



US Highway 30 Corridor Plan

Steering Committee Meeting #3

July 25, 2018

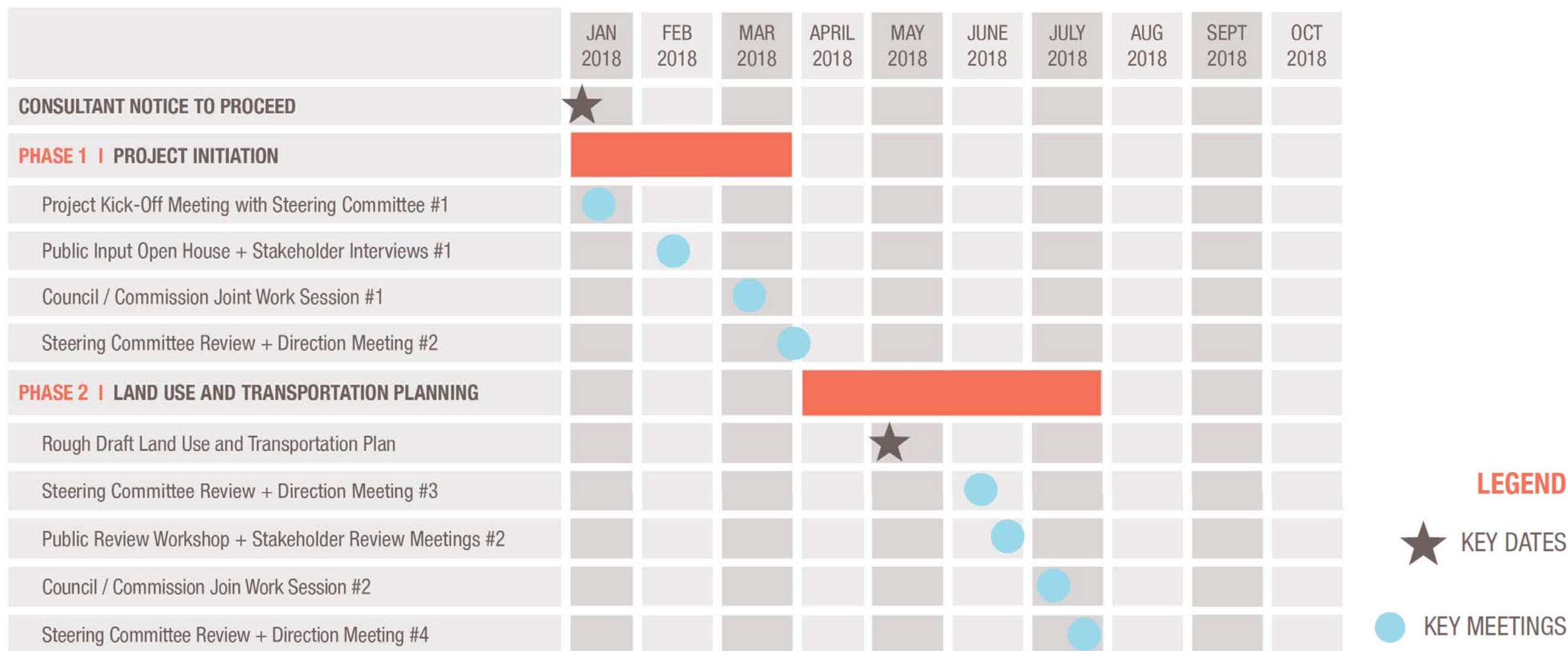
6:00 p.m.

