

# ROBINS ROAD >> CORRIDOR PLANNING STUDY



Hiawatha!

April 2nd, 2019 | STEERING COMMITTEE #5



**“COLLABORATIVE, COMMUNITY-BASED  
DESIGN IS THE FOUNDATION TO  
A SUCCESSFUL PROJECT”**

# ROBINS ROAD >> CORRIDOR PLANNING STUDY

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1. REVIEW PREVIOUS MEETING NOTES
2. STUDY SCHEDULE
3. REFINEMENT OF PROPOSED DEVELOPMENT PROGRAM
4. INTEGRATION OF ROW & PRIVATE DEVELOPMENT
5. ZONING & DEVELOPMENT DISCUSSION
6. PHASING & IMPLEMENTATION
7. NEXT COMMITTEE MEETING: 5/7/19 @ 5:30

## NOTES FROM Steering Committee Meeting #4

### Public ROW Improvement Concepts

- Benefit for City to use power company lights instead of their own
- ROW concepts are mostly finalized and have received mostly positive feedback from public
- Concern regarding new access in close proximity to the Boyson Road intersection

### Redevelopment Concepts

- Discussion of Zoning vs. Future Land Use terminology and meaning
- Presented redevelopment concept map based on potential land use bubble diagram presented at public meeting
- Question was raised regarding the potential for increased stormwater runoff from redevelopment
- Discussion of the type of tools that could be used to implement the Plan.

## SCHEDULE / TIMELINE

Steering Committee Kickoff

~~December 4, 2018~~

 Steering Committee Meetings  
 Public Meetings

~~12/4, 1/8, 2/5, 3/5, 4/2, 5/7, 6/4~~

~~12/13, 1/10, 2/7, 5/16~~

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Existing Conditions & Concept Studies

