

1
2
3
4
5
6
7

Appendix A
Appendix B
Appendix C
Appendix D
Appendix E
Appendix F
Appendix G

Municipal and Surrounding County Comprehensive Plan Summaries

The first part of Appendix C provides summaries of comprehensive plans for those communities within Story County that have previously adopted a comprehensive plan. The second part of Appendix C includes summaries of the comprehensive plans of surrounding counties that have previously adopted comprehensive plans.

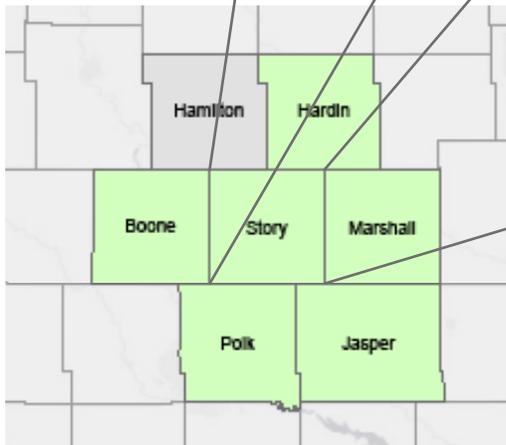
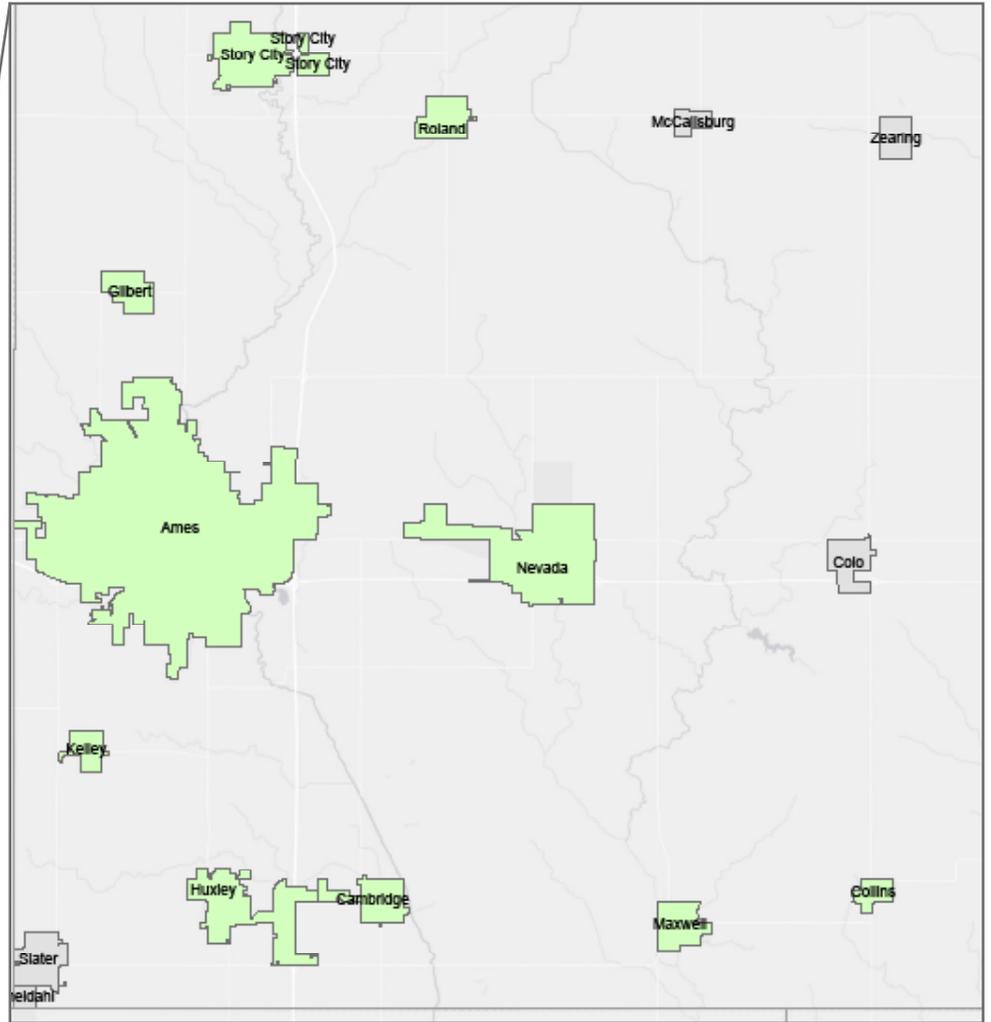
C.1 Municipal Comprehensive Plan Summaries
C.2 County Comprehensive Plan Summaries

Page
C-2
C-14

MUNICIPAL COMPREHENSIVE PLANS

Municipal Comprehensive Plans

Eleven of the fifteen communities in Story County have an adopted comprehensive plan. Five of the six counties that share a border with Story County have adopted comprehensive plans. This chapter gives a brief summary of the available comprehensive plan's future land use and growth plans.



Counties and municipalities in green have a Comprehensive Plan

CITY OF AMES

AMES PLAN 2040

Adopted December 14, 2021

Last Updated: May 9, 2023

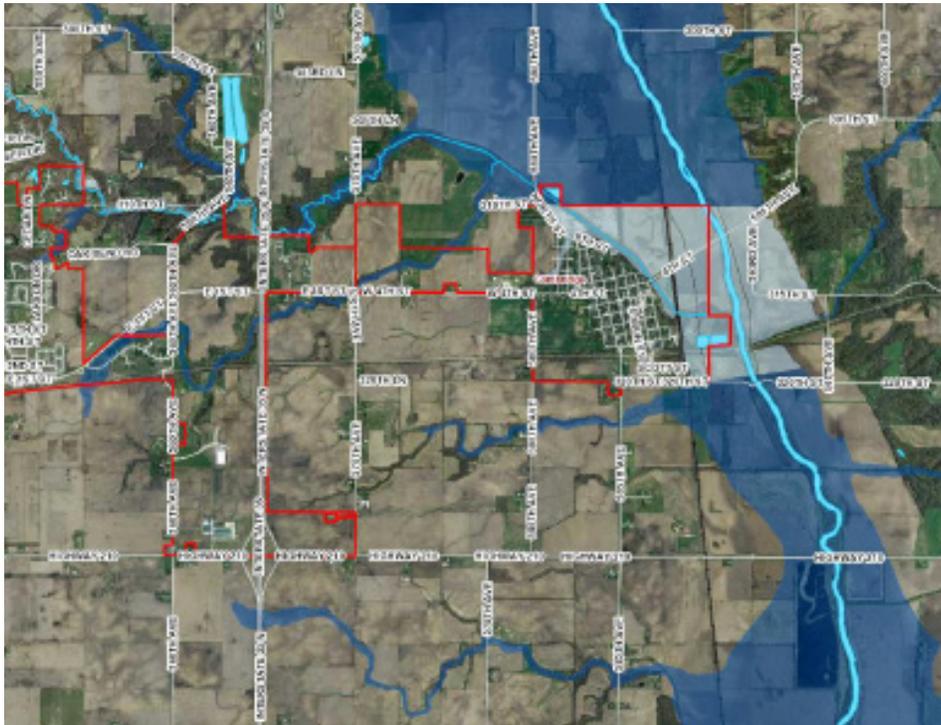
After Plan 2040's adoption, one of the first implementation strategies was to amend the Ames Urban Fringe Plan. The Ames Urban Fringe Plan was a 28E agreement between the City of Ames, City of Gilbert, and Story County that provided agreed-upon policies for understanding and predicting future land uses within two miles outside the boundary of the City of Ames. However, agreement was not reached on an Ames Urban Fringe Plan and the previous plan expired on April 30, 2023, when negotiations on the plan ended and a final extension was not approved by all cooperators.

