the name, address and profession of the person preparing the development.
4. A key map showing the general location of the proposed subdivision in relation to surrounding development.
5. The names and locations of adjacent subdivision and the names of record owners and location of adjoining parcels of unplatted lands. A list of all owners of record of property located within 200 feet of the subdivision boundaries shall be attached.
6. The location of property lines, streets and alleys, easements, buildings, utilities, watercourses, tree masses and other existing features affecting the plat.
7. Existing and proposed zoning of the proposed subdivision and adjoining property.
8. Contours at vertical intervals of not more than two feet if the general slope of the site is less than 10 percent and at vertical intervals of not more than five feet if the general slope is 10 percent or greater.

9. The legal description of the area being platted.
10. The boundary of the area being platted and the location of the property in reference to known section lines.
11. The layout, numbers and approximate dimensions of proposed lots.
12. The location, width and dimensions of all streets and alleys proposed to be dedicated for public use.
13. The proposed names for all streets in the area being platted.
14. Present and proposed utility systems, including sanitary and storm sewers, other drainage facilities, water lines, gas mains, electric utilities and other facilities.
15. Proposed easements, showing locations, widths, purposes and limitations.
16. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes, or shown for such purpose in the comprehensive plan or other adopted plans.
17. General summary description of any protective covenants or private restrictions to be incorporated in the final plat.
18. Any other pertinent information as necessary.
19. The fee, as required by this chapter.

170.14 FINAL PLAT REQUIREMENTS.

The subdivider shall, within one year from the date of approval of the preliminary plat, unless such time period has been extended, prepare and file with the City Clerk 15 copies of the final plat and required attachments, as set forth in this chapter. Except for a final plat for a minor subdivision as set forth in this chapter, no final plat shall be considered by the City Council until and unless a preliminary plat for the area included in the proposed final plat has been approved and has not expired and become void as set forth in this chapter. The final plat shall be drawn at a scale of one inch equals 100 feet or larger. Sheet size shall be no greater than 18 inches by 24 inches and no smaller than eight and one-half inches by 11 inches and shall be of a size acceptable to the County Auditor. If more than one sheet is used, each sheet shall clearly show the number of the sheet, the total number of sheets included in the plat and match lines indicating where other sheets adjoin. The final plat shall be clearly marked "final plat" and shall show the following:

1. The name of the subdivision.
2. Name and address of the owner and subdivider.
3. Scale and a graphic bar scale, north arrow and date on each sheet.
4. All monuments to be of record, as required by Chapter 354 of the *Code of Iowa*.
5. Sufficient survey data to positively describe the bounds of every lot, block, street, easement or other areas shown on the plat, as well as the outer boundaries of the subdivided land.
6. All distance, bearing, curve and other survey data, as required by Chapter 354 of the *Code of Iowa*.
7. All adjoining properties shall be identified, and where such adjoining properties are a part of a recorded subdivision, the name of that subdivision shall be shown. If the subdivision platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. Resubdivision shall be labeled as such in a subtitle following the name of the subdivision wherever the name appears on the plat.
8. Street names and clear designation of public alleys.
9. Lot letters and numbers.
10. Accurate dimensions for any property to be dedicated or reserved for public use, and the purpose for which such property is dedicated or reserved for public use.
11. The purpose of any easement shown on the plat shall be confined to only those easements pertaining to public utilities including gas, power, telephone, cable television, water, sewer, easements for ingress and egress and such drainage easements as are deemed necessary for the orderly development of the land encompassed within the plat.
12. All interior excepted parcels, clearly indicated and labeled "not a part of this plat."
13. Outlots, including identification and purpose.
14. The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
15. A statement by a registered land surveyor that the plat was prepared by the surveyor or under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal, and a sealed certificate of the accuracy of the plat by the registered land surveyor who drew the plat.
16. Lot address numbers as assigned by the City.
17. Notes and restrictions required by the City.

170.15 FINAL PLAT ATTACHMENTS.

The following shall be attached to and accompany any final plat:

1. All documents required under Section 354.11 of the *Code of Iowa*, as amended or modified from time to time.
2. The encumbrance bond, if any.
3. A statement of restrictions of all types that run with the land.
4. Where the improvements have been installed; the maintenance bond required by this chapter.
5. If private streets or other private improvements have been approved, an agreement in the form of a covenant running with the land, in a form approved by the City Attorney, providing for the construction or reconstruction of any improvements to meet City standards, and the assessment of all costs to the property owners in the event of annexation and dedication and acceptance shall be required.
6. A resolution and certificate for approval by the City Council and for signatures of the Mayor.
7. Warranty deeds for all lots to be deeded to the City for street right-of-way or other purposes.
8. The applicable fee, if any.

170.16 DESIGN STANDARDS.

The standards of design contained in this chapter are intended only as minimum requirements, and the subdivider should use standards consistent with the site conditions so as to assure an economical, pleasant and durable neighborhood. All subdivisions shall conform to the Design Standards and Standard Specifications for Public Improvements and adopted by the City and to the Comprehensive Plan as approved and adopted.

170.17 STREETS.

Street design standards shall be as set forth in this section.

1. General.
 - A. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan.
 - B. All streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their relation to the proposed uses of the land to be served by such streets.
 - C. Where such is not shown on the Comprehensive Plan, the arrangement of streets in a subdivision shall either:
 - (1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 - (2) Conform to a plan for the neighborhood approved or adopted by the Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
 - D. Where a subdivision abuts or contains an existing or proposed highway, primary thoroughfare, railroad or other disadvantageous use, the Commission may impose requirements concerning streets, access drives, service drive, reverse frontage lots, or any other such requirements as may be necessary to preserve the character of the neighborhood.
2. Access. Reserve strips controlling access to streets or alleys shall be prohibited.
3. Continuation of Existing Streets. Proposed streets shall provide for continuation or completion of any existing streets, constructed or recorded, in adjoining property at equal or greater width and in similar alignment, unless variations are recommended by the Commission.
4. Culs-de-sac. Cul-de-sac type streets shall be no longer than 600 feet and shall be provided at the closed end with a turnaround of at least the minimum radius required by the Design Standards.
5. Grade. Streets shall be completed to grades which have been officially approved by the City Council.
6. Half Streets. Dedication of half streets is not allowed.
7. Intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 60 nor more than 120 degrees. Intersection of more than two streets at a point shall be prohibited.
8. Jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided.
9. Minor Streets. Minor streets shall be laid out so that their use by through traffic will be discouraged.
10. Street Names. All newly platted streets shall be named and in a manner conforming to the prevailing street naming system. Streets that are in obvious alignment with existing streets shall bear the name of the existing streets. The final plat shall show the proposed names of new streets, and these names shall not duplicate or sound similar to existing street names. All street names are subject to approval by the City.
11. Street Geometrics. The geometrics of all streets shall conform with the requirements of the Design Standards adopted by the City unless deviations from the Design Standards are approved by the City Council on recommendation of

the City Engineer.

12. Street and Right-of-Way Widths. The minimum right-of-way width and street pavement width shall be as follows:

Street Classification	Right-of-Way Width	Pavement Width
Minor	50 feet	26 feet
Local Collector	60 feet	31 feet
Collector	70 feet	37 feet
Arterial	100 feet	51 feet

13. Street Construction. All streets shall be constructed of Portland cement concrete pavement in accordance with the Design Standards adopted by the City. Upon application and recommendation of the City Engineer, the City Council may approve street construction of Portland cement concrete curb and gutter sections with full depth hot mix asphalt pavement.

14. Alleys. Unless approved by the City, alleys shall not be allowed.

170.18 BLOCKS.

The lengths, widths and shapes of blocks shall be determined with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
2. Zoning requirements as to lot sizes and dimensions.
3. Needs for convenient access, circulation, control and safety of street traffic.
4. Limitations and opportunities of topography.

Block lengths shall not exceed 660 feet or be less than 300 feet.