~~January 31, 2019~~

Redevelopment Recommendations

~~March 28, 2019~~

Final Report & Cost Opinion

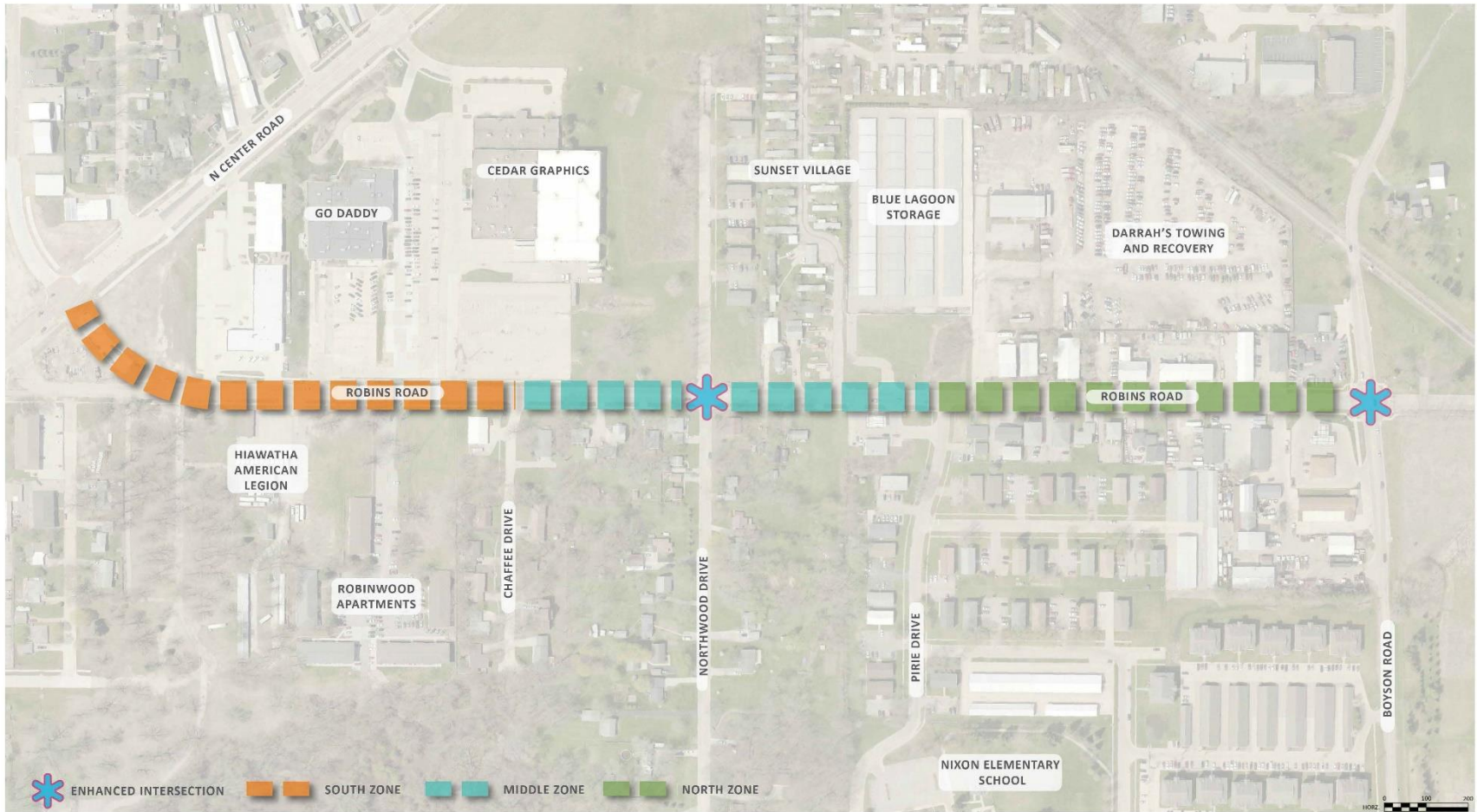
May 30, 2019

Funding Kickoff

June 4, 2019