As a result of the expiration of the Ames Urban Fringe Plan, Story County adopted its own Future Land Use mapping for the two-mile area outside of Ames' corporate limits. As discussed, Ames Plan 2040 includes both planned growth areas and the Urban Reserve Overlay to show where the city may grow long-term. The C2C Plan combines these areas and maps them as Urban Expansion, with several exceptions:

- Due to the prime agricultural lands and the desire by the County and Gilbert for a buffer between Gilbert and Ames, the area between 190th and 180th is mapped on the C2C Future Land Use Map as Agricultural Conservation. The Ames 2040 Plan shows this area with the Urban Reserve Overlay.
- The area southwest of Ames is shown with the Urban Reserve Overlay in Plan 2040. Due to public comments received during public hearings for the Ames Urban Fringe Plan, it is mapped as Agricultural Conservation in the C2C Plan.
- Also southwest of Ames, a 137-acre property (commonly known as Champlin Farms) is shown as Urban Growth in Plan 2040 due to city water and sewer connections. However, due to public comments and concern about natural areas on the property, it is mapped as Agricultural Conservation in the C2C Plan.
- The Meadow Glen rural residential area between the Champlin property and current city limits is shown as Rural Character with the Urban Reserve Overlay in Plan 2040. It is mapped as rural residential in the C2C Plan due to comments that were concerned with the annexation of a previously developed area.



CITY OF CAMBRIDGE FUTURE GROWTH PLANNING Adopted: 2007



In September of 2015 members of the C2C Project Team met with a representative for the City of Cambridge to discuss the City's future land use, development and annexation goals, objectives and policies. The City does not anticipate growth outside the existing limits but would support limited, slow growth. The ideal growth areas are to the west, towards and along West 4th Street towards Interstate 35/Huxley and to the South towards Hwy 210. Ballard Creek and the South Skunk River floodplain limit growth to the east and north of the city. The City opposed the City of Huxley's annexation east of I-35 as they thought I-35 was the logical barrier between the two cities. The high price of productive agricultural ground, which surrounds the city, is a major barrier to new development across and adjacent to the city.

According to the City's comprehensive plan adopted in 2007, I-35 and Highway 210 is a logical location for future commercial and industrial growth with the interchange, potentially drawing interest from Des Moines and Ames. Due to treatment enhancements, the City's sanitary sewer system has remaining capacity to serve 329 new people beyond the current population of 820 persons. Additionally, a new well and the water tower (built 2007) provide necessary fire flow for fire protection for approximately double the existing population. However, many of the surrounding areas are on Central Iowa Rural Water and the high cost of buyout to switch to the municipal water supply is also a barrier to growth.

Overall, the growth of Cambridge and Huxley around the intersection of County Hwy 210 and I-35 could have substantial impact on the unincorporated areas of Story County surrounding Cambridge. Growth pressure in these areas will continue to test the barriers of growth for Cambridge.

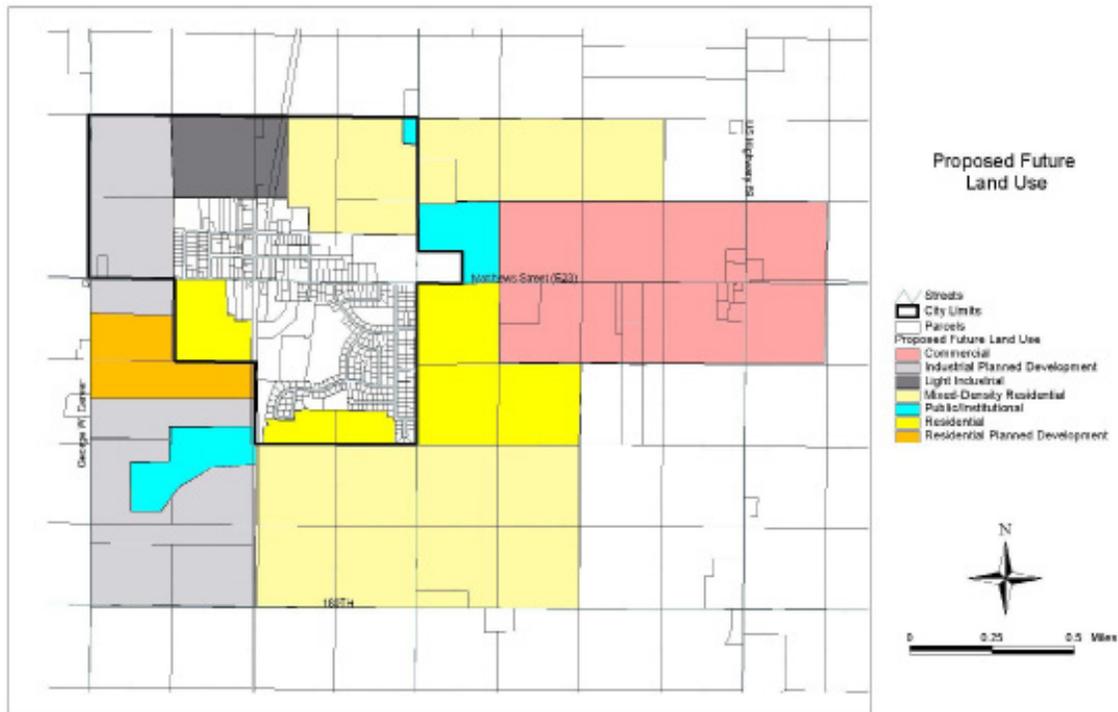
CITY OF COLLINS COMPREHENSIVE PLAN Adopted 2009

The City of Collins Comprehensive Plan was completed in 2009 with assistance from the Iowa State University Community and Regional Planning Department. The plan provides an analysis of existing conditions, a future land use map, public input summary and goals and objectives for implementing the plan. The plan's future land use map showed very little new growth and none of it was shown outside of the existing city limits. Growth plans for Collins should have very little impact on the surrounding unincorporated areas of Story County.





