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# LAND USE PLAN CITY OF SHUEYVILLE, IOWA

## 2008 - 2028

Prepared by the Shueyville Planning & Zoning Commission  
For the City of Shueyville

With assistance from



## **T H E P L A N**

This land use plan is the officially adopted policy document for the City of Shueyville to coordinate growth within the current city limits and in the surrounding two-mile boundary outside the city.

The plan includes an in-depth look at population trends, physical infrastructure and current and future land uses. Land use goals are outlined and policy guidelines are recommended to achieve those goals.

This plan looks twenty years into the future, and offers a vision for growth and development during that period. By considering the impact of future development well into the 21st century, a community direction can be established to guide the development of regulatory tools such as zoning ordinances, subdivision regulations, housing and building codes and annexation procedures.

The plan has two fundamental purposes. First, it presents a unified vision for Shueyville articulated from the hard work and participation of the citizens who devoted their time and effort toward its creation. Second, it provides the legal basis for zoning and subdivision controls.

## **T H E P L A N N I N G P R O C E S S**

This plan is the culmination of a planning process that involved citizens in and around the community. The length of the process and the involvement of such a broad spectrum of residents insure that this plan offers a clear community vision for the future of Shueyville. The process was managed by the East Central Iowa Council of Governments through monthly public work-sessions.

The first part of the process involved assessing the City's current position. This includes the analysis of census data and population trends. From there, meetings were held to establish a common vision and reachable goals for Shueyville for the next twenty years. Finally, action steps and an implementation schedule were created to achieve the stated vision.

Provisions should be made for amending this document as policies and data become outdated. This authority should be used with discretion, however, since much of the plan's value can be lost through frequent or arbitrary changes. Amendments may be proposed by the Planning Commission, the City Council, or by concerned citizens. Any proposal for amending the plan should always be referred to the Planning Commission for consideration and recommendation to the City Council.

It is also recommended that the entire plan be reviewed annually to insure that the data and land use map are updated. Policies may have to be updated as well. The review may be simple if the City has not grown in the year prior to the review or it may be more

elaborate following a period of rapid growth or change. The results of the review and revision may very well mean changes in the City's other developmental tools such as their subdivision ordinance or zoning ordinance.

In addition, the plan should have a major revision every five years. This is to ensure that census data, policies and maps remain updated and applicable to the City's vision. Although this is a twenty-year plan, major trends can change after only five years.

The planning process should be an ongoing endeavor. The success of this plan will require the support of citizens as well as the City Council. Cooperation from the public and private sectors will provide long-term benefits to the entire City and ultimately the surrounding areas.

Successful cities do not just happen. They must be continually shaped and guided. New issues and opportunities will inevitably arise. While no plan could possibly foresee every issue, the goals and policies developed in the Shueyville Land Use Plan will provide flexibility for city officials and area residents in successfully planning for the future.

## **TOWN MEETING**

The crucial element in any plan is ensuring that the wishes and hopes the residents hold for their community is represented in the content of the plan. If the plan does not accurately reflect the needs and desires of area residents, it will have little value.

The Shueyville Land Use Plan Update Process utilized a town meeting to gather public input for the plan. The agenda for the meeting included a brief synopsis of what a plan is and what the update process will entail, as well as the public participation as described below. The town meeting was held at the beginning of the planning process for two reasons:

- The critical issues impacting the City are identified early in the process ensuring that appropriate problem identification occurs at the beginning;
- Public participation is crucial for creating an effective and appropriate plan. By having the town meetings at the beginning of the process, every resident has an opportunity to direct a future vision for the City.

The town meeting was held on August 22, 2007 with 22 residents taking part to identify issues impacting the City. The session involved two small groups (11 people per group) identifying and prioritizing strengths that need to be maintained, as well as weaknesses that need to be addressed.