City Hall - Mount Vernon, Iowa

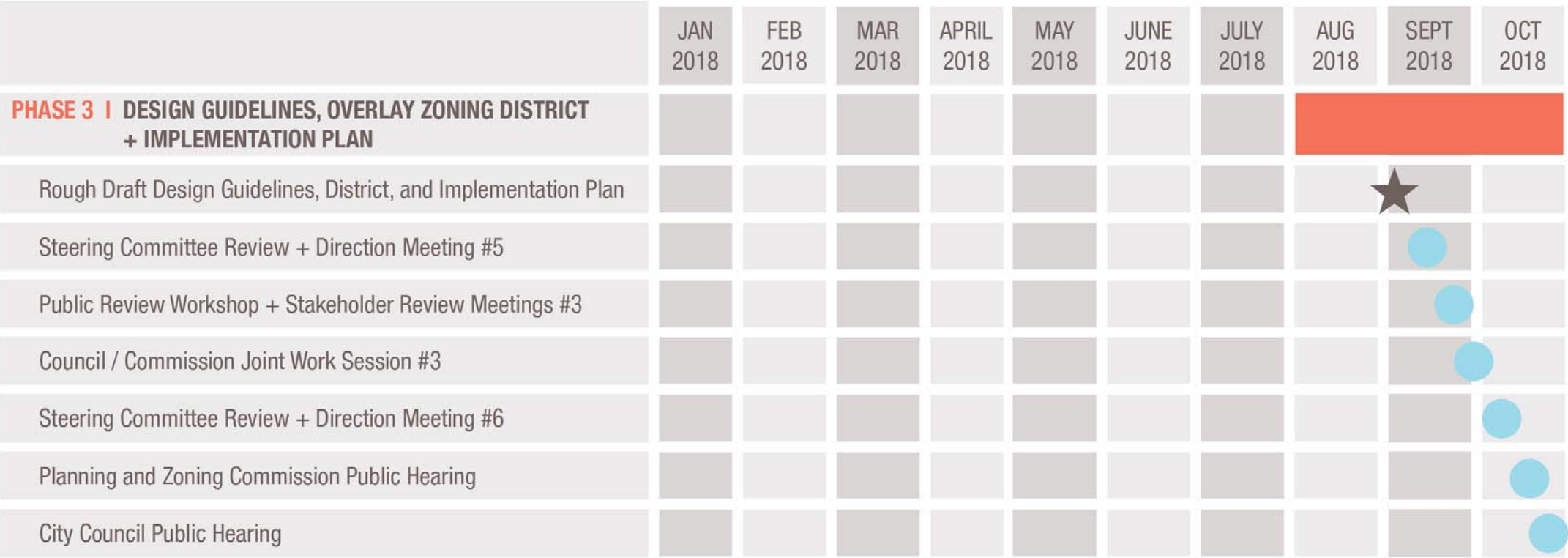


- Project Schedule Review
- Vision Review
- Future Land Use Plan Review

Agenda



Project Schedule



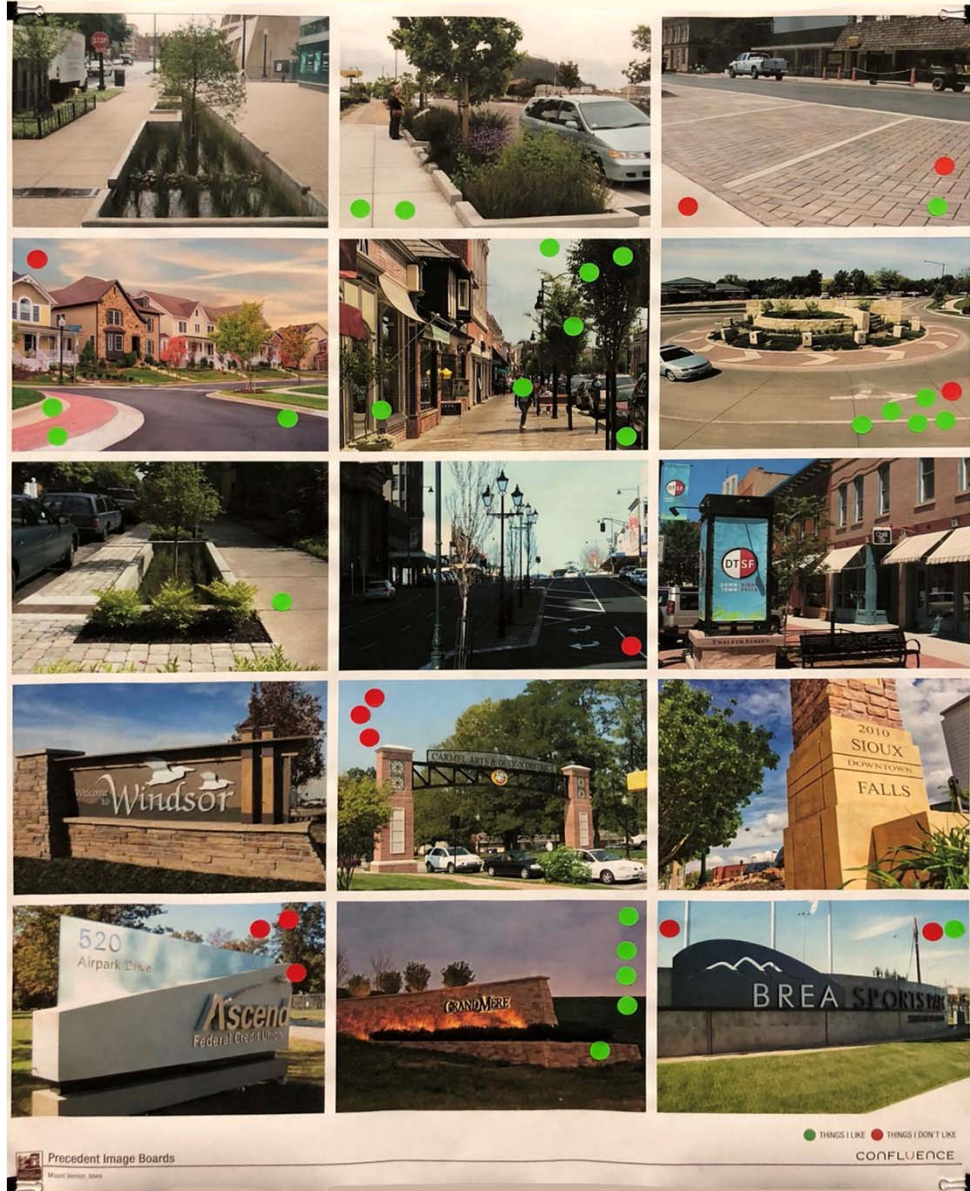
LEGEND

★ KEY DATES

● KEY MEETINGS

Project Schedule





■ Likes:

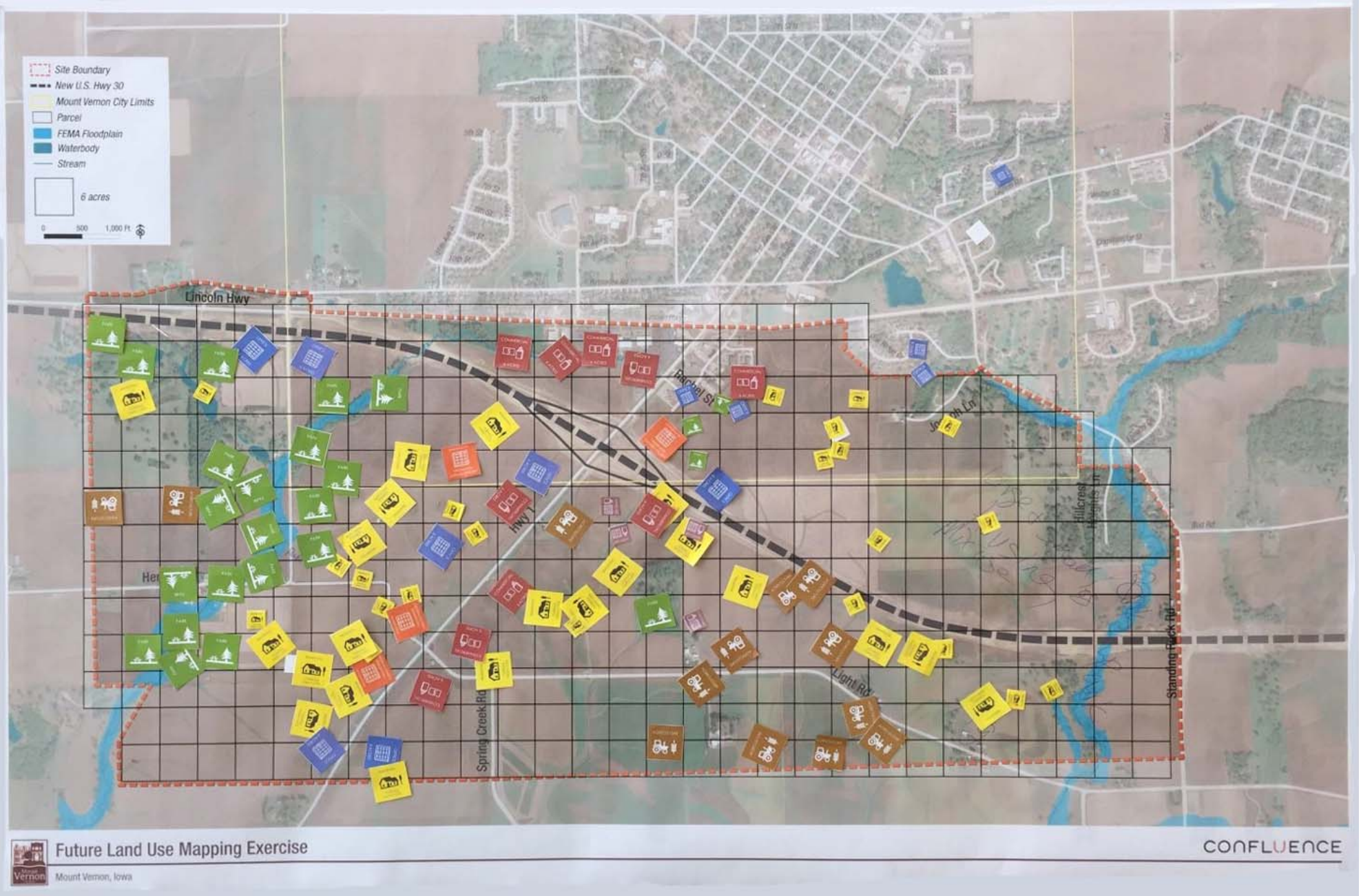
- Parks, Trails, Splash Pads, Open Space
- Retail Store Fronts
- Landscaped Streetscapes
- Round-A-Bouts
- Architectural signage
- Town-center/square areas

■ Dislikes:

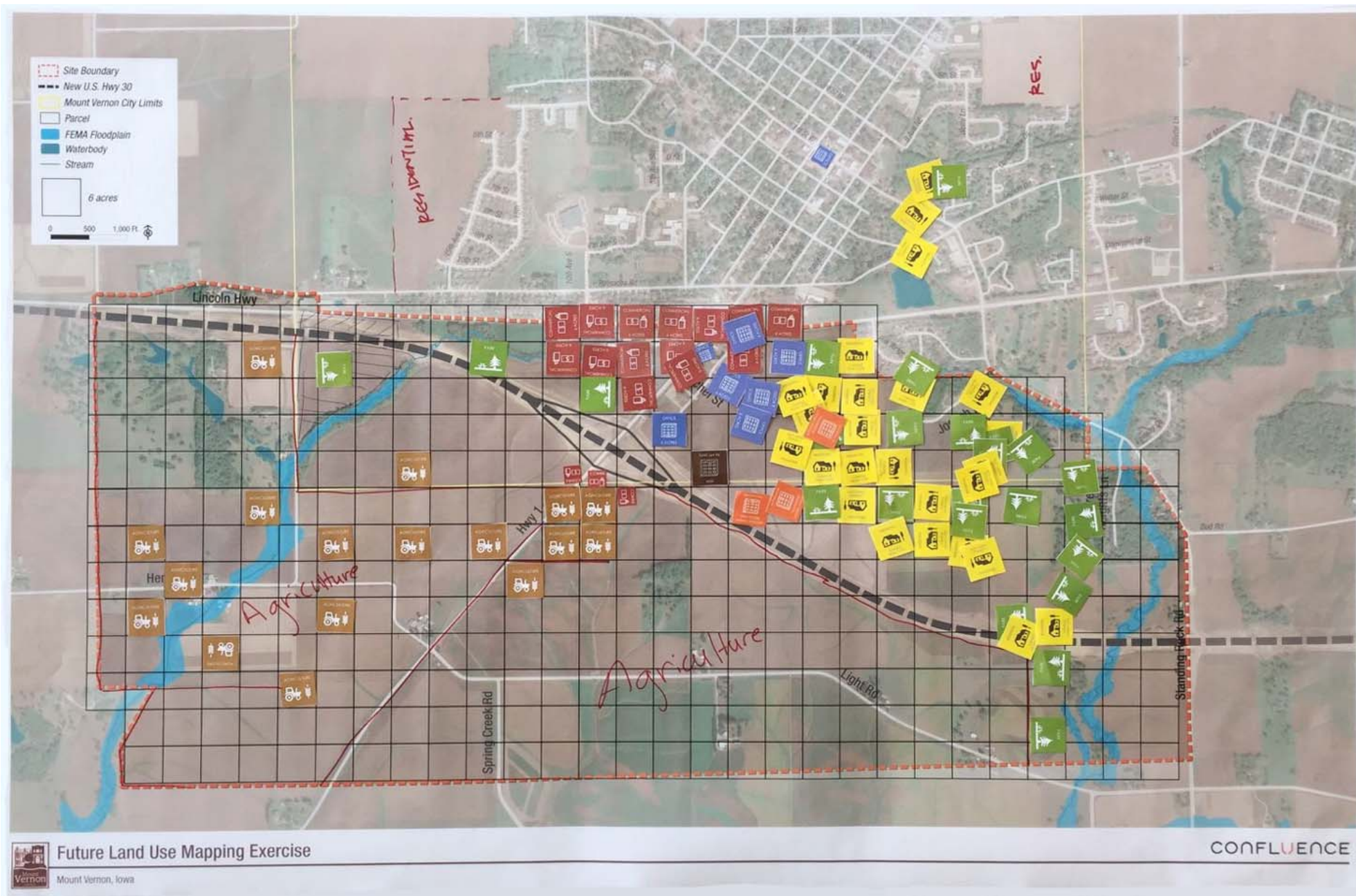
- Apartment Buildings
- Industrial Buildings
- Big Box Store Fronts
- Large parking lots
- Buildings with large parking lots