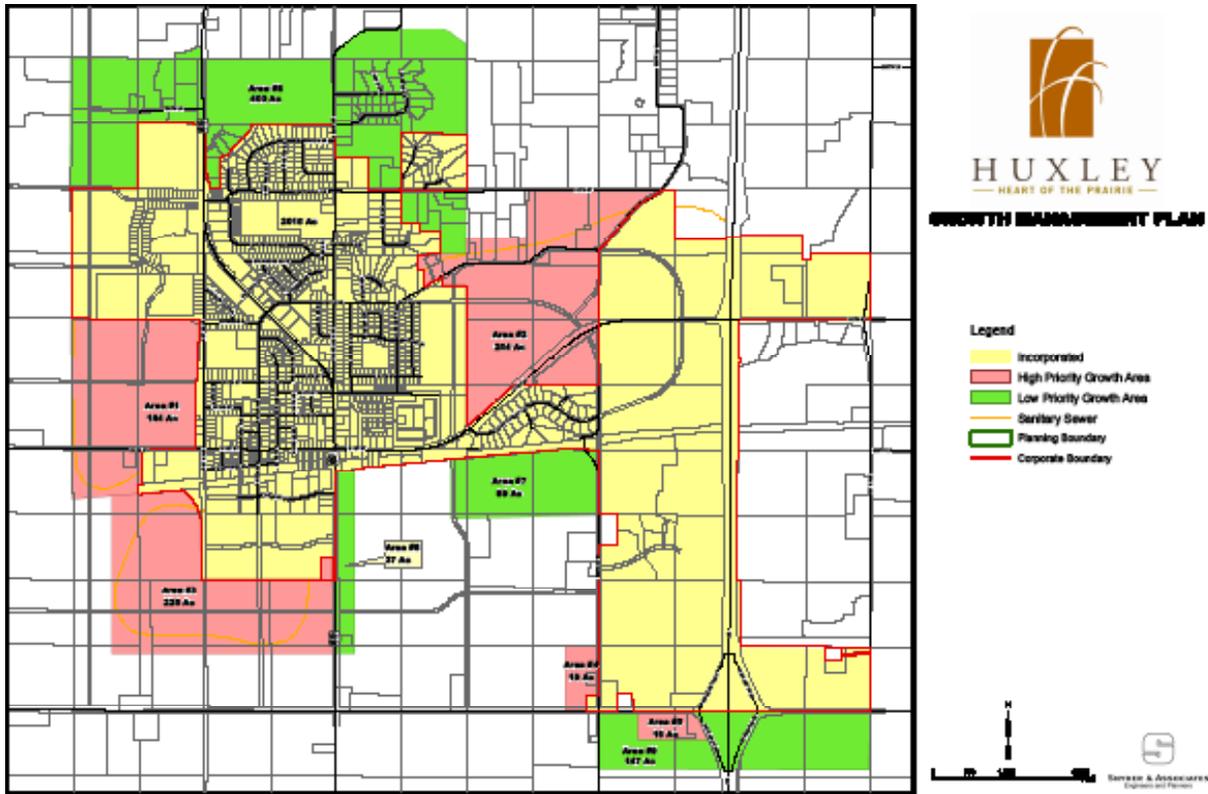
CITY OF GILBERT - COMPREHENSIVE PLAN
 Adopted: December 2003



The Gilbert Comprehensive Plan; Growing Gracefully includes six chapters covering the following: an Introduction to the Gilbert Plan; an overview of The Planning Process; History and General Conditions; Public Facility/Infrastructure Inventory and Analysis; Future Growth Concepts; Growth Policies and Implementation Strategies; and appendices addressing prior efforts and a glossary of terms. The Proposed Future Land Use Map shows a great deal of industrial, commercial and residential growth to the south and east of the existing city limits and is based on a 3% annual residential growth rate. The goals of the plan include 1) Enhance the Quality of Life, 2) Manage Community Growth, 3) Define Community Character, 4) Provide Community Services and Infrastructure and 5) Foster Economic Development. The Ames Urban Fringe Plan, to which Gilbert is a partner, coincides with the City’s Proposed Future Land Use Map.

In October of 2015, members of the C2C Project Team met with City representatives to discuss future land use planning. The plan is in need of an update due to increased growth and the new high school west of the city. The City is currently studying its sewer and water capacity and the ability of the systems to provide for future growth. The City anticipates a majority of its growth will occur to the south of the existing city limits. The City is currently reassessing its future land use plans in conjunction with the update to the Ames Urban Fringe Plan.

CITY OF HUXLEY - COMPREHENSIVE PLAN
Adopted: December 2013

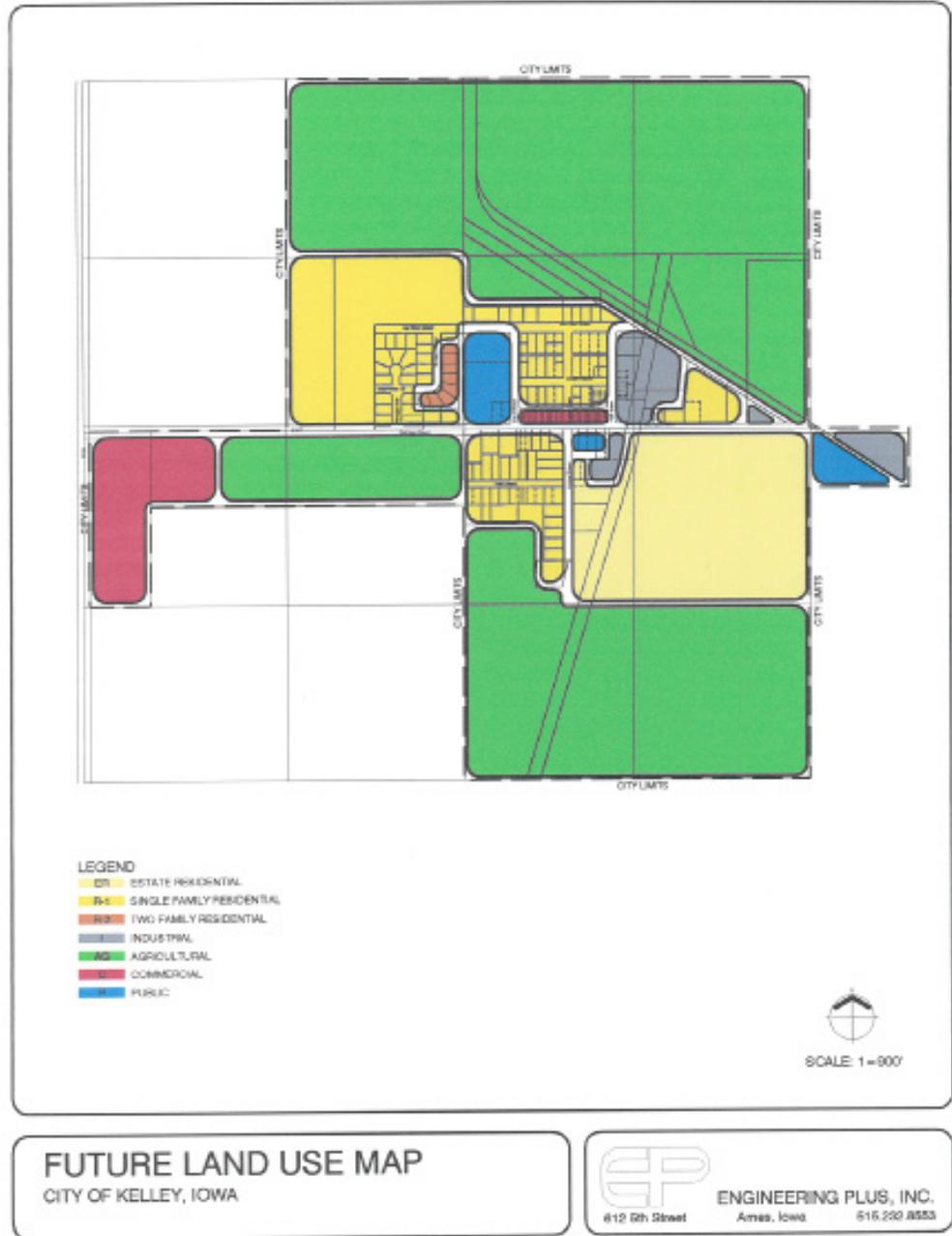


In September 2015 members of the C2C Project Team met with City representatives to discuss the City's future growth plans. The Future Land Use Map shows some proposed land use changes outside the current corporate limits primarily to the south, east and west. There are no current active annexation petitions, however the Growth Management Plan identifies a Medium and Low Density Residential area on the west side of the city as the #1 growth area, a Low Density Residential area to the east as #2 and a Light Industrial area shown as #3 on the south side of the city.