Each member of each small group individually identified his or her city strengths and weaknesses on a 3x5 note card. Then, within each group, all members listed those strengths and weaknesses on a large sheet of paper (many replies were similar

between group members and were condensed into a single strength or weakness). At that point, each participant awarded points to prioritize the composite small group list of qualities and concerns using a 3-point value system. Three points were given to their highest priority; 2 points to the second highest priority and 1 point for their third highest priority. Totals were then added up to establish an overall prioritized listing for each small group's strengths and weaknesses.

The following are the entire results of the town meeting:

<b>Group #1: Strengths to be Maintained</b>	<b>Points</b>
Small town setting	15
Large lots	11
Low crime rate	7
Reasonable taxes	6
Good school system	3
Less city regulations versus larger cities	2
Location, easy access to interstate	2
Less traffic versus larger city	
People are friendly, open and community oriented	
Quality of new subdivisions	
Quiet	

<b>Group #1: Weaknesses to be Addressed</b>	<b>Points</b>
Roads (i.e. 120 <sup>th</sup> Street)	12
Future expansion of fire and police service, protection	11
Maintaining small town setting	9
Maintaining zoning separation (residential, commercial)	7
Community facilities	4
Trails and sidewalks	4
Water and wastewater systems (keeping the DNR happy)	3
Need for a convenience store	

<b>Group #2: Strengths to be Maintained</b>	<b>Points</b>
Rural atmosphere, quiet	24
Current development standards (large lots, green spaces)	15
Few regulations	7
No crime	6
Close to shopping, city, hospitals, lake, camping, parks	2
"In" Johnson County	
People friendly, etc.	

<b>Group #2: Weaknesses to be Addressed</b>	<b>Points</b>
Loss of rural atmosphere	21
Condition of roads and traffic	9
Lack of park areas, trails to connect neighborhoods	6
Increasing property taxes	5
Lousy transportation (sidewalks, trails, car pools, mass transit)	3
Rapid growth	3
Water, sewer needs	3
Cedar Rapids encroachment	2
Housing encroaching on agricultural property	1
Need downtown plan – street connectivity	1
Apathetic people	
Business development	
Fire prevention	
High density	
Lack of concern with animals	

The following is a composite of all the group’s prioritized strengths and weaknesses. This is only a composite of each group’s priorities. Many of the strengths and weaknesses were similar from group to group and were condensed into an over-all strength or weakness that was deemed equal. This was based on ECICOG staff’s interpretation and, while reflective of the overall priorities, may or may not reflect the individual priorities of the citizens present.

<b>Strengths to be Maintained</b>	<b>Points</b>
Rural atmosphere, small town setting, quiet	39
Large lots	26
Low crime rate	13
Less city regulations versus larger cities	9
Reasonable taxes	6
Location to interstate, shopping, cities, hospitals, parks, camping	4
Good school system	3
“In” Johnson County	
Less traffic versus larger city	
People are friendly, open and community oriented	
Quality of new subdivisions	

<b>Weaknesses to be Addressed</b>	<b>Points</b>
Loss of rural atmosphere, maintaining small town setting	30
Condition of roads (i.e. 120 <sup>th</sup> Street) and traffic	21
Future expansion of fire and police service, protection	11
Lack of park areas, trails, sidewalks to connect neighborhoods	10
Maintaining zoning separation (residential, commercial)	7
Rapid growth, Cedar Rapids encroachment, housing encroaching on agricultural land	6
Water, sewer needs	6
Increasing property taxes	5
Community facilities	4
Lousy transportation (sidewalks, trails, car pools, mass transit, street connectivity)	4
Apathetic people	
Business development	
Fire prevention	
High density	
Lack of concern with animals	
Need for a convenience store	

The strengths and challenges facing Shueyville as identified at the Town Meeting will provide a framework to establish the goals and objectives of the land use plan. But first, it is important to look at existing conditions.