Visual Preference Exercise Results





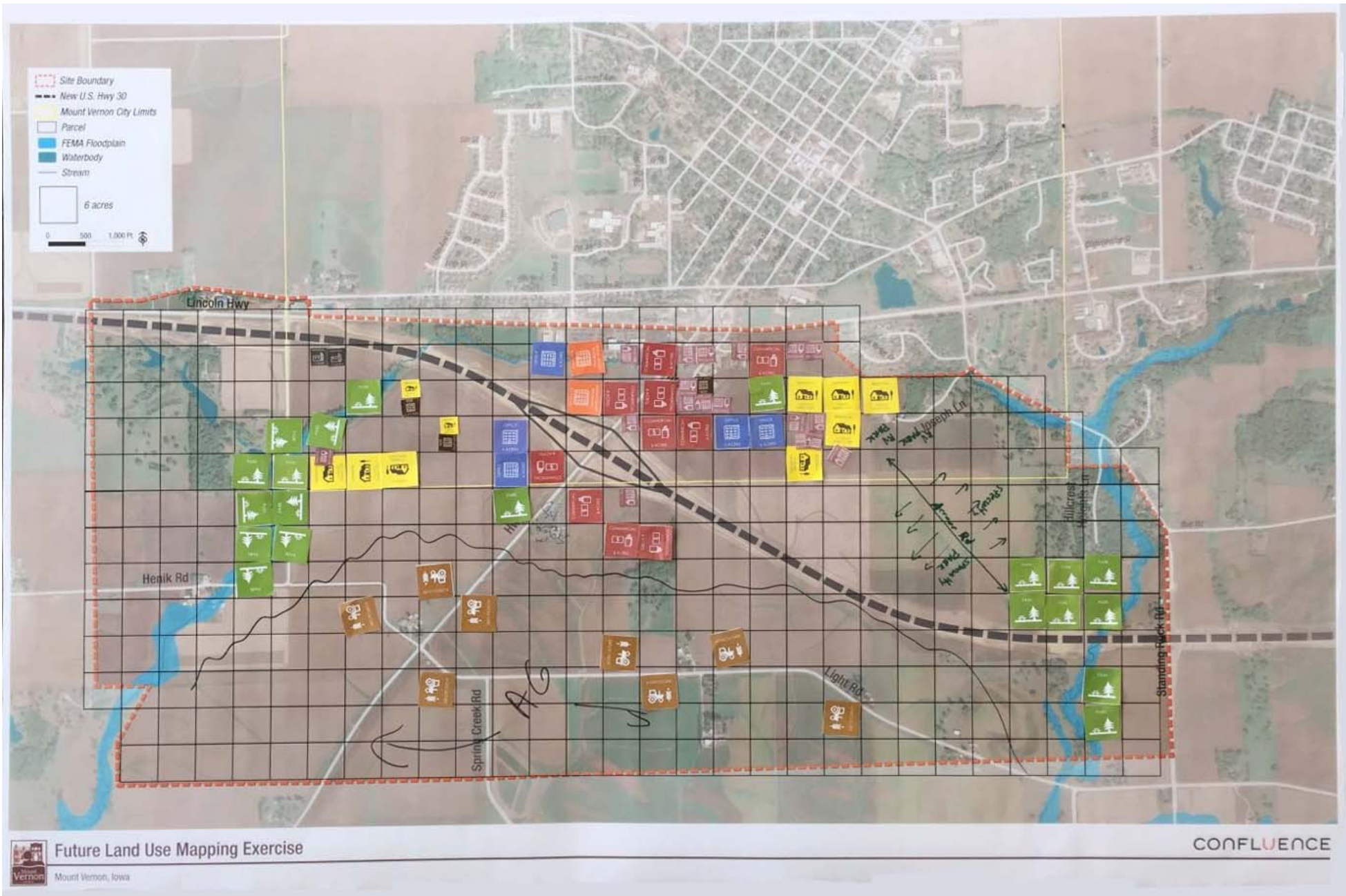
Group Mapping Exercise Results



Group Mapping Exercise Results



Group Mapping Exercise Results



Group Mapping Exercise Results

- Key Takeaways:

- Keep some agriculture, especially south of the highway
- Residential between existing Mt Vernon and highway
- Commercial near the interchange of Highway 1 and Highway 31
- Park / Open space along the waterways
- A few mixed-use and office uses near the interchange
- Medium Density residential near the interchange
- Very little high density residential (apartments)

Future Land Use Categories:

- Agriculture + Open Space
- Agricultural Residential + Tourism
- Business Park
- Highway-Oriented Commercial
- Mixed-Use Development
- Low-Density Residential



Future Land Use Categories

Agriculture / Open Space

Land within the floodplain, contains wetlands, nature preserves, steep slopes, or significant tree cover

Natural areas, land devoted to agricultural use or crop production, very low density residential development, and minor agricultural tourism that generally generates less than 30 vehicle trips per any given day.

No more than 1 residential dwelling unit per 35 acres.

Minor agricultural tourism includes small-group farm tours, temporary and unattended (honor-till) farm produce stands and road-side stands, bed and breakfast on an active farm.

This land use also includes lightly managed open space and greenspace such as greenbelts that have remained more natural and provide passive, low impact recreational activities such as recreation trails.



Future Land Use Definitions

Agricultural Residential + Tourism

Similar to the Agricultural & Open Space land use category except that due to its closer proximity to major roadways and city water and sewer service, it can accommodate greater residential densities, owner-occupied small-scale farming (farmette) and small plot intensive farming (SPIN), and more major agricultural tourism.

Residential dwellings should be limited to no more than 1 dwelling unit per 5 acres.

Residential dwellings clustered around a shared open space or shared farming operation (agri-hood) may have an overall density of up to 1 dwelling unit per acre.

This land use category can also serve as a buffer between agricultural uses more intense uses such as residential and commercial developments.



Future Land Use Definitions

Low-Density Residential

Single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations.

Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and active recreational areas and structures.

Single-family residential dwellings may include an attached or detached accessory dwelling unit located on the same lot and under the same ownership.



Future Land Use Definitions

Mixed-Use Development

Designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments.

Allowable uses include multi-family residential, office, and retail. Big box retail and strip-mall style retail development and retail uses with drive-thru or drive-up service is not permissible.

Buildings may be one to three stories in height with shared parking that is either on-street or located within or under-building, or to the rear of the building.

The number of dwelling units per acre is generally over 12.



Future Land Use Definitions

Highway-Oriented Commercial

Designed to be located along US Highway 30 with the intent of providing services to the local, regional, and general motoring public.

Typical uses include gas stations, car washes, fast food and sit-down restaurants, convenience stores, hotels, banks, and auto repair shops.

Maximum area of land devoted to this land use category should be approximately 50 acres.



Future Land Use Definitions

Business Park

Includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall.

May also include light industrial uses such as light manufacturing and assembly, warehouse, and distribution facilities with no or very limited outdoor storage as well as ag-related retail and industrial uses.

All uses must not include operations with high water or sanitary sewer demand or produce strong smells or significant noise.



