

For distribution with 9/20/22 First Draft of the proposed Windham Village Plan

POTENTIAL VILLAGE BOUNDARIES FOR WINDHAM

This document contains five potential boundaries of varying size for review and consideration by the residents of the Windham area and other interested parties in the Windham Village Planning process. You are welcome to submit feedback to the Planning, Development, and Sustainability office by **Friday, October 14, 2022** by email to nmueller@johnsoncountyiowa.gov; by mail to: Nate Mueller, Johnson County PDS, 913 S. Dubuque Street, Iowa City, IA 52240; or by phone at 319-356-6083. The map options are labeled, A, B, C, D and E. Please refer to the map letters in your comments. You may either rank the maps with 1 being the most preferred or simply state your top one or two preference(s).

How Your Input Will Be Used

Feedback on these proposed boundaries will help county staff identify the best option to include as the proposed boundary in the next draft of the village plan. That subsequent draft will be distributed in late October ahead of the Planning & Zoning Commission's public hearing on, and consideration of, the proposed plan at their regular November meeting (tentatively scheduled for November 14, 2022, at 5:30 p.m.).

How the Potential Boundaries Were Drafted

Planning, Development and Sustainability staff drafted these village boundary options after hearing initial thoughts from participants during and after the meetings in July and August, reviewing how other village boundaries have been created, and considering the following 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 and parcels without direct road frontage.

How the Proposed Boundaries are Similar or Different

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 five 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. They also vary in their north-south extent as to how they utilize the frontage of Eagle Ave.

How A Village Plan and Boundary Map Are Used

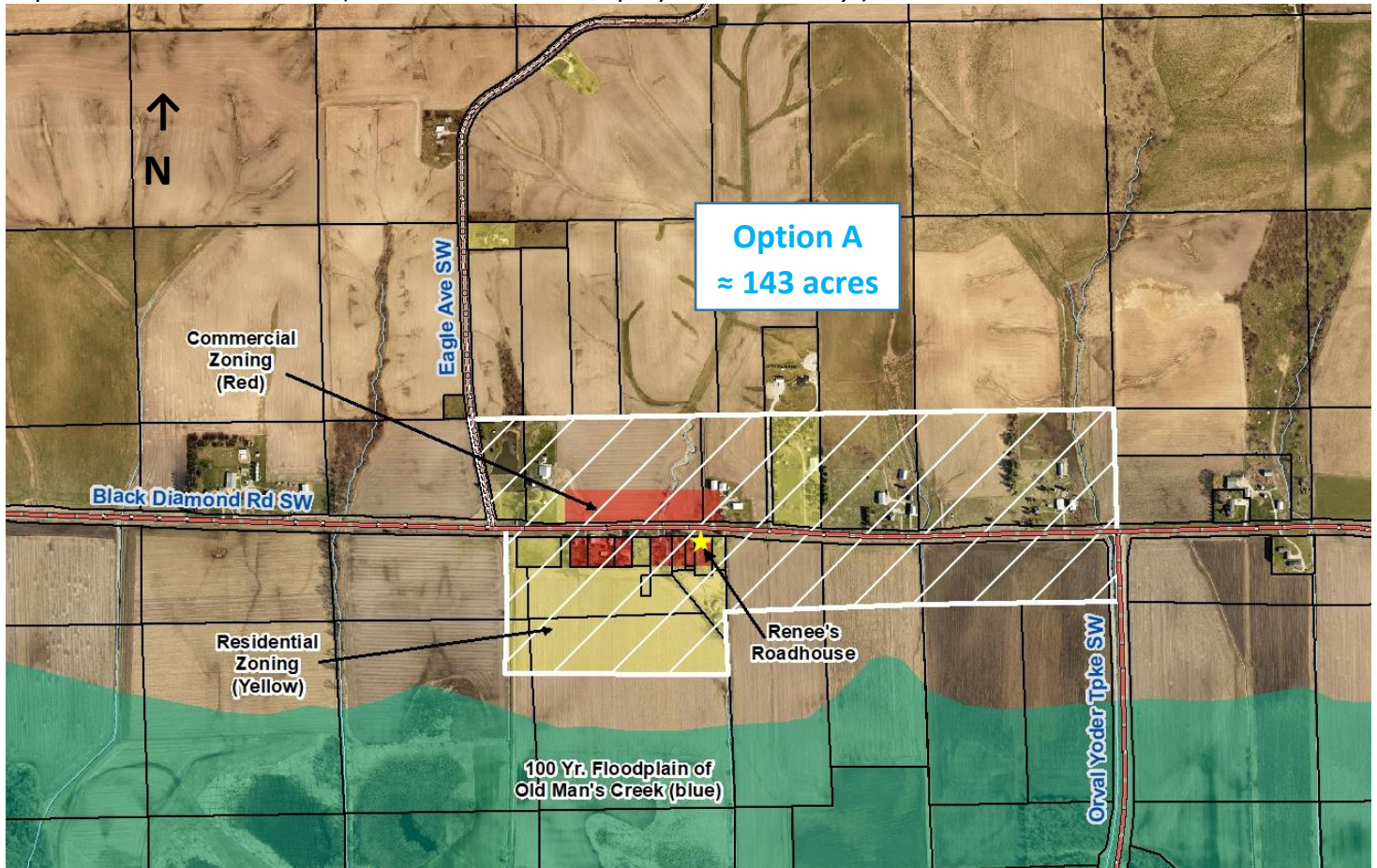
Village plans, which include boundary maps, serve as a guiding document for any future growth that may come to Windham. Thus, the plan helps guide and control development whether a land use change is proposed by current owners or future owners of a property. In this case, "development" means rezoning or subdividing land. Whether a property is included within the boundary or not, all existing uses of a property may continue, or may be enlarged, altered, expanded or reconstructed provided they conform with current regulations in the County's Unified Development Ordinance (UDO). This includes properties that are currently agriculturally exempt (a property that is agriculturally exempt is considered to be in compliance with the UDO so long as exemption is maintained). In general, when a property is included within a village boundary, there is more opportunity for development than if the property were outside the boundary.