While no plans have been submitted to the City for some of the commercial and industrial planned areas, City staff has had discussions with businesses regarding potential development, however, land owners have not been willing to sell their properties. Growth is expected to occur outside the current plans to the north.

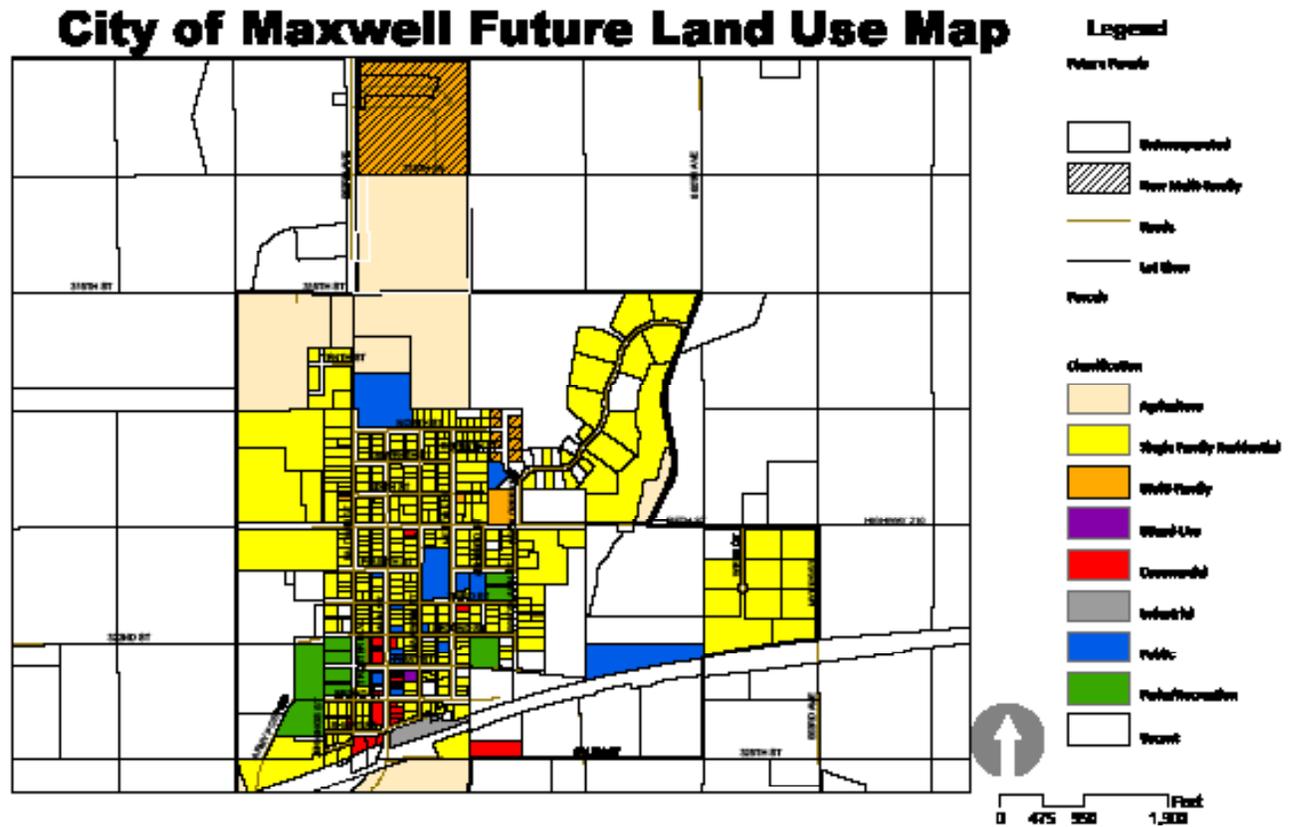


CITY OF KELLEY - COMPREHENSIVE PLAN
 Adopted: March 2003



Kelley expects to grow within the current city limits for the foreseeable future. Currently, there are no areas of town designated for larger estate - sized residential lots and the future land use map addresses that. The City's Comprehensive Plan anticipates commercial use to grow from 2.8 acres to 20.9 acres and industrial use to grow from 8.2 acres to 11.7 acres. Any future commercial expansion is likely at the highway intersection of R38/E57. Future industrial use is projected to remain in the existing industrial areas.