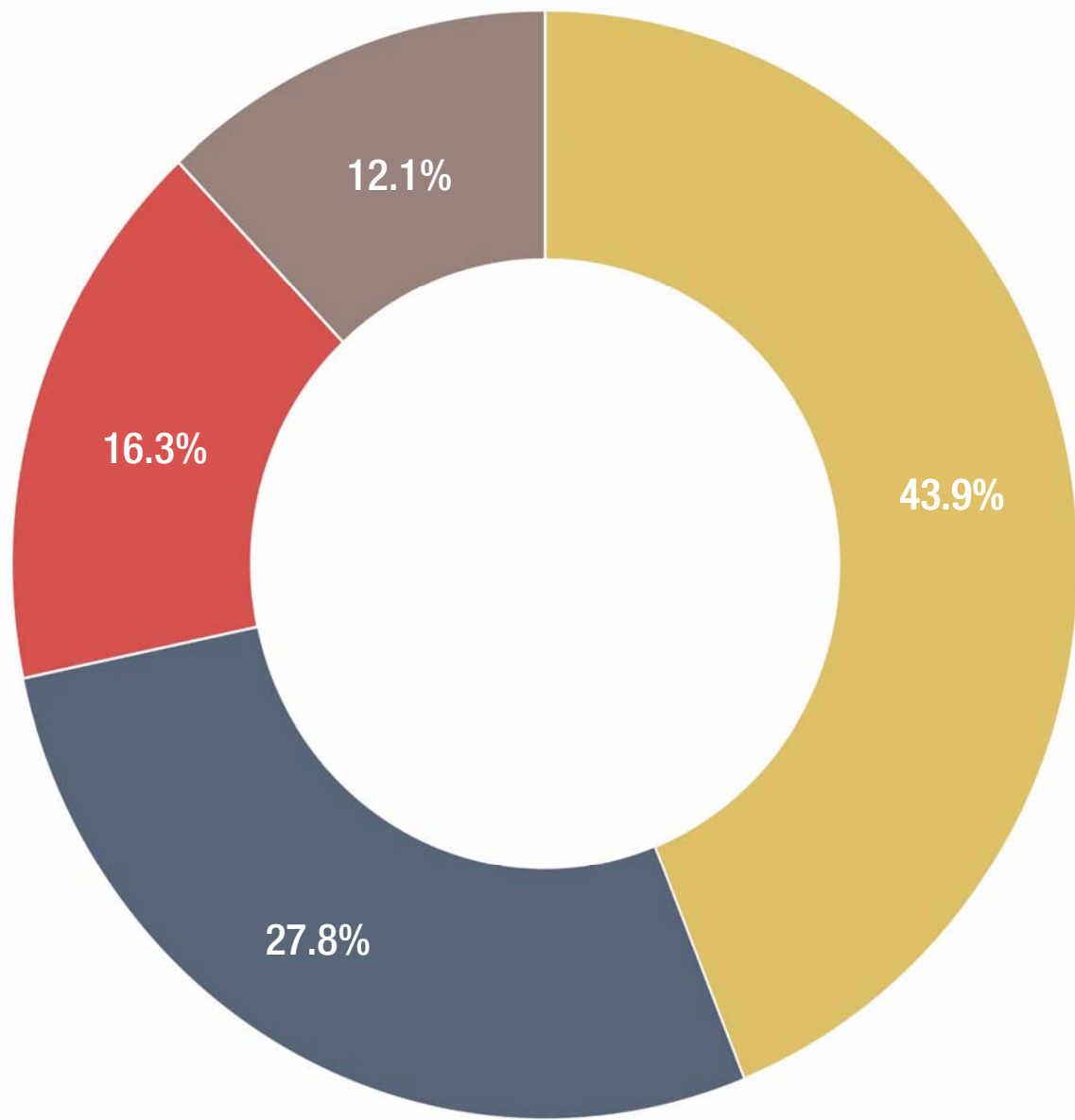
Future Land Use Definitions



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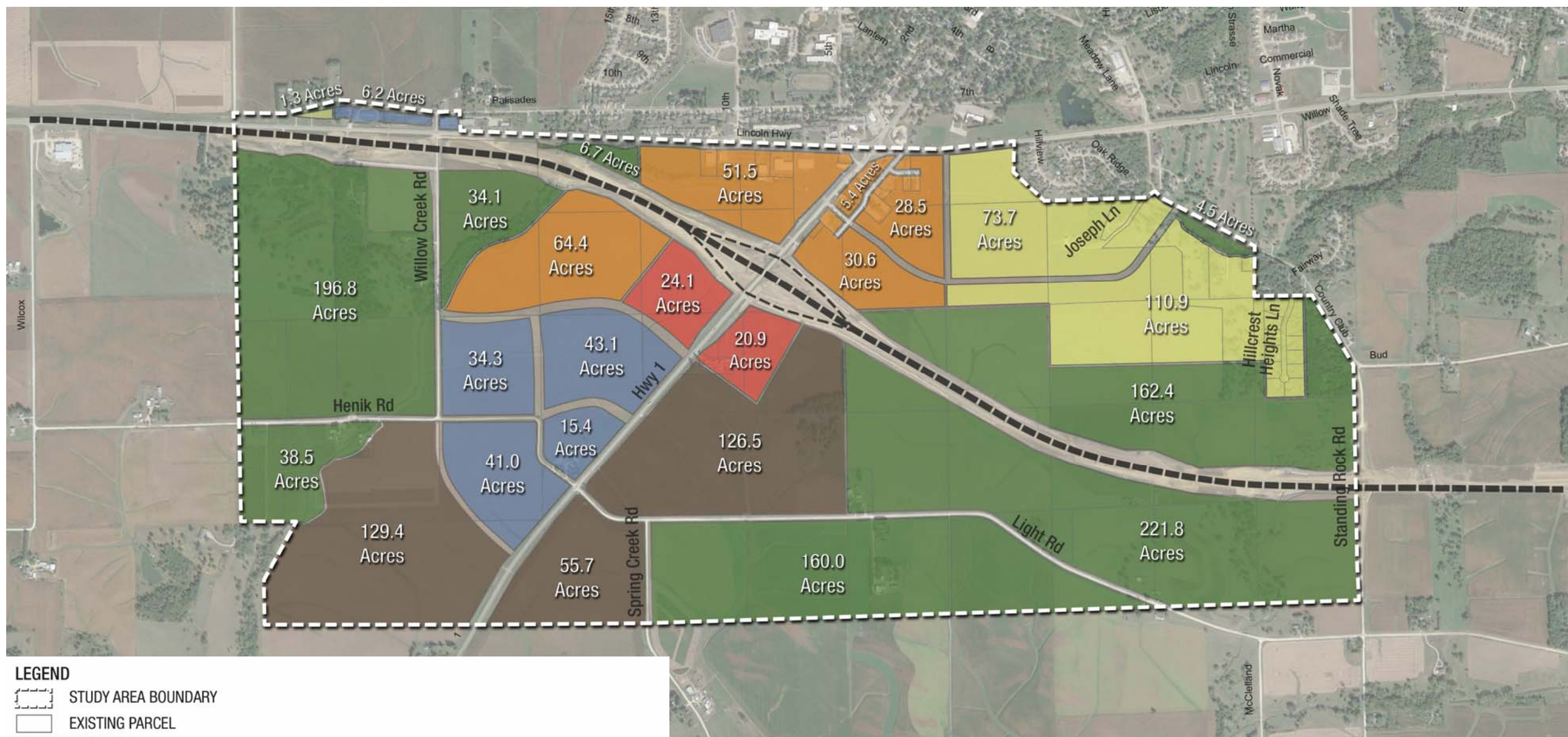
- STUDY AREA BOUNDARY
- CITY LIMITS
- LAKE / POND
- FEMA FLOODPLAIN
- SUBURBAN RESIDENTIAL
- BUSINESS PARK
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL

Existing Future Land Use

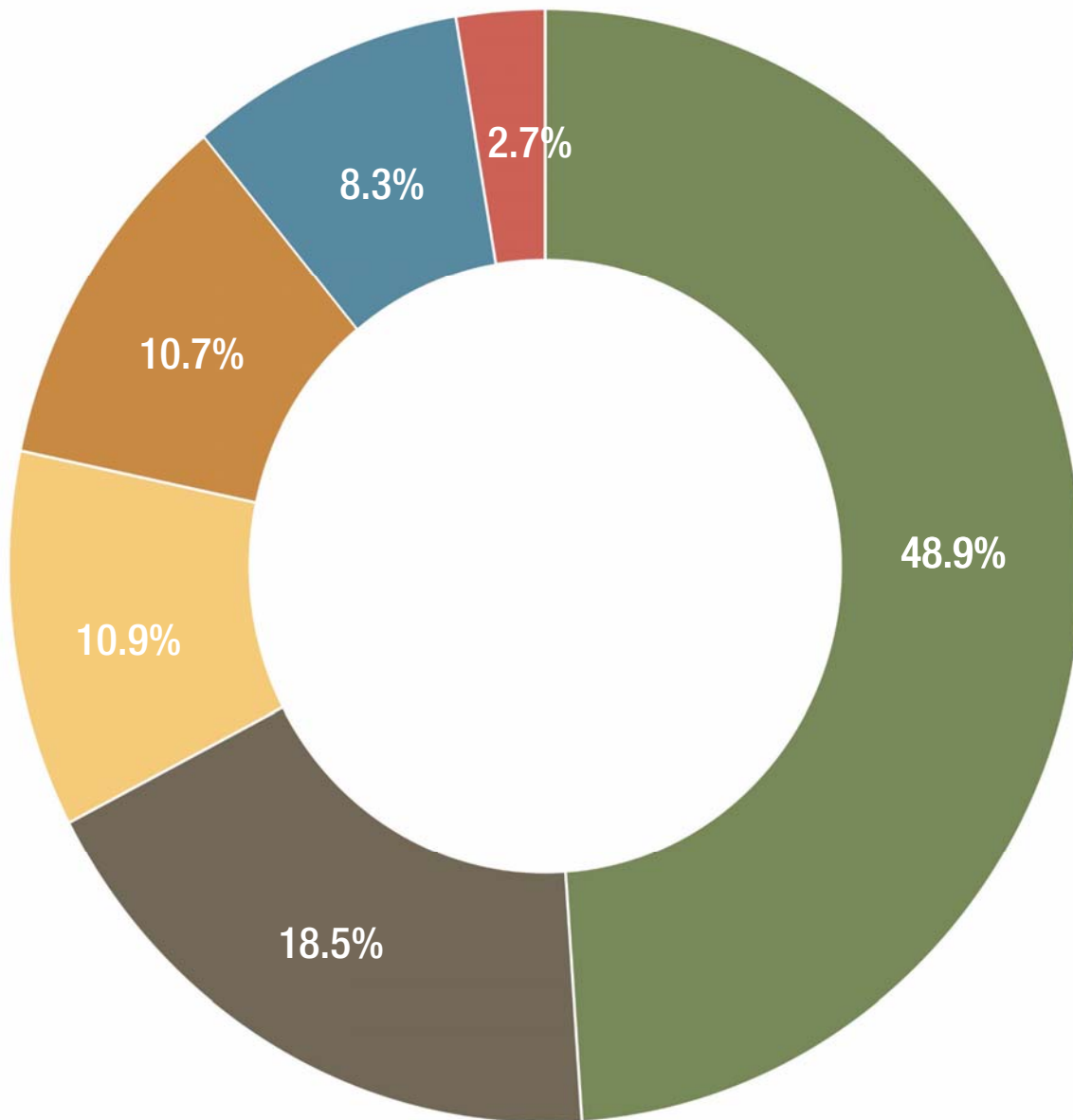


	Future Land Use	Acre	Percent
	Suburban Residential	853.1	43.9%
	Business Park	539.2	27.8%
	General Commercial	316.0	16.3%
	Light Industrial	234.2	12.1%

Existing Future Land Use



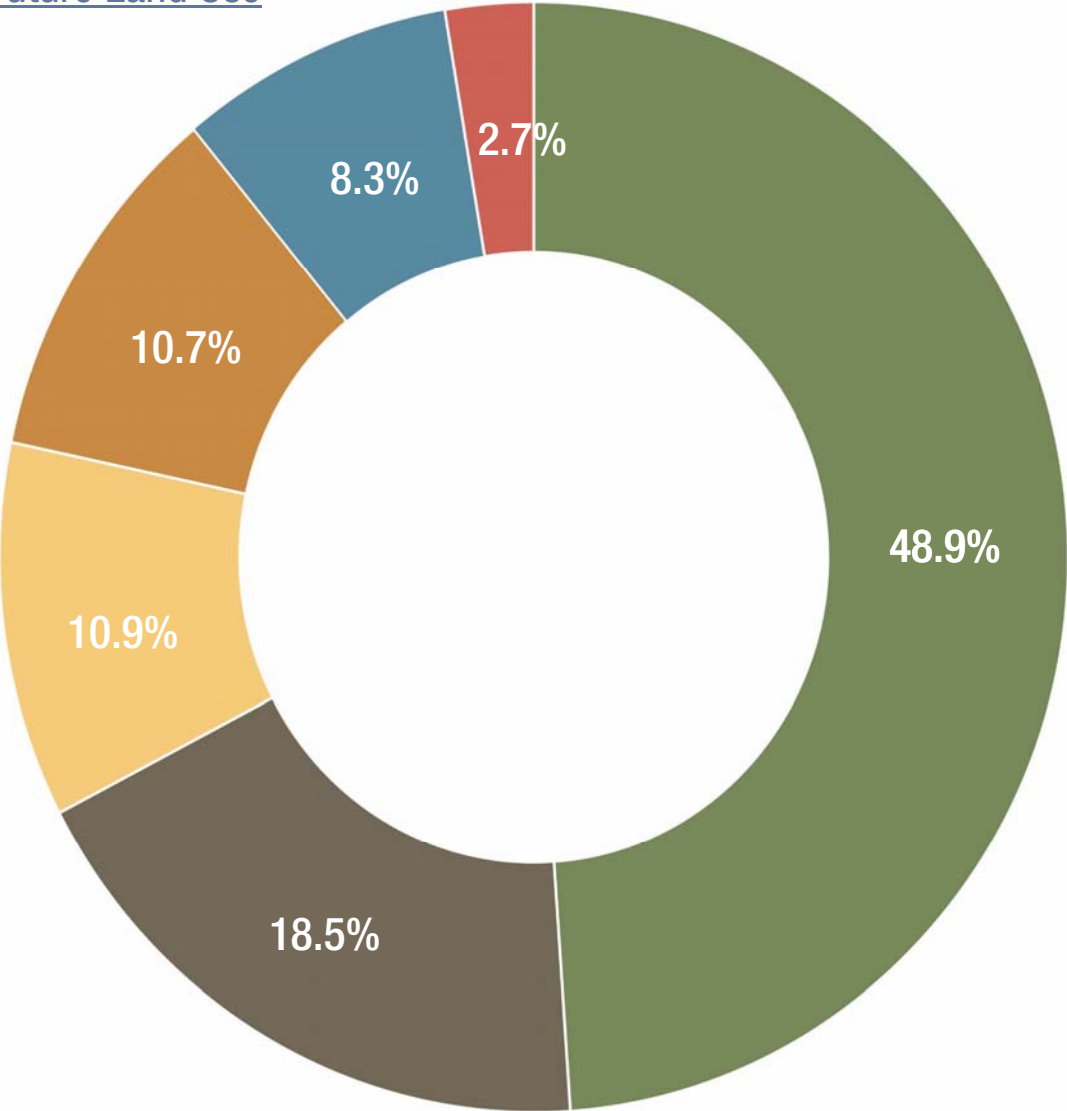
New Draft Future Land Use



	Future Land Use	Acre	Percent
<div></div>	Agriculture + Open Space	824.8	48.9%
<div></div>	Agricultural Tourism + Residential	311.6	18.5%
<div></div>	Low-Density Residential	184.6	10.9%
<div></div>	Mixed-Use Development	180.4	10.7%
<div></div>	Business Park	140.0	8.3%
<div></div>	Highway-Oriented Commercial	45.0	2.7%