## POPULATION AND HOUSING

### City of Shueyville Population QuickView

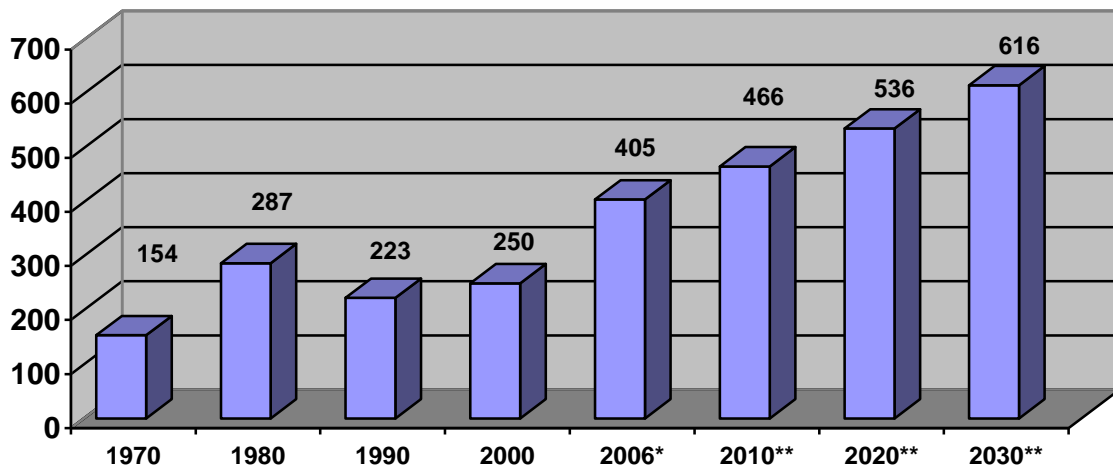
1990	2000	% Change 1990-2000	2006 Estimate*	% Change 2000-2006
223	250	12.1%	<b>405</b>	62.0%

\* City of Shueyville

Between 1990 and 2000, Shueyville experienced a slight increase in population (from 223 residents to 250 - a 12.1% increase). However, since 2000, the town has seen significant growth for a small community. Based on the number of new housing starts in the town, it is estimated that the population in the fall of 2007 is approximately 405 persons. This growth has led to increased concerns and increased opportunities regarding growth and development. This update to the Shueyville land use plan will address those concerns.

The chart on the following page shows the estimated current population along with the projected population by the year 2030.

## Shueyville Population Trends (1940 - 2030)



Source: U.S. Census

\* 2006 is an estimate

\*\* Years 2010, 2020 and 2030 are projected numbers

### Population Projections

A planning program for the physical development of a community must be based upon the requirements, both present and future, of the citizens living in the area. In order to establish what these requirements will be, it is necessary to know as accurately as possible how many people will be living in the area in the foreseeable future.

Precise predictions of future populations, of course, are not possible. However, a reasonable, reliable forecast can be made on the basis of past studies, population trends over the years, and current, observable patterns. This is essential in arriving at reasonable goals and objectives with respect to services and overall development.

Population projections should be used cautiously. Changes in local, state and national economies can have a profound affect on population counts. The rising cost of oil and natural gas could very well negatively impact the local economy, making even smaller percentage growth rates unattainable.

It is likely, due to rising energy costs, that people will stay closer to where they work instead of driving long distances for employment. Even with easy transportation access to Cedar Rapids or Iowa City along Interstate 380, it is likely that recent growth will slow over the next decade. In addition, the trend has been for smaller families (people per housing unit) throughout the region as well as the State. This will impact development patterns in Shueyville as well.

The City's population will likely continue to rise due to its convenient location between two major metropolitan areas. However, due to rising energy costs and smaller families, the growth rate should slow considerably.

The following table includes different population projections for the City of Shueyville through the year 2030. It shows five percentage growth rates for comparison. It is unlikely that the City will be able to maintain large percentage growth rates (as shown by the 20% and 40% projections). As the population increases, large percentage changes are much more difficult. In addition, as mentioned, the economy, rising fuel and heating costs, and the amount of developable land will certainly play a role in how fast the City continues to grow. The 5, 10 and 15 percent projections are shown for comparison. A 10 to 15 percent growth rate is deemed more accurate.