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## CONCEPTUAL DIAGRAM

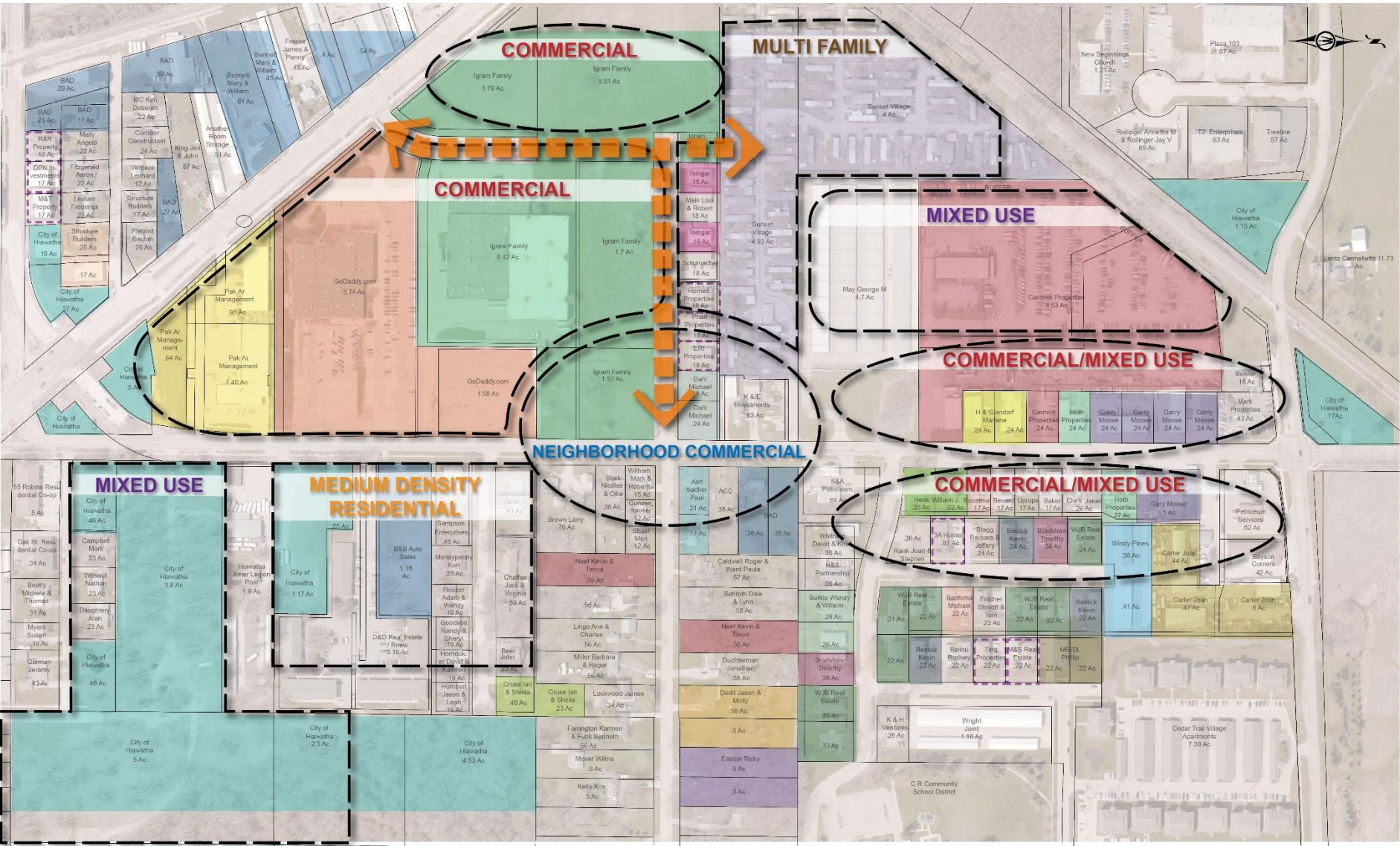


ROBINS ROAD CORRIDOR REDESIGN  
HIAWATHA, IA

