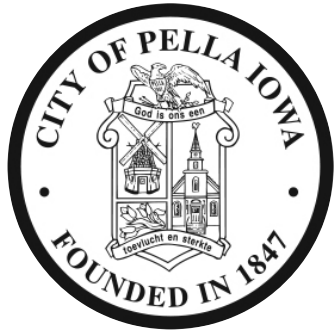


# Housing Development Update



Prairie Ridge



Timberview



Kading/View Pointe



Bos Ridge



South Main



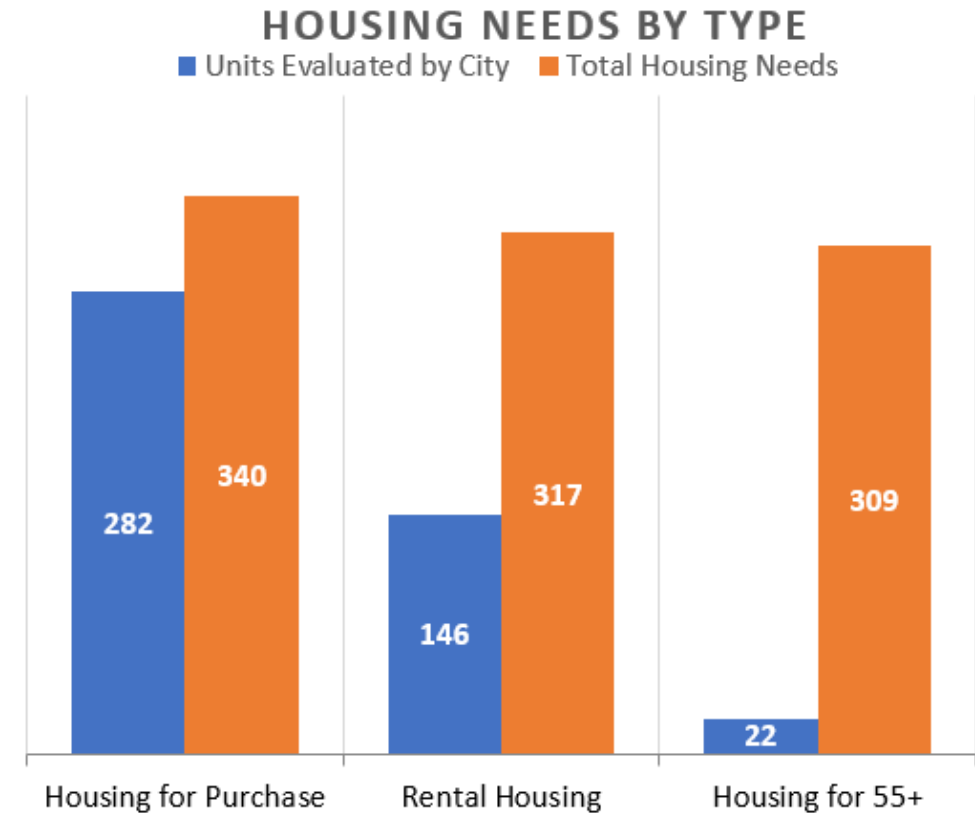
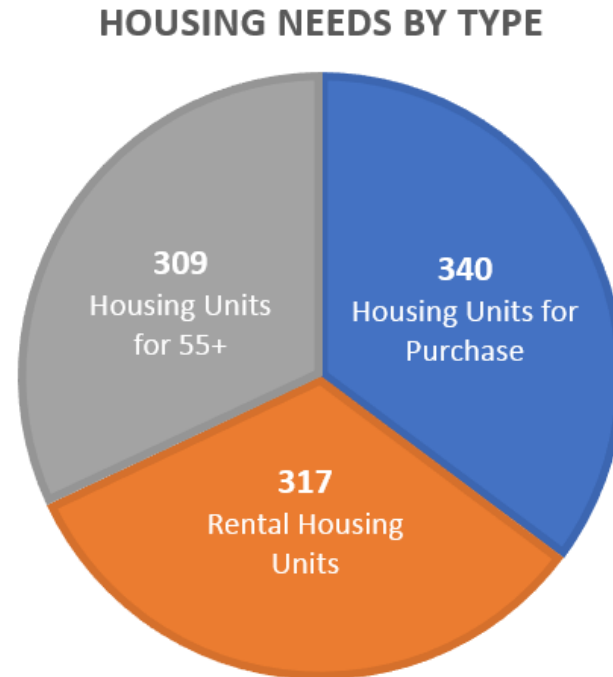
Bos Landen Estates/  
Vintage Cooperatives



