



Mount
Vernon
IOWA

**City of Mt. Vernon
Planning and Zoning Commission
November 30, 2023, 6:30 pm
Lester Buresh Center – Community Room**

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
November 30, 2023, 6:30 pm**



AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of October 25, 2023; minutes.
5. Mayoral Address & Outreach
6. Public Discussion - Items not on the agenda. Each citizen is limited to 5 minutes per discussion item.

Development Items

7. Public hearing, discussion and review of Final Plat for Stoner Plaza, 10th Addition.
8. Public hearing, discussion and review of rezoning application for Stoner Plaza, 10th Addition and Amendment of US Hwy 30 Master Plan Future Land Use Map
9. Discussion and recommendation to City Council: Zoning designation and recommendation to City Council for anticipated voluntary annexations (CTM Holdings and Troy Louwagie).
10. Staff Updates – CHI, Urban Renewal Amendment #8, 521 Palisades, Accessory Dwelling Units / ECICOG, Commission member Trude Elliot – resignation.
11. Adjournment.

PLANNING & ZONING COMMISSION
Meeting Minutes
October 25, 2023

The Mount Vernon Planning & Zoning Commission met October 25, 2023 at City Hall, 213 First St NW, Mount Vernon , IA; with the option of attendance via Zoom.

Call to Order: At 6:33 p.m., Commission Chair Truman Jordan called the meeting to order.

Role Call: Four members attended in person, including Jake Buster, Truman Jordan, Jacob Lindauer and Jay Willems. Commission members Joan Burge, Trude Elliot and Matt Nelson were absent.

Agenda Approval: Motion to approve, Willems; seconded by Lindauer. All in favor.

Minutes Approval: Motion by Willems to approve the minutes from September 13, 2023, meeting; seconded by Lindauer. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #5: Final Plat of Bowers on Old Lincoln Highway - NW Addition: Myrtle Bowers was present and shared a brief history of the property, dating back to before construction of the Lincoln Highway. Myrtle is requesting to subdivide this 21.53 acre parcel, separating 8.17 acres currently zoned Suburban Residential from 13.36 acres which are zoned Ag. The plat further divides the residential portion into two lots, per two existing residences. Commission member Willems noted that the owner information on the plat should likely be updated to reflect the recent passing of William Bowers.

Motion by Willems to pre-approve an amended final plat and make recommendation for approval to City Council. Seconded by Buster, all in favor.

Agenda Item #6: Final Plat of Bowers on Springville Road NW, 1st Addition: Similar to Item #5, Mrs. Bowers is requesting subdivision of this parcel to separate residential use from agricultural. The entire parcel is currently zoned Traditional Residential, which does allow for agricultural uses. The requested action will allow Mrs. Bowers to pass the residential portion on to a family member.

Planning & Zoning Commission Mtg Minutes – October 25, 2023

Motion by Willems to pre-approve an amended final plat per the change in ownership noted previously, and to make recommendation for approval by City Council. Seconded by Buster, all in favor.

Other Business: None

Adjournment: Motion to adjourn at 6:46 by Buster, seconded by Lindauer, all in favor.

Staff present: City Planner Leigh Bradbury

Members of the public: Myrt Bowers, Kristin Bowers and family.

PLANNING & ZONING COMMISSION
November 30, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #7: Final Plat – Stoner Plaza 10th Addition

Requested Action: Recommend Approval of Final Plat to City Council

Applicant / Owner: Mount Vernon Development Group LLC

Size: 7.25 acres

Zoning: General Commercial (GC), US Hwy 30 Overlay

Location: Southeast of the Hwy 1 & Old US Hwy 30 Roundabout

East of Glenn Street SE, South of Old US Hwy 30 and West of Hillview Drive SE



Fig. 6.1 Key map

Background Information: This plat spans portions of two parcels owned by Mount Vernon Development Group LLC, which have historically been used for agricultural purposes. Utilities were installed and accepted by the City in January of 2007 as part of Stoner Plaza 8th Addition (see Fig. 6.2). This was done in anticipation that commercial development would continue eastward along Glenn Street, towards Hillview Drive SE.



