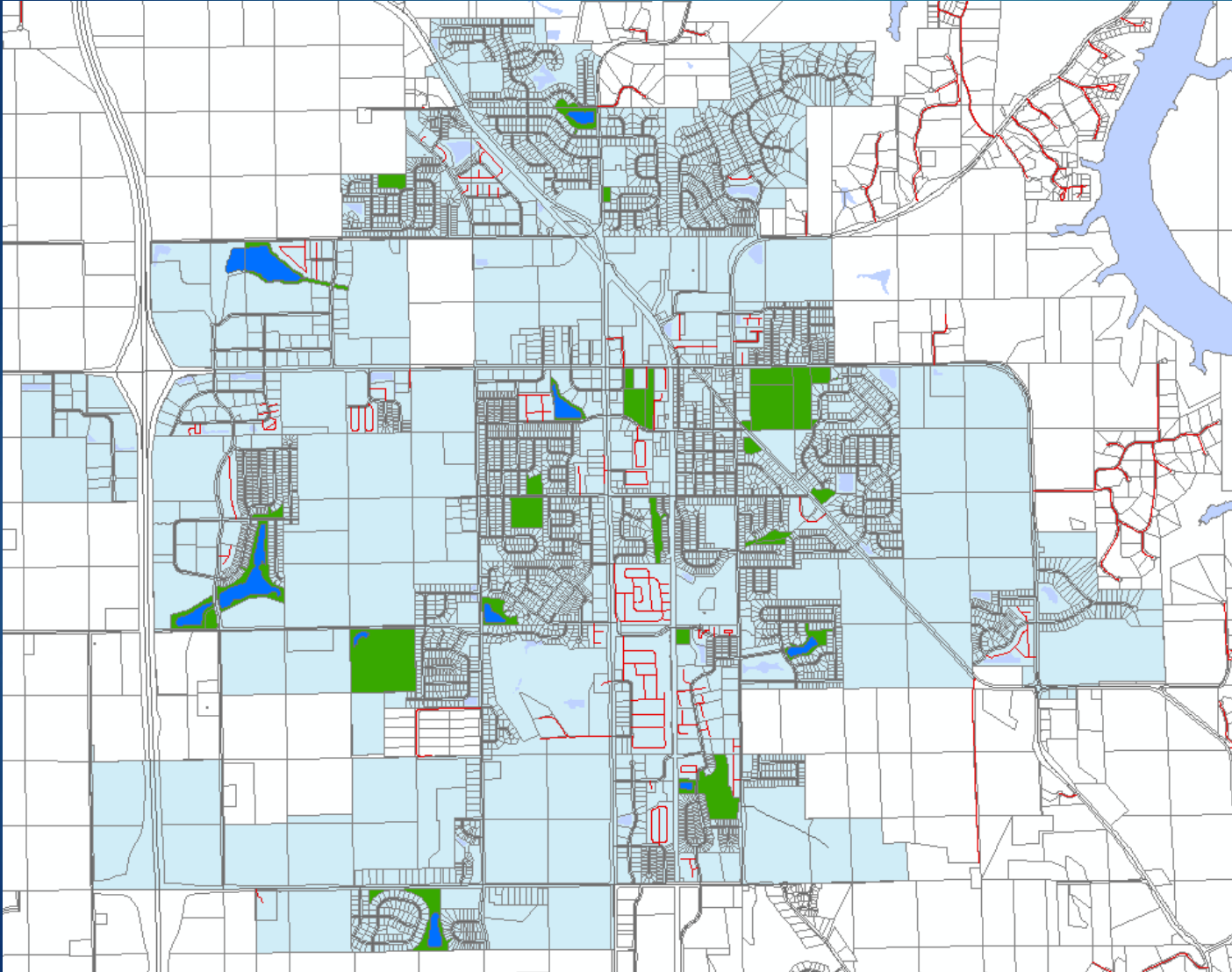




SW Development

ANNEXATION, UTILITIES, LAND USE

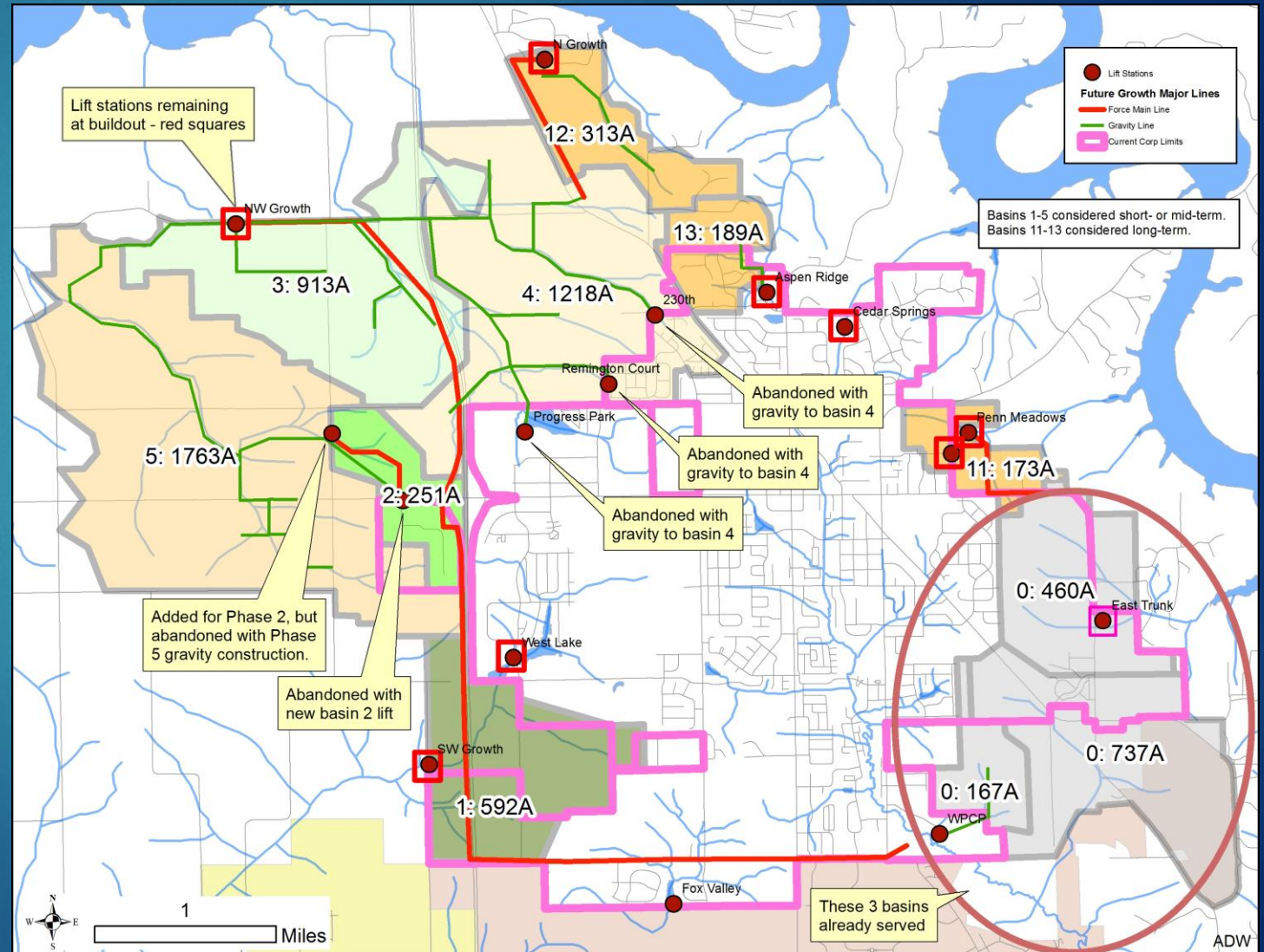
City Growth and Development



- ▶ Large areas already within the corporate limits are undeveloped, but are owned by only a few who are not interested in selling, are asking more than developers will pay, or have too many conditions.
- ▶ Growth outside the current corporate limits is limited by expensive infrastructure extension needs.

