

## Sec. 42-29. Subdivision Improvements.

The improvements required in any subdivision shall be in accordance with the following and shall conform to the City of Rolla "Standards and Specifications" which are hereby adopted as the design standards for the public improvements required by this Article.

1. **Streets and Alleys:** The subdivider shall grade and pave all new streets and alleys (if any) within the subdivision. All streets shall be bound by curb and gutter, unless exempted. It is the City's policy to participate in or contribute only to certain additional costs for the construction of collector or arterial streets over and above the normal construction costs for minor street standards, when such collector and arterial streets are identified on the Official Map, the Major Thoroughfare Plan, or when designated by the City Engineer. Such participation is not mandatory and is solely at the election of the City Council. (Ord. 3799, §6)
2. **Sanitary Sewers:** The subdivider shall install sanitary sewer connections for each lot. When sanitary sewers are not available, the subdivider shall install within the subdivision capped sewer mains and house connections to each lot in addition to other required onsite sewerage facilities. Prior to final approval of the plat, the subdivider shall provide the City Engineer, for his approval, detailed construction plans for the proposed sanitary sewer system.
3. **Storm Sewers:** Construction plans for storm sewer facilities shall be shown both in plan and profile with details of all necessary facilities. The data regarding the area to be served by the facilities and the estimated run-off from the area tributary to the facilities beyond the subdivision shall accompany the detailed plans.
4. **Survey Standards and Monuments:** The subdivider's surveyor shall establish, or confirm the prior establishment, of permanent monuments at each controlling corner on the boundary of the subdivision and at all block corners, point of intersections, points of curvature, and points of tangency within the subdivision before final plat approval by City Council. Monuments may be selected from the types described by the "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Natural Resources, but shall be made of concrete. In addition, the subdivider's surveyor shall establish at least two (2) permanent monuments as approved by the City Engineer for each block in the subdivision. Monuments shall be placed so as to create base lines in each block from which all points and lines in that block are laid out.
5. **Permits:** The subdivider shall be responsible for obtaining all applicable permits or licenses from state and federal agencies for sanitary sewers, storm sewers, and all utilities.
6. **Sidewalks:** The subdivider shall be responsible for the construction of sidewalks along all proposed and existing streets within and adjacent to the development as required by Section 42-233.1. ~~Sidewalks may not be required on residential cul-de-sac (terminal) streets less than six hundred (600) feet in length. Sidewalks shall not be required in industrial subdivisions if zoned for that use or along State routes. Where required, sidewalks shall have a minimum width of four (4) feet and shall be located at least three (3) feet from the edge of the curb. Sidewalks shall be installed as follows:~~
  - ~~○ On one side of lanes and minor streets in subdivisions exceeding three (3) units per acre. The City Engineer shall designate on which side of the street the sidewalk shall be constructed.~~

- ~~On cul-de-sac streets, any required sidewalk shall either extend until it intersects with the bulb of the cul-de-sac, with a wheel chair ramp constructed to the street, or extended until it intersects with the first driveway within the bulb of the cul-de-sac.~~
  - ~~On both sides of collector or arterial streets as shown on the Official Map or Major Thoroughfare Plan or as designated by the Commission.~~
  - The Planning Commission may approve an alternative sidewalk plan to allow modifications to the sidewalk requirements in Section 42-233, for example, in a Planned Unit Development, where the subdivider has submitted a proposed pedestrian circulation plan that provides more direct and safer movement of pedestrian traffic.
  - ~~The City Council may also waive sidewalk requirements in developments targeted to providing affordable housing as determined by the Director.~~
7. Utilities: Utilities, including but not limited to water, sewer, natural gas, electric, and cable or telephone lines, shall be provided by the subdivider to the lots in accordance with the standards and specifications governing their installation as have been or are hereafter adopted by the City or respective utility companies. It shall be the subdivider's responsibility to repair any damage caused in the public right-of-way as a result of this work. As part of the subdivision process, all easements in, on or across the subdivision, which shall be requested in behalf of the City Engineer or the General Manager of the City Municipal Utilities, shall be granted and shown on the final plat.
  8. Underground Wiring: All electric, cable and telephone lines shall be installed underground, except those overhead distribution feeder lines necessary to serve that subdivision and in locations as approved by the City Engineer and Rolla Municipal Utilities. Cable switching enclosures, pad mounted transformers, and service pedestals may also be installed above ground where approved by the City Engineer and Rolla Municipal Utilities. The Commission may approve above ground installations in whole or in part for nonresidential subdivisions when documentation is provided that demonstrates the impracticability of such underground installation.
  9. Fire Hydrants: Fire hydrants shall be placed by the subdivider in accordance with the requirements of the City's Fire Chief, Rolla Municipal Utilities, and the state inspection bureau of Missouri. (Ord. 3485)