Fig. 6.2 Public Improvements: Utilities

- Water
- Sanitary Sewer
- Future Storm Sewer

Analysis: This 7.25 subdivision will extend Glenn Street to the east, creating a 3.06 acre lot on the south for development. On the north side of Glenn, a 2.68 acre outlot allows for anticipated stormwater management requirements as Mount Vernon Development Group LLC continues development in this area.

The proposed street on the eastern edge of this plat will connect to Business 30 on the north, opposite the southeastern corner of St. John’s Catholic Church. It is anticipated that this will, in time, be a controlled intersection to include safe pedestrian crossing between the north and south of US Business 30.

Staff Recommendation: Staff recommends approval of Final Plat for Stoner Plaza, 10th Addition and written recommendation by the Planning and Zoning Commission for City Council to do the same.

Next Step: Council approves a Resolution Approving the Final Plat.

Attachment:

- Final Plat – Stoner Plaza 10th Addition

PLANNING & ZONING COMMISSION

November 30, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #8: Rezoning: Stoner Plaza 10th Addition and amendment of US Hwy 30 Master Plan - Future Land Use Map

Base Zoning: General Commercial (GC)

US Hwy 30 Overlay Zoning:

Parcel #17152-31008-00000 Mixed-Use Development

Parcel #17152-03002-00000 Low-Density Residential

Requested Action: Rezoning to Mixed-Use Development

Applicant / Owner: Mount Vernon Development Group LLC

Size: 7.25 acres

Location: Southeast of the Hwy 1 & Old US Hwy 30 Roundabout

East of Glenn Street SE, South of Old US Hwy 30 and West of Hillview Drive SE

Background Information: Stoner Plaza 10th Addition has base zoning of General Commercial, but lies within the US Hwy 30 Zoning Overlay District, which was adopted in November, 2020, as part of the US Hwy 30 Master Plan.

The Hwy 30 Master Plan provides an updated Future Land Use Map (attached), which was to be adopted and made part of the City's 2016 Comprehensive Plan, guiding future development in this area.

According to the Future Land Use Map, Stoner Plaza 10th lies within two different zoning districts. The western half, parcel # 171523100800000, is zoned Mixed-Use Development. The eastern half, part of parcel #171520300200000, is zoned Low-Density Residential.

Proposed Development: Mount Vernon Development Group LLC has a buyer interested in developing a LMI, multi-family, age-restricted senior-living facility on Lot 1 of Stoner Plaza 10th Addition.

Multi-family dwellings are not a Permitted Use within General Commercial (GC) or Low-Density Residential Districts. For this reason, the owners are requesting rezoning of the portions of this plat zoned as such to Mixed Use Development.