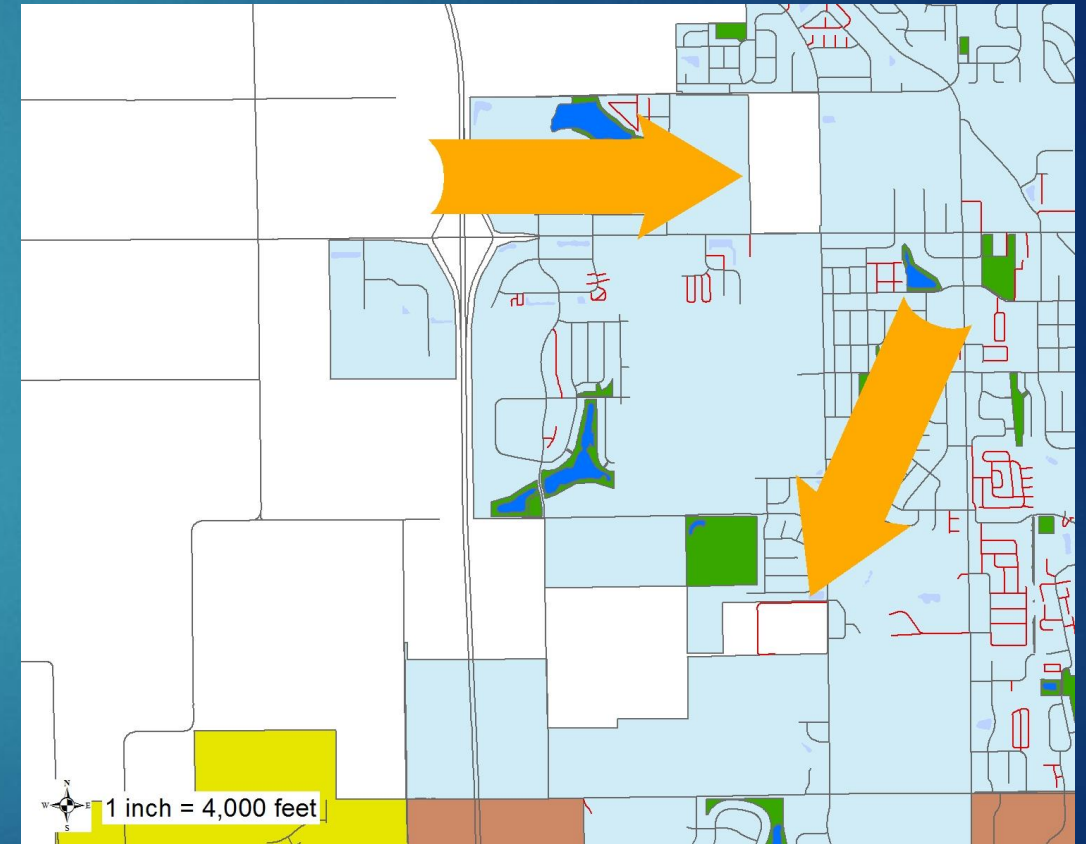
The Basics - Utilities

- ▶ A Sanitary Sewer Master Plan was developed and approved in 2011. This exhibit summarizes and proposes major steps to achieve the planned extensions.
- ▶ Detailed discussion for another time, but shown here for general reference and to identify the importance of the Kansas Avenue area sewer extension and growth potential.



The Basics - Annexation

- ▶ State Code disallows “islands of county” to be created by cities through annexation: we may not leave owner(s) in the county but totally surrounded by the city. To assist cities manage annexations, the State created the “80/20” rule: an annexation is still considered voluntary if less than 20% of the land area annexed is made up of “nonconsenting” owners. If more than 20%, an “involuntary annexation” is required.
- ▶ North Liberty has two virtual islands of county within our boundaries, that are only legal because of very narrow gaps in the corporate limits. The first, located between Penn Street and 240th Street, is undeveloped and will annex upon development, whenever that occurs. It is not impacting potential growth beyond it. The second, the “Chipman Addition,” is located on the west side of Jones Boulevard and is partly developed. Its location, and configuration of the corporate limits in the area, create potential problems for future growth of the City.



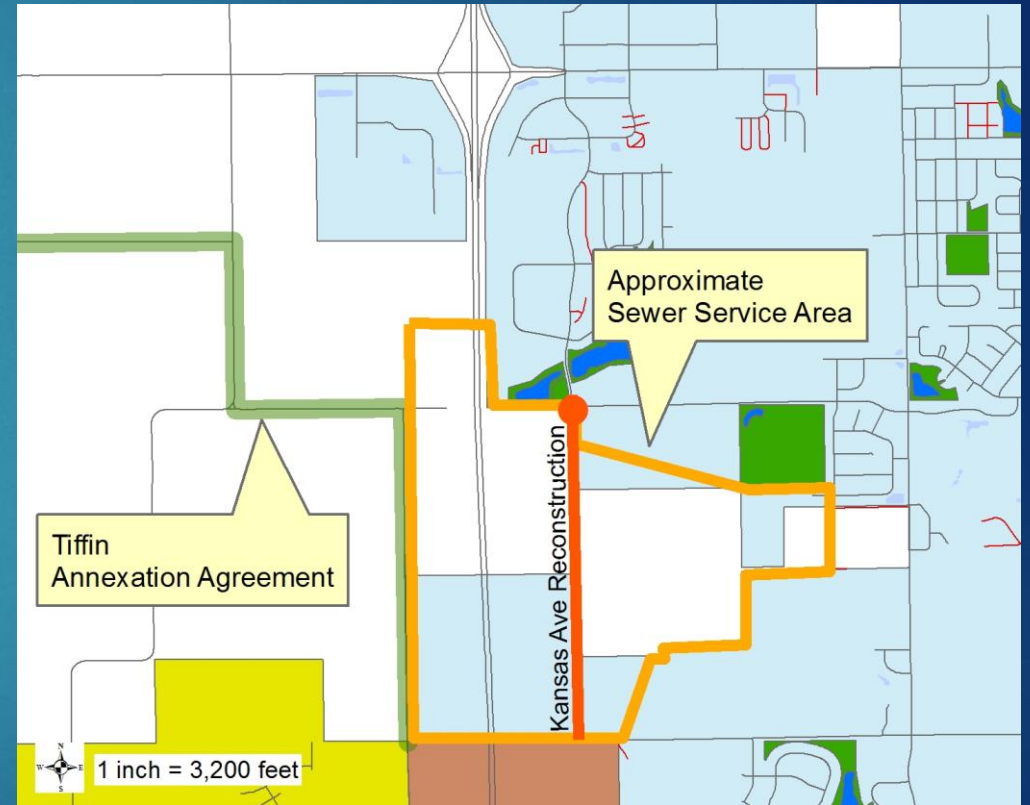
The Basics - Annexation

- ▶ The third main type of annexation, beyond 100% voluntary and 80/20 voluntary, is the involuntary annexation. The State Code and State Administrative Rules make involuntary annexations extremely difficult, part of our state's strong property rights priority. Though there are many hurdles to overcome in an involuntary annexation, the most significant and daunting is that a general election vote must be held and the annexation approved by a majority of the voters to be finalized. A campaign of sorts must be run because voters will likely not understand the intricacies of the situation and are likely to be susceptible to negative campaigning by the owners subject to the annexation. Professional legal and perhaps PR assistance are vital to the success of involuntary annexations.