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

- Excludes properties west of Eagle and east of Orval Yoder (smallest of the boundaries proposed).

Option A: ≈143 total acres (WHITE lines show the proposed boundary.)

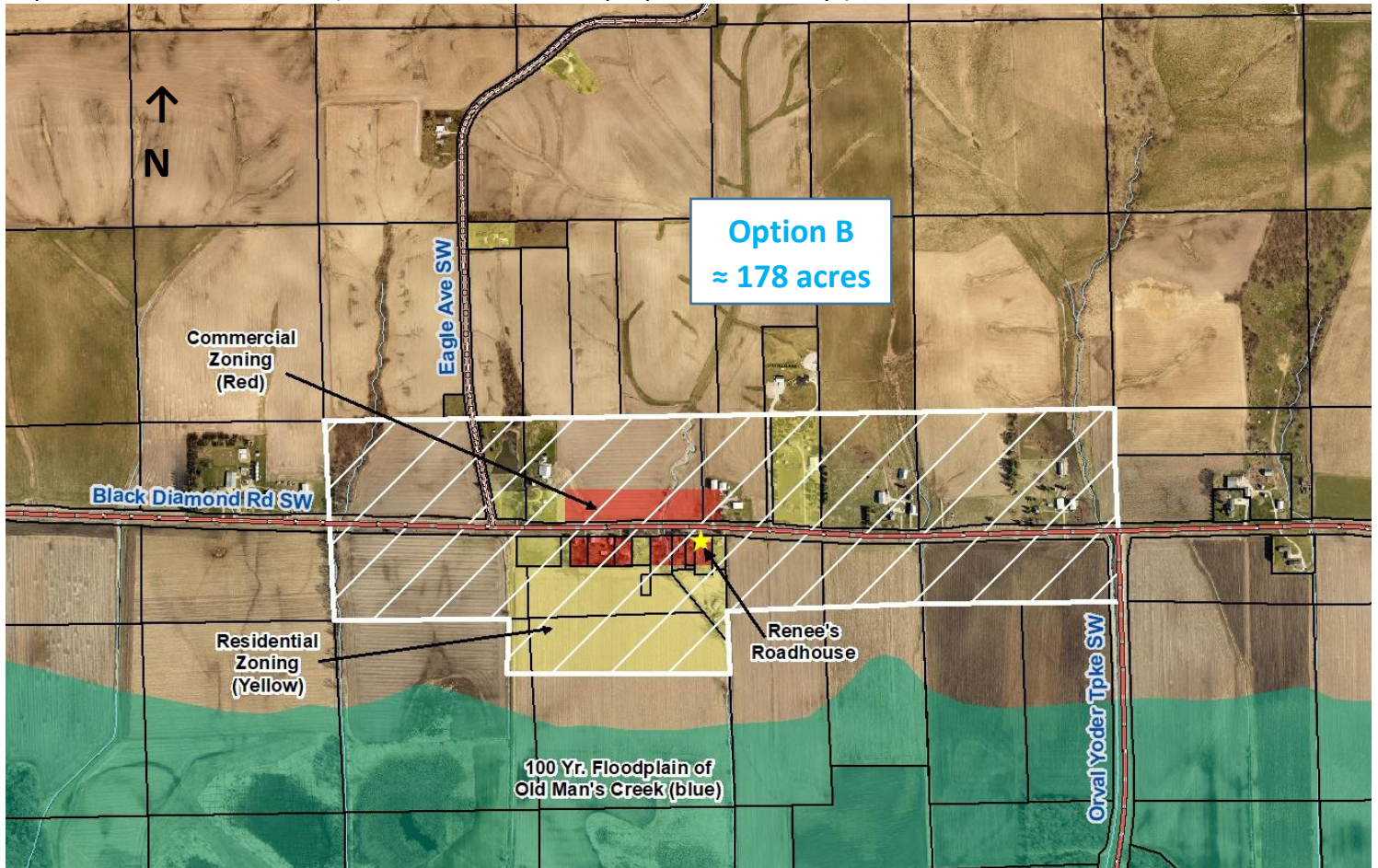


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Option B – West of Eagle Avenue to inside Orval Yoder Turnpike – approximately 178 acres

- Keeps the full parcel on both sides of the Eagle/Black Diamond intersection in the village, includes western frontage of Orval Yoder, but does not include any property east of Orval Yoder.

Option B: ≈178 total acres (WHITE lines show the proposed boundary.)