170.19 REQUIRED IMPROVEMENTS.

Required improvements are as follows:

1. General. The subdivider shall install and construct all improvements required by this chapter. The subdivider shall submit three sets of the plans and specifications for all public improvements to be reviewed by the City Engineer and approved by the City Council prior to start of construction. All required improvements shall be installed and constructed in accordance with the "Standard Specifications" on file in the office of the City Clerk, unless otherwise approved by the City Engineer. Inspection shall be provided by the City at the subdivider's expense as deemed necessary to assure the quality workmanship on all portions of the construction to be dedicated to the City. Said inspections costs which are a part of the review and inspection costs provided for, and shall be paid for by the subdivider before final approval will be given. The subdivider shall provide a minimum 24 hours' notice to the City prior to commencement of construction work so the City can make arrangements for an inspector. At the completion of construction, all improvements required by these regulations shall be reviewed and approved by the City Council.
2. Grades. All streets, alleys and sidewalks within the platted area which are dedicated for public use shall be brought to the grade approved by the City Council after receiving the report and recommendations of the City Engineer.
3. Paving. Concrete paving with curbs shall be installed on all roadways in the plat being dedicated for public use and shall be constructed of Portland cement concrete in accordance with designs and specifications approved by the City Council and at grades established by the City Engineer.
4. Sidewalks. Sidewalks shall be constructed on both sides of all streets being dedicated for public use. Sidewalks shall be a minimum of four feet in width and shall be constructed of Portland cement concrete in accordance with designs and specifications approved by the City Council and at grades established by the City Engineer.
5. Water and Sewers. Water mains, sanitary sewer lines, and storm sewers and their appurtenances shall be constructed and installed in accordance with the plans and specifications adopted by the City Council. Water and sewer lines shall be made accessible to each lot.
6. Storm Sewer. A suitable storm sewer for sump pump drainage shall be available to all lots within a subdivision.
7. Extension of Services to Property Line. The subdivider shall extend services for water, sewer, and sump pump discharge to the lot lines for each lot within a subdivision. The locations of the services must be clearly marked and a record of the service locations provided to the City by the subdivider.

170.20 EASEMENTS.

Easements shall be designated for the location of utilities and drainage as follows:

1. Sanitary sewer easements shall not be less than 20 feet wide for sanitary sewers not greater than 15 feet deep. For sanitary sewers greater than 15 feet deep the minimum width of the easement shall be established by the City Engineer.
2. Water main: 10 feet.

3. Storm sewer: easement shall not be less than 15 feet in width. For storm sewers, 24-inch diameter and larger the width of the easement shall be determined by the City Engineer.

4. Public utility easements : easements shall be provided for utilities and shall be provided on the front and rear of all lot lines and shall be a minimum of five feet wide on the rear lot line and a minimum of 10 feet adjacent to the front lot line.

5. Overland flowage easements shall be provided at all locations where overland flow drainage shall traverse a lot, outlet or other portion of the plat. Width of the overland flowage easement shall be at least as wide as the anticipated overland flow during a 100-year rainfall event.

170.21 LOTS.

1. Size, width, depth, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

2. Lot dimensions shall conform to the requirements of the City's Zoning Ordinance; and within the corporate limits of the City, all lots shall abut on a dedicated and improved street.

3. Corner lots for residential use shall have extra width to permit appropriate building setback from both streets as specified in the Zoning Ordinance.

4. Side lot lines shall be at right angles or radial to street lines, except where a variation of this rule will provide an improved street and lot layout.

5. Where unusual soil conditions or other physical factors exist which may impair the health and safety of the residents of the neighborhood in which a subdivision may be located, the Commission may increase lot area requirements as may be necessary.

6. Excessive depth in relation to width shall be avoided, a proportion of two and one-half in depth to one in width shall normally be considered as a desirable maximum for lot widths of 66 feet or more.

7. Double frontage and reversed frontage lots shall be avoided except when necessary to provide separation of residential development from heavily traveled thoroughfare, or to overcome specific disadvantages of topography or orientation.

170.22 LARGE LOT SUBDIVISIONS.

Whenever the area is divided into lots larger than ordinarily used in the area for building purposes, and there is reason to believe that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots. Easements or deeds providing for the present or future opening and extension of such streets may, at the discretion of the Council, be made a condition of the approval of the plat.

170.23 STORM WATER RUNOFF.

1. Development of property without disposition of storm water runoff is prohibited. The owner of any parcel who shall grade, fill, construct on or otherwise alter the existing storm water runoff rates, velocities, volumes or drainage patterns shall be responsible for damages, inconveniences or distress resulting from such activities.

2. No development shall cause downstream property owners, water courses, channels, or conduits to receive storm water runoff from the proposed development site at a higher peak flow rate, at higher volume, or at higher velocities than would have resulted from the same storm event occurring over the site of the proposed development with the land in its natural, pre-developed condition, unless sufficient capacity to convey the water through downstream property owners, water courses, channels or conduits to receive storm water runoff from the proposed development site is demonstrated.

3. The City shall have no obligation to review, check, or otherwise verify the certified engineering calculations, method of design, or storm water detention facility plans and as-built drawings required to be submitted. Acceptance of storm water detention plans, calculations or as-built drawings and issuance or approval of any permit or plat shall be interpreted as satisfying the requirement that such plans, calculations and documents be submitted to the City. In no instance shall such permit issuance, plat approval, or acceptance of such documents by the City be construed as approval of the developer's or the developer's engineer's design methods, design calculations, detention facility plan, as-built drawings, approval of detention construction, or concurrence by the City that all design criteria have been satisfied. The developer and the developer's engineer shall be fully responsible for the design and construction of storm water detention facilities and shall indemnify and hold the City harmless from any claims, demands or causes of action based upon a violation of the provisions of this section.

170.24 FLOODPLAIN AND AREAS PARTICULARLY SUSCEPTIBLE TO FLOODING.

If a subdivision or a portion thereof lies within a flood plain area, as defined by federal or Iowa statutes or regulations promulgated thereunder, or includes or may include area particularly susceptible to flooding, the City may in its sole discretion, impose reasonable conditions upon approval of the preliminary and final plat to protect the health, safety, and welfare of property owners, adjacent property owners, and the public from flooding or potential flooding.

170.25 PARK AND RECREATIONAL AREAS.

All residential developments shall be designed so that adequate open spaces and sites for public uses are properly located and preserved in accordance with Chapter 173 "Dedication of Parkland" of the Van Meter Code of Ordinances.

(Ord. 2021-01 - Mar. 21 Supp.)

170.26 IMPROVEMENTS.

1. Generally. The subdivider shall install and construct all improvements required by this chapter. All required improvements shall be in accordance with approved Standard Specifications and under supervision of the City Council.

2. Maintenance Required. The applicant shall be required to maintain all improvements on the individual subdivided lots and provide for snow removal on streets and sidewalks, if required, until acceptance of the improvements by the City. If there are any occupancy permits on a street not dedicated to the City, the City may, on 12 hours' notice, plow the street or effect emergency repairs and charge same to applicant.

3. Maintenance Bond. The applicant shall be required to file a maintenance bond with the City Council, prior to approval of final plat and dedication of improvements to the public, in an amount considered adequate by the City Engineer and in a form satisfactory to the City Attorney, in order to assure the satisfactory condition of the required improvements for a period of time in accordance with the schedule set forth in this section. The time shall run from the date of their acceptance by the City Council and dedication of same to the City.

Type of Maintenance Bond	Bonding Period
Pavements	4 years
Sanitary Sewer and Storm Sewer	4 years
Sidewalk	2 years

4. Inspection. The City Council shall provide for inspection of required improvements during construction and ensure their satisfactory completion. The applicant shall pay to the City the cost of the inspection fees which shall include inspection of water mains, sewer, streets, or any other required improvements; and the subdivision plat shall not be signed by the Mayor unless such fee has been paid at the time of application. If the City Engineer finds upon the inspection that any of the required improvements have not been constructed in accordance with the approved construction standards and specifications, the applicant shall be responsible for completing the improvements according to such standards and specifications. Wherever the cost of improvements is covered by a performance bond, the applicant and the bonding company shall be severally and jointly liable for completing the improvements in accordance with the standards and specifications approved by the City Council.