CITY OF MAXWELL - COMPREHENSIVE PLAN
 Adopted: March 2003

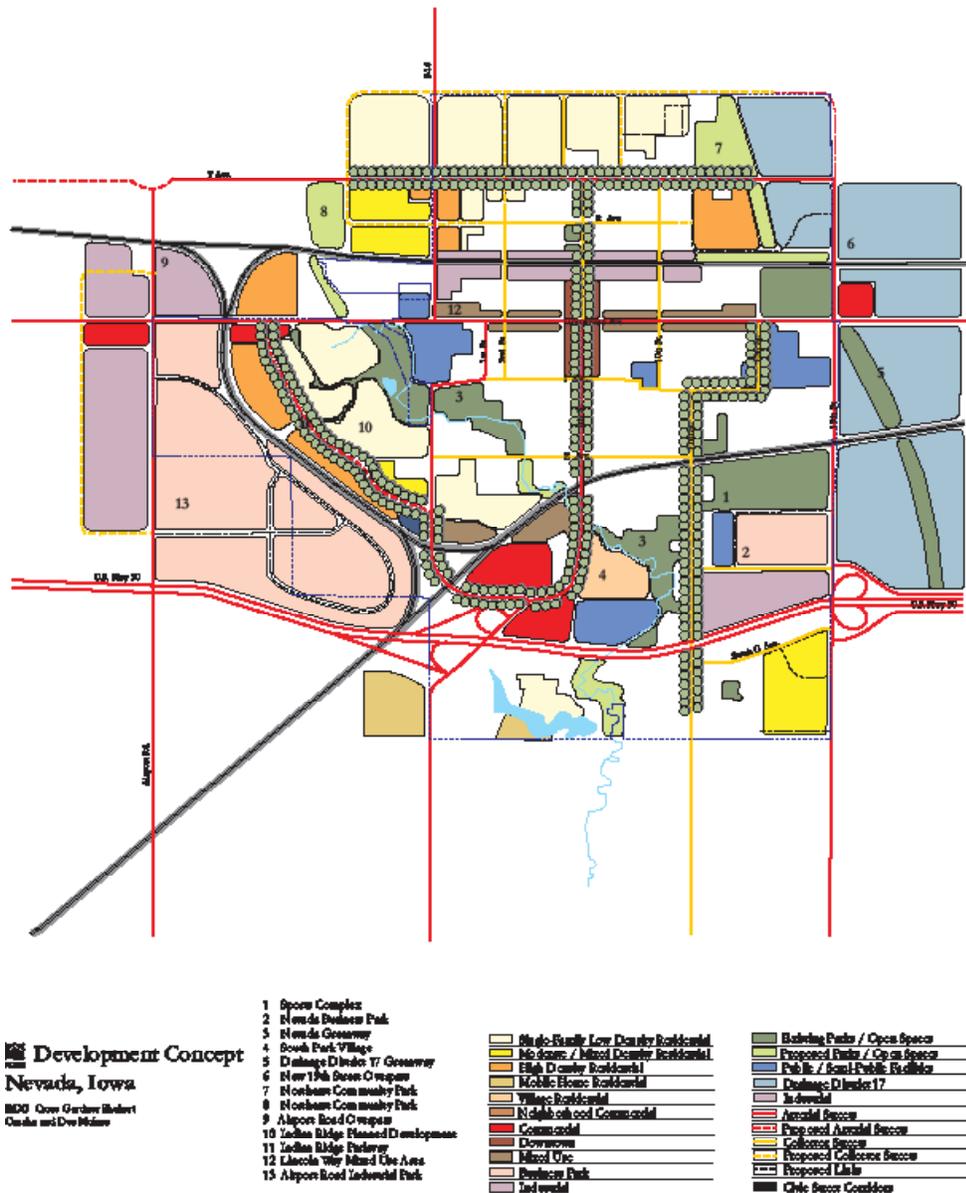


The City of Maxwell comprehensive plan addressed future growth and land use change and the above map is the result of that planning document. This map was created to show where possible growth could be directed. With the annexation of the Rolling Hills Mobile Home Park, Maxwell could increase its tax base without drastically raising taxes for the city as a whole. This would also provide the residents of the mobile home park upkeep and improvements provided by the City. This is represented on the map in orange (multi-family) with black cross-hatching. The next area that could receive growth is west on North Street where nine multi-family lots could be built. This area could be developed with town-home style housing. The addition of these nine future lots would accommodate 18 new families. This number is higher than the predicted growth for Maxwell, which is calculated to be 852 in 20 years.

CITY OF NEVADA - COMPREHENSIVE PLAN
 Adopted: June 2003

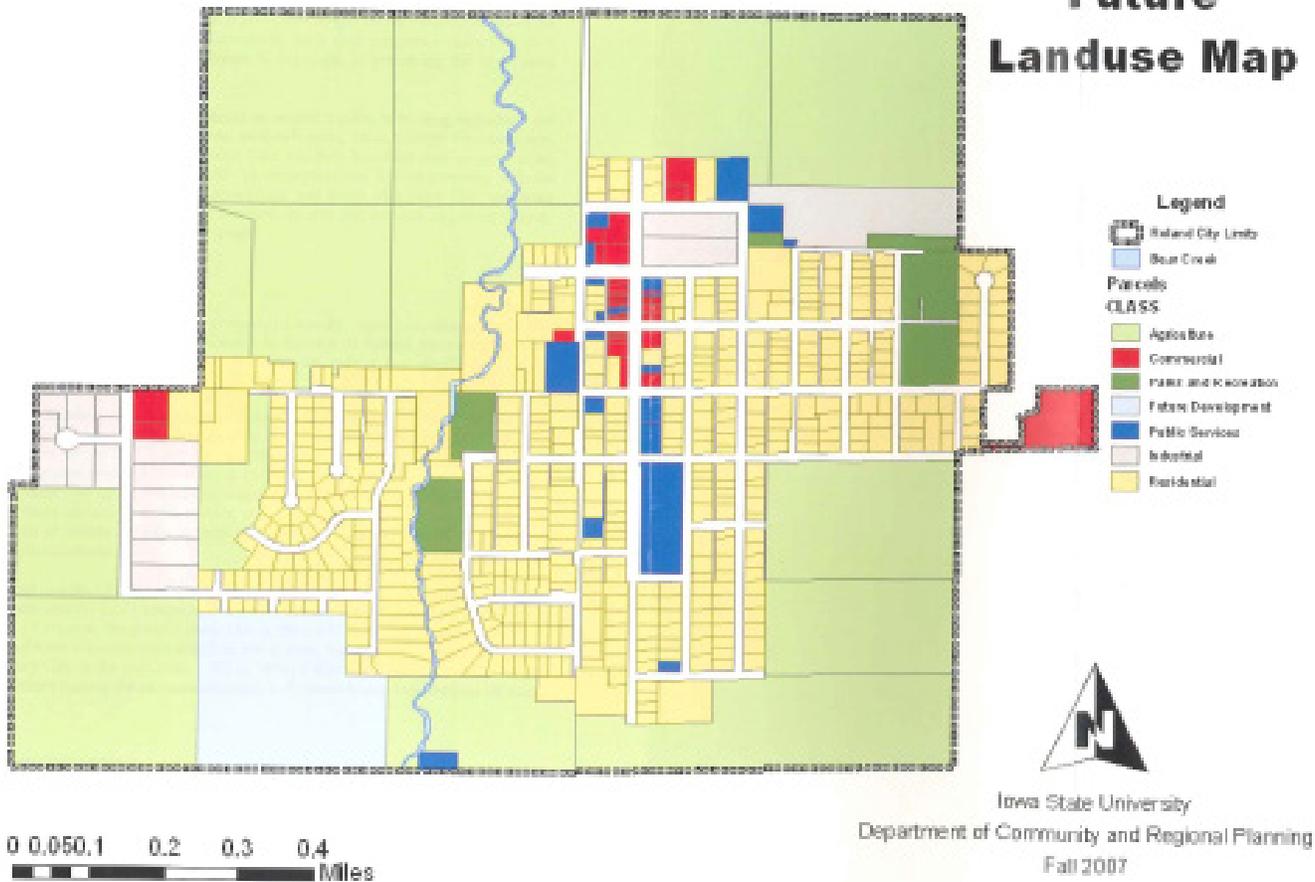
General growth direction for Nevada is westerly and southwesterly primarily for industrial development. In the west area from 590th Street east there are no plans for residential growth along the area from Lincoln Hwy to US 30. According to City officials the city has enough land area to develop residential uses if needed. Commercial use is shown in the southwest area near the current corporate limits and US 30.

Rural residential development has occurred to the south of the current city limits (Myerwood, Krupp County Addition, Timber Ridge, Country Club Estates, Indian Creek Hills, and Indian Creek Country Club). Development to the east is difficult due to the drainage district, limited by too much up - front costs to address drainage. Development to the north is also difficult. In September 2015 the Project Team met with City representatives and the City is planning for extensive commercial and industrial growth west of Airport Road to 590th.