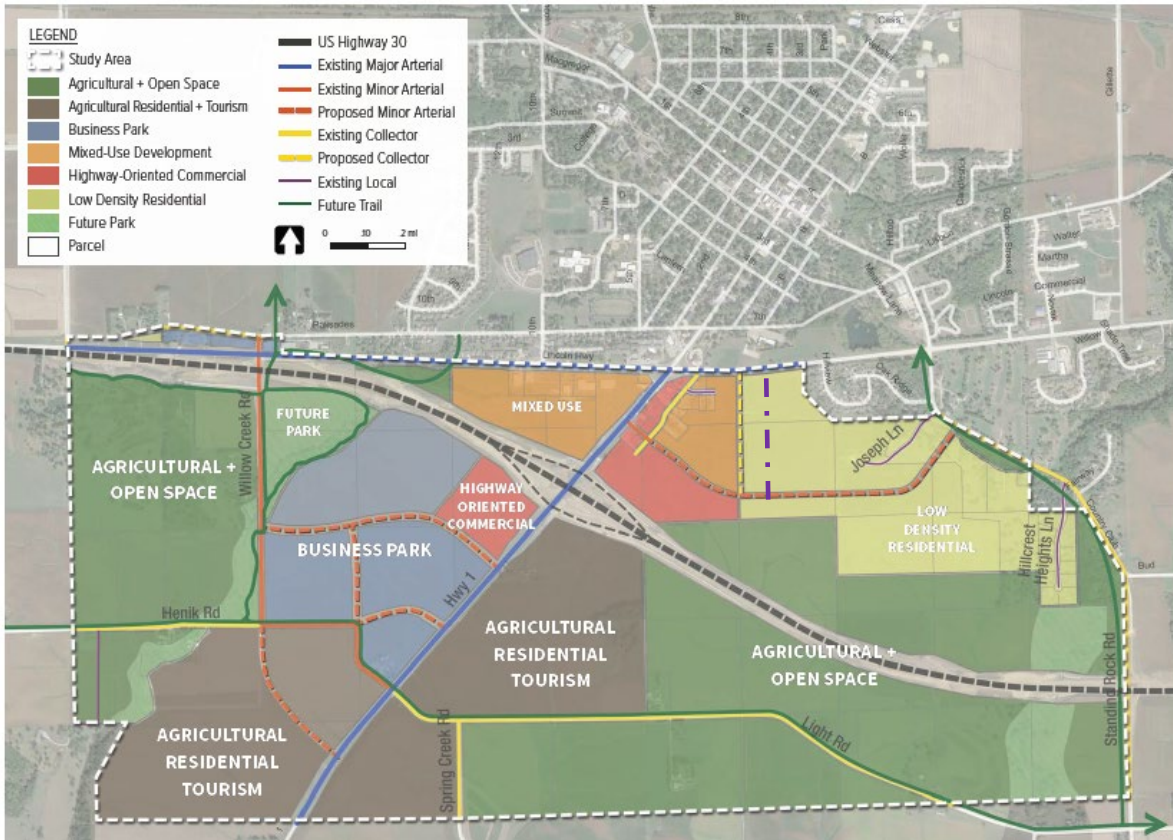


Fig. 8.1 US Hwy 30 Master Plan – Future Land Use Map

 **Proposed boundary change between Mixed-Use & Low-Density Districts**

Analysis: The Hwy 30 Master Plan notes that as development occurs, minor changes and adjustments to land use boundaries may be necessary. If a property is rezoned within its boundaries, the Future Land Use Plan is to be amended as part of the rezoning process.

During their 2023 Goal Setting and Strategic Planning work session, City Council identified Senior Housing and LMI Housing as on-going priorities for the City of Mount Vernon. The proposed rezoning and update of the Future Land Use Plan would be aligned with this goal.

Staff Recommendation is for the following:

- Approval of the rezoning request for Stoner Plaza 10th Addition to Mixed Use Development.
- Amending the US Highway 30 Master Plan’s Future Land Use Map by extending the Mixed-Use Development zoning district currently along Glenn Street to align with the eastern border of Stoner Plaza 10th Addition.

Next Step: Council holds a public hearing and acts on the proposed rezoning and amendment.

PLANNING & ZONING COMMISSION
November 30, 2023
STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #9:

Zoning Designation & Recommendations - Voluntary Annexations

1) Applicant / Owner: Troy & Tracey Louwagie

Parcel #: 17044-01001-00000, partial annexation to include the west fifty feet (50') of this parcel.

Requested Action: **Zoning designation and recommendation to Council as Agricultural District (AG)**

2) Applicant / Owner: CTM Holdings

Size: 148.24 acres

Parcel #s: 17041-76002-00000

17041-51001-00000

17041-01001-00000

17041-26002-00000

Requested Action: **Zoning designation and recommendation to Council as Business Park (BP)**

Location: North of Mount Vernon, adjacent to the west side of Springville Road

Background Information:

These parcels are currently zoned Ag within Linn County and have made application for voluntary annexation by the City of Mount Vernon. Section 1303 of Mount Vernon's Code of Ordinances requires the Commission to "zone properties within the newly annexed areas concurrent with adoption of the annexation ordinance." Annexation is scheduled to go before City Council on December 18, 2023.

