

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 20-O-11

Date Introduced: August 24, 2020

Sponsored By: Councilman Adam M. Hiob and Councilwoman Sandra J. Landbeck

Public Hearing: September 14, 2020

Amendments Adopted: None

Date Adopted: September 28, 2020

Date Effective: October 19, 2020

AN ORDINANCE concerning

ADEQUATE PUBLIC FACILITIES

FOR the purpose of revising regulations regarding adequate public facilities in the City of Aberdeen.

BY repealing and reenacting, with amendments
Chapter 302 GROWTH MANAGEMENT,
Article II Adequacy Standards for Residential Development
Sections 302-4.B. and C.
Code of the City of Aberdeen (2010 Edition as amended)

BY repealing and reenacting, with amendments
Chapter 302 GROWTH MANAGEMENT,
Article III Adequacy Standards for Nonresidential Development
Sections 302-5.A. and B.
Code of the City of Aberdeen (2010 Edition as amended)

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW
((Double Parenthesis)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-Out~~ indicates matter stricken from bill by amendment or
deleted from the law by amendment.

* * * indicates existing unmodified text omitted from Ordinance

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Sections 302-4.B. and C., Article II, Adequacy Standards for Residential Development, and Sections 302-5.A. and B., Article III, Adequacy Standards for Nonresidential Development, of Chapter 302 GROWTH MANAGEMENT, of the Code of the City of Aberdeen (2010 Edition as amended), are repealed and reenacted, with amendments, to read as follows::

CHAPTER 302 GROWTH MANAGEMENT

Article II Adequacy Standards for Residential Development

§302-4. Standards enumerated.

Residential subdivision preliminary plats and site plans shall not be approved unless adequate public facilities are available to serve the development based on the standards set forth in this section:

B. Sewerage. All approval of residential preliminary subdivision plans and site plans for development shall be subject to determination of adequate sewerage capacity in accordance with this Subsection B.

* * *

(2) Taking into consideration demands on the system identified in Subsection B(1), the following components of the sewerage system must be determined to be adequate:

* * *

(b) Interceptors to serve the proposed development have sufficient available capacity to accommodate expected peak gravity flows from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA;

* * *

(d) Pumping stations and force mains receiving flows from interceptors to serve the proposed development have sufficient available capacity to accommodate expected peak flow from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA; and

(e) Treatment plant(s) have sufficient available capacity to accommodate expected annual average and maximum daily loadings from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA.

* * *

C. Water. All approval of residential preliminary subdivision plans and site plans for development shall be subject to determination of adequate water capacity in accordance with this Subsection C.

* * *

(2) Taking into consideration proposed demands on the system identified in Subsection C(1), the following components of the water system must be determined to be adequate:

- (a) The water distribution system is capable of providing the required pressures and flows during the maximum day demand and the minimum required pressures for fire flows, resulting from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA, as established in the City's water and sewer design guidelines;
- (b) Booster stations and/or transmission mains in the service area have sufficient available capacity to provide maximum day demand and minimum required pressure for fire flow to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA;
- (c) Storage tanks in the service area have sufficient available capacity to provide peak hour demand in addition to fire flow to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA; and
- (d) Source and treatment facilities in the service area have sufficient available capacity to provide maximum day demand to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA.

Article III Adequacy Standards for Nonresidential Development

§302-5. Standards Enumerated.

Nonresidential subdivision preliminary plats and site plans shall not be approved unless adequate public facilities are available to serve the development based on the standards set forth in this section:

A. Sewerage. All approval of nonresidential preliminary subdivision plans and site plans for development shall be subject to determination of adequate sewerage capacity in accordance with this Subsection A.

* * *

(2) Taking into consideration demands on the system identified in Subsection A(1), the following components of the sewerage system must be determined to be adequate:

* * *

(b) Interceptors to serve the proposed development have sufficient available capacity to accommodate expected peak gravity flows from the DEVELOPMENT AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA;

* * *

(d) Pumping stations and force mains, receiving flows from interceptors to serve the proposed development, have sufficient available capacity to accommodate expected peak flow from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA; and

(e) Treatment plant(s) have sufficient available capacity to accommodate expected annual average and maximum daily loadings from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA.

B. Water. All approval of non-residential preliminary subdivision plans and site plans for development shall be subject to determination of adequate water capacity in accordance with this Subsection B.

* * *

(2) Taking into consideration proposed demands on the system identified in Subsection B(1), the following components of the water system must be determined to be adequate:

(a) The water distribution system is capable of providing the required pressures and flows during the maximum day demand and the minimum required pressures for fire flows, resulting from the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA, as established in the City's water and sewer design guidelines;

(b) Booster stations and/or transmission mains in the service area have sufficient available capacity to provide maximum day demand and minimum required pressure for fire flow to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA;

(c) Storage tanks in the service area have sufficient available capacity to provide peak hour demand in addition to fire flow to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA; and

(d) Source and treatment facilities in the service area have sufficient available capacity to provide maximum day demand to the proposed development AND OTHER DEVELOPABLE LAND WITHIN THE DRAINAGE AREA.

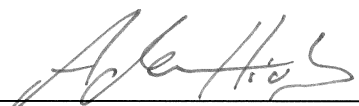
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SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that this Ordinance shall become effective at the expiration of twenty (20) calendar days following adoption.

COUNCIL OF THE CITY OF ABERDEEN



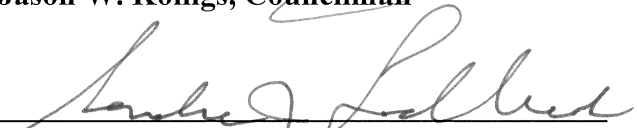
Patrick L. McGrady, Mayor



Adam M. Hiob, Councilman



Jason W. Kolligs, Councilman



Sandra J. Landbeck, Councilwoman



Timothy W. Lindecamp, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

Date September 28, 2020