 **BOLTON & MENK** 



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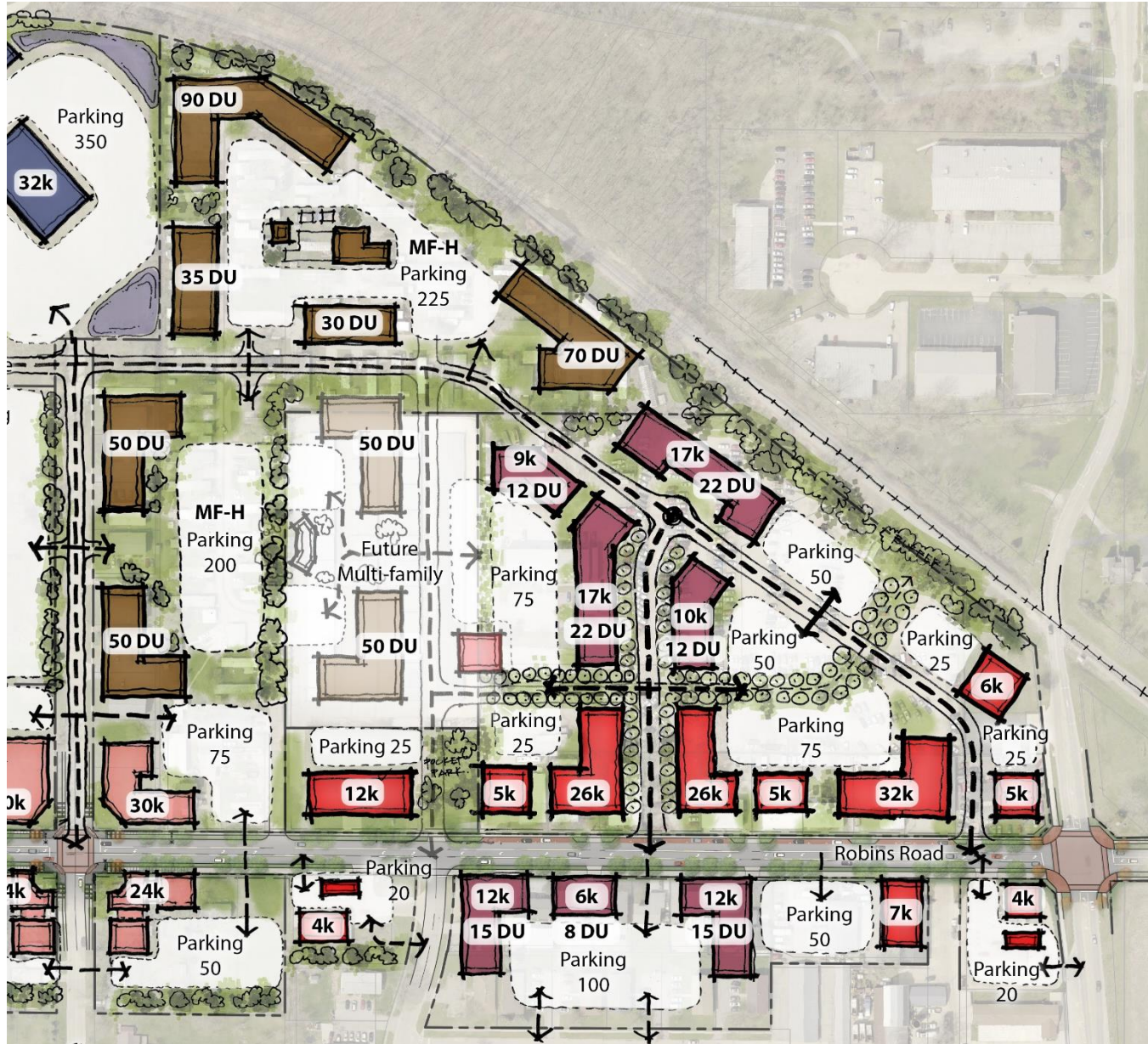
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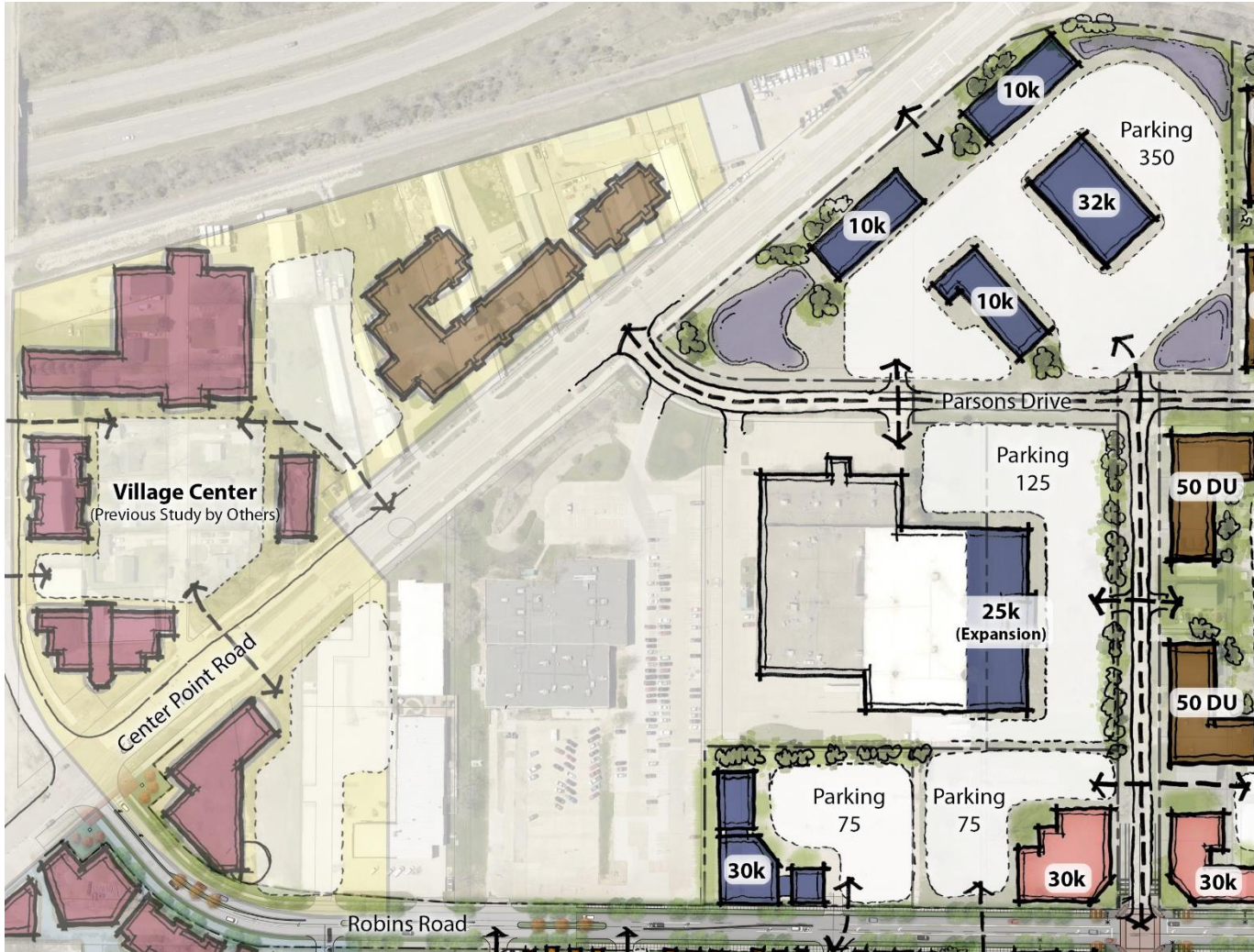