5. Performance Bond or Letter of Credit Release or Reduction.

A. Certificate of Satisfactory Completion. The City shall not accept dedication of required improvements, or release or reduce a performance bond or letter of credit, until the City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed; and until the applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed as-built survey plat of the subdivision, indicating location, dimensions, materials, and other information required by the plan and Commission, City Council or City Engineer, that the layout of the line and grade of all public improvement is in accordance with construction plan for the subdivision; and that a certification has been furnished to and approved by the City Attorney indicating that the improvements have been completed, are ready for dedication to the local government, and are free and clear of any and all liens and encumbrances. Upon such approval and recommendation, the City Council shall thereafter accept the improvements for dedication in accordance with the established procedure.

B. Sidewalks shall be constructed on both sides of all streets dedicated to public use, except a sidewalk need not be provided on street right-of-way abutting nonresidential or noncommercial tracts of land, such as parks, large industrial sites, water courses, cemeteries, etc., unless required by the City Council.

C. The sidewalks shall have a minimum width of four feet, and have a minimum thickness of four inches, and shall be constructed of Portland cement concrete in accordance with designs and specifications approved by the City Council.

D. Street trees shall not be planted in the public right-of-way.

E. Topsoil shall not be removed from residential lots or used as spoil.

F. Fire hydrants shall be installed in accordance with specifications approved by the City Council.

G. Street lights shall be installed in accordance with designs and specifications approved by the City Council.

170.27 SUBDIVISIONS WITHIN TWO MILES OF CORPORATE LIMITS.

1. Requirements and procedure for approval of preliminary and final plats of land within two miles of the corporate limits shall be the same as the requirements and procedure for approval of preliminary and final plats within the corporate limits except that the application for approval of the final plat shall not be considered by the Council until it has been submitted and approved by the Dallas County Board of Supervisors.

2. In reviewing a proposed subdivision of land within two miles of the corporate limits, the City Council, upon recommendation of the Commission, may vary or modify the requirements for a subdivision within the corporate limits so that the subdivider is allowed to develop his property in a reasonable manner, provided that such variance or modification will not have the effect of nullifying the intent and purpose of this chapter for the City or of interfering with carrying out the Comprehensive Plan. Upon any request to relax the requirements contained in these regulations, consideration shall be given to the following:

A. Conformance of the proposed street system in the subdivision to the Comprehensive Plan, location of the proposed subdivision in relation to sites which the Comprehensive Plan proposes for public or semi-public use and whether land should be reserved for such uses including, but not limited to, schools, parks, playgrounds, public buildings, public utilities, airports, etc.

170.28 EXCEPTIONS.

1. Generally. Whenever the tract to be subdivided is of such unusual topography, size, or shape that the strict application of the requirements contained in these regulations would result in substantial non-self-inflicted hardships, the City Council, upon recommendation of the Commission, may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner; provided, such variance or modification will not have the effect of nullifying the intent and purpose of this chapter for the City or of interfering with carrying out the Comprehensive Plan. In no case shall any variation or modification be more than a minimum easing of the requirements, and in no instance shall it conflict with any Zoning Ordinance and map, or reduce the traffic capacity of any street below that shown on the Comprehensive Plan.

2. Petition. A petition for any such variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the considerations of the Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

170.29 VIOLATION.

Whoever being the owner or agent of the owner of any land located within or adjacent to the City, knowingly or with intent to defraud, transfers or sells, by reference to or exhibition of, or by other use of a plat of subdivision of such land before such plat has been approved by the Commission, shall forfeit and pay the penalty of not more than \$100.00 for each lot so transferred or sold, or agreed or negotiated to be sold, and a description by metes and bounds shall not exempt the transaction from such penalties.

165.13 C-0 COMMERCIAL-RESIDENTIAL DISTRICT.

1. Intent. The commercial-residential district is intended to provide for the convenience shopping of persons living in neighboring residential areas and for general uses and activities of a retail and personal service character. Only those uses are permitted which are necessary to satisfy the local needs which occur so frequently as to require commercial facilities in proximity to residential areas. In addition, low-intensity business and professional offices are permitted.

2. Principal Permitted Uses.

- A. Any and all uses permitted under the R-3 Classification.
- B. Retail business or service establishments such as the following:
 - (1) Confectionery stores
 - (2) Delicatessens
 - (3) Drug stores
 - (4) Convenience grocery stores
 - (5) Variety stores
- C. Combinations of the above uses.
- D. Business and professional offices supplying commodities or performing services primarily for residents of the neighborhood.

3. Permitted Accessory Uses.

- A. Any and all accessory uses permitted under the R-3 Classification.
- B. Storage of merchandise incidental to the principal use, but not to exceed 40 percent of the floor area used for such use.
- C. On-site exterior signs, which shall be integral or attached to the building. No sign may project over any street line or extend more than six feet over any building line, whether attached thereto or to any other structure. In no case shall any sign project more than four feet above the roof line or 18 inches from the building wall and must be at least seven feet above grade. The total area of all signs pertaining to the use of or business conducted in any building shall be no greater than 15 percent of the wall area on which they are located. If the sign is indirectly lighted, it shall be illuminated by artificial light reflecting from the sign face and the light source shall not be visible from any street right-of-way. Moving, flashing, or rotating illuminated signs shall not be permitted. Where the lot adjoins an R district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the R district; however, this does not apply to the side of the building which is opposite that side adjoining the R district.
- D. All exterior signs shall be attached flat against the building.

4. Area Regulations.

- A. Lot Area. The minimum lot area shall be the same as that in the R-3 classification for dwelling units. No minimum requirements for any other permitted uses.
- B. Lot Width. For a dwelling and any building containing any dwelling units, the minimum requirement shall be the same as that under the R-3 classification. There is no minimum requirement for other permitted uses.
- C. Yard Width.
 - (1) The minimum front yard depth shall be 25 feet, the minimum rear yard depth that the front yard is increased over the 25 feet.
 - (2) The rear yard may be decreased proportionately, except that where the rear yard adjoins the side lot line of a lot in an R district, there shall be a minimum rear yard of 15 feet adjacent to said lot line.
 - (3) The side yard required for residential uses shall be the same as that for the R-3 classification. There shall be no minimum requirement for any other permitted uses, except when adjoining any R-1, R-2, R-3 district, or street right-of-way, in which case the side yard requirement shall be 15 feet.
- D. Building Height. The maximum height shall be two and one-half stories, or 35 feet.
- E. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.23(2) of this chapter.

165.14 C-1 DOWNTOWN COMMERCIAL DISTRICT.

1. Intent. The Downtown Commercial District is intended for the conduct of general business to which the public requires direct and frequent access. The regulations set forth in this section are meant to achieve the following purposes:

- A. To protect commercial development against the establishment of uses which would create hazards, dust, odors, smoke or other objectionable influences or heavy trucking traffic.

- B. To provide appropriate space for strengthening the economic base of the community.
- C. To conserve the value of existing commercial buildings.
- D. To encourage pedestrian movement in a developed downtown.
- E. To encourage minimum development standards that will aid to unify the appearance of the district.

2. Applicability. The standards identified in this chapter shall apply in the following circumstances, and are subject to the site plan submittal and review procedure as identified in Chapter 167.04 of the Municipal Code:

- A. New construction of a building(s);
- B. Reconstruction of a building(s);
- C. Addition and/or expansion to an existing building by 20% or more of the gross area of the existing building;
- D. Remodeling of a building when the building permit value is \$25,000 or more. The value is for collective value of improvements and/or development and shall not be circumvented by applying for multiple permits under the established value.

E. The change of surface material type of an off-street parking area, including a material overlay process(es) and/or the expansion of a parking area, of any surface type, by more than 20% of the existing surface lot area.