# Marion County Housing Needs and Progress

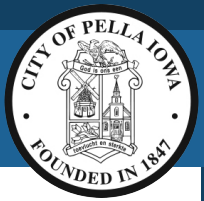


- The Marion County housing assessment identified 966 additional housing units are needed through 2025 to meet housing needs
- To-date, the city has approved plans for an additional 450 housing units, approx. 47% of the identified need stated in the Marion County Housing Assessment



450 housing units evaluated by the City of Pella (roughly 47% of the 966 housing units needed)

# Buildable Lots *Industry Standards*



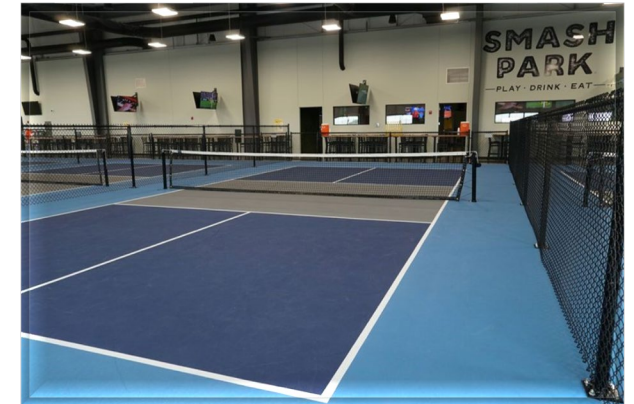
- Industry standards recommend communities have three to five years of buildable lots in their inventory as it takes approx. two years for a new subdivision to complete engineering design, receive legislative approval, and construct public improvements
- It is important to always have an ample inventory of buildable lots available
- Currently, 123 buildable lots are available within our community
- Depending on the economy, typically 20 to 60 single family building permits are issued annually
- Based on staff's analysis, we believe the proposed Timberview residential development is needed within our community

# Commercial Development Update



## Significant new development:

- Lely: \$20 million
- Smash Park: \$5 million
- Vermeer Corp.: \$90 million
- Chick-fil-a: \$2 million
- Pella Market: \$5 million



