



The City of Adel



Chapter 3 - Study Approach

Prepared February 2009 by:





CHAPTER 3 Comprehensive Plan Study Approach

This update to Adel's Comprehensive Plan has been developed with a focused intent to achieve the land use, growth, annexation, and infrastructure goals identified in Chapter 2. The plan was developed through a combination of public official workshops and consultation, as well as public input.

The update process starts with a review of what planning Adel already has in place and under way.

- Adel has an existing comprehensive plan that identifies limited areas for new development within the city limits, identifies some related infrastructure expansion, and identifies proposed land uses for some areas within the existing city limits.
- Adel has an established zoning code and basic mapping of existing zone areas. This map is updated as part of this study, and supplemented with additional mapping of planned land uses.
- Adel has recently completed a study of existing potable water and sanitary sewer facilities and future needs. The study, published in 2007, identifies maintenance strategies for existing facilities, and discusses expansion needed for expected growth, and provides concept-level cost estimates for near-term needs.

The update process includes an evaluation of what Adel is already planning.

- Adel has made preliminary investigations of the feasibility and public support for annexation of new lands along the Highway 6 corridor to the east of the city. Work completed to date has included evaluations of the city's ability to provide utility services, and several public meetings to discuss options and impacts.
- Adel, together with other agencies, has investigated the feasibility of possible development of an airport east of the city. That process is intentionally separated from this plan update, to be incorporated into the Comprehensive Plan only when and if it reaches a point where a decision is made to proceed.

The update process continues with an evaluation of growth limits and constraints. Workshop and public meeting participants reviewed topographic constraints, adjacent community boundaries and planning areas, and transportation system grids and connections. These were compared against secondary boundary influences, including school districts, phone system boundaries, zip code areas, and rural water system districts.

Building upon the evaluation of outside factors and constraints to growth limits, the participants also reviewed the amount of housing and business development that would be needed to accommodate expected growth through an approximate



25-year planning horizon, and identified desirable locations for anticipated land uses. Finally, participants reviewed availability of municipal infrastructure (water and sewer) and estimated costs to extend service to various locations. Through this process a recommended land use map was developed.

The update process integrated evaluations of needs verses wants, as all proposed changes were tested against cost, impacts to owners and residents, and compatibility with community priorities and values.

The update process includes guidance for implementation of priorities, including land use planning, annexation, infrastructure maintenance and expansion, and future zoning code updates; to be pursued along with and after completion of the plan update.

A draft plan for major plan components was developed based upon guidance provided by community leaders through various workshops and presentations; and based upon guidance provided by participants in a first public open house, conducted on April 17, 2008.

The draft plan was reviewed by city officials in November of 2008, and presented to the public in December of 2008. Upon receipt of comments, the plan will be revised and provided for final review and acceptance in January of 2009.