3. Permitted Uses.

- A. Private clubs, lodges, or veterans' organizations.
- B. Hospitals, clinics, nursing, and convalescent homes.
- C. Any retail business or service establishment, including but not limited to the following:
 - (1) Animal hospitals, veterinary clinics.
 - (2) Bank, savings, and loan associations.
 - (3) Barber shop or beauty parlor.
 - (4) Clothing, sporting goods store.
 - (5) Drugstore.
 - (6) Florist shop.
 - (7) Furniture, appliance store and repair. Grocery store or supermarket.
 - (8) Hardware store, plumbing and heating.
 - (9) Jewelry store.
 - (10) Laundries and laundrettes.
 - (11) Office building, business and professional.
 - (12) Photographic studio, camera shop.
 - (13) Printing shop.
 - (14) Restaurant, drive-in restaurant.
 - (15) Tavern and night club, provided that it is not within three hundred (300) feet of an "R" district; church, school, or convalescent home.
- D. Mixed use structure, commercial and residential where the residential use is secondary to the commercial use and where the residential use that is located on the ground floor is less than 40% of the ground floor area and is not located on the primary street façade of the ground floor. No residential occupancy shall be permitted until the commercial use of a lot within this district is complete and a certificate of occupancy is issued.
- E. Any and all uses permitted under "C-0" classification.

F. An exception is allowed in this district to Section 165.04(8) of the Municipal Code, Number of Uses on One Lot. More than one principal use is allowable on one lot.

4. Accessory Uses.

- A. Any and all accessory uses permitted under the "R-3" classification.

5. Signs.

- A. No exterior attached sign may project over any street line or extend more than six (6) feet over any building line, whether attached thereto or to any other structure. In no case shall any sign project more than or eighteen (18) inches from

the building wall and must be at least seven (7) feet above grade.

B. The total area of all signs pertaining to the use of or business conducted in any building shall be no greater than fifteen (15) percent of the wall area on which they are located.

C. Indirectly illuminated signs shall be illuminated by artificial light reflecting from the sign face and the light source shall not be visible from any street right-of-way.

D. Internally illuminated signs shall not be moving, rotating, flashing or strobe.

E. Message center signs can display a message in a stop position for a minimum of 5 seconds and then display the next message. The message cannot rotate, flash, strobe or scroll. The message center component shall not exceed 20% of the total sign area.

F. Where the lot adjoins an "R" district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the "R" district; however, this does not apply to the side of the building which is opposite that side adjoining the "R" district.

G. A sign, free-standing, or ground (a sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall) shall not exceed thirty-two (32) square feet in area on each side and shall have a setback of fifteen (15) feet from the property line.

H. Signs Types – Prohibited.

(1) The following sign types shall not be permitted:

- a. Pole signs
- b. Above peak roof signs
- c. Off-premise signs

6. Area Regulations.

A. Lot Area. The minimum lot area shall be the same as that in the "R-3" classification for dwelling units; there is no minimum requirement for any other building. There shall be no minimum lot area for a mixed use, commercial and residential development.

B. Lot Width. There shall be no minimum lot width required.

C. Yard Width.

(1) The minimum front yard depth shall be twenty-five (25) feet, except as described below where the minimum setback shall be reduced to no less than the front yard depth of adjacent C-1 zoned properties.

- a. Area One. Properties with frontage on Wilson Street located between Main Street and Grant Street.
- b. Area Two. Properties with frontage on Grant Street between Wilson Street and West Street.

(2) The minimum rear yard depth shall be twenty-five (25) feet, except as described below where the minimum setback shall be reduced to no less than the rear yard depth of adjacent C-1 zoned properties.

- a. Area One. Properties with frontage on Wilson Street located between Main Street and Grant Street.
- b. Area Two. Properties with frontage on Grant Street between Wilson Street and West Street.

(3) For each one (1) foot that the front yard is increased over twenty-five (25) feet, the rear yard may be decreased proportionately, except that where the rear yard adjoins the side lot line of a lot in an "R" district, there shall be a minimum rear yard of ten (10) feet adjacent to said side lot line.

(4) The side yard required for residential uses shall be the same as that for the "R-3" classification. There shall be no minimum requirement for any permitted uses, except when adjoining any "R-1," "R-2," "R3" district, or street right-of-way, in which case it shall be fifteen (15) feet.

D. Building Height. The maximum height shall be three (3) stories, or forty-five (45) feet.

7. Off-Street Parking and Loading Requirements.

A. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights and the view from public right-of-way and adjoining properties.

B. The parking space requirements listed in Section 165.34 and 165.35 Off-Street Loading and Off-Street Parking regulation in the City of Van Meter Zoning Ordinance shall be incorporated except for as follows:

(1) Properties south of Grant Street with frontage on Wilson, West, or Grant shall have no off-street parking minimum standards.

(2) Properties north of Grant Street with frontage on Wilson, West or Grant shall provide off-street parking at the minimum standard required to provide sufficient staff parking for the proposed business use as recommended by the City

Engineer through a review of the proposed site plan.

(3) All mixed-use structures containing residential uses shall provide a minimum of one (1) off-street parking stall for each residential unit.

(4) Off-street parking requirements can be satisfied via shared parking agreements should off-street parking requirements be impossible to meet on the proposed lot. In such instances, shared parking agreements must be included with site plan submittals and shall be drafted in such a way that they run with the land.

C. Required parking spaces shall have a minimum size of nine (9) feet wide by eighteen (18) feet long exclusive of access drives, aisles, or ramps. The length of parking stalls may be reduced to sixteen and one-half (16 ½) feet including wheel stops if an additional one and one-half (1 ½) feet is provided for the overhang of wheels.

D. Parking spaces shall be oriented so that no vehicle is required to back directly into a street right-of-way.

E. All exterior parking light structures shall be designed in conjunction with the overall architectural theme of the project. Parking areas shall be designed to minimize headlights shining into residential properties.

F. Uses which predominately occur during different times may share parking if it can be demonstrated that collectively the minimum number of parking spaces is provided at all times.

G. Parking lots shall be located in the rear of all commercial uses or on the side. Parking located on the side is allowable in accordance with the following:

(1) The parking must not extend into the required front yard setback.

(2) A single parking aisle with parking on one side, which is adjacent to the building, and meets the minimum dimension of the City's parking space requirements, is allowable.

H. Parking areas shall be set back 5 feet from the property line and shall be landscaped with vegetation and or turf. This requirement can be waived where parking lots adjoin and have cross access agreements/easements.

8. General Provisions.

A. Chain link fences shall not be allowed. Fences shall not exceed 4-feet in height when located in the front yard setback and may not exceed 6-feet in height when located in the side or rear side yard.

B. Paving shall not be allowed over or through the City-owned right-of-way in front of any commercial use, except for driveways providing access to an approved parking lot.

C. Minimum off-street parking requirements must be contained entirely outside of the public right-of-way.

D. All regular business must take place inside a structure, except for authorized outdoor dining or an authorized special/seasonal event permit.

E. Multiple buildings are allowed on one zoning lot.

F. Exterior storage of goods and equipment is not permitted.

G. Only one driveway approach shall be permitted on each street frontage, of each premise. At locations where driveways are not shared with an adjoining property each driveway shall be placed in such a way as to not impede the visual clearance to access the public street.

H. Service bays and drives, trash receptacles and dumpster areas shall be oriented in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.

I. A five feet wide as constructed or designated, accessible, pedestrian route shall be installed on each property to connect each building's primary access door with the public sidewalk located in the public street right-of-way. An accessible route may be designated with painted markings on parking lot pavement.

9. Design Guidelines.

A. All attached or detached garages shall be placed towards the rear of a building except on a corner, where the side may also be allowed. These can be accessed via privately controlled lanes and alleyways.

