OUTLINE OF THE PRESENTATION

1. Acknowledgements
2. Timeline
3. History/Profile
4. Planning Process
5. Community Engagement
6. Infill Development
7. Annexation
8. Extraterritorial Zoning
Acknowledgements

Planning Team
Flavia Hauss
Jack Johansen
Nafisa Binti
Parya Seif
Shila de Morais
Main Topics from Past Presentation

**History and Growth Patterns**

**Demographics**

Manchester’s population trend

Manchester population from 2000-2019. Source: Census and ACS.
Challenges

- 92% of total housing stock was built before 2000
- Around 44% was built more than 70 years ago
- 7.6% of housing units were built in the last 20 years
- 32% of the total housing units outside of the city boundary were built after 2000

Source: Assessors Office, GIS Analysis performed by Authors
Challenges

1. Parts of the available land within the city are not suitable for development

Source: Assessors Office, GIS Analysis performed by Authors
Manchester provides ample opportunities for growth while optimizing land use and adhering to principles of sustainability.
Scope

Infill Development and Redevelopment

Annexation

Emphasize on the Importance of Having Extraterritorial Zoning
Purpose

Sustainable Growth
- Encourage Infill Development and Redevelopment within the city boundary
- Ensure that new development does not exacerbate flood problems

Efficient Use of Public Funds
- Decrease costs to the public by optimizing the capacity of existing infrastructure
- Guide the city in decisions on future annexations

Conservation of Farmland and Open Spaces
- Prevent sprawl by focusing on organized development patterns
- Protect prime farmland and natural resources from development
Methodology

Strategic Planning

1. Gathering Initial Information
   - Site Visit
   - Past Planning Efforts
   - Iowa Law Documents

2. Public Engagement
   - Community Workshop
   - Survey
   - Website

3. Analysis
   - Spatial Analysis
   - SWOC Analysis
   - Fiscal Impact Analysis

4. Strategies and Actions
   - Infill Development
   - Annexation
   - Extraterritorial Zoning
Community Engagement

Methodology

1. **Community Workshop**
   - Meeting with Manchester residents

2. **Survey**
   - Survey distributed to Manchester residents
   - Survey distributed to half-mile buffer residents
   
   **Manchester Strategic Growth Plan - Survey**
   
   Thank you for taking the time to complete the survey today. The Planning Team is grateful for your time and the insights you have shared. Your feedback is valuable and will be used to help shape the future of Manchester.

   Q1: What are the biggest needs in your community that the city should immediately address? Please describe in 3 words.

   Word 1: 
   Word 2: 
   Word 3: 

3. **Website**
   - Website created by Planning Team

   **Welcome to Manchester Strategic Growth Plan**
   
   Join the public workshop here
Community Workshop
Advertisement
Community Workshop

Purpose

- Community Needs
- Perception of Manchester (highway 20)
- Public Safety
- Development Density Preferences
- Importance of Diverse Population
- Benefits of Living in Manchester
THE RESULTS FROM THE PUBLIC ENGAGEMENT INFORMED THE PLAN TO PURSUE THE FOLLOWING ACTIONS

- Need for Housing/Affordable Housing
- Higher Densities
- Willingness to relocate from floodplains
Infill Development

**PURPOSE**

- Identify Vacant and Suitable Lands
- Accommodate Projected Housing Demand
- Prevent Developments in Floodway/Floodplain
- Use Existing Infrastructure Efficiently

“Developing on vacant or under-used parcels within existing urban areas that are already accessible.”

Source: Parcels located outside floodplain that are best suited for development.
Infill Development
Projected Housing Demand Study

- Existing housing need
- Limited vacancy rates in senior housing
- Ability to pay for housing
- Reduction in new building permits
- Need for affordable housing

General Occupancy Product Type
173
Age-Restricted Product Type
242
Projected Housing Demand
415

Comprehensive Housing Demand Study 2015, Maxfield Research Inc.
Infill Development

Structures Located Within The Floodway

Residential Structures Within Floodway

51

Total Housing Demand (Projected + For Relocation)

466
1. Manchester land use map used as a base of analysis
2. Overlay 100-year floodplain on the area of study
3. Removed parcels with built structures
4. Removed parcels completely within Floodplain
5. Filtered residential parcels with development potential