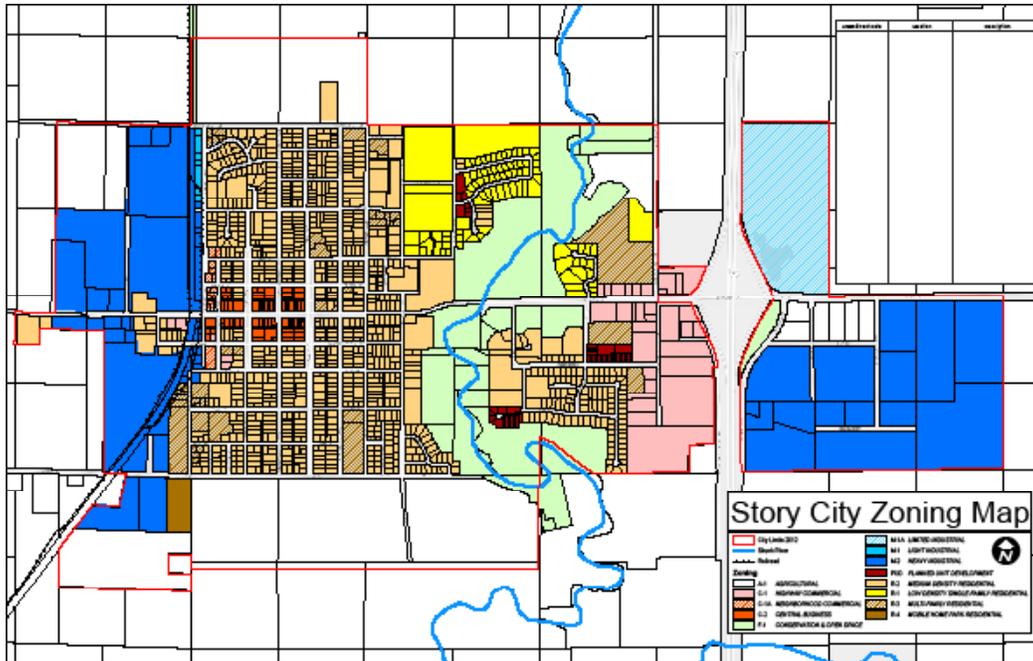
CITY OF ROLAND - COMPREHENSIVE PLAN
 Adopted: March 2003

Future Landuse Map



According to the Roland’s Comprehensive Plan, the community will grow from 1,234 people to an estimated 1,674 people in 2023. Based upon these estimates approximately an additional 130 housing units will be necessary to accommodate this population increase. Given the current development guidelines contained within the City’s zoning code, each residential lot will require a minimum of 8,000 square feet of land. Thus, depending on the development patterns followed, between 25 to 30 acres of land will be needed to accommodate these additional 130 housing units. Fortunately, there currently exists approximately 320 acres of land undeveloped already within its city limits, so there will be no need to annex any new land into the city.

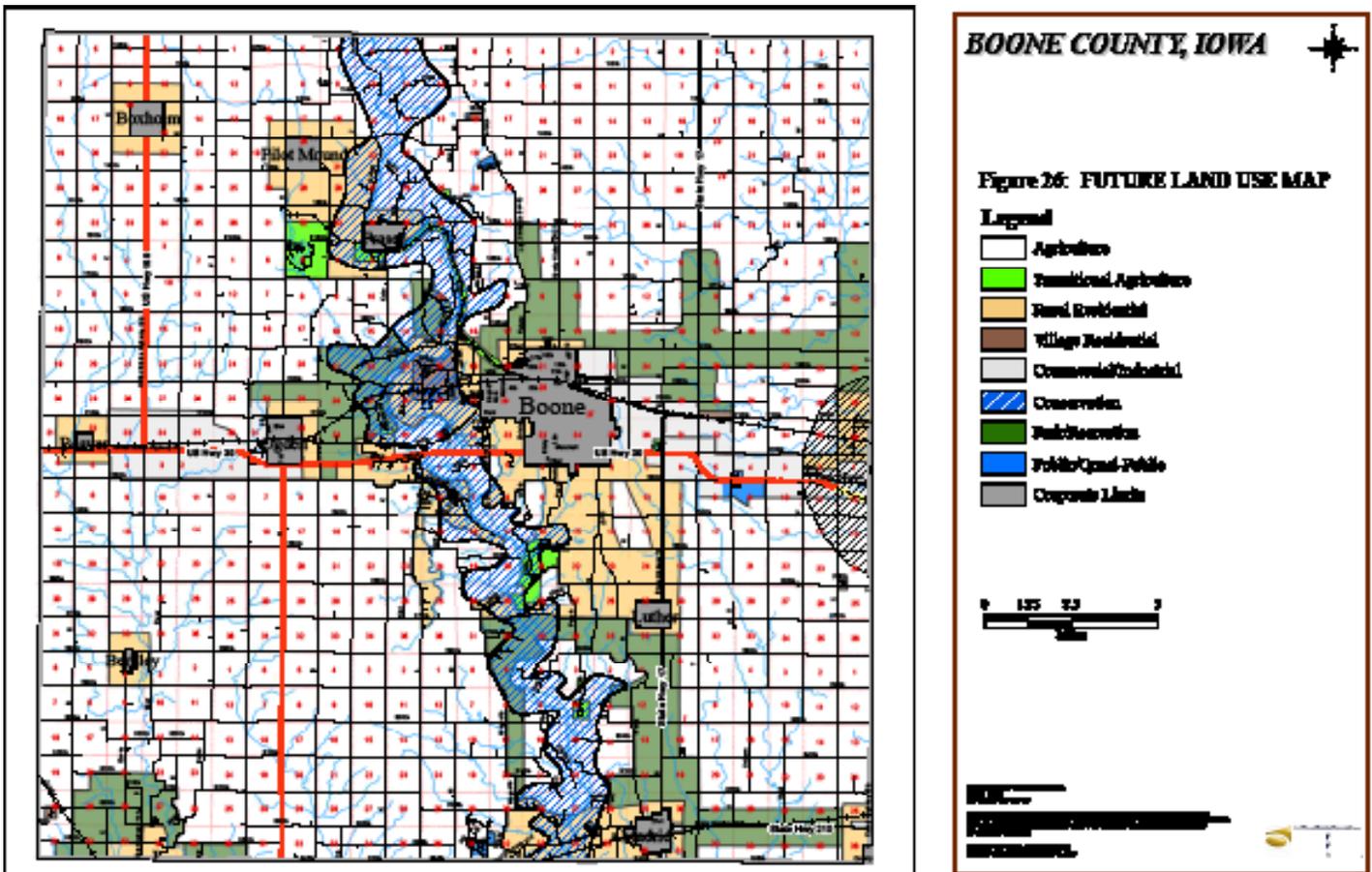
CITY OF STORY CITY - COMPREHENSIVE PLAN
 Adopted: March 2003 - Currently Updating



In September 2015, members of the C2C Project Team met City representatives. The City is currently working on an update to their comprehensive plan that will be completed in the summer of 2016. The City indicated the primary locations for potential growth is north of the current city limits between 550th Avenue to 560th Avenue for future residential use; and east of the city limits on the east side of I-35 on both sides of Broad Street (115th Street) and from 110th Street and 120th Street to 580th Avenue for industrial use. Residential growth could occur easterly, but is not ideal. Another area that may experience growth is southwest of the current corporate limits, east of the railroad right-of-way and south to 130th Street for industrial use. There are no current annexation petitions, however its anticipated that within a year there may be interest to annex land north of the city. The City’s water treatment plant is two years old and their other utility systems are in good condition with no capacity issues. Lastly, the City would want to discuss and review any proposed residential developments that would be located north of 130th Street and east of US Highway 69.