B. One story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.

C. Driveway locations shall be spaced such that they are at least 5 feet from any adjacent driveway.

D. Shared driveways are allowed.

E. Accessory structures shall not be placed in such a manner that they extend in front of the rear building line of the primary structure.

10. Architectural Standards.

A. The front façade, or any façade that directly abuts a public right-of-way including a street side yard of any building shall be at least fifty (50) percent brick or masonry stone.

B. All sides of buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing façade that is compatible with surrounding buildings and cohesive as development block. Exterior materials of commercial quality shall include brick, stone masonry, stucco like exterior systems, pre-cast concrete wall panels, or other like material. Painted concrete block or flat poured concrete walls are not allowed unless the blocks include an architectural finish and an articulated pattern that varies the block sizes, horizontal face alignment, and/or the coursing and vertical joints.

C. Exterior building walls may also be constructed of wood, fiber cement board, architectural concrete masonry units that contain variances in texture and/or integral color, vinyl, aluminum, or steel lap siding, or corrugated metal only when at least seventy-five (75) percent of the street façade is constructed of approved masonry. In cases where the structure is viewable from a public right-of-way or space the structure shall utilize the above materials on all building elevations. Smooth face concrete masonry units shall not be allowed.

D. All rooftop mechanicals must be placed or screened in such a way that they are not visible from any public street, alleyway, or park. Rooflines should have the appearance of a flat structure. In instances where a peaked or gable roof is existing and will not be modified structurally, design elements shall be designed such that the roof appears to be flat and screened in such a way that the peak of the structure is not visible. This regulation shall apply to property as follows:

(1) Properties with frontage on Grant Street, Wilson Street and West Street.

E. The front façade and street side façade of any new non-residential building shall be comprised of at least fifty (50) percent windows and doors at the ground level.

F. Accessory structures shall be constructed of similar and/or complimentary materials as the primary structure and shall be required to be comprised of at least twenty-five (25) percent windows and doors at the ground level.

G. Accessory structures that are not open for business to the public are exempt from the window and door requirements of Subparagraph E above provided they are placed between the rear of the primary building and rear yard setback and are not visible from the public street. The structure is subject to compliance with Subparagraph B above.

H. All structures must be constructed on permanent foundations and may not be placed in a temporary manner.

11. Curbs and Curb Cuts. The number of curb cuts for any development shall be minimized to the greatest extent possible to provide for controlled ingress and egress.

A. All curbs shall be vertical curbs. No curb cut shall be greater than twenty-five (25) feet at the property line and thirty-five (35) feet at the curb line in accordance with the established City standards.

B. No curb cut for freight lanes shall be greater than thirty-five (35) feet at the property line and forty-five (45) feet at the curb line, unless an alternative curb cut width is approved by the Planning and Zoning Commission.

12. General Landscaping and Buffering Requirements.

A. No certificate of use shall be authorized unless all landscaping requirements are met. Existing, healthy plant material on site may be used as a credit towards fulfilling the landscaping requirements specified in this section.

B. Landscaping requirements are minimum standards and applicable to areas used for the parking of one or more vehicles to traverse back and forth to parking spaces, service bays, and loading/unloading areas. The landscaping requirements shall provide effective buffering of all vehicular use areas, including service bays, from neighboring buildings and from street view and shall serve to guide traffic.

C. Walls, fences, or other artificial screens to be used as buffers shall be shown in elevation and prospective. Proposed height and structural material to be used shall be clearly indicated on the site plan.

D. Landscape vegetation shall consist of species compatible with conditions in central Iowa.

E. Minimum requirements, trees:

(1) Two (2) trees or two (2) trees per three thousand (3,000) square feet of required open space, or

(2) Fifty (50) percent of the required trees maybe two (2) inch caliper and the remaining required trees may be eight (8) feet to ten (10) feet in height and one and one-half (1.5') inch caliper.

(3) The trees shall be balled or burlap stock.

(4) The minimum height for evergreens shall be six (6) feet and may be counted as 2-inch caliper for requirements.

(5) The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

F. Minimum requirements, shrubs:

(1) One shrub shall be planted for every one-thousand (1,000) square feet of open space, but no less than three shrubs per lot.

G. Interior lot landscaping shall be provided by landscaped islands or medians within the vehicular area and shall be used to guide traffic and separate pedestrian walkways from vehicular traffic. One such landscaped island or median shall

be placed for every twelve (12) parking spaces and shall be a minimum of sixty (60) square feet in area. Landscaped islands may be grouped or combined to meet interior landscape requirements provided the total square footage of any single grouping does not exceed one hundred-twenty (120) square feet.

- (1) The use of ornamental shrubs and coniferous trees shall be encouraged.
- (2) The ground cover of the island shall consist of grass and/or shrubs, excluding paving.

H. A landscape barrier shall be located between the common lot line and the service bay, loading, or unloading area, off-street parking, or other vehicular use area. The barrier shall be a minimum of six (6) feet in height consisting of a natural material such as ornamental fence, an earth berm or an opaque hedge or any combination thereof.

I. At a minimum, one tree shall be provided every twenty-five (25) linear feet. Such trees shall be located or grouped between the common lot line and the service bay, loading, or unloading area, off-street parking, or other vehicular use area.

J. The provisions of the subsection shall not apply when the proposed perimeter abuts an existing wall or durable landscape barrier on an abutting property, provided the barrier meets all applicable standards set out in this ordinance.

K. The perimeter(s) of the lot adjacent to public rights-of-way, shall include a strip of land of at least ten (10) feet in depth located between the right-of-way and the off-street parking or other vehicular use area(s), and shall be landscaped as follows:

- (1) One (1) tree for every twenty-five (25) feet, or fraction thereof of lineal frontage. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area.
- (2) The vegetation is not required to be planted in a singular row and may be placed in a designed arrangement provided the full total of required shrubs is placed within the planting strip.
- (3) A hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of non-living material, one (1) shrub shall be planted every ten (10) feet and abutting the barrier.
- (4) The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.
- (5) Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. Sod shall be employed when grass is used as a ground cover in Zone 1. Non-living material shall not be used as the primary ground cover device but may be used in conjunction with living plant material to develop an ornamental landscaping effect.
- (6) Non-living materials such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric.

(Section 165.14 – Ord. 2021-07 – Mar. 21 Supp.)

165.15 C-2 CBD CENTRAL BUSINESS DISTRICT.

1. Intent. The C-2 District is intended to accommodate the variety of retail stores and related activities which occupy the prime area within the business district. No property shall be zoned C-2 unless it lies adjacent to property zoned C-2 commercial.
2. Principal Permitted Uses. Any and all uses permitted under the C-1 commercial classifications.
3. Accessory Uses. Any and all accessory uses permitted under the C-1 commercial classification.
4. Area Requirements.
 - A. Lot Area. No minimum.
 - B. Lot Width. No minimum.
 - C. Yard Width. No minimum, unless the side yard is adjacent to an R district, in which case the side yard shall be at least 15 feet.
 - D. Building Height. The maximum height shall be three stories or 45 feet.

165.16 C-3 COMMERCIAL DISTRICT.

1. Intent. The C-3 Commercial District is intended for the conduct of general business.
2. Principal Permitted Uses. Any and all uses permitted under the commercial classifications except that no residential use may be used in C-3 even if otherwise allowed under C-0, C-1, or C-2.
3. Accessory Uses. Any and all accessory uses permitted under the C-2 commercial classification.
4. Area Requirements.
 - A. Lot Area. No minimum.
 - B. Lot Width. No minimum.
 - C. Yard Width. No minimum, unless the side yard is adjacent to an R district, in which case the side yard shall be at

least 15 feet.

D. Building Height. The maximum height shall be three stories or 45 feet.

165.17 CF COMMUNITY FACILITY DISTRICT.

1. Intent. The Community Facility District is intended to accommodate buildings used for general community based activities.