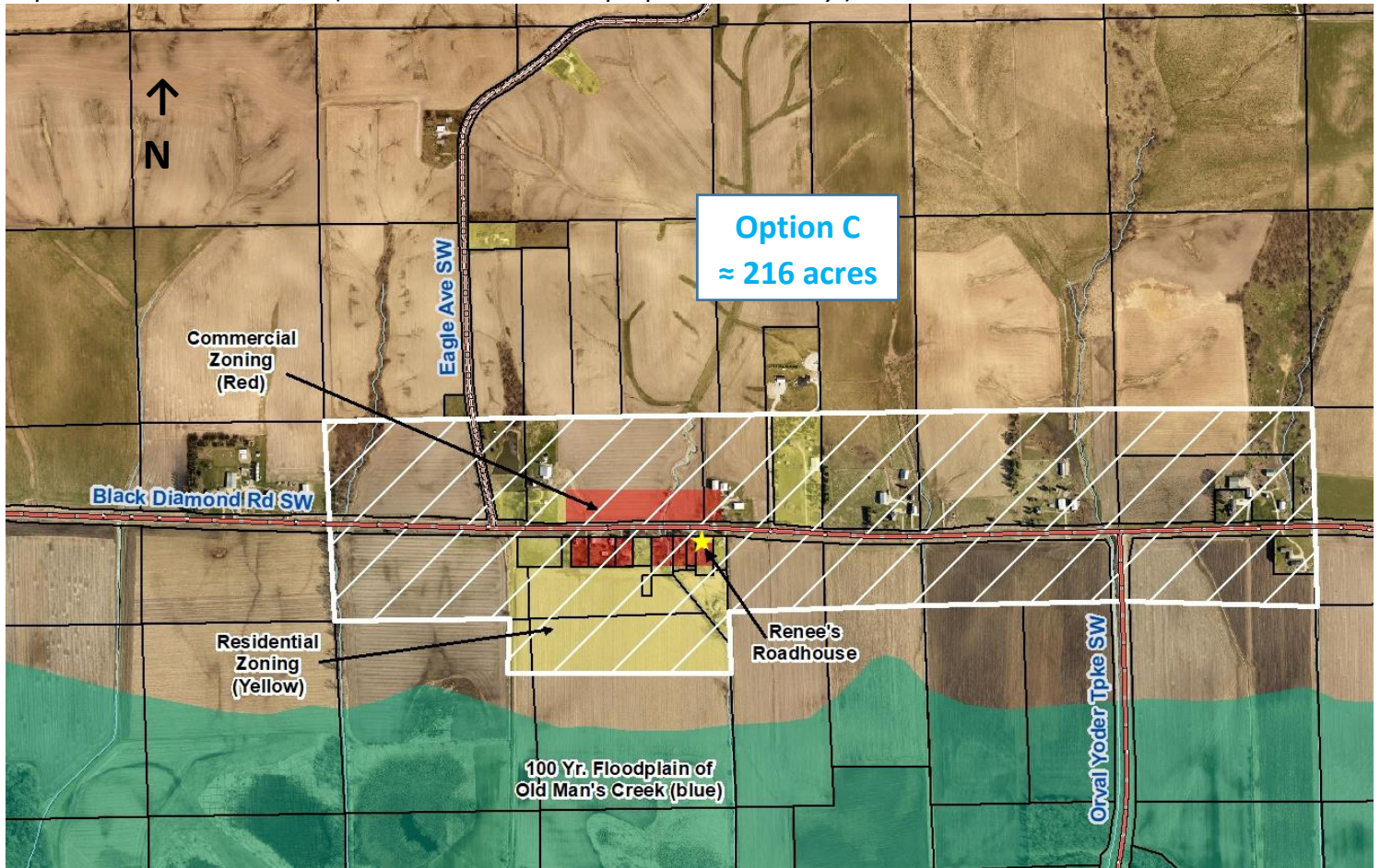


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Option C – West of Eagle Avenue to East of Orval Yoder Turnpike – approximately 216 acres

- Incorporates the full parcel(s) and area surrounding both the Eagle/Black Diamond and Orval Yoder/Black Diamond intersections in the village.

Option C: ≈216 total acres (WHITE lines show the proposed boundary.)