COUNTY OF BOONE - COMPREHENSIVE PLAN

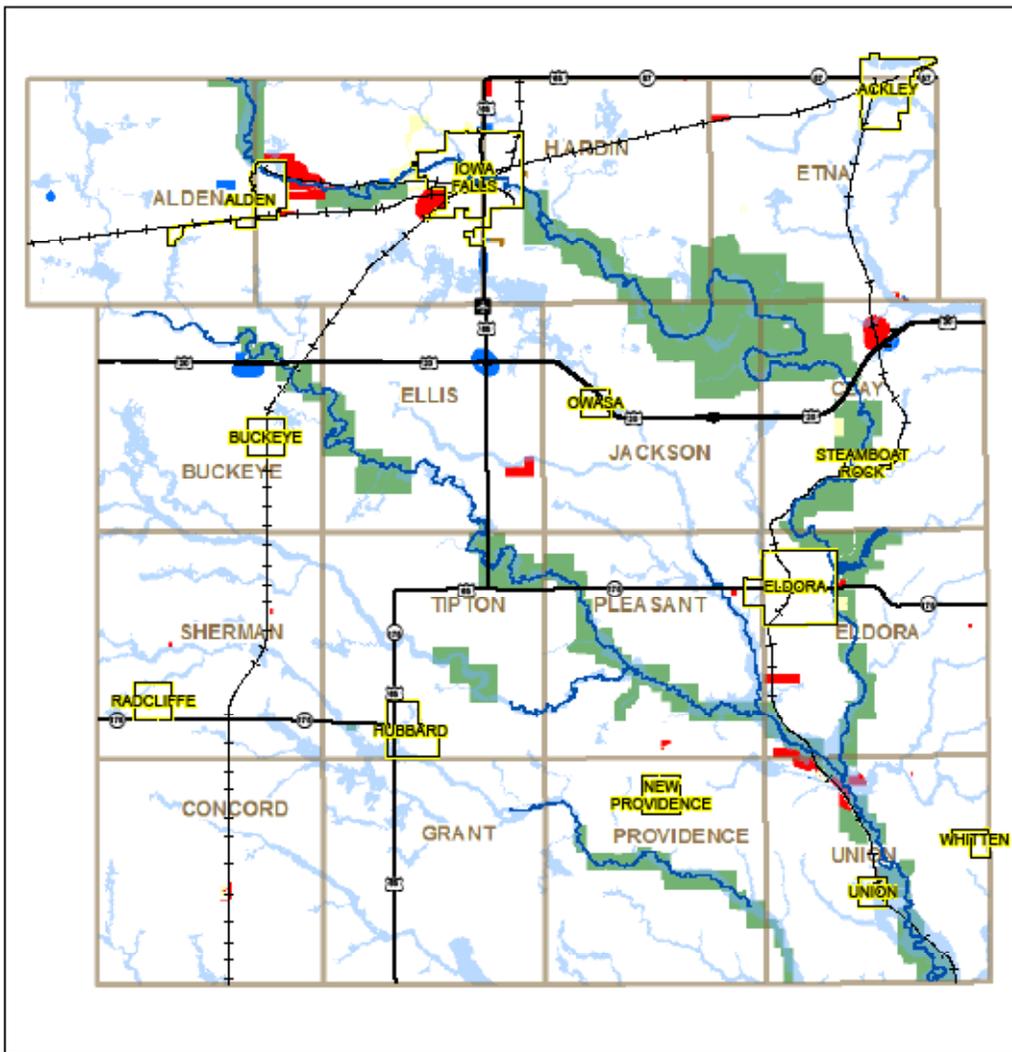
Adopted: 2007



The Boone County Comprehensive Plan was adopted in 2007 and was a two year process to get input from stakeholders throughout the county. Some of the key points in this plan related to land use are to preserve the rural character of the county, preserve agricultural land, and maintains a balance between development and the natural environment. Better litter control, alternative energy use and the preservation of the Des Moines River greenbelt were some of the top priorities for environmental concerns. Investment in infrastructure and improvement of parks and recreation throughout the county were also among top priorities.



COUNTY OF HARDIN - COMPREHENSIVE PLAN
 Adopted: October 2012

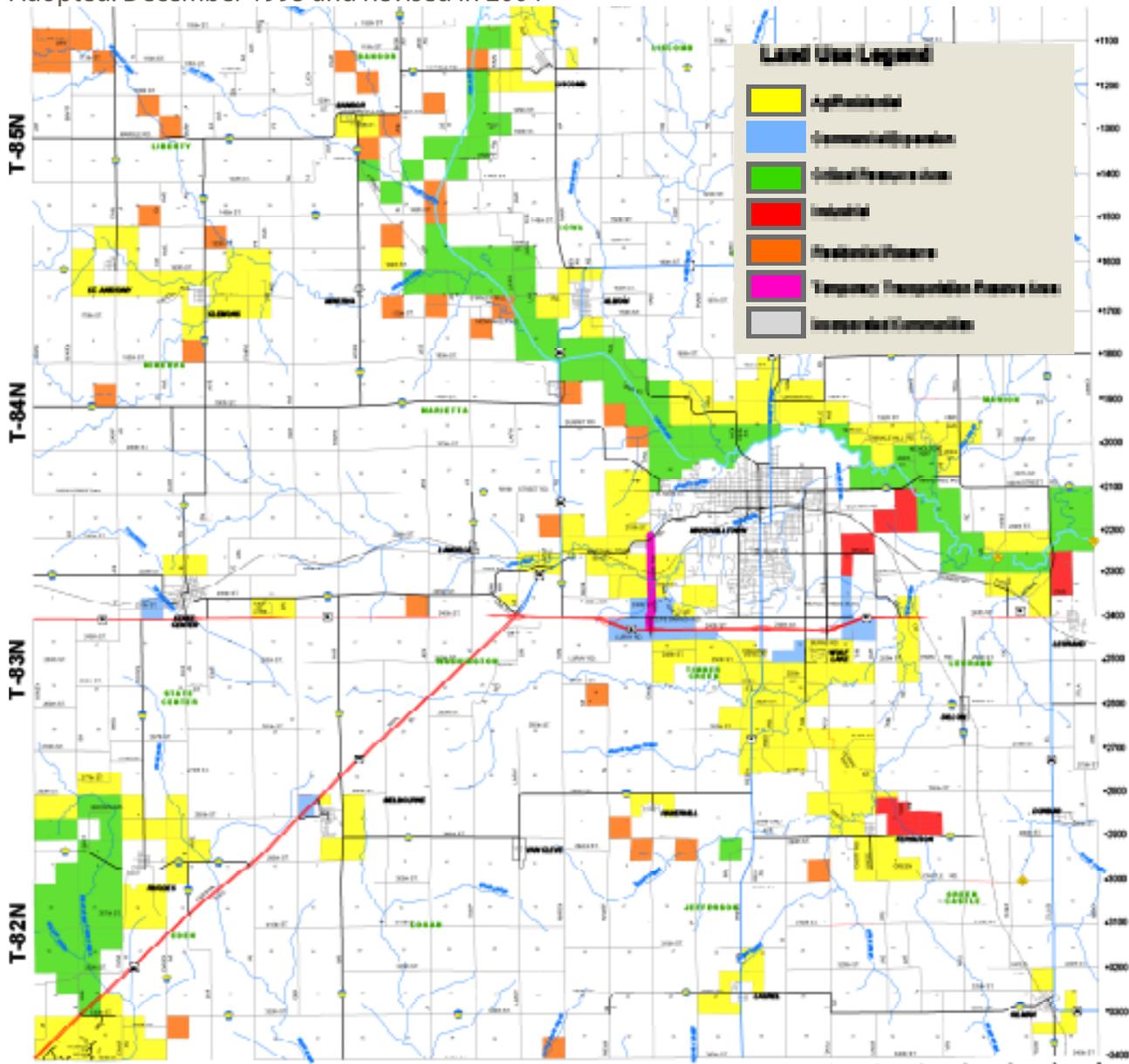


PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at county offices.