### **ECICOG Population Projections for City of Shueyville**

	2000	2006 Est.	2010	2020	2030
5% Growth	250	405	<b>425</b>	<b>447</b>	<b>469</b>
10% Growth	250	405	<b>446</b>	<b>491</b>	<b>540</b>
15% Growth	250	405	<b>466</b>	<b>536</b>	<b>616</b>
20% Growth	250	405	<b>486</b>	<b>583</b>	<b>700</b>
40% Growth	250	405	<b>567</b>	<b>794</b>	<b>1,112</b>

Source: ECICOG

### **Population Findings**

- ❖ Barring any unforeseen significant change in the economic or social composition of the region, the population growth should slow a 15% growth rate per decade. The City should plan on a population of approximately 620 by the year 2030.

### **Housing Findings**

Using the 15% growth projection, in development terms, the population increase is equivalent to approximately 211 new residents or 85 new housing units by the year 2030. This represents an average annual construction rate of approximately five new units per year.

In 1990, there were 81 housing units in Shueyville. By 2000, the census showed 97 housing units, an increase of 19.8 percent. This is consistent with the population growth during that time. According to the 2000 Census, there were 2 vacant housing units (2.1 percent). Five percent vacancy is considered healthy for a community. This allows market flexibility for area homeowners as well as an ability for the community to handle sudden population increases.

In addition, in 1990, the people per housing unit was 2.75. That number decreased for the year 2000 to 2.63. This number is projected to drop across the region. By the year 2030, Shueyville is expected to have approximately 2.5 people per housing unit. Based on this figure and the 15% growth projection, Shueyville should plan on needing a total of approximately 250 housing units by 2030.

Most of the new housing units will be located within Shueyville or annexed into the existing city limits during that time.



These trends provide significant opportunities for Shueyville, but also represent issues that must be addressed. Those issues are as follows:

1. Where should growth occur within Shueyville?
2. If Shueyville should expand its boundaries, where is most appropriate?
3. Where could additional commercial activity locate in Shueyville?
4. How can additional services and improvements be provided in Shueyville?

The overriding theme to the Shueyville Land Use Plan involves ensuring that all future development enhances the goal of maintaining the small town, rural atmosphere Shueyville presently enjoys.

Overall, the plan will answer the above four questions by providing for growth in appropriate areas (contiguous extensions of the existing community) to protect against sprawling development and the loss of prime farmland and natural features.

The following section of the plan will state the City's land use policies. After which, the plan will discuss, in detail, the reasons for the policies and provide the basis for future land use tools such as zoning and subdivision ordinances.

# LAND USE PLAN POLICIES FOR THE CITY OF SHUEYVILLE

## **QUALITY OF LIFE ISSUES**

The City of Shueyville should create a sense of place, yet maintain its small-town, rural atmosphere by:

- Promoting interconnected neighborhoods through traffic patterns, trails and sidewalks where applicable
- Protecting open space, where appropriate, through cluster development; utilizing open space for on-site storm water management and recreation opportunities.
- Encouraging the maintenance and preservation of the City's remaining wooded areas.

## **TRANSPORTATION ISSUES**

The City of Shueyville should maintain and improve its road system by:

- Discouraging additional drives off of 120<sup>th</sup> Street.
- Discouraging the use of cul-de-sacs and encouraging interconnected neighborhoods.
- Allowing driveway access on local roads only.
- Improve James Avenue and 120<sup>th</sup> Street before new development occurs which uses the respective roads.

## **INFRASTRUCTURE ISSUES**

The City of Shueyville should:

- Protect the City's water supply from contamination and/or drying up.
- Follow Johnson County's requirements for community septic and wells in all subdivisions over 2 lots.
- Utilize cluster development for open space for on-site storm water management and recreation opportunities.

## **LAND USE ISSUES**

The City of Shueyville should promote single-family residential development through:

- Contiguous development to existing neighborhoods (interconnected neighborhoods)
- Growth in areas only which can be easily served by appropriate infrastructure

# LAND USE PLAN

This section of the Plan is focused on the land use in and around Shueyville. The intent is to provide a framework to guide and direct new development in the planning area. This should insure that future growth happens in a way consistent with the goals of the plan and paced in such a way as to not outstrip the City's ability to provide proper services.