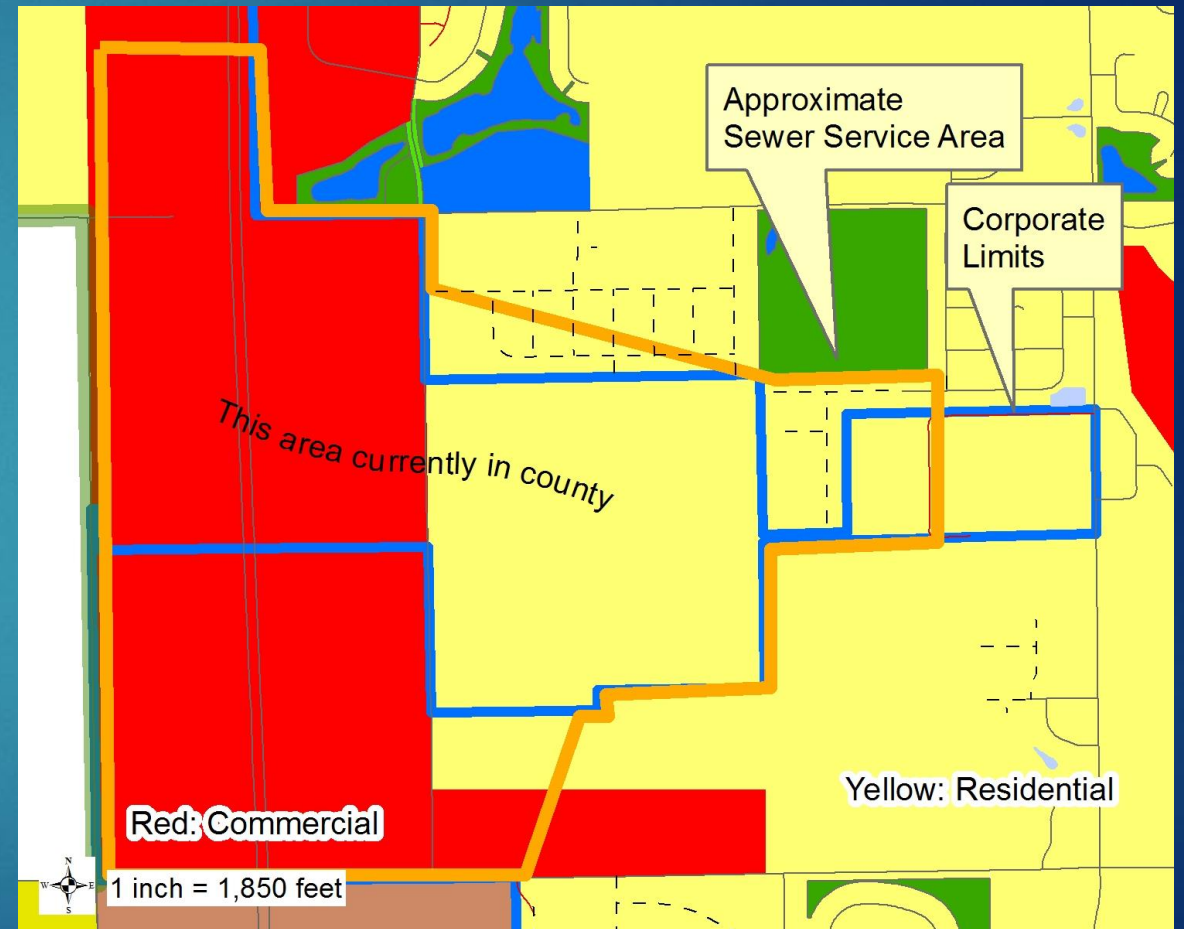
The Basics - Utilities

- ▶ The City is currently reconstructing Kansas Avenue, and will include water extension into the area.
- ▶ Preliminary planning is under way for extending sewer into the area, consistent with the 2011 Sanitary Sewer Master Plan. A new lift station is required. It is anticipated that the costs will be pro-rated to new development as it occurs.
- ▶ Early sanitary sewer estimated costs are \$3,000,000 plus, to serve about 600 acres (\$5,000 per acre potential hook-up fee).
- ▶ If developed at an overall density of the Deerfield or Broadmoor neighborhoods (2.25 units per acre), this area could support around 3,000 new residents.