Vacant Residential Parcels

Suitable Lands For Residential Development

Source: Assessors Office, GIS Analysis performed by Authors
Infill Development

Housing Shortage

Vacant Residential Parcels

Total Housing Units
According To General Plan Density Range

Total Housing Demand
(Projected + For Relocation)

Housing Shortage

110

158

466

308

Source: City of Manchester vacant lots and existing infrastructure
Infill Development

RECOMMENDATIONS

Zoning Considerations
Min. Lot Size Reduction; Density Bonus, By Right Uses, Rezoning

Financial Assistance for Developers
Tax Increment Financing

Outreach Efforts
Housing Summit for Developers

Central Business District

Fourplex Example
Annexation

PURPOSE

Help the City make informed decisions about future annexations

Economic feasibility of 2 annexation areas
Manchester’s Comprehensive Plan identifies areas of annexation for the future growth of the city, and the respective Land Uses.
Annexation

Steps for Fiscal Impact Analysis

1. Define the annexation area’s boundary and prepare maps of the study area

2. Determine the types and acreage of the land parcels within the areas of annexation

3. Determine the costs of the annexation

4. Determine the revenue of the annexation

5. Calculate the net present value of annexation

6. Determine the potential benefits and costs of the annexation
Annexation

Identified Annexation Areas

Southwest Growth Area

Southeast Growth Area

Source: Authors
Annexation

Net Present Value

Southwest Annexation Area

With Provision of Tax Exemption in 10 Years

<table>
<thead>
<tr>
<th>Southwest Growth Area</th>
<th>Capital</th>
<th>1</th>
<th>2</th>
<th>3</th>
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<th>6</th>
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<tbody>
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<td>$122,505.38</td>
<td>$122,505.38</td>
<td>$122,505.38</td>
<td>$122,505.38</td>
<td>$122,505.38</td>
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<td>$47,615.09</td>
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<td>-$23,873.82</td>
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<td>-$22,946.80</td>
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Total Net Present Value = -$289,333.59

Without Provision of Tax Exemption in 10 Years

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Total Net Present Value = $76,507.76
**Annexation**

**Net Present Value**

**With Provision of Tax Exemption in 10 Years**

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<th>Southeast Growth Area</th>
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<td>$87,237.73</td>
<td>$87,237.73</td>
<td>$87,237.73</td>
<td>$87,237.73</td>
<td>$87,237.73</td>
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Total Net Present Value = - $320,594.31

**Without Provision of Tax Exemption in 10 Years**

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<tbody>
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<td>Cost</td>
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<td>Discounted costs</td>
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<td>$82,206.06</td>
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<td>$50,039.97</td>
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Total Net Present Value = - $257,248.72
Annexation

Findings and Recommendations

Manchester should prioritize annexation of the Southwest Growth Area.

Annexation of the Southeast Area is not economically beneficial to the city (considering current land use and Future Land Use Map).
Importance of the application of Extraterritorial Zoning Map

Create a preliminary extraterritorial zoning map

Guide the implementation of Extraterritorial Zoning

Guide the City on the process of informing property owners

Can help prevent unsuitable and disorganized development around Manchester (i.e. CAFOs, sprawl)

Can help preserve prime agricultural land and sensitive areas
EXTRATERRITORIAL ZONING

Development Trend in Two-mile Buffer

Legend:
- 100-Year Floodplain
- Parcels by Land Use type:
  - Agricultural occupied
  - Agricultural vacant
  - Residential occupied
  - Residential vacant
  - Commercial occupied
  - Commercial vacant
  - Industrial occupied
  - Industrial vacant

Ex: HERE, Garmin, & OpenStreetMap contributors, and the GIS user community.
1. Ordinance gives authority to regulate agricultural activities in or on the floodplains of any river or stream

Webster City

1. A “greenbelt” was implemented to accommodate green space and flood water
2. Commercial feedlots, grain storage, and drying facilities are not allowed within the “greenbelts”
EXTRATERRITORIAL ZONING

Recommendations

1. Establish Extraterritorial Zoning Powers To Guide And Regulate Growth On The Periphery Of The City

2. Research The Feasibility Of The Adoption Of A Greenbelt District
EXTRATERRITORIAL ZONING

Guiding the Implementation of Extraterritorial Zoning

1. Confer with the County
2. Appoint New Board and Commission Members
3. Limits with Neighboring Cities for Extraterritorial Zoning
4. Draft an Ordinance for the Extraterritorial Zone and Update Maps
5. Give Notice to Affected Property Owners
6. City Council Holds a Public Hearing and Passes the Ordinance
EXTRATERRITORIAL ZONING