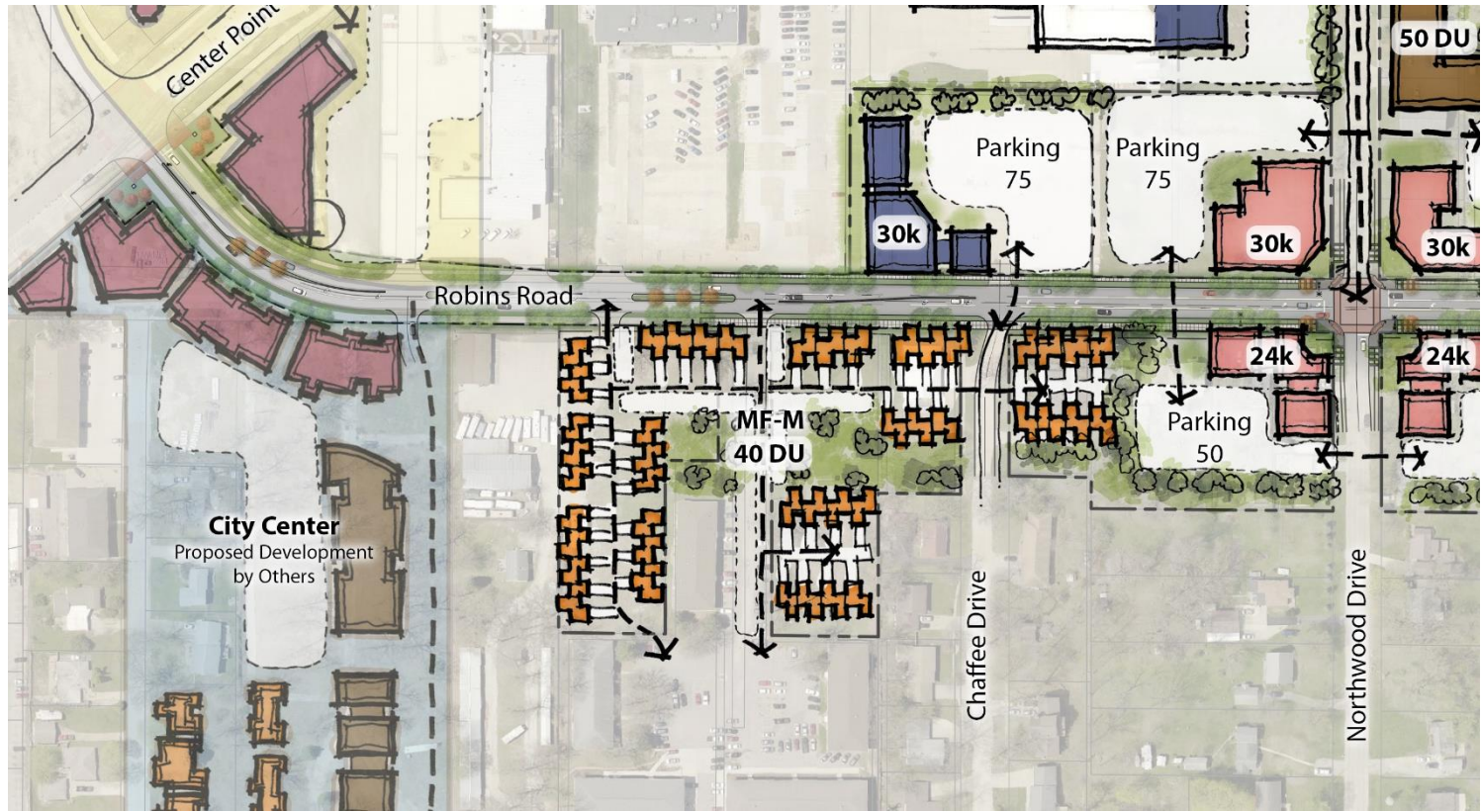
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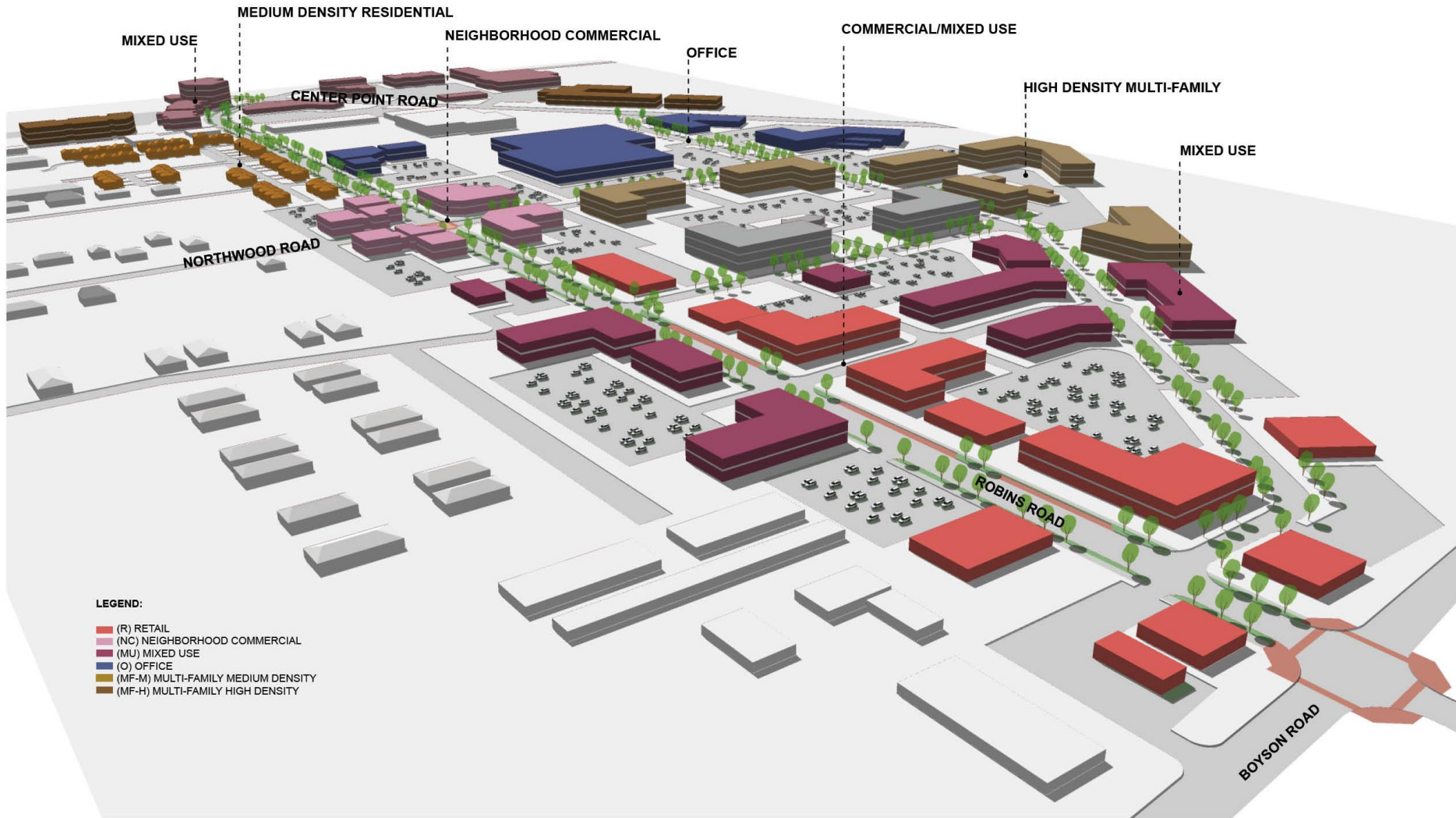
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