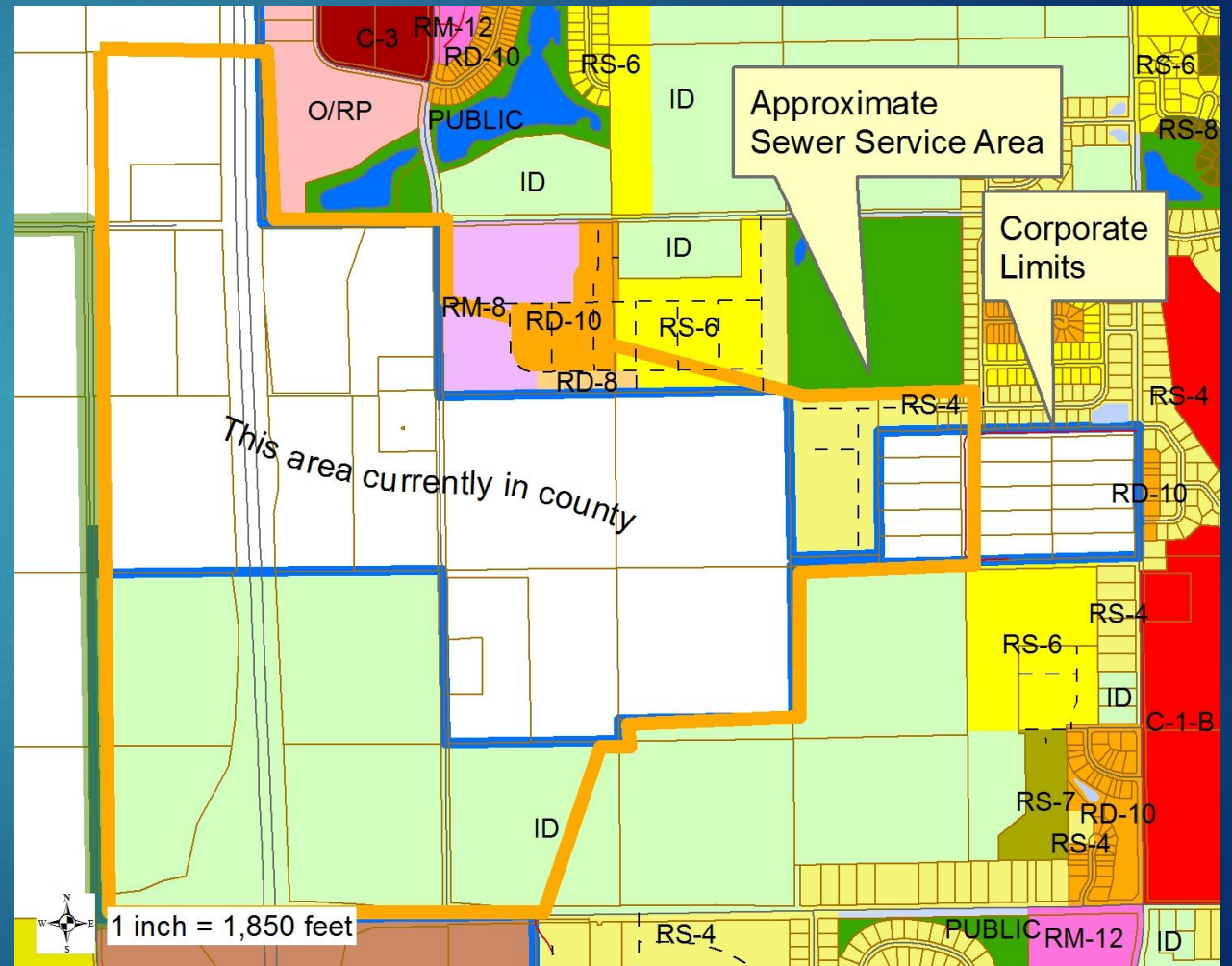
The Basics – Land Use Plan

- ▶ This exhibit shows the current land use policy for the general area.
- ▶ There is an enormous amount of commercial development shown for this area, which could lead to a devaluation of commercial property, unreasonable land owner expectations, slow growth, and strip development. Suggest changing some to “mixed use” and some to residential.