Section 1303 further states "The zoning shall consider the Comprehensive Development Plan of the City of Mount Vernon and the present use of the land."

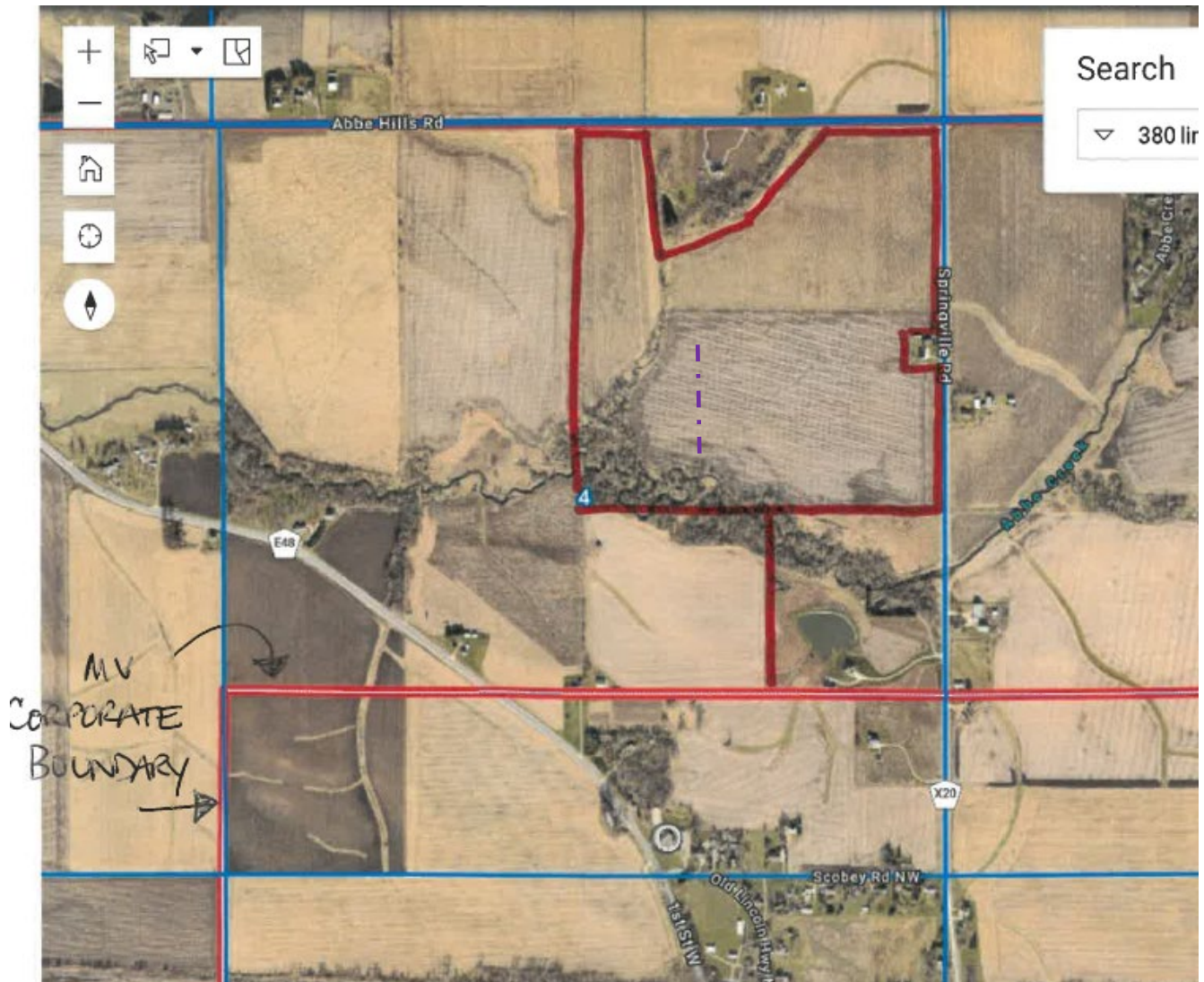


Fig. 9.1 Proposed Area of Voluntary Annexation

 Proposed Voluntary Annexation

Consideration: 2016 Comprehensive Plan: Annexation, Future Land Use and Development are discussed on pages 76-92 of the 2016 Comprehensive Plan.

