

DRAFT – for discussion at the 8/29/22 Village Planning Meeting in Windham

POTENTIAL VILLAGE BOUNDARIES FOR WINDHAM

This document contains three potential boundaries of varying size for review and discussion with attendees at the second Windham Village Planning meeting scheduled for 6 p.m., Monday, August 29, 2022, at Renee's Roadhouse – 1747 Black Diamond Rd SW. Discussion of these are proposals on the 29th could lead to modifications to the drafts shown in this document.

If you are unable to attend the Aug. 29 meeting and wish to share feedback, please send your input by email to nmueller@johnsoncountyiowa.gov or by mail to: Nate Mueller, Johnson County PDS, 913 S. Dubuque Street, Iowa City, 52240.

Planning, Development and Sustainability staff drafted the potential village boundary options after hearing initial thoughts from participants at the meeting in July, reviewing how other village boundaries have been created, and considering the following existing features in and around the village area:

- Existing infrastructure such as roads and intersections.
- Historical commercial and residential zoning areas, which could potentially be subdivided and developed now.
- Historical development patterns, where houses and structures have actually been built and where future infill development may be appropriate.
- Limiting factors such as the floodplain area south of Windham, parcels without road access, etc.

All of the proposed boundaries include properties on the north and south sides of Black Diamond Rd with an intention to include all areas of historical residential zoning on the south side of the road. The three proposals vary in their east-west extent in terms of how much they incorporate the intersections with Eagle Avenue to the west and Orval Yoder Turnpike (Tpke) to the east.

Village plans, which include boundary maps, serve as a guiding document for any future growth that may come to Windham, regardless of who is requesting the changes in the land use. Thus, the plan helps guide and control development whether a land use change is proposed by current owners or potential future property owners.

NOTE: In each potential boundary option map, the WHITE lines show the proposed boundary. The 1/4- and 1/2-mile radius circles (green) are only for reference/perspective.

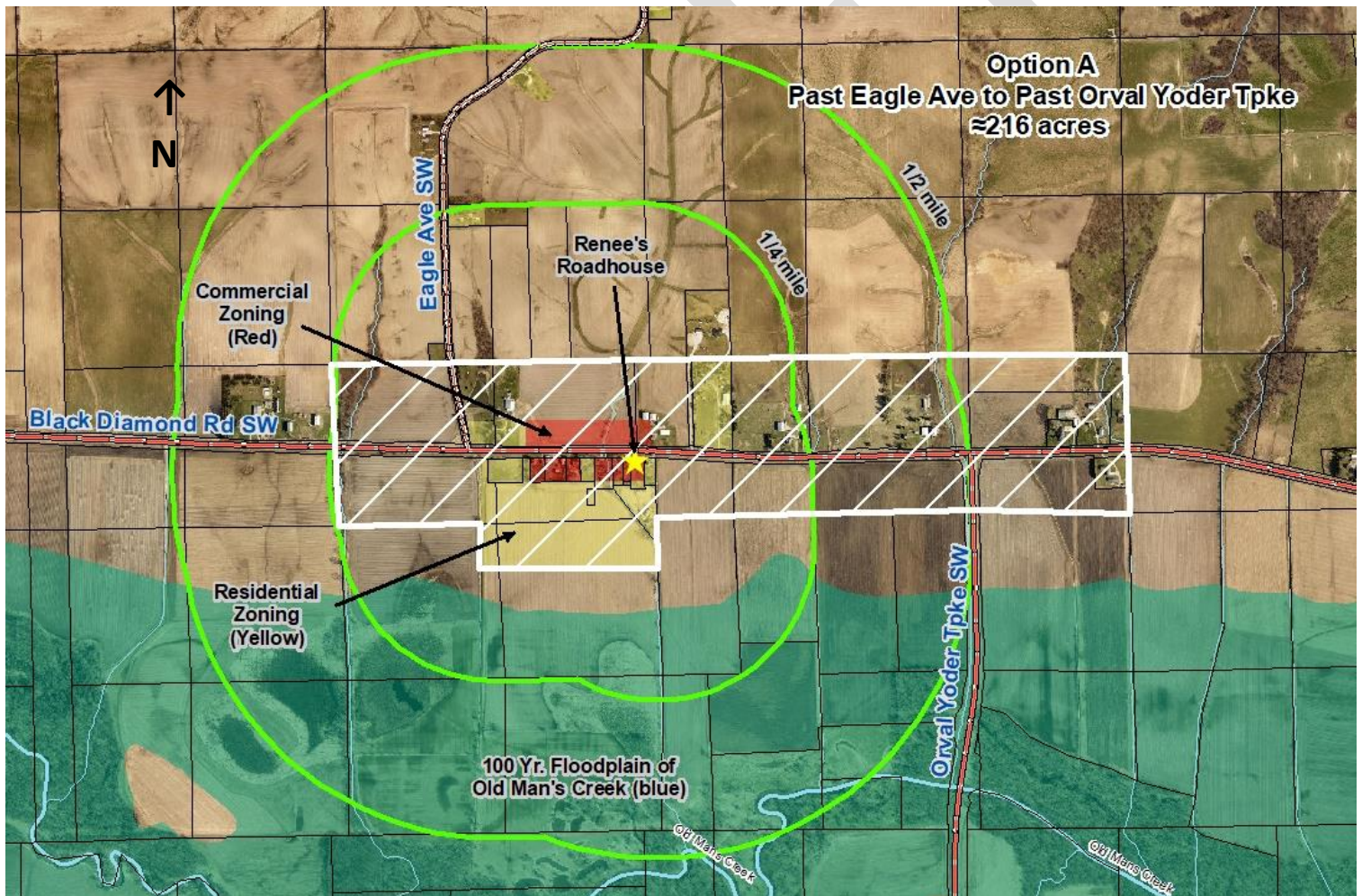
DRAFT – for discussion at the 8/29/22 Village Planning Meeting in Windham