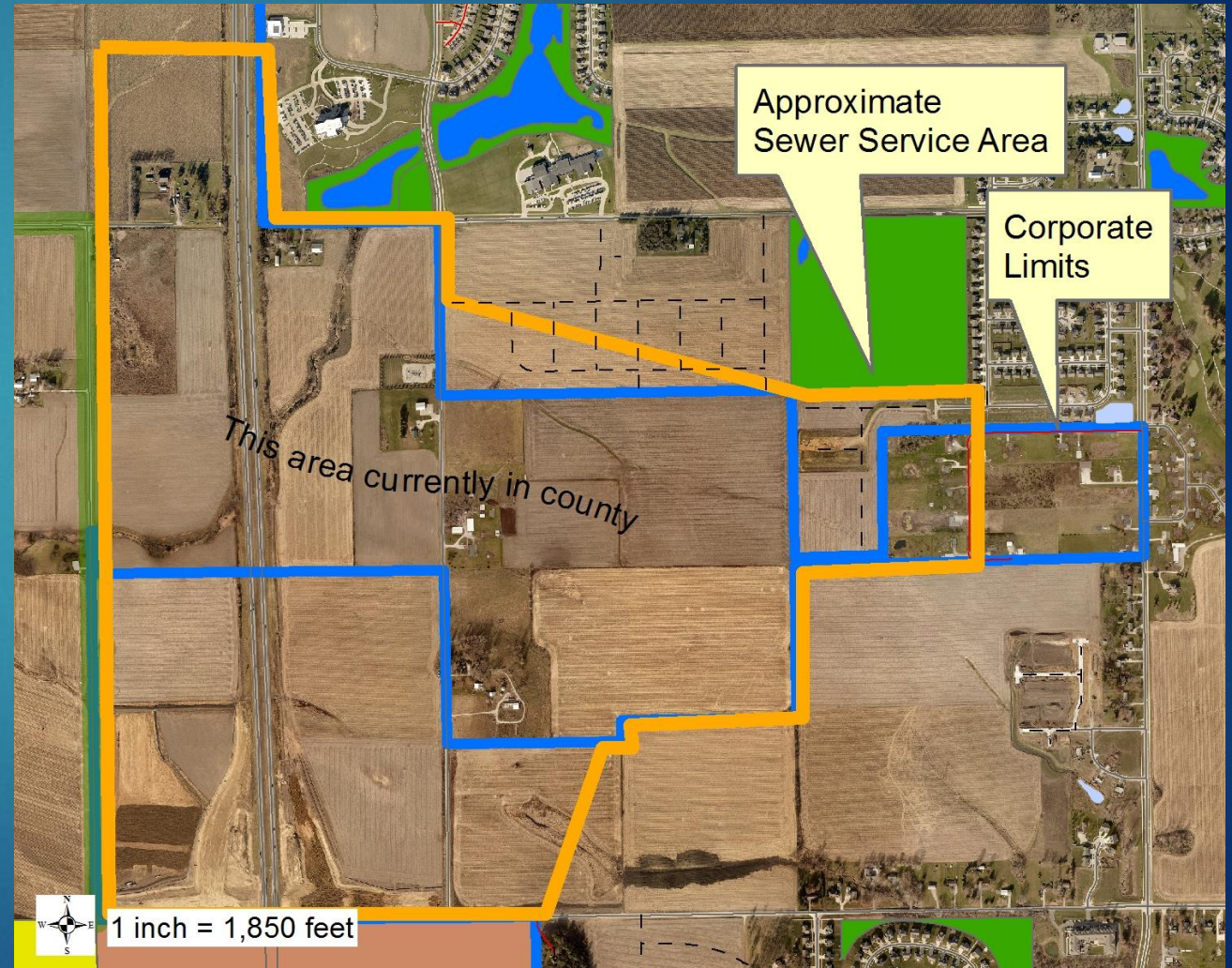
The Basics – Zoning

- ▶ This exhibit shows the current zoning for the general area.
- ▶ There is a significant amount of land zoned “ID,” which despite the Land Use Plan may lead some to believe it is not planned.
- ▶ Through the City’s Fringe Area Agreement with the County, development in the unincorporated areas can likely be contingent on annexation. It needs to be, so that growth of the City is not blocked.