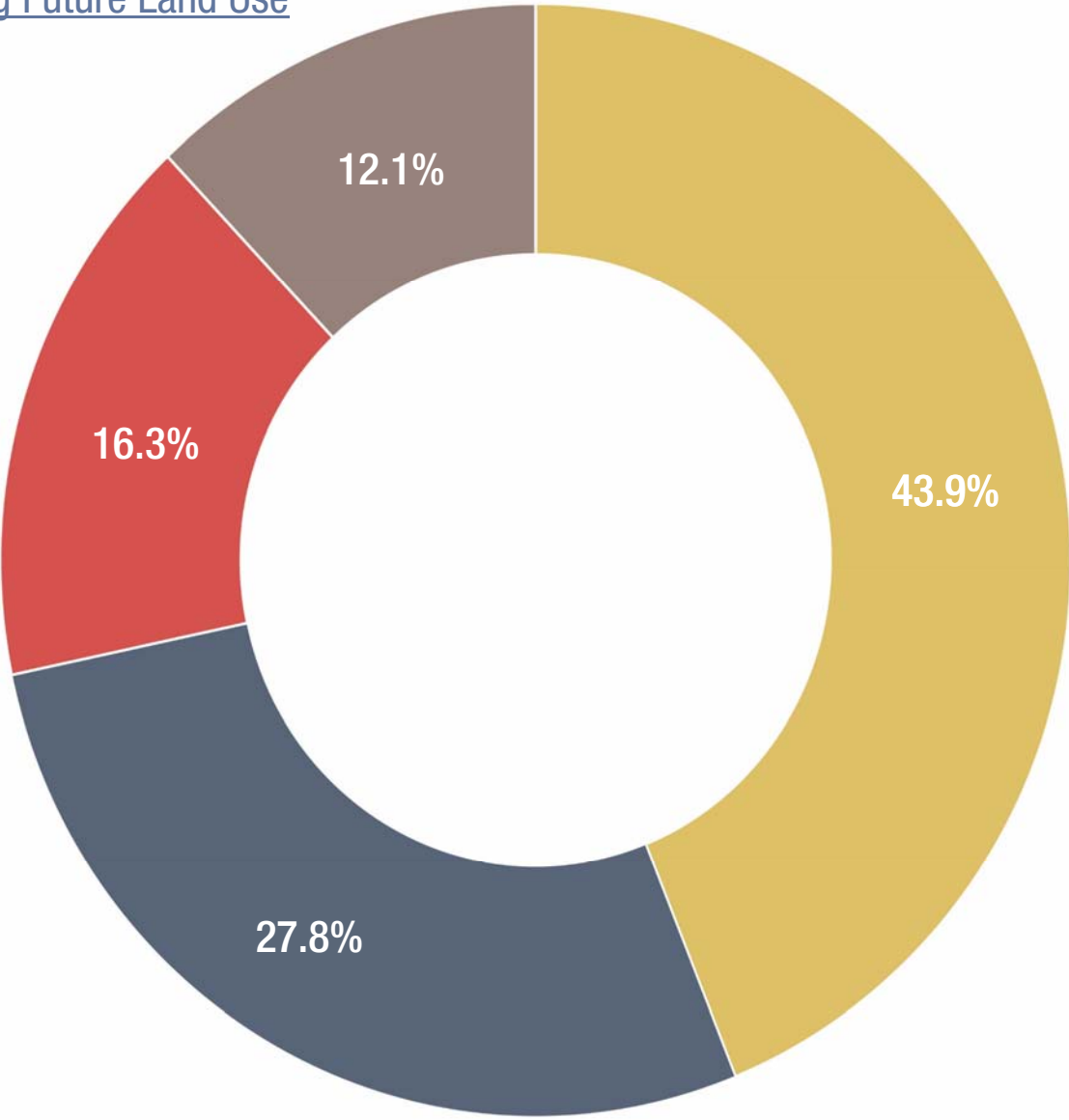
New Draft Future Land Use

New Future Land Use

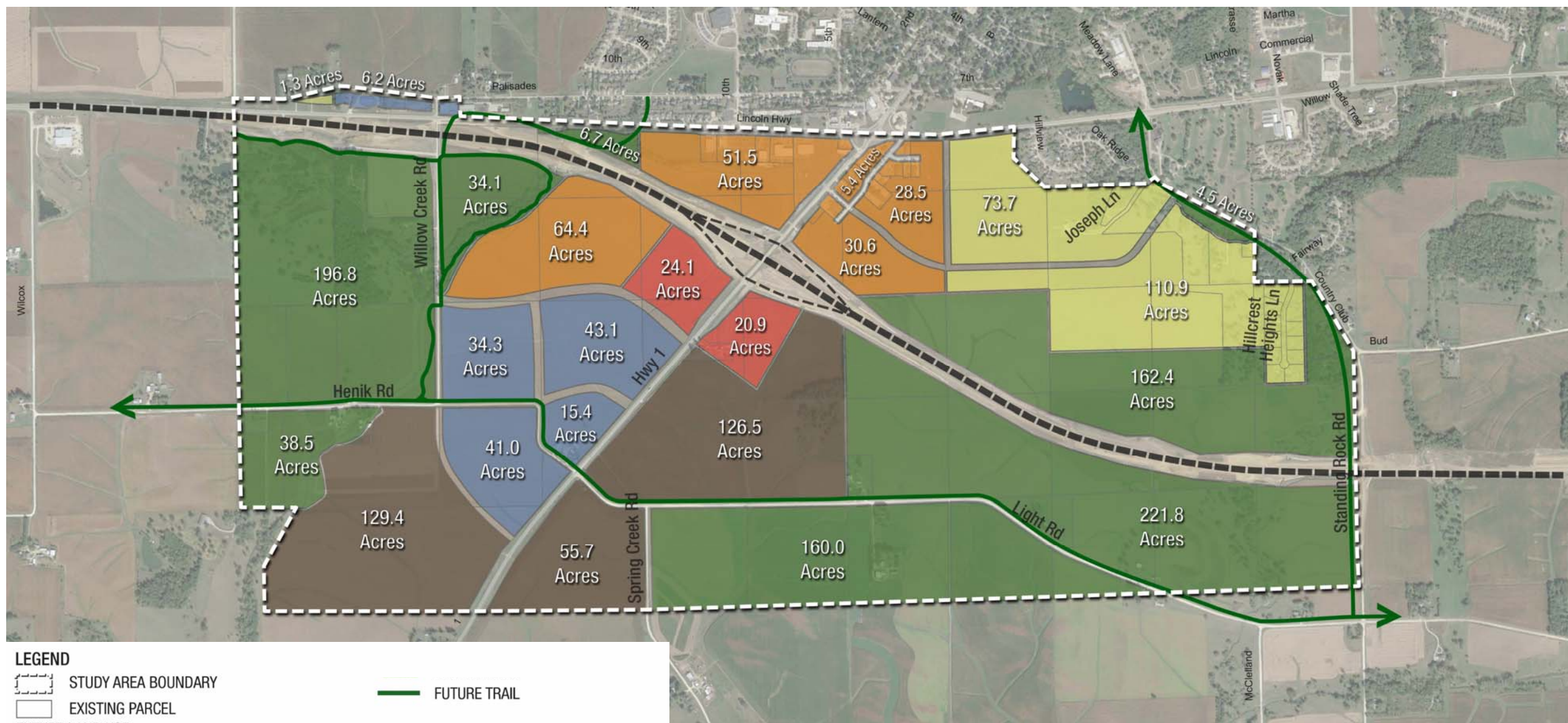


- AGRICULTURAL & OPEN SPACE
- AGRICULTURAL RESIDENTIAL & TOURISM
- BUSINESS PARK
- HIGHWAY-ORIENTED COMMERCIAL
- MIXED-USE DEVELOPMENT
- LOW DENSITY RESIDENTIAL