The Land Use Plan is divided into three sections. The first describes useful tools for managing land use; the second examines current land use patterns; the final section describes future policy directions in land use including the official Shueyville Future Land Use Map.

## **LAND USE TOOLS**

Zoning and subdivision ordinances are two common regulatory land use tools for cities and counties to enforce community standards. Ordinances of this nature enable the implementation and enforcement of the policies and provisions contained in a land use plan. This section of the plan will serve as a guide for future revisions of the City's development tools.

## **ZONING**

Zoning is the most important tool to implement a land use plan. This method of management works by regulating various aspects of how land may be used. Zoning divides areas of a city into zones, or districts. Certain uses of land are permitted in each zone according to specific standards set by the planning and zoning commission and adopted by the City Council.

Once established, Shueyville should thoroughly review and update the zoning ordinance annually to ensure the standards are working in conjunction with the goals and objectives contained in this land use plan.

## **LAND SUBDIVISION**

A subdivision ordinance is a tool the City uses to insure minimum standards are met when land is subdivided for development.

Simply put, subdivision is a process in which land is legally described and is converted into building lots. It involves the division of a tract of land into smaller parcels and usually involves street, sidewalks and other infrastructure improvements such as water and sewer systems. The subdivision ordinance is a very effective tool for implementing growth policies.

Shueyville's established subdivision ordinance should be consistent with the goals and objectives contained in this land use plan. As with the zoning ordinance, the subdivision ordinance should be reviewed annually to ensure the standards are constantly updated.

## **FRINGE AREA AGREEMENTS**

With an adopted subdivision ordinance, a municipality has the right to review plats within two miles of its boundaries. The standards and conditions used by a city for review and approval of a subdivision within the city limits are used to review subdivisions within two miles beyond the city's boundary. However, a fringe area agreement would be necessary if the city wanted to coordinate its standards in the fringe area with the county. This would lead to cooperative planning for the sound development of the entire region.

The City's zoning and subdivision ordinance must state that the Shueyville will enter into this agreement with the County or other local government. It is recommended that a fringe area agreement (or 28E agreement) be entered into with Johnson County and Cedar Rapids

The 28E agreement would include, but is not limited to, which provisions in Shueyville's zoning and subdivision ordinance will be required and which provisions will be waived when reviewing subdivisions outside of the city limits. The agreement should also include any additional conditions that may be imposed, including but not limited to annexation issues or compliance with growth management policies. The agreement should also discuss future land use in the designated fringe area. The City of Shueyville's Planning and Zoning Commission may also designate any areas where the City:

1. Waives its right to review the subdivision;
2. Reserves the right to review; and
3. Will always review the subdivision.

The City should state in a fringe area agreement with the county or other local government where they will review subdivision plats within the two-mile boundary, thereby protecting its interests. The following criteria should be used to establish where in the two-mile fringe area Shueyville will exercise its authority.

1. Will the development in question ever be served by the City of Shueyville?
2. Is the proposed developed within the Shueyville future growth area?
3. Is the proposed development disturbing natural areas?

## **ANNEXATION**

Cities generally annex land to provide areas for growth, or for a particular public benefit such as managing land development around the city. For example, the city may desire to annex land at major entrances into the community to manage and/or influence the type of land uses that may develop there. Annexation may also occur if a municipality desires to prepare the area for development. The annexation process generally occurs when it is in the public interest to maintain local management over a parcel or tract of land. Annexation may be achieved voluntarily or involuntarily (with or without the explicit consent or request of the land owner).

Annexation around Shueyville should be carefully studied. The City must be able to pay for the services required by the residents in the new territory. Because residential land does not “pay for itself,” meaning the money received through property taxes does not necessarily pay for the services required, the fiscal context of annexation should be carefully examined.

