

# Dubuque, Iowa

## Unified Development Code\*



The City of Dubuque is an older historic city along the Mississippi River with a population of approximately 60,000 people. The current regulations had not been completely updated in years.

The Unified Development Code was designed to combine a number of different zoning and development codes into one document. These included the zoning districts, subdivision regulations, design criteria, and other key components found in City Code.

A major concern during the project was to develop a regulation that was one-stop and was user-friendly in the end.

Throughout the process the planning consultants met with key players in the community including sign company representatives, developers, housing representatives, staff, legal counsel, and others.



**Iowa Chapter Of American Planning Association**  
**Chapter Award Winner 2010**

**Excellence Award for Best Practices**

### Items to Address:

There were a number of major issues that needed to be addressed in the new UDC including:

- Protection of bluffline along Mississippi River
- Historic preservation including updating the Preservation Ordinance
- Updating existing Euclidean zoning districts
- Signs
- Big box developments
- Parking standards
- Adult entertainment
- Subdivision Regulations
- Incorporation of sustainability concepts



**2011 winner of the Iowa League of Cities**  
**All-Star Community Award for their Unified Development Code**  
**Special recognition for Sustainability**

Web Site Location of UDC

<http://www.cityofdubuque.org/DocumentView.aspx?DID=1828>

#### Client Contact Person:

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#### Project Completed:

2009

#### MPC Role:

\* Keith was Lead Planner and Project Manager while with another consulting firm.

# Wichita, Kansas\*

## Planning Projects



The City of Wichita had completed a Neighborhood Master Plan for the Delano area. This project focused on developing the implementation strategies and regulations for the Master Plan.

The project included the development design guidelines and procedures to be adopted by the City in conjunction with the Plan. These guidelines included:

- Historic preservation;
- Signs;
- Façades;
- Streetscapes;
- Guidelines to encourage redevelopment concepts from the Plan.

### Historic Central Business District Mitigation Plan

The City of Wichita received a grant from the Kansas State Historical Society to undertake a planning study of the Historic Central Business District. The intent of the project was to establish design guidelines/ standards developers could follow during redevelopment projects and/or preservation projects.

The project area was approximately a square mile area. The new criteria would apply to projects falling within any of the 500 foot environs of a Historic structure.

The process was to get the approval of both the City and State regarding these guidelines/standards. Once these guidelines/standards were in place, a developer meeting the criteria could actually improve their review process and application turnaround. The end result was to be a win-win-win concept for the City, developers, and preservation.



### Delano Neighborhood Overlay District

**Client Contact Person:**  
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**Project Completed:**  
Varies

**MPC Role:**  
\* Keith was Lead Planner and Project Manager while with another consulting firm.



# Hutchinson, Kansas

## Unified Development Ordinance\*



The City of Hutchinson needed to work on a more comprehensive zoning and subdivision regulation. Keith worked jointly with John Riggs of Riggs Associates in the development of a new Unified Development Code.

The project covered all aspects of zoning regulations including district uses, graphics, big box regulations, signs (including digital billboards), landscaping requirements, adult entertainment, historic preservation, and more.

### The Issues

- Older regulations
- Sign codes including digital signs.
- Growth and development pressures.
- Historic preservation.
- Use codes.
- Coordination with all codes required for development.
- Adult entertainment regulations

Web Site Location of Zoning Regulations

[http://www.hutchgov.com/egov/docs/1300822490\\_343566.pdf](http://www.hutchgov.com/egov/docs/1300822490_343566.pdf)



### Client Contact Person:

Nancy Scott  
Former Director of Planning and Development  
City of Hutchinson

### Project Completed:

2010

\* Keith was Lead Planner and Project Manager while with another firm.

# La Vista, Nebraska Zoning Regulations\*



The City of La Vista is a community of over 15,000 people bounded on the north by the City of Omaha. The City of La Vista has several unique characteristics including its basic shape of 1 1/2 mile wide and nearly six miles long. Included in this odd shape is a major interchange along Interstate 80.

The current zoning regulations were nearly 20 years old and in need of being updated. In addition, the community was seeing growth toward the interchange along two different corridors. The City also desired to protect these corridors/ entrances into the community. To address the corridors/ entrances the new regulations included a new overlay district that implemented design guidelines including a design review process.

## Items to Address:

- Major population growth
- Narrow community corridor
- Urban Design standards throughout the community
- User-friendly layout
- Definitions
- Up to date regulations
- Up to date Sign Code



## Client Contact Person:

Chris Solberg AICP  
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## Project Completed:

2001

\* Keith was Lead Planner and Project Manager while with another firm.



# Grand Island, Nebraska

## Zoning Regulations\*



The City of Grand Island is the county seat of Hall County and is situated in Central Nebraska along Interstate 80. The has approximately 40,000 people. The City of Grand Island began the first complete update to their Comprehensive Development Plan and Zoning Regulations since 1968. Keith Marvin was the Project Manager on this project while with another firm.

The final regulations did include a new overlay zone along South Locust Street extending to the community's southern jurisdictional line near Interstate 80. This overlay zone established special design considerations for new commercial and industrial structures as well as the overall development.



### Items to Address:

- Planning period will see Grand Island growing into an "Entitlement City" with a potential
- MPO designation.
- Land Use coordination with Hall County and Merrick County
- Design standards and aesthetics along the new stretch of South Locust
- Accommodating existing livestock uses within the City's two-mile extraterritorial jurisdiction
- Address Hazard Mitigation issues for the community
- Population base that is becoming more diversified
- Growth as a regional trade center in Central Nebraska
- Major transportation issues that center on the convergence of Interstate 80, US Highways 30, 34, and 281 as well as Nebraska Highway 2.
- Drainage and floodway/floodplain development



#### Client Contact Person:

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#### Project Completed:

2003

\* Keith was Lead Planner and Project Manager while with another firm.