2. Permitted Uses.

A. Veterans organizations.

B. Recreation and community meeting space within a common facility.

3. Permitted Accessory Uses.

A. Exterior signs located along access drive adjacent to street right-of-way shall be a monument type sign.

B. All other exterior signs shall be attached against the building.

C. Pole-mounted wind energy conversion system with a maximum density of one system for each five acres, or fraction thereof.

4. Area Regulations.

A. Lot Area. The minimum lot area shall be four acres.

B. Lot Width. No minimum.

C. Yard Width. No minimum, unless a yard is adjacent to an R District, in which case the side yard shall be at least 25 feet; however, such minimum lot requirement shall not apply to any part of the property less than 50 feet in width.

D. Building Height. The maximum height shall be three stories, or 45 feet.

E. Off-Street Parking. Spaces for off-street parking shall be provided based on the projected use and occupancy of the building. The provisions of Section 165.23(2) of this chapter shall not be applicable for the CF District.

F. Wind Energy Conversion Systems. Maximum pole height: 80 feet; minimum distance from pole to property line: 30 feet except minimum distance to a property line adjoining a residential zoning district: 75 feet.

165.18 BP-1 BUSINESS PARK DISTRICT.

1. Intent. The Business Park District is intended for the conduct of business that is appropriately located within a large identified business area and for business that is generally in the service sector or intellectual property sector and does not require frequent access by the public. The regulations set forth in this section are meant to achieve the following:

A. To provide appropriate space for strengthening the economic base of the community.

B. To locate non-retail businesses not requiring direct public access in areas where suitable utilities and other resources are available.

C. To provide an area within the community where businesses desiring a large business park setting can develop without conflicting residential or commercial uses.

2. Permitted Uses. The permitted uses within the district encompass a wide range of non-retail and non-manufacturing commercial enterprises with said uses focusing on the service sector including businesses providing services associated with data and intellectual property. Permitted uses shall include the following and businesses of a similar nature:

A. Data processing centers.

B. Transaction processing centers.

C. Services sector office buildings.

D. Banking support services.

E. Non-retail support for retail business or service businesses.

F. Professional office buildings.

3. Accessory Uses.

A. On-site wells used for backup water supply.

B. Standby power generators used for emergency power, provided such generators are equipped with appropriate sound dampening enclosures and mufflers.

C. Wind generators at a density of no more than one for every three acres; provided, no wind generator can be located within 200 feet of the exterior boundary of a parcel except no wind generated can be located within 300 feet of a residential zoning district. The height of the mounting pole for a wind generator may not exceed 120 feet, except with approval by the City Council.

- D. Fuel storage for standby generators.
- E. Electric substations used to support business operations.
- F. Exterior building security measures.

G. On-site exterior signs which shall be integral or attached to the building and shall not extend above any building line, shall not have a height of more than eight feet or length of more than 35 feet, or ground monument signs not exceeding six feet in height or 15 feet in length.

4. Area Regulations.

A. Lot Area. The minimum area shall be 10 acres.

B. Lot Width. There shall be no minimum required lot width, except no lot may have a width less than 25 percent of its longest dimension.

C. Yard Width.

(1) The minimum front yard depth shall be 50 feet.

(2) The minimum rear yard depth shall be 50 feet.

(3) The minimum side yard depth shall be 25 feet on all sides other than the front and rear.

165.19 I-1 LIGHT INDUSTRIAL DISTRICT.

1. Intent. The Light Industrial District is established as a district permitting only those commercial uses as specified in the principal permitted uses under this section. It shall be the declared purpose of this classification to promote industrial enterprises and to discourage residential building and subdivisions in the light industrial zone. It is intended to provide for light manufacturing uses which are conducted primarily within an enclosed building, and of a non-nuisance character.

2. Principal Permitted Uses. The following commercial uses:

A. Adult entertainment.

B. Automobile, truck, trailer, motorcycle, bicycle, boat and farm implement, including sales, service, repair and accessory stores but not including wrecking, rebuilding or used parts yards.

C. Locker plant for storage and retail only.

D. Lumber yard - retail only.

E. Printing shop.

F. Restaurant, drive-in restaurant.

G. Automobile, tractor, and farm machinery assembly and repair.

H. Concrete mixing, concrete products manufacture.

I. Contractors' equipment or storage yard.

J. Creamery, dairy, ice cream manufacture, or bottling works.

K. Custom shop for making articles or products sold at retail on the premises.

L. Freight storage or warehouse, packing and crating, express, carting or hauling stations, trucking yard or terminal.

M. Laboratories.

N. Manufacture, assembling, compounding, processing, packaging or comparable treatment of the following: small electrical equipment such as instruments, radios, phonographs, television, electronic tubes, coils, condensers, photographic equipment and other similar types of products.

3. Accessory Uses.

A. On-site exterior signs, which shall be integral or attached to the building. The total area of all signs pertaining to the use of or business conducted in any building shall be no greater than 15 percent of the building frontage per side of building. Such signs shall be non-illuminated or may be illuminated with non-moving, non-flashing and non-rotating light from a source not visible from the public right-of-way. Where the lot adjoins an R district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the R district. A sign, pole (a sign wholly supported by a sign structure in the ground), shall have at least eight feet clearance between the bottom of the sign and the ground and shall not exceed 20 feet in height with a maximum of 50 square feet of sign area per side and shall have a setback of no less than two feet from the street right-of-way and may not extend over the public right-of-way. A sign, ground or free-standing (a sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall), shall not exceed 32 square feet in area on each side and shall have a setback of at least 20 feet from the street right-of-way.

B. Accessory uses and structures customarily incidental to any principal permitted use.

C. Accessory uses permitted in the C-2 District.

4. Required Conditions.

A. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, vibrations, refuse matter or water-carried waste.

B. Each adult entertainment establishment shall be located a minimum of 1,000 feet from any existing adult entertainment establishment.

C. Each adult entertainment establishment shall be located a minimum of 500 feet from any residentially-zoned area, church, school or park. Such measurements shall be a horizontal distance between the property line of the proposed adult entertainment establishment and the nearest residential zoning line or property line of any church, school or park.

5. Area Regulations.

A. Lot Area. No minimum.

B. Lot Width. No minimum.

C. Yard Widths. The minimum front yard width is 30 feet. The minimum rear yard width shall be 40 feet, unless the rear lot line adjoins a railroad right-of-way, in which case, none required. There shall be no minimum side yard, except adjacent to an R District, in which case, not less than 50 feet.

D. Building Height. The maximum building height shall be three stories but not more than 50 feet.

165.20 I-2 HEAVY INDUSTRY DISTRICT.

1. Intent. The Heavy Industry District is established as a district in which the principal use of land is for heavy commercial and industrial establishments, which may create some nuisance and which are not properly associated with or compatible with residential, institutional, and commercial-service establishments. The intent of this section is to:

A. Encourage the construction of and continued use of the land for heavy commercial and industrial purposes.

B. Prohibit residential use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district.

C. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this section.

2. Principal Permitted Uses.

A. Uses permitted in the I-1 District, provided that no dwelling or dwelling unit is permitted except those for employees having duties in connection with any premises requiring them to live on said premises, including such families of such employees when living with them.

B. Any other use not otherwise prohibited by law; provided, however, the following uses shall be permitted subject to approval by the City Council after public hearing, and after report and recommendation by the Commission:

- (1) Acid manufacture.
- (2) Cement, lime, gypsum, or plaster of Paris manufacture.
- (3) Distillation of bones, coal tar, petroleum, refuse, grain, or wood.
- (4) Dump.
- (5) Drilling for or removal of oil, gas or other hydrocarbon substance.
- (6) Explosives manufacture or storage.
- (7) Fat rendering.
- (8) Fertilizer manufacture.
- (9) Garbage: offal or dead animal or fish reduction or dumping.
- (10) Gas manufacture.
- (11) Glue manufacture.
- (12) Grain elevators, grain drying or fee manufacture, provided that provisions are made for the recovery of the dust.
- (13) Foundry casting, lightweight non-ferrous metals.
- (14) Commercial swine and/or cattle feeding stations.
- (15) Junk yard, including automobile and truck wrecking.
- (16) Mineral extraction, including sand and gravel.