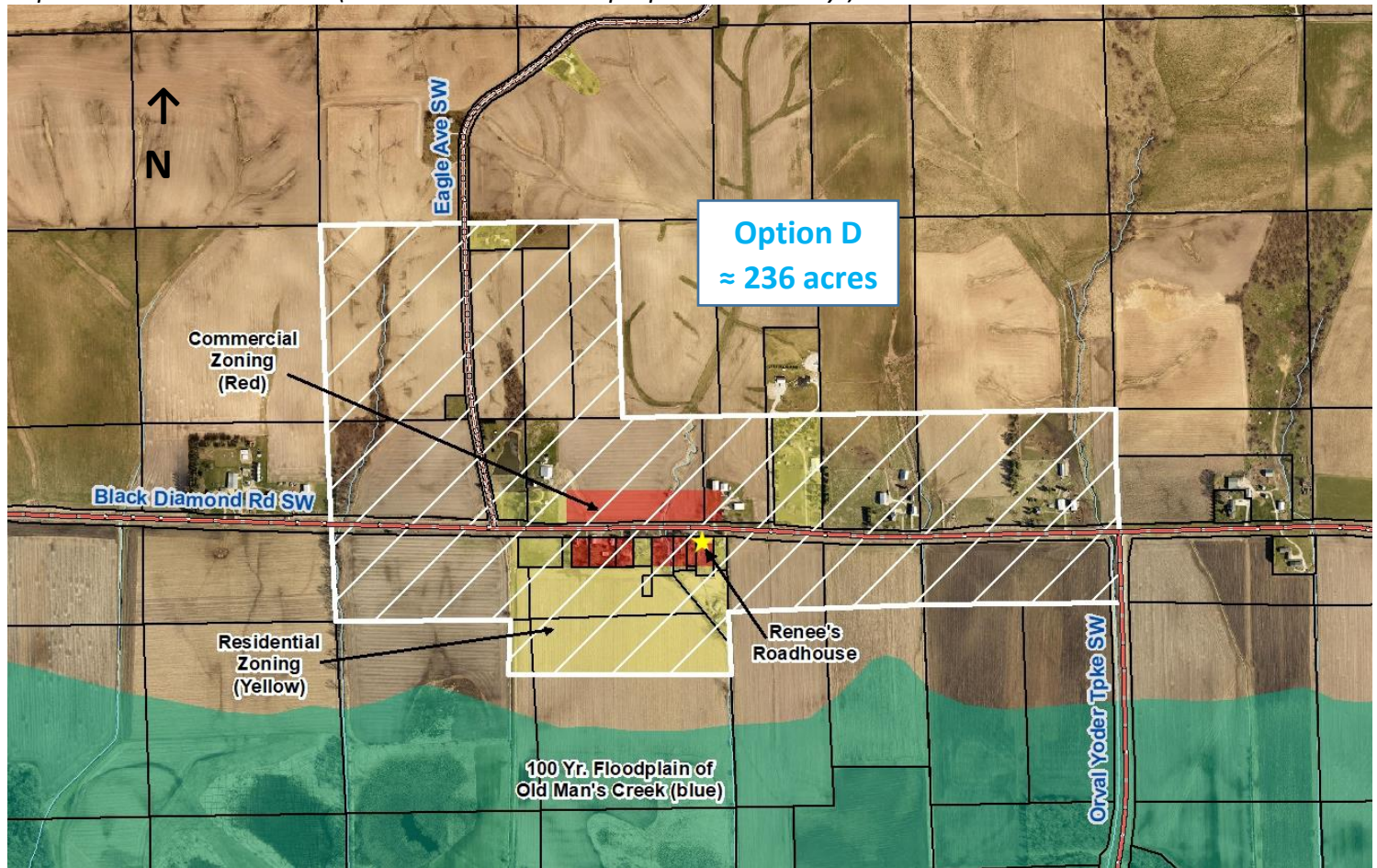


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Option D – West of Eagle Ave, North on Eagle Ave, to inside Orval Yoder Turnpike – approximately 236 acres

- Keeps the full parcel on both sides of the Eagle/Black Diamond intersection in the village, includes western frontage of Orval Yoder, but does not include any property east of Orval Yoder. Also extends approximately ¼ mile north on both sides of Eagle Ave.

Option D: ≈236 total acres (WHITE lines show the proposed boundary.)



Option E – North on Eagle Ave to ¼ mile west of Orval Yoder Turnpike – approximately 196 acres

- Keeps the full parcel on both sides of the Eagle/Black Diamond intersection in the village, but does not include any property fronting on Orval Yoder. Also extends approximately ¼ mile north on both sides of Eagle Ave.

Option E: ≈196 total acres (WHITE lines show the proposed boundary.)