Option A – West of Eagle Avenue to East of Orval Yoder Turnpike – approximately 216 acres

This option was briefly discussed at the end of the first village planning meeting held on July 18, 2022.

- Keeps the full parcel(s) and area surrounding both the Eagle/Black Diamond and Orval Yoder/Black Diamond intersections in the village.
 - The village plan vision statement and goals would apply to proposed development both around the intersections and in and near the historic core.
 - Gives the underlying land owners around both intersections the most potential to develop uses that may be appropriate for the village, if they so choose.
- Includes the entire frontage on both intersections, and allows the most opportunity for potential “intersection-based” development that may be appropriate for the village in addition to the historical/established commercial uses (Renee’s, old grocery store, etc.).
- Includes all historically zoned parcels around the historical core (original 1880s plat).

WHITE lines show the proposed boundary. The 1/4- and 1/2-mile radius circles (green) are only for reference/perspective.

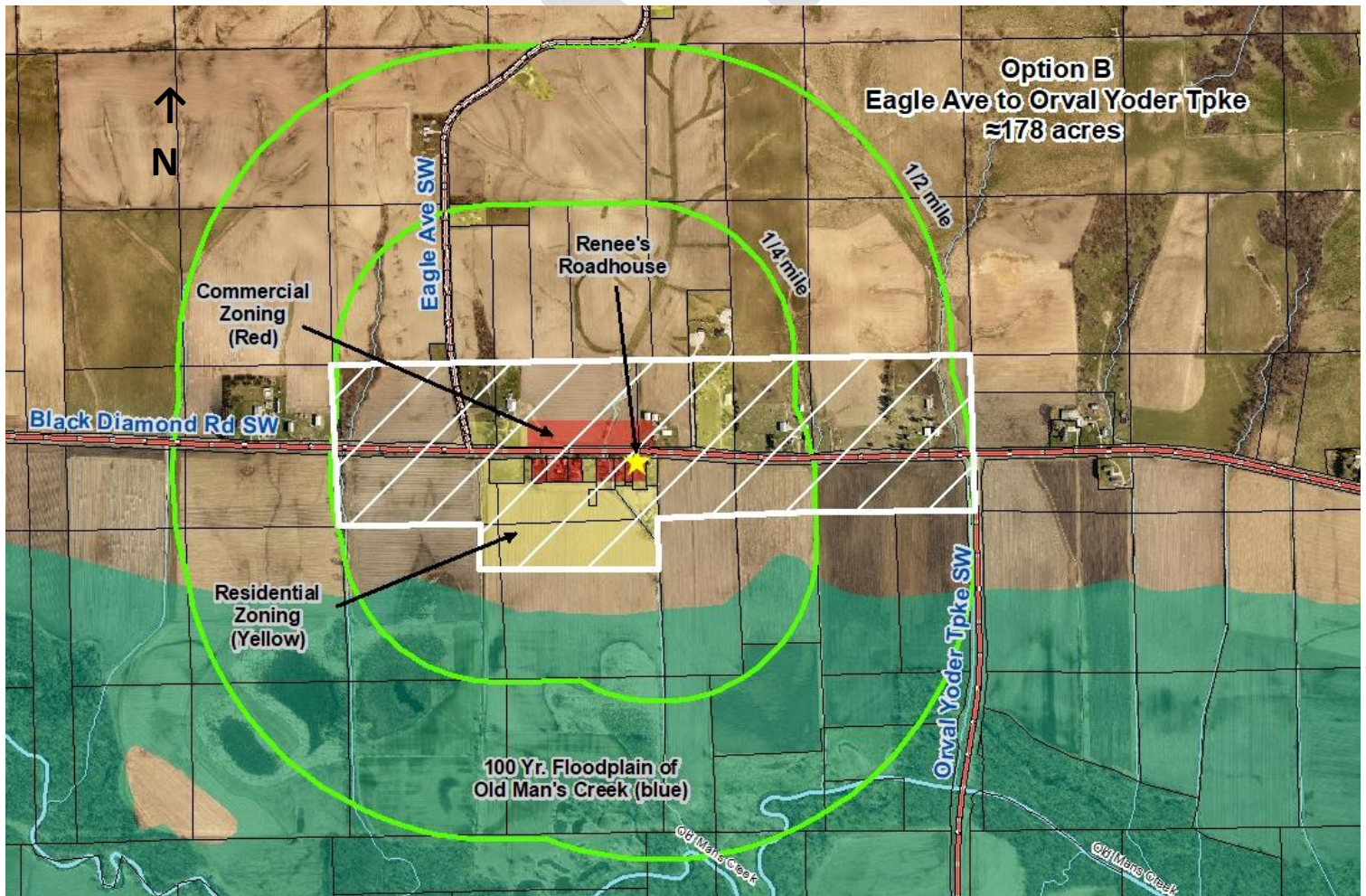


DRAFT – for discussion at the 8/29/22 Village Planning Meeting in Windham

Option B – West of Eagle Avenue to inside Orval Yoder Turnpike – approximately 178 acres

- Keeps the full parcel on both sides of the Eagle/Black Diamond intersection in the village, but does not include any property east of Orval Yoder.
 - The village plan vision statement and goals would apply to proposed development around the Eagle/Black Diamond intersection and in and near the historic core, but would not cover the areas east of Orval Yoder.
 - Gives land owners around the Eagle/Black Diamond intersection the most potential to develop uses that may be appropriate for the village, if they so choose. Limits opportunities for land owners east of the Orval Yoder/Black Diamond intersection.