Annexation and Land Use: Annexation policies are presented on page 80 and include “Seeking public input and voluntary annexation”.

Future Directions in Land Use: Page 81 addresses the need for flexibility in land use to accommodate future growth:

“For Mount Vernon to accommodate growth successfully, it must determine the character of that growth and assure that it enhances rather than alters the sense of the community. In addition, the city must have 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.”

(Consideration: 2016 Comprehensive Plan, cont.)

Growth Area #4 – North of the Union Pacific Railway: Page 87 of the Comprehensive Plan discusses Growth Area #4, which lies north of the Union Pacific railroad, running east and west (see the attached Future Land Use Map). Here it states that

“growth should not extend north out of the city limits until an infrastructure plan is in place. Prior to that, any growth in the area should be limited to traditional residential and light industrial, as shown on the map.”

Future Land Use Recommendations: Pages 88-89 of the Comprehensive Plan present a number of Future Land Use Recommendations. Sections relative to this discussion are highlighted below:

Commercial / Industrial / Research – Business Park

“Support planned business and research park development south of the city near the US Highway 30 Bypass. Support new commercial development which complements rather than replaces existing businesses (new population growth and improved access also create commercial development opportunities).

Residential Development

“Consider traditional residential development north of C & NW Railroad only as demand exists. There is no infrastructure currently within this area, but it is currently zoned residential.”

Create a linear park in Growth Area #4

“The city should create a green corridor through Growth Area #4 to include a boulevard, trails and open space. This corridor would provide a connecting north-side link between Highway 1 and 1st Street, as well as providing a significant buffer between the railroad tracks and future housing growth.”

Future Land Use Map: Page 90 discusses the Future Land Use Map (Fig. 9.2).

“This map should be consulted prior to any decision regarding a proposed development or 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 planning requests. This review, along with adopted procedural requirements of the Commission and Council, and those in the Code of Iowa, should assist the city when faced with a legal confrontation about zoning and land use decisions.”

(Consideration: 2016 Comprehensive Plan, cont.)