# City Projects



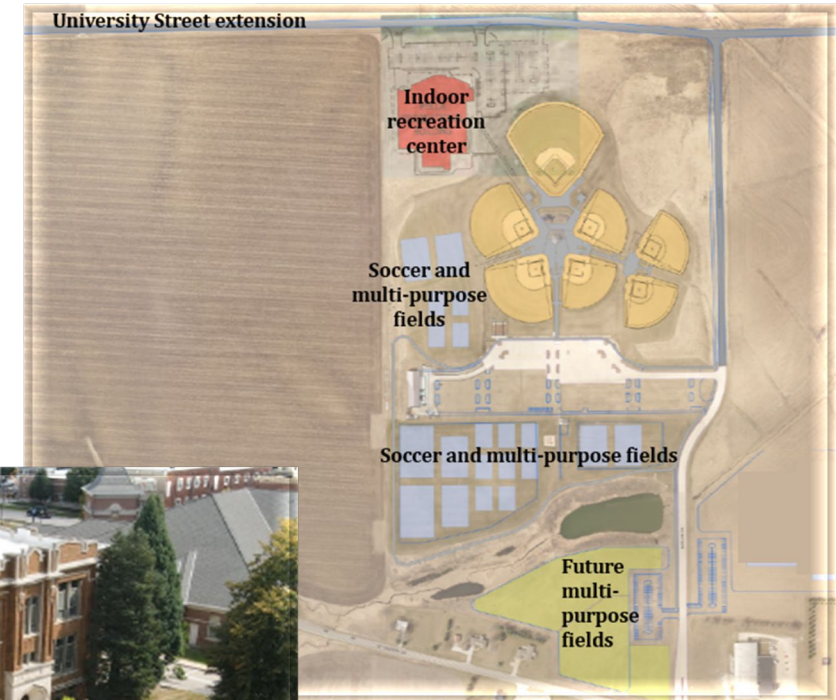
- Pella Fiber



- Indoor Recreation Center

- Community Center

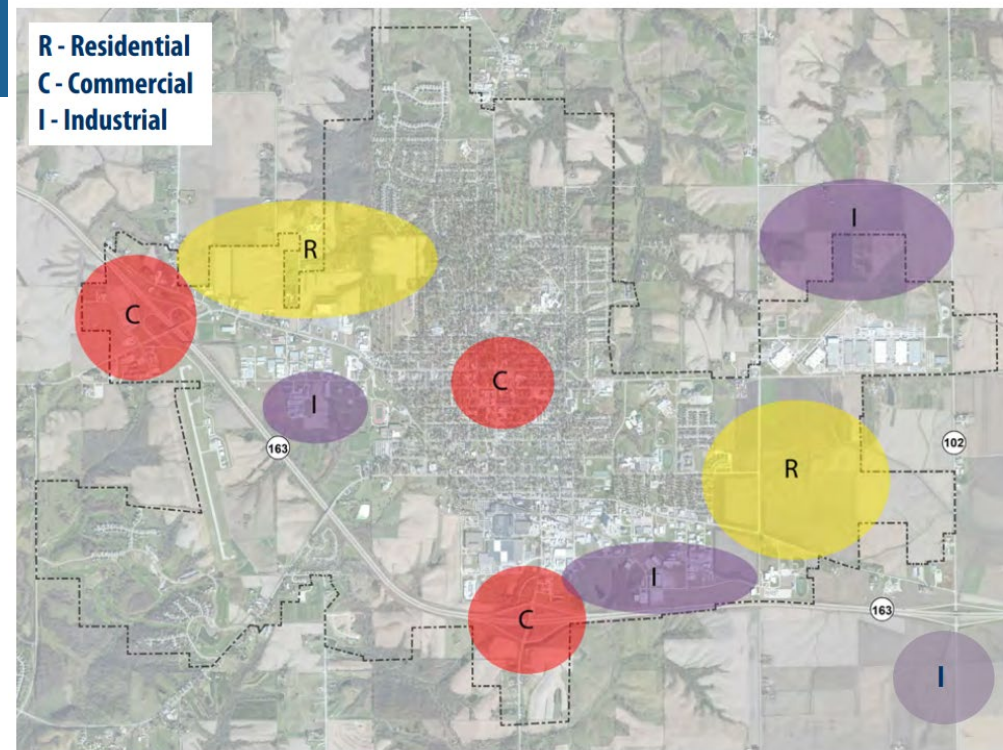
- Infrastructure



# Planning and Zoning *Goals*

- Comprehensive Plan *2014*
- Zoning Code and Subdivision Code update
- Corridor redevelopment