# Norwalk, Iowa Comprehensive Plan



The City of Norwalk is one of the fastest growing communities in Iowa. The community has seen its population grow by nearly 300% in the past 30 years. The city is located southwest of Des Moines and will likely be the next community to see major growth in the Metropolitan Area.

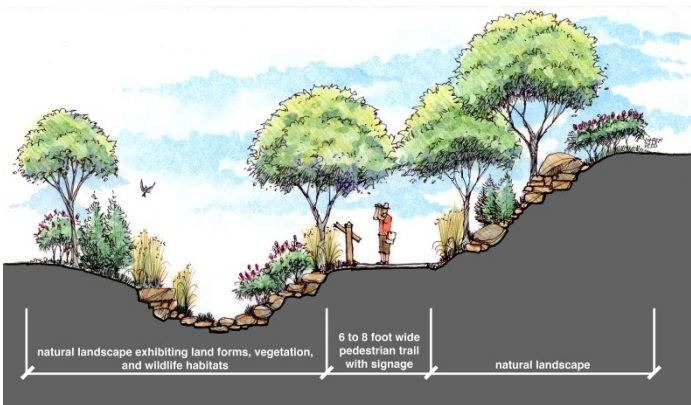
The new comprehensive plan looks to the future and vision of the community. In addition, the intention was to create a user-friendly guide for the next 20 years.

Public participation/input, implementation and the Iowa Smart Growth Initiative will be critical to the success of this project.

The project only included the development of a comprehensive development plan.

## Items to Address:

- Major population growth
- Future transportation corridors
- Collaboration with the Norwalk Community Schools
- Urban Design standards
- Stormwater management
- Public participation
- Future commercial land use locations
- Long-range planning for local services



## Iowa Smart Planning

### Client Contact Person:

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### Project Completed:

February 2013



# Norwalk, Iowa Comprehensive Plan

The City of Fairbury was looking to update their Comprehensive Plan with slight modifications to the Zoning and Subdivision Regulations. The previous plan and regulations were adopted in 1999.

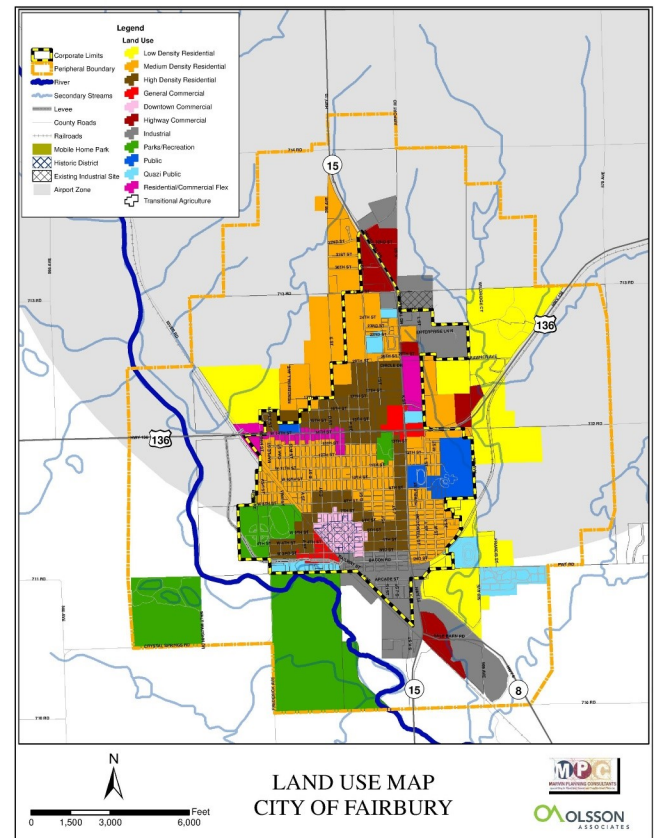
The community has seen varied commercial growth since the plan was last reviewed; however, population had continued to decline. The City wished to revisit the plan to examine planning techniques that aided in its economic development efforts within the southern tier of counties within Nebraska.

The City's budget for the project was limited and they assisted the consulting team with different aspects of the project via in-kind services. Some of these included:

- Collecting public input for the Plan
- Completed all mapping for the project
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## Items to Address:

- Declining population
- Commercial growth outside of the traditional commercial areas
- Limited budget
- Public participation
- Future commercial land use locations
- Long-range planning for local services
- Capital Improvement Plan for the community.



## Client Contact Person:

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## Project Completed:

2013

# Genoa, Nebraska

## Comprehensive Plan/Zoning/Subdivision Regulations



The City of Genoa, Nebraska is located in Nance County within 20 miles of Columbus. The community is a basic bedroom community of Columbus. The community had not updated their comprehensive plan or regulations for nearly 20 years. The community is located at the headwaters of the Loup Canal and near the Loup River.

### Issues

- Up to date regulations that addressed:
- Telecommunication towers
- Wind Energy systems
- Signs
- Home Occupations
- Tourism activities during the summer due to proximity to the River.
- Tourism activities of the Indian School Museum
- Development strategies within areas where flooding has occurred.
- Growth management strategies to address impacts of lower ground and acreages along the hillsides within the extraterritorial jurisdiction.



#### Client Contact Person:

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#### Project Completed:

2012