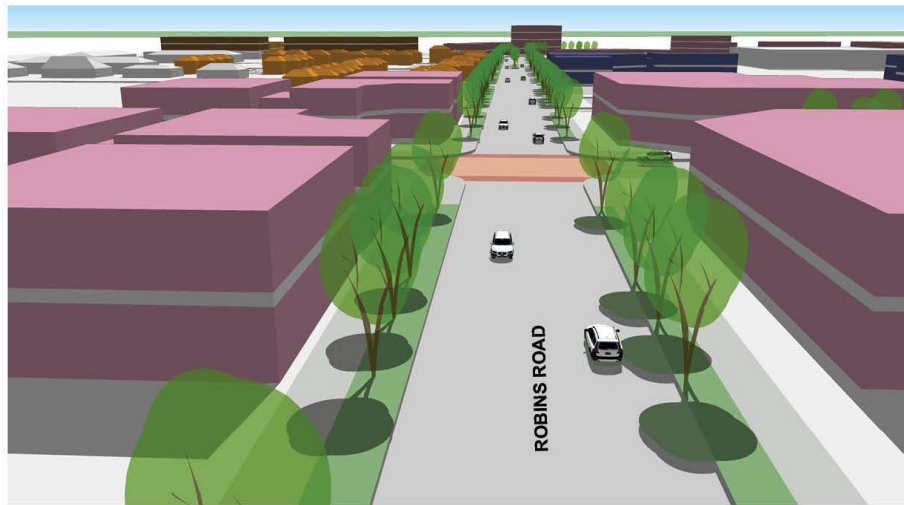
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## Zoning, Land Use, Future Land Use.... What's the difference? Why does it matter?