- Includes at least some frontage on both intersections, but restricts this potential “intersection-based” development to the east to areas slightly closer to the historical/established commercial uses (Renee’s, old grocery store, etc.).
- Includes all historically zoned parcels around the historical core of the village (original 1880s plat) and keeps development somewhat closer to the historical core than Option A.

WHITE lines show the proposed boundary. The 1/4- and 1/2-mile radius circles (green) are only for reference/perspective.



DRAFT – for discussion at the 8/29/22 Village Planning Meeting in Windham

Option C – Inside Eagle Avenue to inside Orval Yoder Turnpike – approximately 143 acres

- Excludes properties west of Eagle and east of Orval Yoder (smallest of the three boundaries proposed).
 - The village plan vision statement and goals would apply to proposed development in and near the historic core and along a portion of Black Diamond, but would not cover the areas west of Eagle or east of Orval Yoder.
 - Limits opportunities for land owners west of Eagle/Black Diamond and east of the Orval Yoder/Black Diamond intersections to develop uses that may otherwise be appropriate for the village.
- Includes all historically zoned parcels around the historical core of the village (original 1880s plat) and keeps development somewhat closer to the historical core than Options A and B.
- Includes only the intersection frontage that is closer to the historical/established commercial uses (Renee's, old grocery store, etc.).
- Limited areas where potential growth is controlled by the vision and goals of the plan.

WHITE lines show the proposed boundary. The 1/4- and 1/2-mile radius circles (green) are only for reference/perspective.