Proper public input from citizens of the City and the areas to be annexed must be sought. The City should work with neighboring property owners to ensure that the property owner’s plans for the property are being met and that voluntary annexation will occur.

The following are the general policies of the City of Shueyville with respect to annexation.

1. To annex areas of land only within the future growth area on the Future Land Use Map in the comprehensive plan.
2. When officially adopted, use the fringe area agreement with the County or other local governments to insure that any proposed development in the County within the two-mile extraterritorial area outside Shueyville’s corporate boundary is annexed to the City. This promotes compact and contiguous development.
3. Seek only the use of voluntary annexations.
4. To annex areas where annexation is determined to be in the best interest of the City and the owners of the annexed property.
5. To consider topography, water and drainage conditions, current land use, cost to City, and other features such as prime agricultural land when annexation is proposed.

### **CURRENT LAND USE PATTERNS**

Land use refers to the type of activity for which any given parcel of land is being used. Because present land use conditions and activities exert a strong influence on future growth and development, it is necessary to know the existing land use surrounding the community.

The various categories of land use characteristics and ownership are identified as follows:

#### **RESIDENTIAL**

This category includes all land on which the major structure serves as one or more dwelling units, as well as any tracts of land with housing subdivisions, including land which has been split from a farmstead. Public structures, stores, service stations and other similar structures are not included in this category. However, home businesses are included.

As mentioned before, residential use, aside from agriculture, is the primary land use throughout the City. New residential development is generally occurring in the southern half of Shueyville (south of 120<sup>th</sup> Street). As discussed in the Future Land Use section of this plan, residential use should be the primary use within the Shueyville future growth area.

### **COMMERCIAL AND BUSINESS**

This category includes all land and buildings where products, goods or services are sold and exchanged. Included are retail stores, business offices, service stations, amusement, food and other service establishments. Home businesses are not included in this category.

Commercial use is limited in Shueyville as the existing infrastructure is not able to handle larger commercial operations. Most of the commercial uses in the community are located along 120<sup>th</sup> Street. There are a few commercial businesses also located along Curtis Bridge Road.

Commercial uses should continue to be located within the current City limits. If possible, all commercial development should be encouraged to locate within the central business district in as shown on the Future Land Use Map.

Commercial activity occurring in Shueyville outside of the central business district should be compatible with existing neighborhoods.

### **INDUSTRIAL**

This category includes land where the main use involves the application of labor to materials to produce a product that is not normally sold to the ultimate consumer on the premises. Utilities are included in this category.

There is only one industrial use within the City along 120<sup>th</sup> Street, due mainly because the existing infrastructure cannot handle this land use type. Industrial use should be discouraged within the planning area until infrastructure (sewer, water, streets, etc.) can be improved.

### **AGRICULTURAL**

This category includes all land undeveloped without any structures, land which is idle and any land currently in farm production.

## **FUTURE DIRECTIONS IN LAND USE**

This section of the Land Use Plan will focus on the land use characteristics needed to support the projected population increase through the year 2020. In addition, it will project the community's probable housing demand and land requirements during the planning period.

For Shueyville to accommodate growth successfully, it must determine the character of that growth and insure that it enhances rather than alters the sense of the community. In keeping with the desire to maintain the small town, rural atmosphere, the City must have desirable as well as adequate land available for the projected growth. Land use projections should anticipate future growth needs and permit a reasonable amount of flexibility to accommodate possible changes in trends.

### **LAND USE PROJECTIONS**

Past trends in land development rates provide guidance in determining how much land will be needed to accommodate future growth in Shueyville. Projecting population, housing, and development trends of the last ten years to the next twenty would suggest an additional 85 housing units are necessary to provide for growth through the year 2020. This is the equivalent of approximately 6 houses per year and nearly 90 acres of land.

Commercial and industrial land needs are more difficult to project. This type of development should be encouraged only within the current City limits and not within the future growth area. Commercial uses should be focused within the central business district and if it can be shown that the new development can enhance rather than alter the sense of the community.