Zoning: The official designation that a City classifies a parcel of land. The designation prescribes the uses and activities that can occur and sets minimum development regulations such as: building setbacks, building height, signage allotments. Zoning is adopted by an ordinance and is an enforceable law for the City.

Land Use: The current and existing use of a property

Future Land Use: The designation that a City classifies a parcel of land for long term future use. The designation is made on a 'future land use' map and is adopted as part of the City's Comprehensive Plan. A comprehensive plan typically has a twenty year time horizon.

## Zoning, Land Use, Future Land Use....

### What's the difference? Why does it matter?

Zoning prescribes uses that are allowable in a district. It is possible that not all land use meets the standard of the adopted zoning:

- Uses that were established **lawfully** can continue subject to a City's non-conformities standards often referred to as uses that are 'grand-fathered'. (Section 165.70 Code of Ordinances)
- This means that a use can continue provided that it does not expand (in some cases), cease to operate for a period of time, or modify into a more intense non-conforming use. A Legal Non-conforming status is tied to **property** and **not property ownership**.
- Uses that were **not** established lawfully are not 'grand-fathered' and are subject to a City's zoning enforcement laws.

## Zoning, Land Use, Future Land Use....

### **What's the difference? Why does it matter?**

Future land use is necessary to convey a long-term vision to the community, land owners and developers.

- It provides a general understanding for the type and placement of community growth and/or redevelopment.
- A statement of consistency is typically made regarding future land use on any rezoning action in a City and is the legal test standard for most land use cases.



## Implementation Tools: Zoning and Development Standards

- Creation of a new district;
- Amendment of an existing district;
- Overlay district.....for 'use' purposes....for development standards
  - Used to alter landscaping, signage, building materials standards
- Adoption and/or amendment of design guidelines
- Performance incentives
  - If you design and/or do certain things...you can receive an incentive or bonus toward other requirements

## Implementation Strategy

- Identify catalytic project sites
- Prioritize project sites for long-term phasing
- Coordinate timing of the Public Improvements to the extent practical
- Identify project partners
- Consider incentivizing private development
- Make any necessary changes to current Zoning Code & development regulations
  - Amendment(s)
  - Adoption
- Identify potential funding sources

## NEXT STEPS...

- **Final Report and Cost Opinion**
- **Funding Discussion**