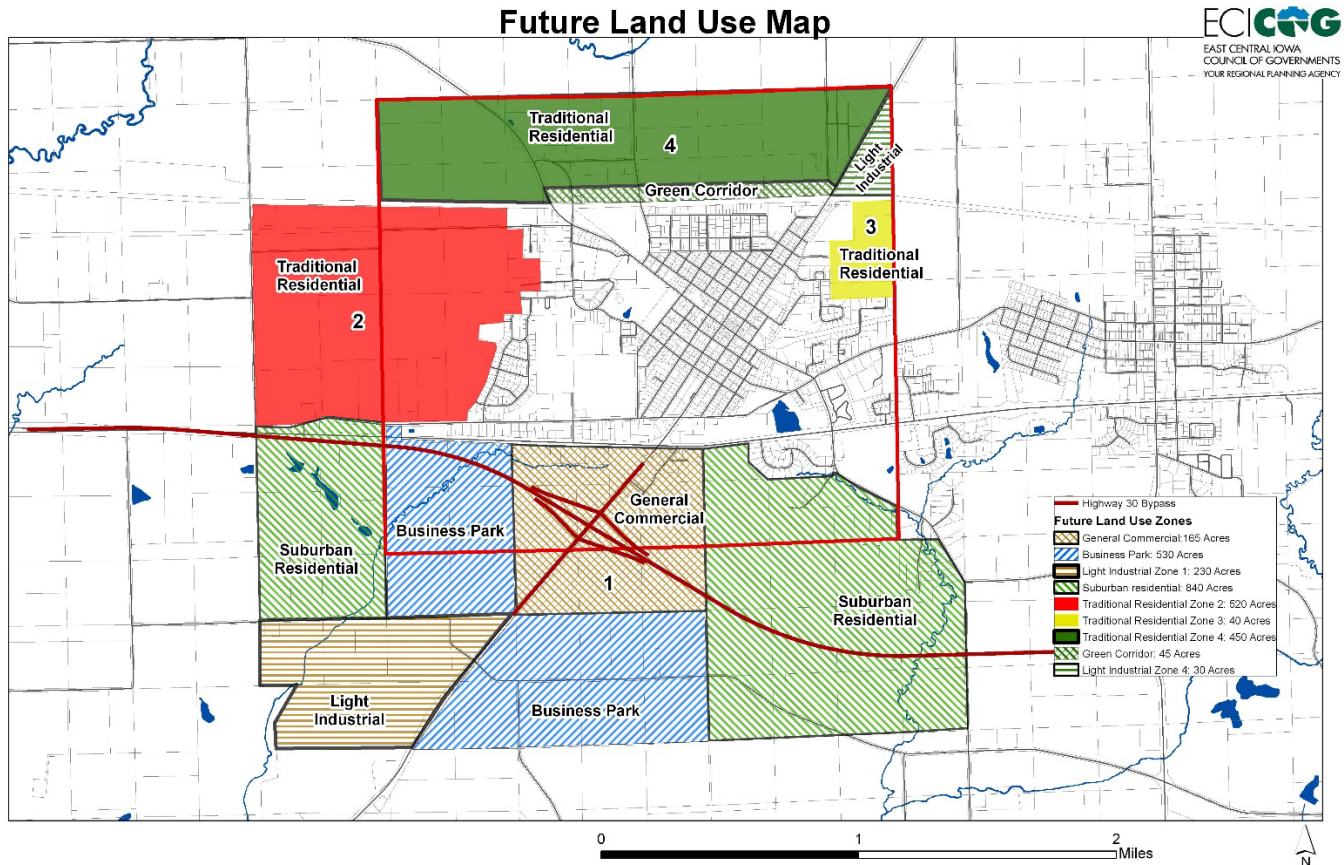


Fig. 9.2 Future Land Use Map

Land Use Plan Analysis: Page 92 of the Comprehensive Plan ends with the following consideration:

“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 Mount Vernon. 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 several 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 city should be reminded that this plan does not establish any new ordinance or legislative mandate. The goals and policies contained in the plan are to be used as a guide for local officials in decision making and implementing specific developmental tools, such as the zoning and subdivision ordinances. While adoption of this plan does not commit the city to any specific recommendations, it should commit the city to actions that are consistent with the policy guidelines and the plan itself.”

(Consideration: 2016 Comprehensive Plan, cont.)

Consideration - Present Use of the Land: The present zoning and use of these parcels is AG. Surrounding properties are zoned Agricultural within Linn County, with the exception of the southern boundary of the Louwagie property, which abuts the Suburban Residential district of Mount Vernon, between First Street West (E48) and Springville Road (X20).