**Sec. 42-233 Development Requirements to 42-233. Reserved**

The following development requirements apply to all new development and redevelopment of property. General development requirements are intended to provide for orderly, predictable, and attractive development within the city.

## Sec. 42-233.1 Sidewalks

1. Required. Sidewalks are required in the following circumstances. The sidewalk must be constructed to the minimum width stated.
  - a. Sidewalks shall be required on both sides of the street on arterial and collector status streets as designated by the adopted Major Thoroughfare Plan. Such sidewalks shall be a minimum of 5 feet in width.
  - b. Sidewalks shall be required on both sides of the street adjacent to any property within the CC, Center City district. Such sidewalks shall be a minimum of 10 feet in width. In instances where the distance between the right-of-way line and the edge of the pavement is less than 10 feet, the sidewalk shall be as wide as possible.
  - c. Sidewalks shall be required on both sides of the street adjacent to any property within the R-3, Multi-family; R-3b, Multi-family; GI, Government and Institutional; C-O, Office; C-1, Neighborhood Business; C-2, General Retail; and C-3, Highway Commercial zoning districts. Such sidewalks shall be a minimum of 5 feet in width.
  - d. Sidewalks shall only be required on one side of the street for local streets as identified in the adopted Major Thoroughfare Plan within the R-1, Single Family; R-2, Two Family; and RMH, Residential Manufactured Home zoning districts. Such sidewalk shall be a minimum of 5 feet in width. Such sidewalks shall be located on the north or east side of the street unless an alternative location is approved by an alternative sidewalk plan, PUD, or as determined by the Community Development Director to avoid placement conflicts. In the event that an adjoining property has a sidewalk, the sidewalk must be extended across the frontage of the subject property unless waived by the Community Development Director.
2. Not required. Sidewalks are not required or may be waived in the following circumstances:
  - a. Sidewalks are not required on cul-de-sacs less than 600 feet in length with 15 or fewer lots or dwelling units.
  - b. Sidewalks are not required on local streets adjacent to the M-1, Light Manufacturing and M-2, Heavy Manufacturing districts.
  - c. Sidewalks may be waived by the Planning and Zoning Commission for large lot subdivisions.
  - d. Sidewalks are not required for the construction of a one or two family structure in previously subdivided developments where both adjoining properties do not have sidewalks.
  - e. Sidewalks can be waived where only a portion of a property is developed or redeveloped. In such case, sidewalks shall only be required adjacent to the portions of the property which are developed or redeveloped as determined by the Community Development Director. Sidewalks are not required for development projects that do not require any driveway modification or on-site concrete pavement.
  - f. The Community Development Director may approve an alternative off-site location for a sidewalk in lieu of a sidewalk along the subject property frontage where such sidewalk would create enhanced pedestrian access to the neighborhood. Cost estimates for the sidewalk must demonstrate that the alternative location would be equal or greater in cost. Written authorization must be provided from the adjacent property owners.
  - g. The Board of Adjustment shall have the authority to waive the requirement for sidewalks through the approval of a variance.
3. All commercial or multi-family development shall be provided with a designated ADA accessible route through the site to a public sidewalk where a sidewalk exists along an adjacent street. In such case that

no public sidewalk exists, the Community Development Director may require such accessible route to a point to connect to a future or planned sidewalk.

4. Sidewalks shall be constructed to city standards and inspected and approved by the Public Works Department.
5. The City of Rolla may participate in the cost of construction of sidewalks to close gaps in sidewalk connectivity, enhance ADA compliance, build wider sidewalks in the center city or for trails as indicated in the adopted Trails Master Plan, and construct pedestrian bridges or culverts to cross highways, railways, or waterways.
6. Encroachments or narrowing of sidewalks for short distances may be permitted to allow for street trees, street signage, utility poles, utility meters, ect. In no case shall an encroachment or narrowing of a sidewalk reduce the width to less than 4 feet.