For future recreation and open space needs, the Shueyville Land Use Plan projects the City's future population at nearly 600 residents in 2020. This represents about 85 additional housing units during the planning period. Based on an average park dedication standard of 0.1 acres per unit, future growth will require the dedication of over 8 additional acres of park and / or open space in the next twenty years.

The projected land supplies should allow for managed growth throughout the City. Development should occur only in those areas designated in the Future Land Use Map. This approach will help to ensure cost-effective, efficient development that benefits the entire region.

### **FUTURE GROWTH AREAS**

Future growth areas for the City of Shueyville are designated on the Future Land Use Map. These boundaries include the likely growth areas of the City and define the geographical limit of potential public facilities and services. It can be generally described as where future development around the City should be directed due to traffic and infrastructure concerns.

The projected land use needs of Shueyville for the next twenty years should be met if the City stays within the future growth areas. Therefore, all land to be annexed should be located within this boundary. If, during the life of this plan, trends or priorities change, the City should update its growth areas to include new annexation possibilities. By staying within the boundary, the City will protect valuable environmentally sensitive ground and prime farmland from unwanted development, while meeting projected land use needs.

### **FUTURE GROWTH ISSUES**

The following issues correspond to the policy statements listed earlier in the plan. They assist in explaining the reason for and how to implement the respective policies.

### **QUALITY OF LIFE ISSUES**

The City should promote the creation of a network of open spaces which impact all parts of the community, connecting old and new neighborhoods with one another and with major activity centers. This vision would bridge barriers that otherwise might separate parts of the City from one another.

To accomplish this, the City should create a networked system of open “green” spaces. A system of this nature would link parks and activity centers by a continuous system of trails and environmental corridors. As Shueyville grows, new neighborhoods should be linked to this trail system. The trail network could include on-street bikeways, trails through parks and City sidewalks.

Because recreational trails are heavily used and involve only moderate costs to develop and maintain, they are one of the most cost efficient recreational investments a community can make. The City of Shueyville, Johnson County, the state Departments of Natural Resources, Transportation and Economic Development, along with private sponsors could each play a role in creating a community-wide network of trails.

### **TRANSPORTATION ISSUES**

For Shueyville to grow successfully, new development, including new transportation routes, must be directed to achieve City land use goals and improve cross-community mobility. The City must maintain street continuity and convenient access to new neighborhoods, as well. To do so, the City should discourage the use of cul-de-sacs within new subdivisions.

Because cul-de-sacs interrupt the pattern of connecting streets, they decrease accessibility between adjacent neighborhoods (for residents, mail vehicles, garbage trucks, school buses, etc.). To stem the further erosion of interneighborhood accessibility, the City should consider requiring all future residential streets to connect with other streets either existing or planned.

Exceptions to discouraging cul-de-sacs could be made if such through connections were possible only by destroying environmentally sensitive land, or if such a connection would create a shortcut attracting a significant volume of through traffic for the



subdivision. The City should update their subdivision ordinance to reflect the need for interconnected neighborhoods.

In addition to the conceptual street design in Shueyville, it is important that James Avenue is improved before any housing development occurs in the respective area. Each new house would add approximately eight trips a day to the transportation system. James Avenue must be improved to handle an increase in trips before a new subdivision is approved that would utilize the road.

However, priority should be given to improving 120<sup>th</sup> Street. Currently, this roadway is a safety hazard to everyone traveling on or living near the street. The City should partner with the County to seek funding for the necessary improvements. Improvements should include (but not limited to) expanded shoulders and leveling of the roadway. It is also important to incorporate sidewalks into any 120<sup>th</sup> Street improvement project.

### **INFRASTRUCTURE ISSUES**

As Shueyville becomes more developed, maintaining water quality and assuring adequate water supplies should be a top priority of the City.

In the interim, Shueyville should follow Johnson County's requirements for community septic and wells in all subdivisions over 2 lots. This should be included in the City's subdivision ordinance:

1. A central public water system must be planned for subdivisions having 4 or more lots.
2. In areas where contaminated aquifers exist, those aquifers cannot be utilized.
3. For proposed subdivisions having 2 or 3 lots, a central public water system must be the first consideration when planning a water supply for the subdivision. When plans call for individual wells, a well forecast must be obtained from the IDNR.
4. Please consult with the Johnson County Board of Health for additional requirements on the siting of wells and septic systems.

