



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: January 5, 2026

ITEM TITLE: Ordinance to amend Chapter 175 – Subdivision Regulations, to align design standards with the Statewide Urban Design And Specifications (SUDAS)

DISCUSSION:

We recently adopted the Statewide Urban Design and Specifications (SUDAS) program to standardize our engineering design and construction practices. Following this adoption, we conducted a comprehensive review of Chapter 175 (Subdivision Regulations) to identify areas where our existing Code differed from these new state-wide standards.

Our review identified several sections within Chapter 175 that rely on outdated "City standards" or contain specific dimensional requirements that conflict with SUDAS. To ensure clarity for developers and engineers working in Independence, we must update these regulations to reference SUDAS directly. The proposed Ordinance addresses the following key areas:

- **Street Design:** We are updating pavement widths, street grades, and geometric design criteria to align with SUDAS Design Manual Chapter 5. This includes adjusting our cul-de-sac standards to meet fire code and SUDAS recommendations.
- **Stormwater Management:** The update mandates the use of SUDAS design methodologies for hydrology and intake spacing, ensuring our drainage systems meet modern performance standards rather than arbitrary distance limits.
- **Utilities:** We are aligning our water and sanitary sewer standards with SUDAS, including critical separation requirements mandated by the Iowa DNR and updated fire hydrant spacing to improve coverage.
- **Sidewalks:** The Ordinance updates sidewalk construction standards to match SUDAS specifications, which support better accessibility and long-term durability.

By adopting these amendments, we ensure that our Subdivision Regulations are consistent with the technical manuals recently adopted. This reduces confusion during the plan review process and ensures that future public improvements are built to the high standards established by the SUDAS program.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.