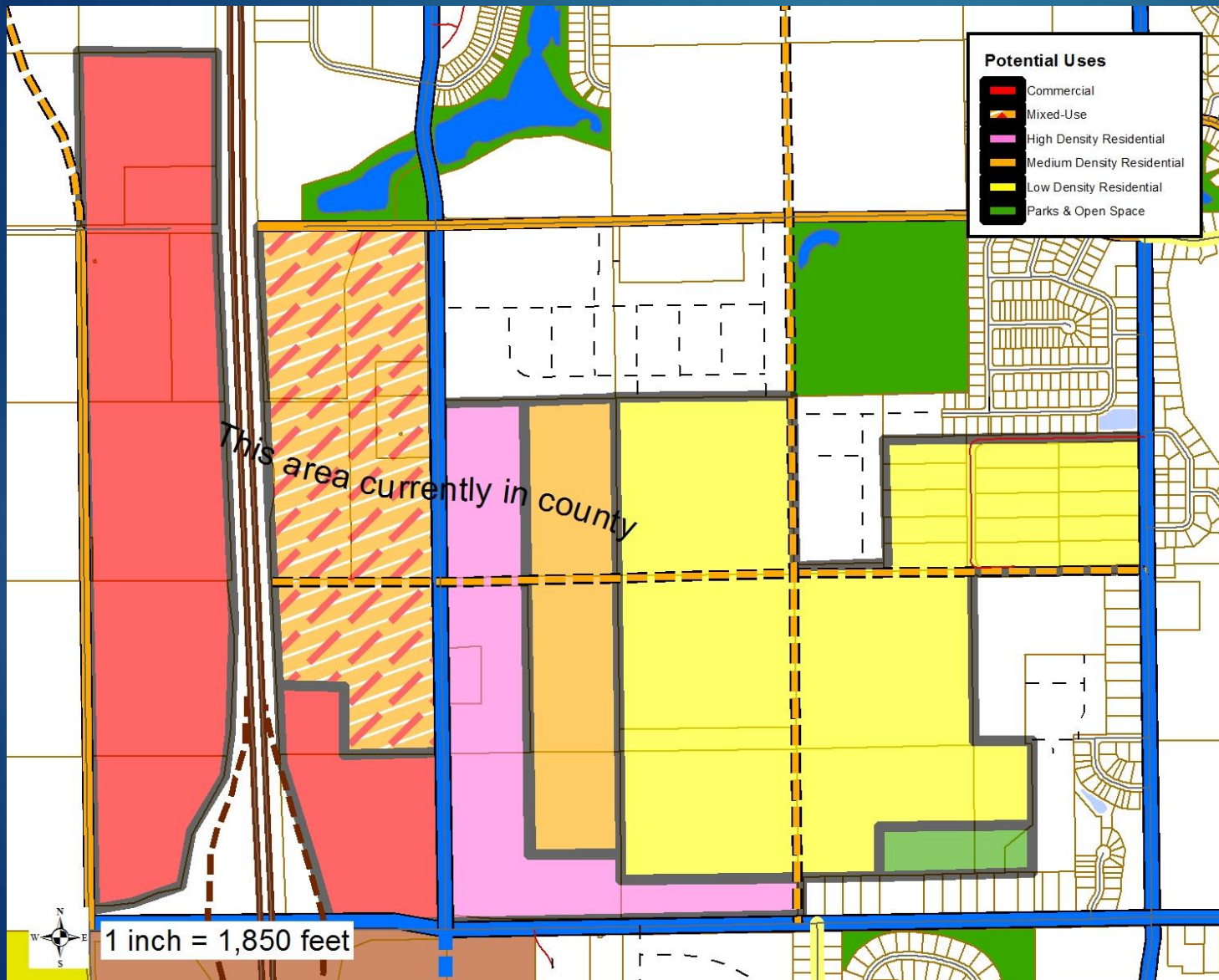


The Basics – Aerial Photography

- This exhibit shows existing conditions in 2017, the most recent photography available. The majority of the area is currently undeveloped.

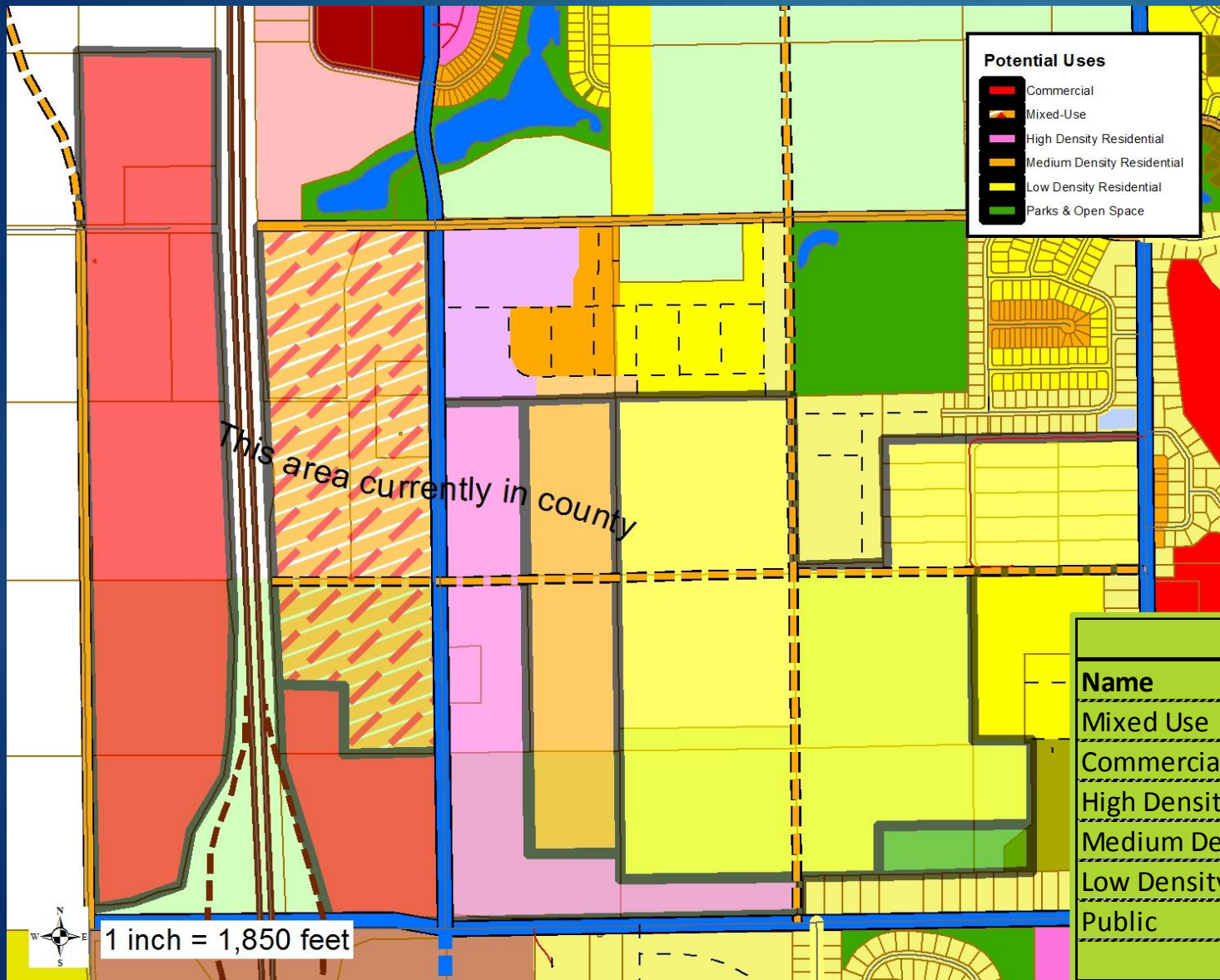


Land Use Work Map



- This exhibit is a representation of staff's understanding of Commission and Council's guidance for future land uses, based on the approved Land Use Plan map and text, and on approved developments in the area.