### **LAND USE ISSUES**

As mentioned before, a community benefits from compact growth. When development occurs incrementally, contiguous to the edge of existing development, the town grows in a unified way. This method of incremental growth reduces costs associated with public infrastructure extensions (sewer, water, transportation), and allows for the efficient movement of pedestrians, commercial and emergency vehicles. Because of this, future development should be encouraged only within the current City limits as well as the future growth area.

To forward the goal of compact growth, the City should consider promoting cluster development where appropriate. Doing so will help maintain the small town, rural

atmosphere by protecting open space and preserving the City's remaining wooded areas.

The cluster development approach maintains the rural character of the area by preserving significant natural features of the landscape as permanent, common open space. In this design approach smaller lot sizes allow land owners to maximize the use of their land while still conserving natural drainage ways, woodlands, and wetlands. Current development patterns obliterate the natural environment by subdividing all property into private lots. If current patterns continue in Shueyville, the rural character so valued by residents will be lost.

The compromise with smaller lots would be that each lot opens up to the common open space. The open space would typically be maintained by the neighborhood association. In addition, the open space could be used for on-site storm water management as well as various recreational opportunities. When clustering, lot size could vary anywhere from ½ acre to full acre lots, depending on the appropriateness of the land in the development.

In areas where cluster development is not possible, the City could allow one acre lots if all infrastructure requirements are met.

## FUTURE LAND USE RECOMMENDATIONS

The following recommendations are listed in no particular order, and are presented as a guide for City officials in making decisions about future land use in Shueyville. These recommendations correspond to the Future Land Use Map.

- 1) The City should ensure that all future development enhances the goal of maintaining the small town atmosphere Shueyville presently enjoys.
- 2) Shueyville should encourage new single-family residential development within the current City limits and the future growth area. In addition, new development should be contiguous to existing development. As growth occurs, the City should insure that each new development can reasonably flow into the traditional portion of the community.
- 3) New development outside of the future growth areas should be discouraged.
- 4) The City should consider focusing commercial development only within areas designated on the future land use map. Development of this nature should occur only if it can be shown that it would enhance rather than alter the sense of the community.
- 5) Industrial growth should be discouraged in the City.

- 6) Possible annexation areas should only be included within the future growth areas on the Future Land Use Map. The City should follow the established annexation policies as set forth in this plan.
- 7) Future development should consider utilizing conservation subdivision design or clustering to protect natural features and preserve open space.
- 8) Future neighborhoods should consider connecting to existing neighborhoods to improve cross-community mobility. Cul-de-sacs should be discouraged whenever possible.
- 9) The City should consider utilizing the Plan's policy statements on page 10 when reviewing proposed developments.

Based on the information gathered in the land use plan update, the planning and zoning commission established the future land use map for the City of Shueyville. The future land use map is generalized, but indicates the relative size, location and densities of land required to accommodate future growth. This map should be consulted prior to any decision regarding a request for a change in zoning. Doing so adds validity to the Planning and Zoning Commission's and City Council's decisions when considering rezoning requests. This review, along with adopted procedural requirements of the Commission and Council, and those in the Code of Iowa, may assist the City when faced with a legal confrontation about zoning and land use decisions.

This plan is intended to guide new development well into the 21st century. Its broad goals and objectives reflect the consensus of the Planning and Zoning Commission, City Council, and the citizens in and around Shueyville. The policy directions are to serve as a general guideline for more specific action undertaken by the residents and government of the City. These recommendations look twenty years into the future with the expectation that periodic updates will need to be done to reflect changes in the City and the region.

The success of this plan will require the support of City residents as well as the City Council. Cooperation from the public and private sectors will allow implementation of the recommendations that will provide long-term benefits to the entire region.