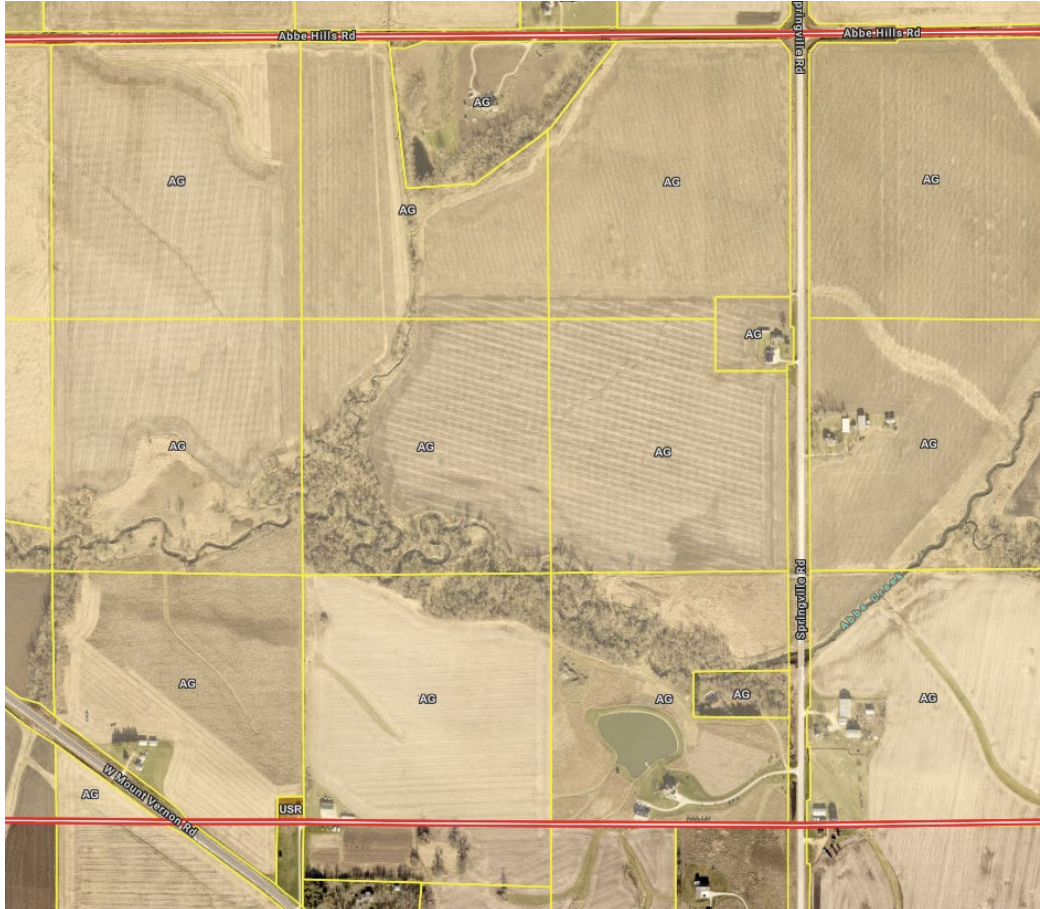


Fig. 9.3 Present Use of the Land – Linn County Zoning Designations (AG)

Staff Analysis: This is the first annexation to occur since adoption of the 2016 Comprehensive Plan. Recommendations for development north of the Union Pacific Railway include 1) having an infrastructure plan in place, 2) zoning designations of Residential and Light Industrial, and 3) establishment of a “green corridor” running east and west. Business Park development is indicated for south of the City.

The final page of *Annexation, Future Land Use and Development* states that the plan is intended as a guide local officials in decision making, but “does not commit the City to any specific recommendations”, adding that the City should, however, commit “to actions that are consistent with the policy guidelines and the plan itself.”

During their 2023 Goal Setting and Strategic Planning work session, City Council identified updating the Comprehensive Plan as a top priority for FY2023-2024.

Staff Recommendation: The Commission will need to determine whether or not “flexibility in land use to accommodate future growth” is applicable to this area, at this time.

City Administrator Chris Nosbisch recommends designation of the parcels requesting annexation as Agricultural (AG) for the Louwagie parcel, and Business Park (BP) for the CTM Holdings, LLC parcels; with recommendation to City Council for approval.

In view of the Future Land Use Recommendations provided by the 2016 Comprehensive Plan, the City should provide written notice at least fourteen (14) business days prior to any action by the City Council by regular mail to each owner of property that adjoins the territory to be annexed, as outlined in Iowa State Code Section 368.7.

Next Step: City Council approves the annexation request and zoning on December 18th.