

Sec. 51-133. - Design requirements.

- (a) In the interest of public safety and for the preservation of the traffic-carrying capacity of the street system, the planning commission and governing body shall have the right to restrict and regulate points of access to all property from the public street system.
- (b) The design of the subdivision shall provide for efficient traffic flow, proper mixing of land uses and a logical link between surrounding, existing development, and the proposed layout. The comprehensive plan should be used as a guide in determining if the design of the proposed subdivision is proper. The planning commission shall have the authority to deny a plat or request redesign, if, in its opinion, the layout is not suitable for the site, or if the development of the subdivision would be premature.
- (c) The subdivider may be required to have an engineer's study prepared to determine the amount of increased stormwater runoff that will be created by the proposed development and a plan of how this runoff will be accommodated. The city may require design modification of the proposed stormwater system to reduce increased runoff.
- (d) Where appropriate, conservation of energy through the use of both passive and active solar systems is encouraged. To accommodate solar design, streets in residential subdivisions should, where possible, have an east-west alignment. Lots intended for detached dwellings should be of sufficient width to allow the structure to be built with its longest axis running east-west.
- (e) Any subdivider may grant or establish a solar skyspace easement to protect solar energy systems from being shaded. The easements shall be created in writing and shall be recorded separately or be written on the face of the plat. Any such easements shall be written to run with the land.

*(Ord. No. 4277, § 21-6.07, 5-5-2003)*