Figure 1.4 - Preferred Growth Areas



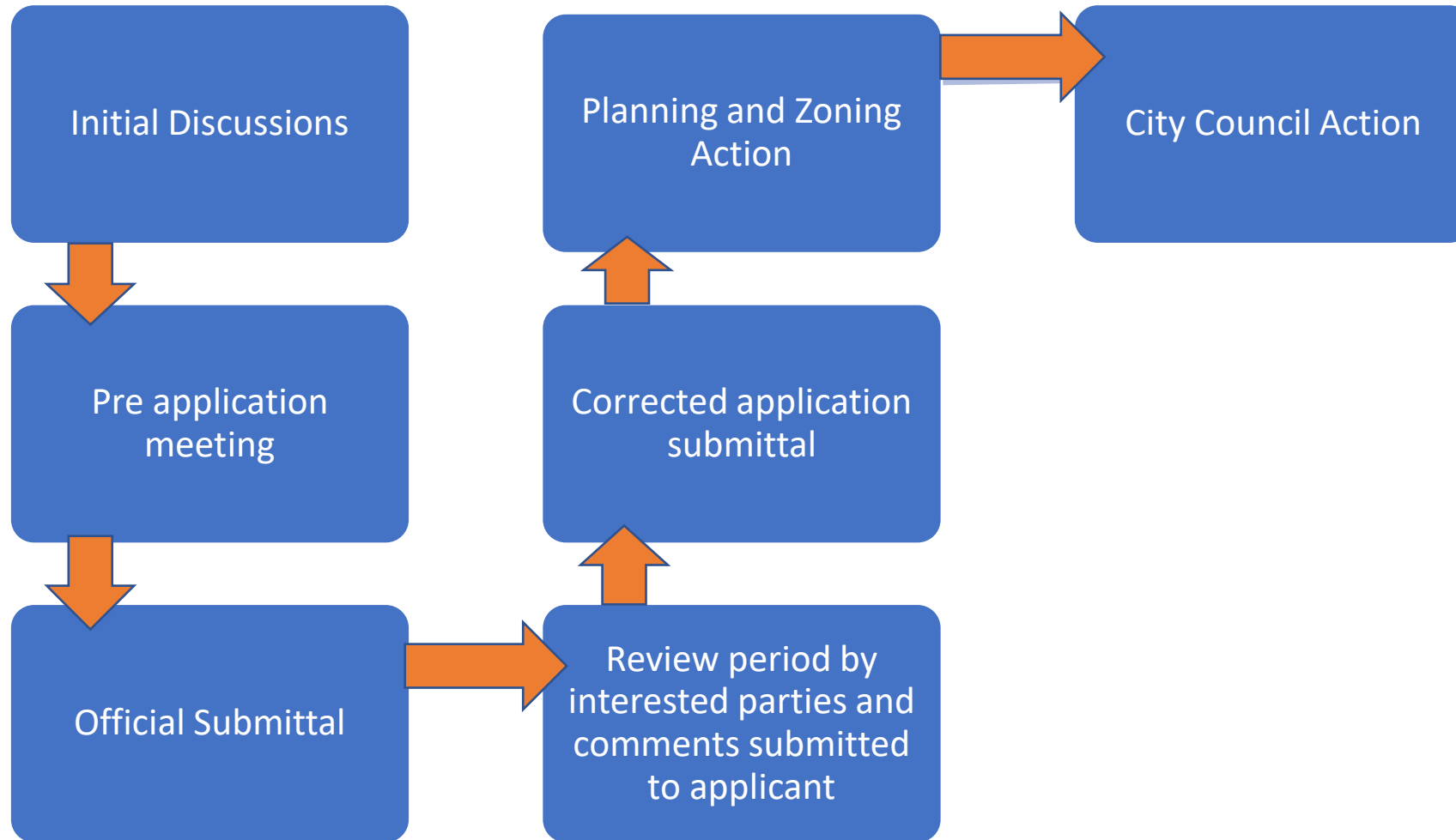
# Planning and Zoning *Workload*



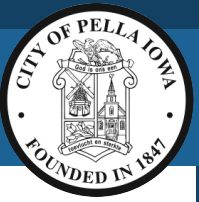
- The P&Z department processes all development-oriented permits and plans
- The department deals with many codes/laws that dictate and guide development
- Developers and citizens look to the city to provide project input
- Having consistent codes that are easy to understand helps all parties involved
- Projects processed by the P&Z department in the last three years:
  - 317 housing unit permits (*single, two-family, multi-family*)
  - 488 sign permits
  - 105 design permits
  - 68 site plans
  - 20 subdivisions
  - 70 Board of Adjustment items



# Planning and Zoning *Process*







## **City Code sec. 170.05, Sketch Plan, states:**

Neither the Subdivider nor the City shall be bound by any comments, recommendations, determinations or decisions of City staff offered or made during the Pre-Application Conference as the Sketch Plan is the conceptual step before preliminary and final platting.

# Planning and Zoning *Process Official Submittal*



**City Code sec. 170.06** outlines the city's review process, which includes soliciting comments from:

- Known utility companies with jurisdiction;
- City department heads;
- City Administrator;
- City Attorney;
- City Engineer;
- GIS/Engineering Coordinator;
- Other City, County or private utility companies deemed necessary by the Zoning Administrator to fulfill the requirements of this chapter

## City Department/Agency Review Memo

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Site Plan Review             | <input type="checkbox"/> Rezoning           | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Preliminary Plat Review      | <input type="checkbox"/> Variance/Appeal    | <input type="checkbox"/> ROW Vacation             |
| <input checked="" type="checkbox"/> Final Plat Review | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Other: _____             |

- SENT TO:
- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Mike Nardini         | Pella City Administrator           |
| <input type="checkbox"/> Gerald Buydos        | Pella Planning and Zoning Director |
| <input type="checkbox"/> Corey Goodenow       | Pella Finance Director             |
| <input type="checkbox"/> Shane McSheehy       | Pella Chief of Police              |
| <input type="checkbox"/> Denny Buyert         | Pella Public Works Director        |
| <input type="checkbox"/> Nate Spurgeon        | Pella Electric Director            |
| <input type="checkbox"/> Jeanette Vaughan     | Pella Community Services Director  |
| <input type="checkbox"/> Randy Bogaard        | Pella Fire Chief                   |
| <input type="checkbox"/> Jerry Byers          | Pella Building Official            |
| <input type="checkbox"/> Doy Ousley           | Pella Telecommunications Director  |
| <input type="checkbox"/> Ross Hildebrand      | GIS/Automation Specialist          |
| <input type="checkbox"/> Veenstra and Kimm    | Engineering Services               |
| <input type="checkbox"/> Ahlers & Cooney      | Legal Services                     |
| <input type="checkbox"/> Melissa Poffenbarger | Marion County Zoning               |
| <input type="checkbox"/> Ann Kuenstling       | Marion County Real Estate          |
| <input type="checkbox"/> Tyler Christian      | Marion County Engineer             |
| <input type="checkbox"/> Patrick Zeimet       | Mediacom                           |
| <input type="checkbox"/> Chris Cook           | Windstream                         |
| <input type="checkbox"/> Clint Woodward       | Windstream                         |
| <input type="checkbox"/> Tim Vermeer          | Pella Cooperative Electric         |
| <input type="checkbox"/> Jason Sandifer       | Mid-American Energy Company        |
| <input type="checkbox"/> Matt Mahler          | Central Iowa Rural Water           |
| <input type="checkbox"/> Michael Kingery      | Iowa Dept. of Transportation       |