

ORDINANCE NO. 2506

AN ORDINANCE AMENDING CHAPTER 166, SUBDIVISION REGULATIONS, OF THE ROBINS MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA: that Chapter 166 of the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. Chapter 166, Subsection 33: Park and School Reservations of the Municipal Code is amended by deleting the same and inserting in lieu thereof the following:

166.33 PARK AND SCHOOL RESERVATIONS. Schools, park lands, green ways, open space and other recreational amenities create a sense of community; protect valuable environmental resources; promote a high quality of life through both active and passive recreational opportunities; and promote the health, safety and welfare of the citizens. The development of land within the City of Robins increases the demands on the existing parks and recreational facilities creating the need for new parks, green ways, open space and recreational facilities to be developed in order to maintain the current levels of service. Requiring developers to provide for public parks or schools is a method of ensuring that a portion of the park needs created by the new residents and their families moving into the new developments are met by developers. Such dedication promotes and protects the public health, safety, and welfare of the citizens that will be residing in, or occupying, the new developments.

1. Requirement of Dedication of Public Parkland. Providing for Public parkland dedication for neighborhood parks or neighborhood recreational trails shall be provided under the following requirements:

A. Any developer who, after the effective date of the ordinance codified herein, seeks to develop land for residential purposes within the City shall be required to provide for public parkland.

B. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with.

2. Public Parkland fee. This subsection shall prescribe the minimum amount of cost to be provided in a proposed development for use as a public park or recreational trail as prescribed in subsection 1.

A. The cost to support the development and maintenance of Public Parklands in the City of Robins is to be set by resolution of the Robins City Council.

B. The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland fee required in paragraph A of this section.

C. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the approval of an amended plat or site plan, the

above space requirements for public parkland fee shall be based upon the new lots or new units being proposed for development.

D. Where proposed subdivisions abut undeveloped lands, the dedicated public parkland shall be located adjacent to the subdivision boundaries with the undeveloped land, at the discretion of the City, to allow the public parkland to be increased in size when the adjacent property develops.

3. Requirement of Dedication of Land or Easements for Trails. Where bike/pedestrian or recreational trails are indicated in the Comprehensive Plan, the developer shall be required to dedicate land or trail easements at least twenty (20) feet in width. This land or easements, if approved by the City, may serve to satisfy parkland dedication requirements.

4. Construction Plan Approval. The approval of the Construction Plan as defined in Section 166.16(1) shall be conditioned upon the construction of (or providing sufficient surety for the construction of) the following improvements in accord with City design standards of:

- A. Streets abutting any dedicated land.
- B. Utility services (including hook ups) to any dedicated land including, storm and sanitary sewers, drainage structures, water lines, gas lines, electric lines, communications lines and such other utilities as are (or will be upon completion) available to adjacent tracts.
- C. Sidewalks (abutting any public street) and trail connections as appropriate.
- D. Site grading and seeding.
- E. Street lights.

5. Alternative to Public Parkland fee. If a developer does not desire to provide public parkland fee as required by Section 166.33(2), the developer may make a request to the City for allowance to meet the requirements of Section 166.33(2) through other arrangements agreeable to the City as long as such agreement provides equal value to the City. Such arrangements shall be made between the City and the developer in the form of a Development Agreement. A draft of the Development Agreement shall be provided as part of plat submittal.

6. Exemptions and Credits. The following shall be exempted from the requirements of Section 166.33(1):

- A. Alterations or expansion of an existing building where no additional residential units are created and where the use is not changed.
- B. The construction of accessory buildings or structures.
- C. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.
- D. The installation of a replacement mobile home.
- E. The construction of any non-residential building or structure or the installation of a nonresidential mobile home.
- F. Subdivisions less than 40,000 sq. ft.

G. Any subdivision completed under Section 166.08(3) of this chapter.

SECTION 2. Repealer. All Ordinances or parts thereof in conflict with the provisions of the Ordinance are repealed.

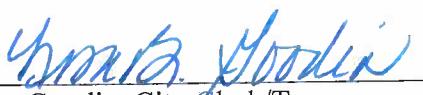
SECTION 3. Severability. If any section, provision, or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and publication as by law provided.

Passed and approved this 20th day of October, 2025.


Chuck Hinz, Mayor

ATTEST:


Lisa Goodin, City Clerk/Treasurer