(17) Petroleum or petroleum products refining.

(18) Rubber goods manufacture.

(19) Smelting of ores.

(20) Stockyard or slaughter of animals, except poultry or rabbits.

(21) Tannery.

(22) Junk yard, provided all activities are conducted within a solid fenced enclosure.

(23) Mining, sand and gravel pits.

(24) Salvage yard, automobile, tractor or machinery wrecking and used parts yards, provided all activities are conducted in a closed building. The salvage yard shall be completely closed with a solid fence.

3. Accessory Uses.

A. Signs used and permitted under the C-1 classification.

B. Accessory uses incidental to a principal permitted use.

4. Required Conditions.

A. All principal or accessory structures housing a use permitted under the I-2 classification shall be located a minimum 200 feet from any R district.

B. The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance shall be employed.

5. Area Requirements.

A. Lot Area. No minimum.

B. Lot Width. No minimum.

C. Yard Widths.

(1) The minimum front yard shall be 30 feet.

(2) The minimum rear yard width shall be 40 feet, unless the rear lot line adjoins a railroad right-of-way, in which case none is required.

(3) There is no minimum required side yard, except adjacent to an R District, in which case not less than 200 feet as specified above.

D. Building Height. The maximum building height shall be 75 feet. For all building heights greater than 45 feet, the minimum yard width shall be increased one horizontal foot for each vertical foot in excess of 45 feet to the maximum allowed building height.

165.21 MU MAJOR UTILITY DISTRICT.

1. Intent. The Major Utility District is intended to provide suitable locations for major utilities facilities necessary for the providing of public or privately owned utility services to support business and residential uses in and adjacent to the City. The regulations set forth in this section are meant to achieve the following:

A. To provide appropriate space for municipal utility infrastructure facilities, including water treatment plants and wastewater treatment plants.

B. To provide appropriate space for major electrical substations.

C. To provide space for similar major utility facilities.

2. Permitted Uses. The permitted uses within the district encompass a range of major utility facilities necessary to provide services for business and residential development within and adjacent to the City. Permitted uses shall include the following and uses of a similar nature:

A. Water treatment plants.

B. Wastewater treatment plants.

C. Electrical substations.

3. Accessory Uses.

A. Standby power generators used for emergency power, provided such generators are equipped with appropriate sound dampening enclosures and mufflers.

B. Fuel storage for standby generators.

C. Security fencing and other means of providing site security.

D. On-site exterior signs which shall be integral or attached to the building and shall not extend above any building line, shall not have a height of more than two feet or a length of more than 20 feet, or ground or monument signs not exceeding four feet in height or eight feet in length.

E. The required, or advisable, warning signs attached to an exterior security fence or installed in a manner to provide the required notification.

4. Area Regulations.

A. Lot Area. The minimum area for a water treatment plant shall be one-half acre. The minimum area for all other uses shall be three acres.

B. Lot Width. There shall be no minimum required lot width.

C. Yard Depth.

(1) The minimum front yard depth for a water treatment plant shall be 30 feet. The minimum front yard depth for all other uses shall be 50 feet.

(2) The minimum rear yard depth for a water treatment plant shall be 30 feet. The minimum rear yard depth for all other uses shall be 50 feet.

(3) The minimum side yard depth shall be 10 feet on all sides other than the front and rear for a water treatment plant. The minimum side yard depth shall be 25 feet on all sides other than the front and rear for all other uses.

D. Building Height. The maximum building height shall be 45 feet.

E. Ancillary Systems Height. The maximum height for any ancillary system, not incorporated in a building shall be 80 feet.

CHAPTER 166

MILL STREET GATEWAY CORRIDOR DISTRICT

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166.01 STATEMENT OF INTENT.

It is the intent of the City that the Mill Street Gateway Corridor be developed in a manner that provides an appropriate aesthetic entrance to the City along its primary entrance of Mill Street. The Mill Street Gateway Corridor District provides for certain requirements for development within the district compatible with the intent of the City in establishing the Mill Street Gateway Corridor District. The Mill Street Gateway Corridor District is an overlay district and does not impact the underlying zoning district. The Mill Street Gateway Corridor District is intended to:

1. Provide development standards for the Mill Street Gateway to the City of Van Meter consistent with the goals and objectives of the adopted Comprehensive Land Use Plan.
2. Promote flexibility in design, placement of buildings, use of open space, pedestrian and vehicular circulation facilities, and off-street parking areas in a manner that will best utilize the potential of sites characterized by special nature of Mill Street area.
3. Provide for the enhancement of the natural setting through careful and sensitive placement of man-made facilities and plant materials.

Developers shall be encouraged to incorporate features with landscaping that add to aesthetics and visual attraction of the area.

166.02 ABROGATION AND GREATER RESTRICTIONS.

It is not the intention by this chapter to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, or ordinances, previously adopted or issued pursuant to law. However, in the Mill Street Gateway Corridor District wherever this chapter imposes greater restrictions, the provisions of this chapter shall govern.

166.03 INTERPRETATION OF STANDARDS.

In their interpretation and application, the provisions outlined in this chapter shall be interpreted and applied as minimum requirements. Where this chapter imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this chapter shall control. This chapter shall not be deemed a limitation or repeal of any other power granted by the *Code of Iowa*.

166.04 TITLE.

This chapter shall be known as and referred to or cited as the "Mill Street Gateway Corridor District" of the City.

166.05 SITE PLAN REVIEW.

Site plan review for development in the Mill Street Gateway Corridor shall be in accordance with provisions of Chapter 167 of this Code of Ordinances. Prior to the submission of a site plan within the Mill Street Gateway Corridor District, a pre-application conference with the City Administrator is recommended.

166.06 GRAPHIC REQUIRED.

The applicant must also include graphic renderings that illustrate the proposed development. Copies shall also be submitted two weeks prior to the presentation date to all appropriate City designees. These rendered graphic illustrations shall be used to ensure the approved appearance of the project is completed and maintained.

166.07 OFF-STREET PARKING AND LOADING REQUIREMENTS.

Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights and the view from public right-of-way and adjoining properties.

1. The parking space requirements listed in Section 165.23 of this Code of Ordinances shall be incorporated.
2. Any additional parking spaces shall be oriented so that no vehicle is required to back directly into a street right-of-way.
3. All exterior parking light structures shall be designed in conjunction with the overall architectural theme of the project.
4. Required parking spaces shall have a minimum size of nine feet wide by 18 feet long exclusive of access drives, aisles or ramps. The length of parking stalls may be reduced to 16½ feet including wheel stops if an additional one and one-half feet is provided for the overhang of wheels.

166.08 GENERAL LANDSCAPE AND BUFFER REQUIREMENTS.

The landscaping requirements are minimum standards and applicable to areas used for the parking of one or more vehicles to traverse back and forth to parking spaces, service bays, and loading/unloading areas. The landscaping requirements shall provide effective buffering of all vehicular use areas, including service bays, from neighboring buildings and from street view and shall serve to guide traffic. Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and perspective. Proposed height and structural material to be used shall be clearly indicated on the site plan.

1. Interior of Lot. Interior lot landscaping shall be provided by landscaped islands or medians within the vehicular area and shall be used to guide traffic and separate pedestrian walkways from vehicular traffic. One such landscaped island or median shall be placed for every 12 parking spaces and shall be a minimum of 60 square feet in area. Landscaped islands may be grouped or combined to meet interior landscape requirements provided the total square footage of any single grouping does not exceed 120 square feet. The use of ornamental shrubs and coniferous trees shall be encouraged. The ground cover of the island shall consist of grass and/or shrubs, excluding paving.

2. Perimeter of Lot Adjacent to Abutting Property. On the perimeter of the lot adjacent to abutting residential property, a continuous, unbroken barrier is required for the purpose of buffering service bays, loading and unloading areas, and off-street parking or other vehicular use areas exposed to abutting property.