Identification of Areas for Preservation from Development

Lands with High Corn Suitability Rating to identify preservable prime farmland/agricultural lands

100-year Floodplain to prevent developments on floodway and floodplain and mitigate flood hazards
Proximity to the 100-year floodplain
Corn Suitability Rating
Proximity to fractured zones
Proximity to Manchester’s city limits where there are more services
THANK YOU
<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Objective</th>
<th>Strategies</th>
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</thead>
<tbody>
<tr>
<td><strong>Zoning Considerations</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reduction of Minimum Lot Sizes</td>
<td>1. Allow parcels that are currently below the minimum lot size allowed to conform to a regulatory framework</td>
<td>1. Minimum lot sizes for town homes should reduce to 1,520sqft</td>
</tr>
<tr>
<td></td>
<td>2. Increase number of developable lands</td>
<td>2. Duplex minimum lot sizes should reduce to as minimum as 4,500sqft</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Single-family houses minimum lot sizes should reduce to 3,000sqft*</td>
</tr>
<tr>
<td>Density Bonus</td>
<td>1. Increase number of affordable housing units</td>
<td>1. Offer FAR bonus increases to developers in exchange for supply of affordable housing</td>
</tr>
<tr>
<td>By Right Uses</td>
<td>1. Increase number of diverse housing options in various locations</td>
<td>1. Incentivize developers to build mixed-used developments, in the CDB, with the maximum height permitted (3 stories or 50 feet). Could be combined with density bonuses.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Incentivize construction of Accessory Dwelling Units’ for residential purposes</td>
</tr>
<tr>
<td>Rezoning</td>
<td>1. Increase the number of housing by increasing density</td>
<td>1. Amend zoning map, according to Planning Teams’ recommendations</td>
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<tr>
<td><strong>Financial Assistance for Developers</strong></td>
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</tr>
<tr>
<td>Land and Infrastructure Subsidy</td>
<td>1. Attract developers and spur new construction</td>
<td>1. Offer land and give $1,000 per unit built subsidy for infrastructure costs</td>
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<tr>
<td>Land Subsidy with Zoning Changes</td>
<td>1. Attract developers and spur new construction</td>
<td>1. Offer land and give $1,000 per unit built subsidy for infrastructure costs</td>
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<td></td>
<td>2. Increase number of housing units</td>
<td>2. Introduce R-5 Zones in zoning map</td>
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<tr>
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<td>3. Provide land incentives for construction of multi-family housing in R-5 zones</td>
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<tr>
<td>Tax Increment Financing (TIF)</td>
<td>1. Attract developers and spur new construction</td>
<td>1. Prioritize new development to vacant lands that fall within TIF districts</td>
</tr>
<tr>
<td></td>
<td>2. Increase investment in blighted areas</td>
<td>2. expedite TIF documentation for developers</td>
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<tr>
<td><strong>Outreach Efforts</strong></td>
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<tr>
<td>Housing Summit for Developers</td>
<td>1. Share information with housing agencies, businesses, and investors, about City's interest in new developments</td>
<td>1. Conduct yearly housing summits with information about the housing market in Manchester to inform about City's housing goals, existing programs and incentives that may attract developers</td>
</tr>
</tbody>
</table>
Annexation

Potential Benefits of Annexation to the City

- Creates a mechanism that allows for accommodating future growth
- Allows the city to plan for providing public services
- Can guarantee that the city gets compensated for the services it provides
- Allows the city to provide enough residential, commercial, industrial opportunities for future residents
- Allows city to be able to concentrate development in desirable areas
- Prevents urban sprawl by encouraging development in urban areas where adequate public facilities already exist
- Can decrease the level of the underdeveloped area and prevent development
- Can prevent development on unsuitable lands such as those lying in a floodplain or agricultural land with a high Corn Suitability Rating
- Has the potential to improve the city revenue since it would increase the tax base for the community
- Prevents incompatible uses adjacent to the residential areas within the city
Convincing Property Owners In The Two-mile Buffer Area To Make Restrictive Covenants

Fringe Area Agreements with Delaware County

Involuntary Annexation, if Necessary, for Public Purpose