<p>Future Land Use</p> <ul style="list-style-type: none"> Residential Medium-Density Residential Commercial Industrial Conservation Agricultural 	<p>Legend</p> <ul style="list-style-type: none"> Flood Boundary Overlay District Township Line Corporate Limits Federal or State Highway Railroad Airport Water 	<p style="text-align: center;">Hardin County, Iowa</p>	<div style="text-align: center;"> </div> <div style="text-align: center;"> </div> <p style="font-size: small;"> This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The user is responsible for verifying the accuracy, timeliness, completeness and source of the information. Users may rely on the provided data for general reference only. The user is responsible for verifying the accuracy, timeliness, completeness and source of the information. There are no implied warranties of timeliness or accuracy. The user is responsible for verifying the accuracy, timeliness, completeness and source of the information. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The user is responsible for verifying the accuracy, timeliness, completeness and source of the information. Users may rely on the provided data for general reference only. The user is responsible for verifying the accuracy, timeliness, completeness and source of the information. Prepared by the Hardin County GIS Department in October 2012. </p>
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The County Comprehensive Plan was adopted in October 2012. The plan projects a 15% decrease in the county population over the next 20 to 25 years. The biggest issues discovered during the planning process were: commercial development/new jobs, availability of medical services, K - 12 school programs and facilities, elimination of dilapidated structures/elimination of junk and blight, and property taxes.

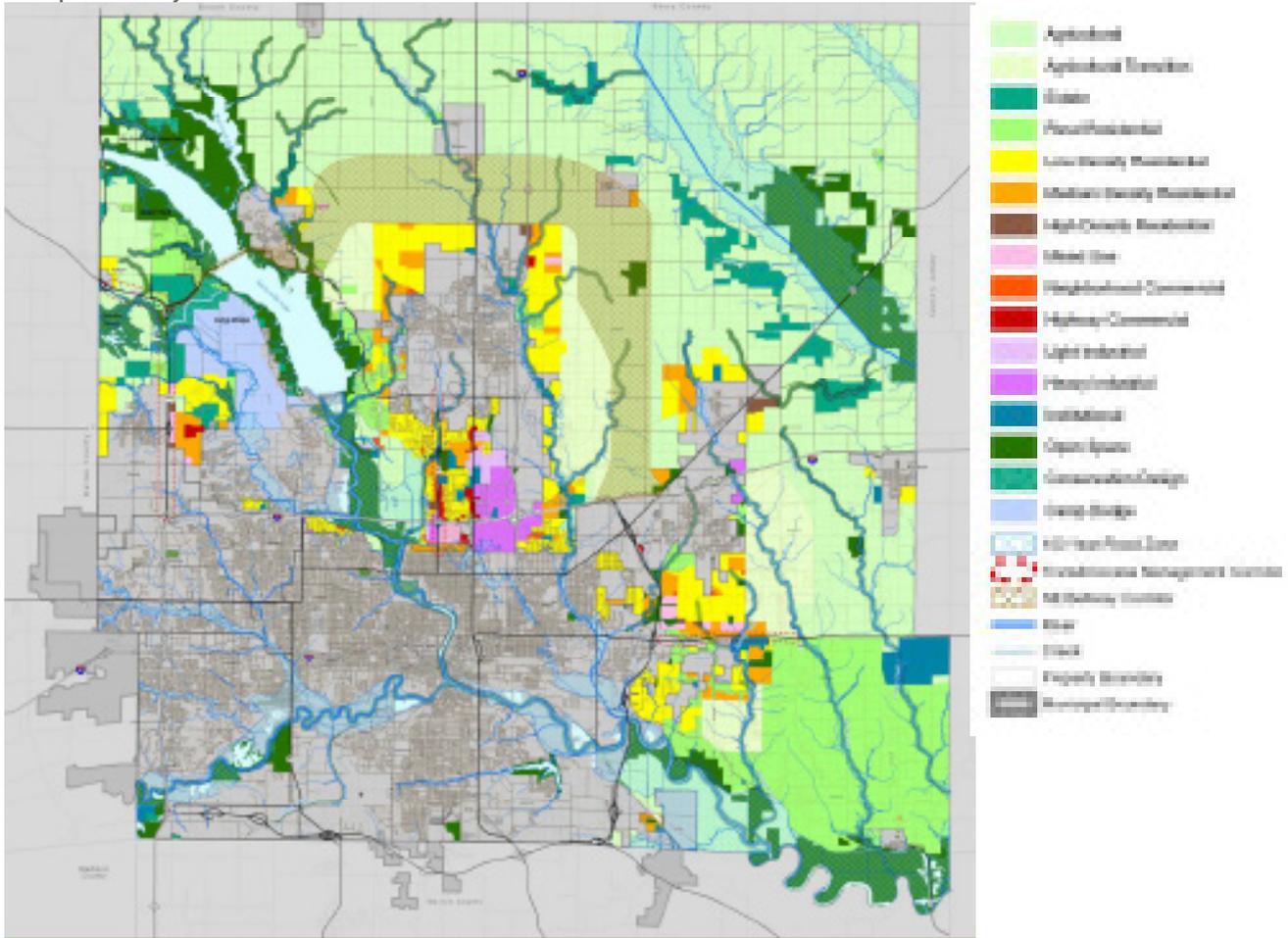
COUNTY OF MARSHALL - COMPREHENSIVE PLAN
 Adopted: December 1995 and Revised in 2004



Certain findings and assumptions have been made from which this plan was developed. First, growth trends and projections indicate that the county will continue to face a limited amount of pressure for new development. For the unincorporated area, that development will be primarily residential. Second, it is recognized that a certain amount of growth has previously occurred in areas that would be identified today as unsuitable for development because of environmental, location or other factors. While existing development patterns cannot be altered, expansion of certain developed areas can be discouraged as appropriate. Third, it has been assumed that agriculture will continue to be a major factor in the land use and economy of the county and that Federal, State and local policies for the preservation of high quality agricultural land will remain. Finally, the plan is based on the premise that protection of the area's natural environmental systems is of critical importance, and the location and sensitivity of certain natural resources should dictate the location of growth areas and the policy basis for managing growth.



COUNTY OF POLK- COMPREHENSIVE PLAN
 Adopted: May 2006



Land Use Issues, Chapter 3 of the Polk County Comprehensive Plan states: “The greater Des Moines region is a mosaic of growing cities and unincorporated land within counties. Cities are typically driven to expand outwards, annexing land at their edges, while county residents tend to oppose this expansion, in the interest of preserving their farms or rural lifestyle. Coordination among city and county plans, or between the plans of adjoining cities, is often lacking. The tension between urban/suburban expansion and rural preservation is a major issue this plan must address. This issue plays out in each of the four planning areas in different ways, but remains a common theme.” This urban verses suburban verses rural pressure is very prevalent throughout Polk County.