Land Use Work Map

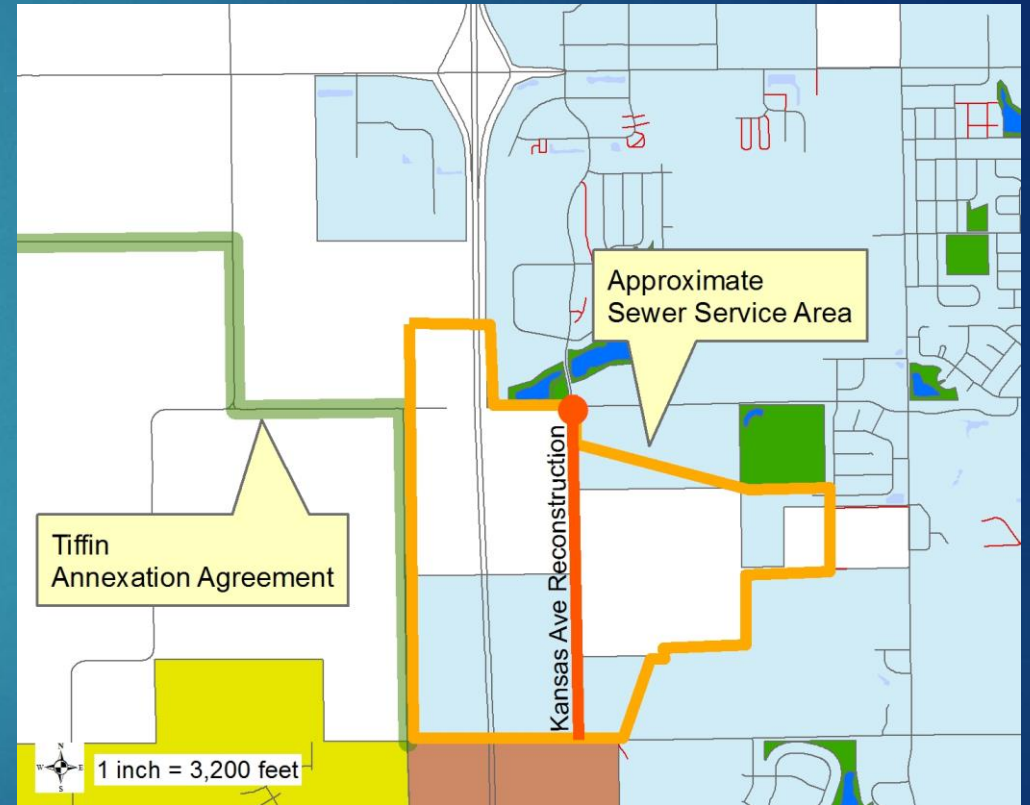


- This exhibit shows the land uses from the previous slide with existing zoning, to show how they fit together.

Draft Numbers			Existing City-Wide for Comparison	
Name	Area	Percentage	Percentage	Notes
Mixed Use	108	16%	1%	Used Commercial/Res
Commercial	185	28%	16%	Reflects location
High Density Res	74	11%	12%	
Medium Density Res	54	8%	7%	Used Duplex
Low Density Res	228	35%	35%	
Public	10	1%	16%	Includes schools
	660	100%	16%	

And.. Back to Annexation

- ▶ The City has made significant expenditures in the area to upgrade public improvements, and sanitary sewer service will require much more. These expenditures will not be recovered by annexation because taxes on agricultural land is low, but can be recovered through development fees.
- ▶ Annexation does not trigger development, but does make development somewhat more likely, but more importantly,
- ▶ Parcels within this general area, if left unannexed, act as a blockage for potential development beyond those parcels.
- ▶ What incentives to annex might be appropriate, and at what point should involuntary annexation be considered?



Very Recent Statistics

	Units	Acres	Density	Multi-Family Units	Mobile Homes	Duplex Units	Single-Family Units
AG Use	-	680	-				
Commercial Use	-	527	-				
Commercial/Residential Use	275	41	6.7	275			
Church Use	-	42	-				
Duplex Use	1,412	220	6.4			1,412	
Golf Course Use	-	83	-				
Industrial Use	-	226	-				
Multi-Family Use	2,635	276	9.5	2,635			
Mobile Home Use	531	89	6.0		531		
Public Uses	-	514	-				
Single-Family Use	3,090	1,130	2.7				3,090
Warehouse Use	-	89	-				
Totals	7,943	3,917					
Developed Density			4.52				
				2,910	531	1,412	3,090
				36.6%	6.7%	17.8%	38.9%

Population Estimate 7/17/2018	
2015 Census Vacancy: 4.3%	95.7%
2015 Persons/Household	2.53
Existing Units	7,943
Existing Units Occupied	7,601
Population Estimate	19,232

Notes:

"Acres" figures calculated from GIS records.

"Existing Units" based on issued building permits.

