



SUBDIVISION ORDINANCE

ARTICLE FOUR SUBDIVISION DESIGN CATEGORIES AND GENERAL STANDARDS

LAST UPDATED – SEPTEMBER 2014

ARTICLE FOUR –

SUBDIVISION DESIGN CATEGORIES AND GENERAL STANDARDS

401 Purpose

The purpose of this Article is to provide flexible design alternatives in order to assure that subdivisions in the Beatrice area create functional and attractive environments, minimize adverse effects, and become assets to the City's urban and natural setting. The Article defines specific types of subdivisions that have varying design characteristics, applicable to various settings within the City of Beatrice and within two (2) miles thereof.

402 Site Design and Constraints

A. Consideration of Plans

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

B. Preservation of Natural Features and Drainage Patterns

- 1.** To the maximum extent possible, development shall be located to preserve natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impact and alteration of natural features and drainage patterns.
- 2.** The subdivider shall give maximum consideration to the preservation of the following areas as open space, to the extent consistent with reasonable utilization of land:
 - (a)** Wetlands and other unique environmental areas, as defined in Section 404, Federal Water Pollution Control Act of 1972 and delineated on wetlands maps prepared by the US Fish and Wildlife Service.
 - (b)** Significant stands or specimens of trees, defined as those approaching the maximum size of trees for a given species in the state.
 - (c)** Flood plain lands, other than areas that have already experienced substantial development or areas that will be developed consistent with the City of Beatrice's Flood Plain regulations, contained in Sections 501 through 509 of the Zoning Ordinance.
 - (d)** Slopes in excess of 15% as measured over a 10-foot interval. Development on slopes over 15% may be permitted only if an erosion and slope stabilization plan is submitted and approved with the development and if appropriate measures are taken in compliance with this approved plan. The City may, at its discretion, require the review and certification of such a plan by a licensed Professional Engineer.
 - (e)** Habitats of endangered species as identified on federal or state lists.

C. Layout General Guidelines for Subdivision

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

1. Avoidance of adverse effects on ground water and aquifer recharge.
2. Reduction and minimization of cut and fill.
3. Avoidance or reduction of unnecessary impervious surfaces.
4. Prevention of flooding and encroachment of water onto other properties.
5. Provision of adequate access to lots, including alternative routes to lots and sites within the subdivision and minimization of cul-de-sacs over 200 feet.
6. Mitigation of negative environmental effects on surrounding properties, including effects of shadow, noise, odor, traffic, drainage, and utilities.
7. Respect for the urban character and traditional layout of Beatrice, including providing continuity to established street and community facility networks; establishing linkages and connections between new development and existing parts of the City; and preserving historically and architecturally significant sites and buildings, determined as those sites or districts either listed on or determined to be eligible for listing on the National Register of Historic Places, as determined by the State Historic Preservation Officer.

D. Site Design Objectives and Approval

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

403 Subdivision Design Categories and Rules

A. Purpose

The purpose of this article is to establish design alternatives that provide greater flexibility in subdivision design and make potential development more consistent with the City's site design objectives and the special natural and artificial features of the City of Beatrice and its planning jurisdiction.

B. Requirements

1. No subdivision plat shall be approved unless it conforms to the minimum design standards set forth in Articles Four, Five, and Six of this Subdivision Ordinance.
2. Blocks.

Block lengths shall not exceed twelve hundred (1200) feet or be less than three hundred (300) feet, except as the Planning and Zoning Commission considers necessary to secure efficient

use of land or desired features of street layout. Blocks shall be wide enough to allow two (2) tiers of lots of minimum depth; provided, that where this requirement would require lots to front on an arterial street or highway or where topographical conditions or the size of the property prevent two (2) tiers of lots, the Planning and Zoning Commission may approve a single tier of lots of at least minimum depth.

3. Lots.

- (a) Lot Dimensions.** Lot dimensions such as lot width and lot area shall conform to the requirements of the Zoning Ordinance. No lot shall have an average depth which is more than three (3) times its average width. No lot shall have a depth of less than one hundred ten (110) feet. No lot shall have less than four (4) sides. Generally, all side lot lines shall bear sixty to ninety degrees (60 - 90°) from the tangent of a curved street.
- (b) Corner Lots.** Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.
- (c) Access to Lots.** Every lot shall abut on a public street.
- (d) Double Frontage and Reverse Frontage Lots.** Double frontage and reverse frontage lots shall be avoided except where lots abut an arterial street. No access shall be provided to a lot from an arterial street when the lot backs onto that arterial street.