A. The barrier shall be located between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The barrier shall be a minimum of six feet in height consisting of a natural material such as wood fence, an earth berm or an opaque hedge or any combination thereof. Additional buffer strip area may be required for developments greater than 25,000 square feet of building area.

B. At a minimum, one tree shall be provided every 50 linear feet. Such trees shall be located or grouped between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The developer is strongly encouraged to use appropriate landscaping techniques to ensure the overall character of the site is maintained.

C. The provisions of this subsection shall not apply when the proposed perimeter abuts an existing wall or durable landscape barrier on an abutting property, provided the barrier meets all applicable standards set out in this chapter.

3. Perimeter of Lots Adjacent to Public Right-of-Way. On the perimeter of the lot adjacent to public rights-of-way, a strip of land of at least 10 feet in depth located between the right-of-way and the off-street parking or other vehicular use area shall be landscaped to include one tree for every 50 feet or fraction thereof. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area and shall be planted singularly or grouped in a planting area of at least 25 square feet. In addition, a hedge, wall, earth berm, or other durable landscape barrier a minimum of three feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of non-living material, one shrub shall be planted every 10 feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.

4. Visual Clearance. To insure landscaped areas do not constitute a driving hazard, safety triangle setback requirements are as follows:

A. At access ways the sight triangle shall be formed by measuring 10 feet along the intersection of each side of the access way and the public right-of-way line and connecting these two points.

B. At street intersections the sight triangle shall be formed by measuring 35 feet along curb lines and connecting these points.

5. Installation of Landscape. All landscaping shall be installed in an appropriate manner in order to maintain the health and quality of plant material. No certificate of use shall be authorized unless all landscaping requirements are met.

6. Protection of Landscaped Areas. The placement of barrier curbs or wheel stops is required to protect all landscaped areas from vehicular damage.

7. Existing Plant Material. Existing, healthy plant material on site may be used as a credit towards fulfilling the landscaping requirements specified in this section.

8. Landscape Vegetation Standards. Landscape vegetation shall consist of species compatible with conditions in Central Iowa and shall meet the following standards. Landscaping to be used for screening purposes shall be illustrated in elevation and perspective as well as plan with the size and exact names of plants, shrubs or trees to be planted clearly indicated. On all site plans, the following requirements shall be met:

A. Minimum Requirements: two trees or two trees per 3,000 square feet of required open space, 50 percent two-inch caliper and the remaining eight feet to 10 feet in height and one and one-half-inch caliper. The trees shall be balled or burlap stock. The minimum height for evergreens shall be six feet and may be counted as two-inch caliper for requirements. The trees must live for at least 12 months after planting or be replaced by the landowner.

B. Minimum Requirements. One shrub shall be planted for every 1,000 square feet of open space, but no less than three shrubs per lot.

C. Enforcement. Landscaping plan to be submitted for approval as part of final site plan submittal. Landscaping plan is to show the following information:

- (1) Location of trees and shrubs.
- (2) Size and species of trees and shrubs.
- (3) Percentage of each size of tree.
- (4) Type of ground cover and form of maintenance.

D. Approval of landscaping in-place is to be requested by the developer at the time occupancy permit is requested. Any changes or deviation from the approved site plan landscape design shall be approved by the Zoning Administrator prior to installation. Landscaping materials shall be planted as each phase of a site is developed. Should completion of landscaping be delayed due to season of the year, a temporary occupancy permit may be issued if the developer posts a bond in the amount of the landscaping not completed. At the developer's option and at the time of site plan filing, the developer may submit a list of alternate or substitute species from the permitted or established list to be used should the preferred material not be available when needed and required.

E. Ground cover plants shall form a solid mat or cover over the ground within a 12-month period. Sod shall be employed when grass is used as a ground cover in Zone 1. Non-living material shall not be used as the primary ground cover device, but may be used in conjunction with living plant material to develop an ornamental landscaping effect. Non-living materials such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three inches and shall be used in conjunction with an appropriate landscape weed control fabric.

166.09 PUBLIC SERVICE INFRASTRUCTURE.

Adequate facilities shall be provided to meet the needs of the proposed mixed use development with respect to: drainage of surface waters, detention of storm surface waters, including storm sewers, gutters, sanitary sewerage; flood protection and levees when appropriate; underground utilities; requirements set out in the Van Meter Zoning Ordinance and Subdivision Regulations; and any other provisions for public services necessary as determined by the City. No above ground electrical communication equipment may be located in any set back from a public street, and all above ground electrical and communications equipment must be screened from view by the general public by an opaque screen constructed of either wood or brick.

166.10 BUILDING RESTRICTIONS, EASEMENTS AND COVENANTS.

The developer of property owner shall with the approval of the City Council adopt building restrictions, easements and covenants pertaining to each parcel developed where the developer and the City deem appropriate.

166.11 DEVELOPMENT STANDARDS.

Each parcel shall be developed based upon a single Site Plan with buildings compatible in design and use of materials. The Site Plan shall contain, but not be limited to, parts such as an architectural project theme plan, landscape plan, master signage plan, water management plan, pedestrian and vehicular traffic plan and parking plan. All new developments shall be built in a cohesive and uniform manner creating a campus-like setting with all buildings and the overall site developed as a single or unified development. Any development shall have a minimum open green space of 20 percent.

166.12 SERVICE BAYS AND DRIVE AREAS.

The service bay drives, trash receptacles and dumpster areas located shall not face Mill Street and shall not face abutting

residential property. The purpose of this is to mitigate the negative effect of such service areas, such as noise, odor, refuse, and visual pollution from residential development and for motor travelers entering the City.

1. All service bays, loading and unloading areas must be screened by an opaque fence of a height sufficient to adequately screen the bay or area from Mill Street and consisting of wood or brick. No service bays, loading or unloading areas, trash receptacles and dumpsters may be located in or face any set back from a public right-of-way. In cases where a substantial green space exists a landscape/berm screen can be provided, which must provide a 75 percent opaque view within 18 months. The majority of the landscape material shall be coniferous to provide a year-round screen.

2. Service bays and drives, trash receptacles and dumpster areas shall be oriented in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.

166.13 CURBS AND CURB CUTS.

The number of curb cuts for any particular development shall be minimized to the greatest extent possible to provide for controlled ingress and egress within the Mill Street Gateway Corridor District.

1. All curbs shall be vertical curbs. No roll over curbs shall be permitted in the Mill Street Gateway Corridor District. No curb cut shall be greater than 25 feet at the property line and 35 feet at the curb line in accordance with the established City standards.

2. No curb cut for freight lanes shall be greater than 35 feet at the property line and 45 feet at the curb line, unless an alternative curb cut width is approved by the Planning and Zoning Commission.

166.14 LIGHTING.

The maximum height for any light fixture is 35 feet, except on the side or sides of a development abutting a residential use, in which case the maximum height of 25 feet shall be allowed.

1. All light structures shall be shaded or hooded and oriented inward so as to prevent intrusion into surrounding areas.

2. All lighting fixtures must be drawn to scale and submitted for review along with the project plans to allow for a uniform lighting plan in the area.

166.15 FEES.

Fees for development in the Mill Street Gateway Corridor District shall be: Site Plan Review, \$150.00; amendment to an approved highway Mill Street Mixed Use Development Corridor District Site Plan, based on a flat fee per amendment, \$250.00; and additions or renovations to development existing prior to the Highway Mill Street Mixed Use Development Corridor District, \$250.00.

166.16 WAIVER OF REQUIREMENTS.

Any one or more of the requirements set forth in this chapter may be waived by the Planning and Zoning Commission for reasons of safety or engineering, as the Commission may determine. No waiver shall be authorized or permitted for relief from any of the requirements of this chapter for reasons related primarily to the costs of compliance or aesthetic preferences. Any person seeking a waiver under this section shall submit a written application to the Commission which shall include a detailed description of the safety or engineering need for a waiver.