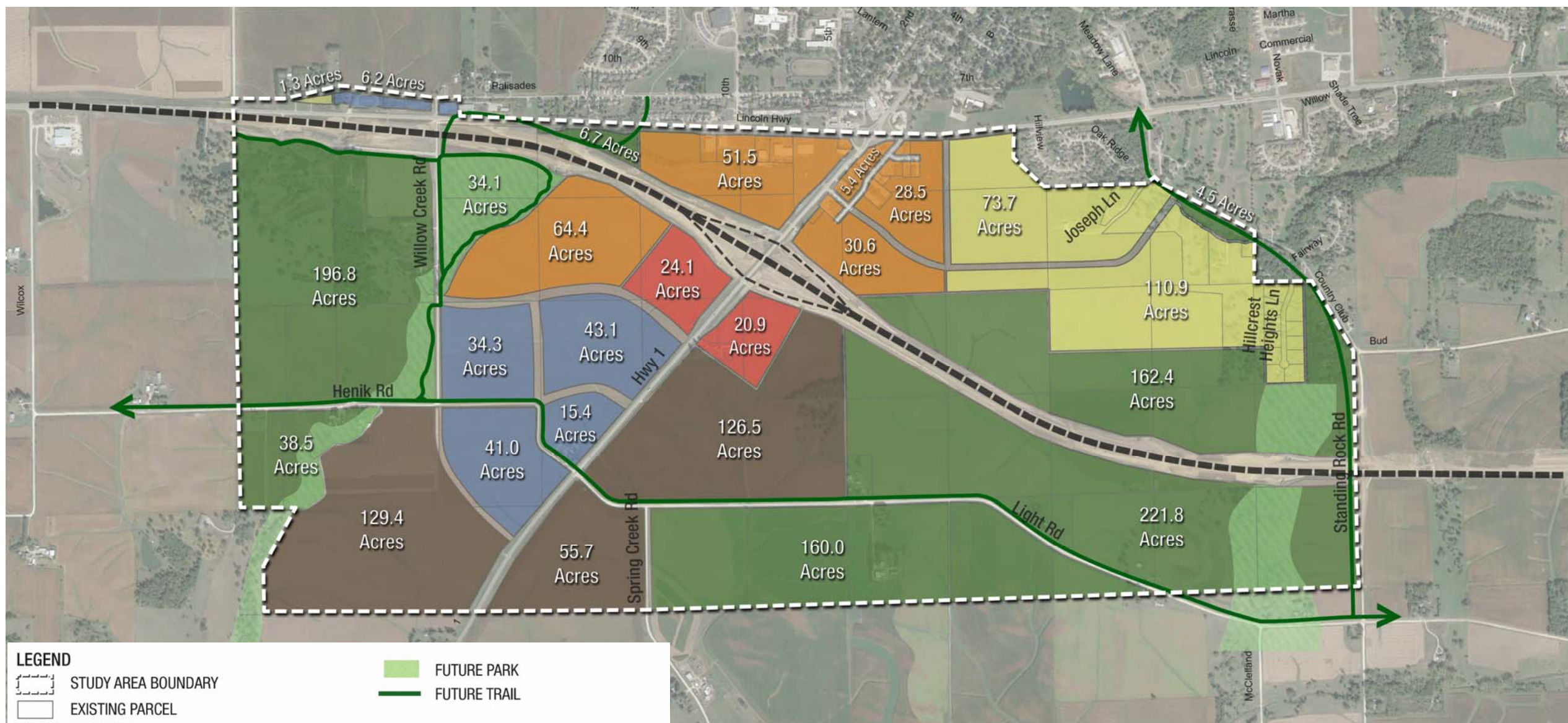
Existing Future Land Use



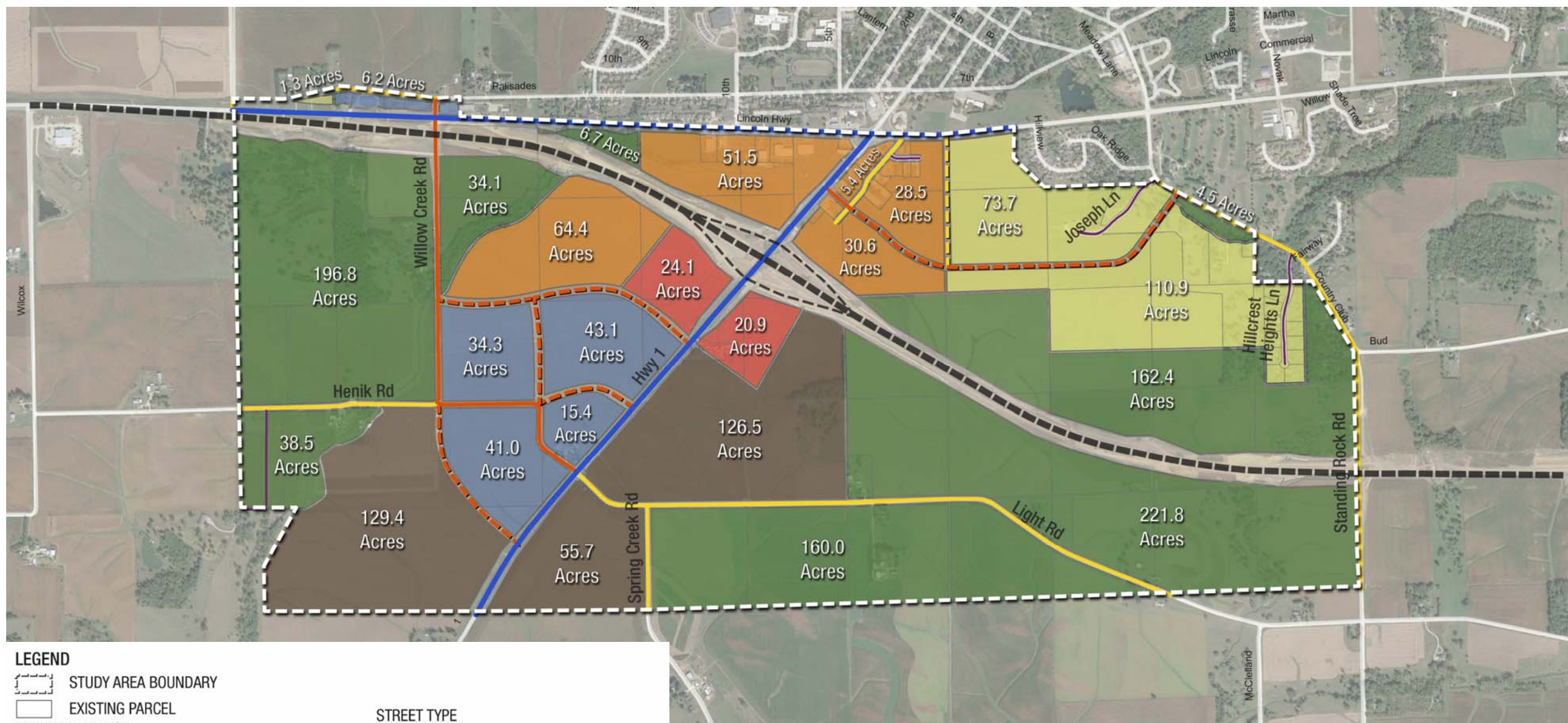
- SUBURBAN RESIDENTIAL
- BUSINESS PARK
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL



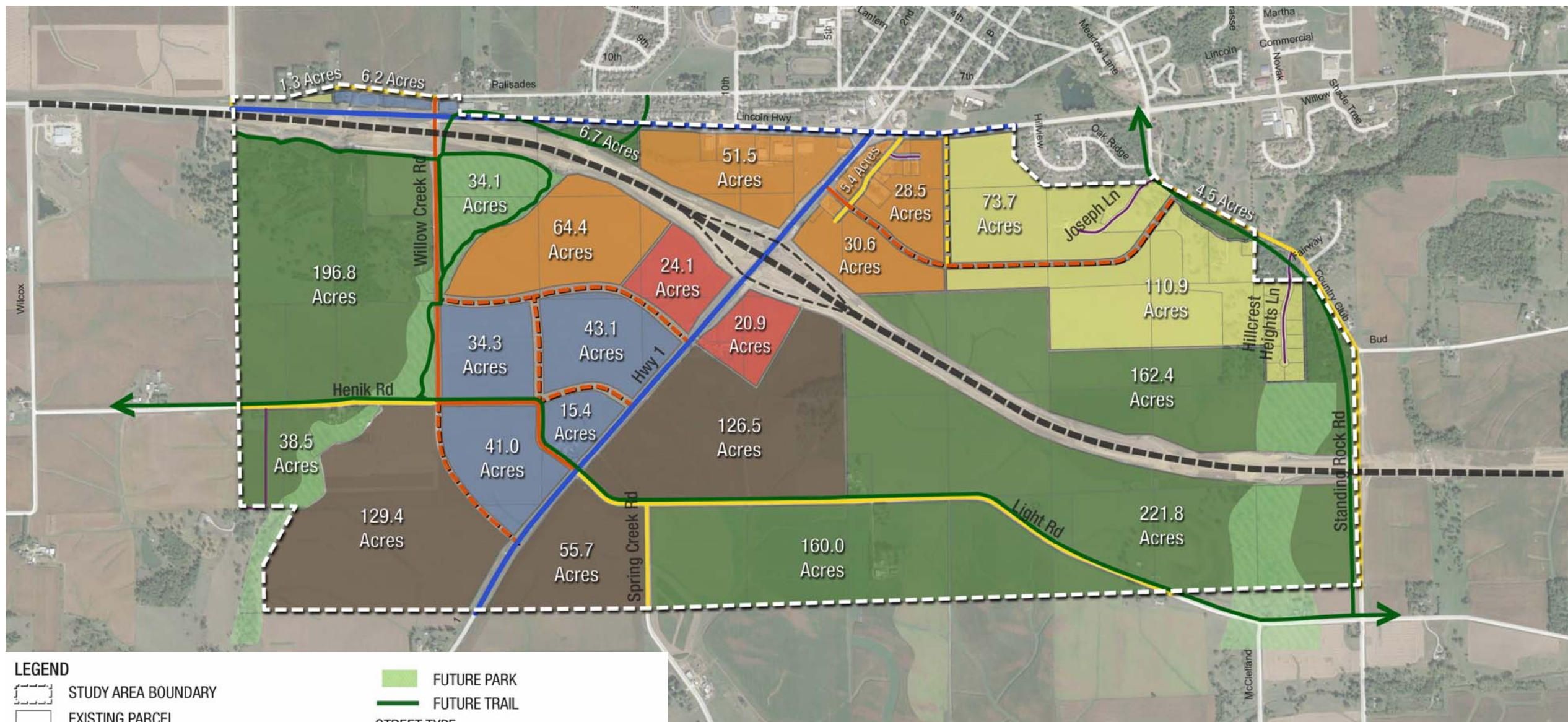
Future Land Use + Trails



Future Land Use, Trails + Parks



Future Land Use + Future Streets



LEGEND

STUDY AREA BOUNDARY

EXISTING PARCEL

FUTURE LAND USE

AGRICULTURAL & OPEN SPACE

AGRICULTURAL RESIDENTIAL & TOURISM

BUSINESS PARK

HIGHWAY-ORIENTED COMMERCIAL

MIXED-USE DEVELOPMENT

LOW DENSITY RESIDENTIAL

FUTURE PARK

FUTURE TRAIL

STREET TYPE

US HIGHWAY 30

EXISTING MAJOR ARTERIAL

EXISTING MINOR ARTERIAL

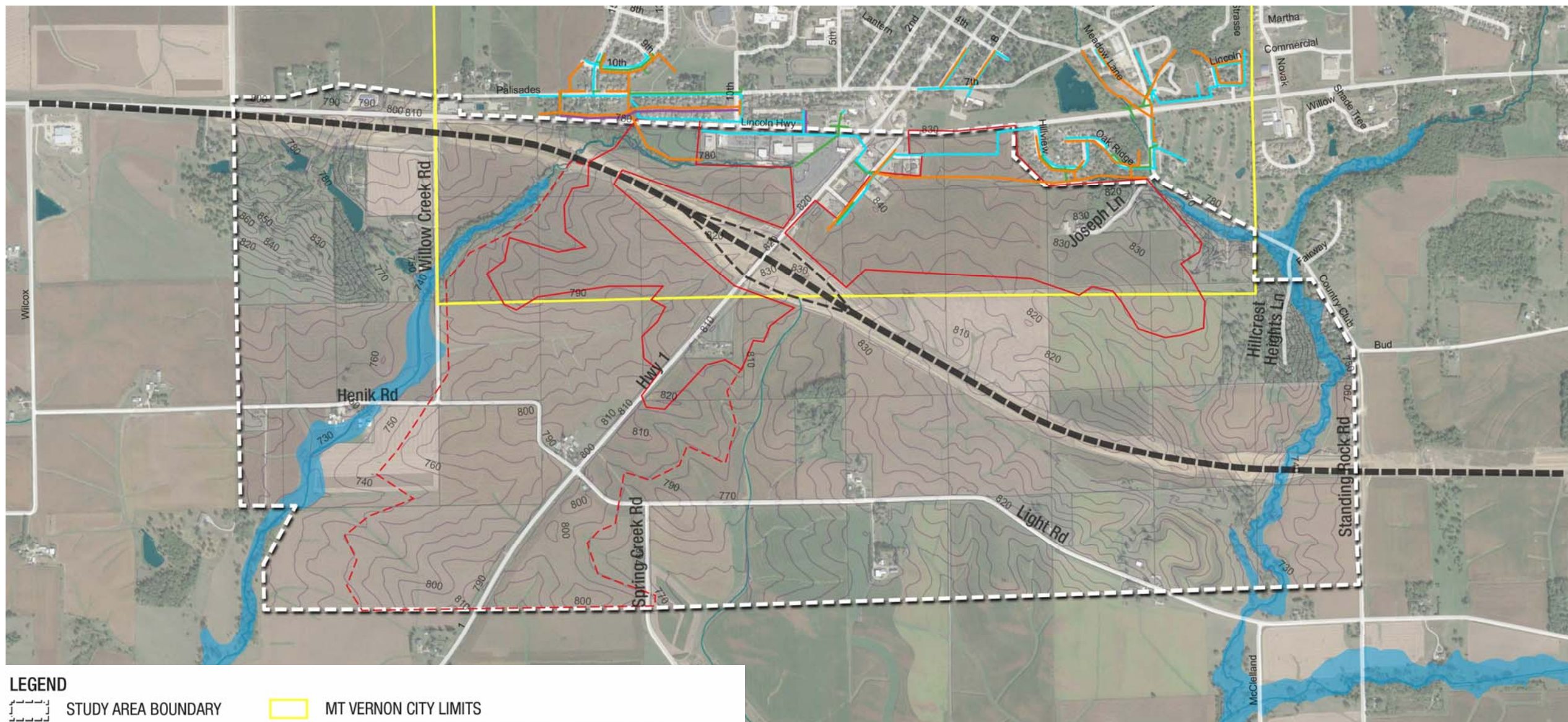
PROPOSED MINOR ARTERIAL

EXISTING COLLECTOR

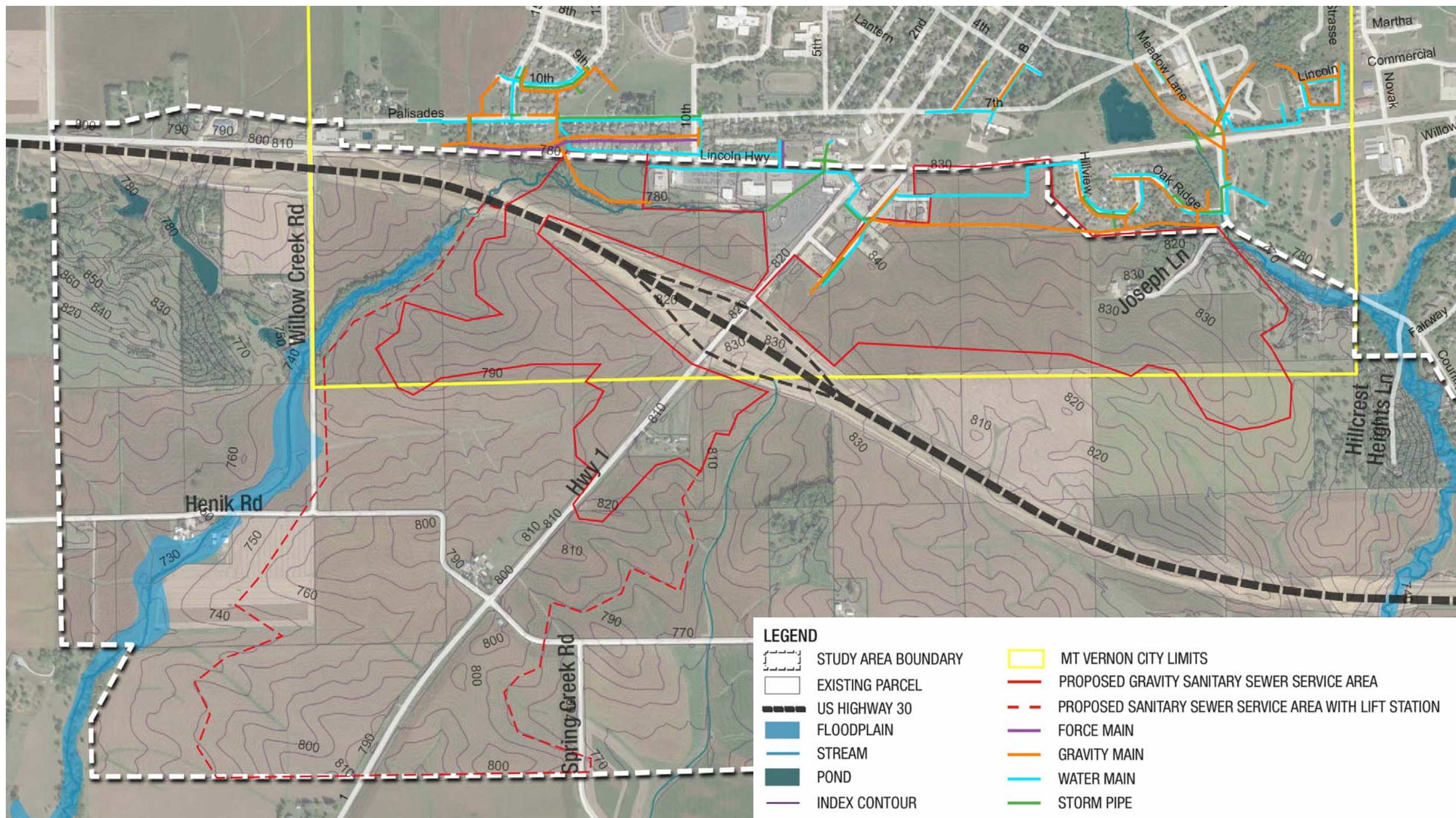
PROPOSED COLLECTOR

EXISTING LOCAL

Future Land Use, Streets, Trails + Parks



Future and Existing Utility Map



- Next Steps:

- Public Review Workshop + Stakeholder Review Meetings
- Joint City Council/Planning Commission Work Session
- Steering Committee Meeting #4

Next Steps...

	JAN 2018	FEB 2018	MAR 2018	APRIL 2018	MAY 2018	JUNE 2018	JULY 2018	AUG 2018	SEPT 2018	OCT 2018
CONSULTANT NOTICE TO PROCEED	★									
PHASE 1 PROJECT INITIATION										
Project Kick-Off Meeting with Steering Committee #1	●									
Public Input Open House + Stakeholder Interviews #1		●								
Council / Commission Joint Work Session #1			●							
Steering Committee Review + Direction Meeting #2			●							
PHASE 2 LAND USE AND TRANSPORTATION PLANNING										
Rough Draft Land Use and Transportation Plan					★					
Steering Committee Review + Direction Meeting #3						●				
Public Review Workshop + Stakeholder Review Meetings #2						●				
Council / Commission Join Work Session #2							●			
Steering Committee Review + Direction Meeting #4							●			

LEGEND

★ KEY DATES

● KEY MEETINGS

Next Steps...