Chapter 4 - Land Use Plan
CHAPTER 4
Land Use Plan

The City of Adel’s existing city limits encompass approximately 2,045 acres. Of this, approximately 676 acres are undeveloped or underdeveloped, within the southwest, south, and southeast neighborhoods. Each of these areas is expected to be used primarily for residential neighborhoods, including parks and open space, and including commercial or retail uses along applicable sections of Highway 169 and other major roads or streets. The city limits also include approximately 20 acres of developable industrial area at their western edge. See FIGURE 1 Adel Undeveloped Land.

For the purposes of estimating population and employment growth that can be accommodated within these areas, the following land use types and densities are assumed:

<table>
<thead>
<tr>
<th>TABLE 1</th>
<th>Adel Infill Land Use Densities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td>Low Density</td>
</tr>
<tr>
<td>West Industrial</td>
<td>424 acres</td>
</tr>
<tr>
<td>Southwest Neighborhood</td>
<td>153 homes</td>
</tr>
<tr>
<td>South Neighborhood</td>
<td>30 acres</td>
</tr>
<tr>
<td>Southeast Neighborhood</td>
<td>30 homes</td>
</tr>
</tbody>
</table>

This analysis indicates that Adel can accommodate approximately 2,690 new homes, or about 6,700 new residents; and commercial development for approximately 800 employees, within the existing city limits. FIGURE 2 Adel Comprehensive Plan Existing Zoning illustrates existing zoning for all developed and undeveloped areas within the current city limits.

The infill analysis assumes however, full build-out of available space, and does not consider personal preferences as people choose where to live. As a result, priority growth areas outside the existing city limits were identified, based upon participants impressions of where people want to build, topographic features that can accommodate growth, and compatibility of growth areas with existing and planned city services.
City of Adel Undeveloped Land

Corporate Limits Area = 2045 Acres
Undeveloped Area = 676 Acres

Legend

Undeveloped Land

Figure 1

33% Undeveloped
In addition to topography and compatibility with city services, various other factors can affect selection of growth areas outside the city limits. These include the following items, which are shown on FIGURES 3-5:

- extent of the 2-mile boundary area outside the city, within which they can control development
- existing and planned boundaries for other nearby communities
- School Districts, zip codes, and phone system boundaries.

The external growth analysis identified four distinct growth areas recommended for future growth, as shown on FIGURE 6, Adel Land Use Plan.

- The East Growth area extends from the North Raccoon River to the easterly limits of expected growth for the city, along U.S. Highway 6. This growth area encompasses approximately 1,100 acres and is expected to include a combination of low, medium, and high density housing interspersed around commercial areas along the highway and at major street intersections; and include open space and recreation areas.

- The Highway 6 Business District includes the Ortonville Business Park, which is an existing subdivision in Dallas County, located east of Adel on U.S. Highway 6. The District covers approximately 355 acres, including 300 acres in the business park. Part of the business park is already developed in light industrial uses. The balance of the area is master planned for a variety of light industrial and commercial uses. This area is already served by an independent wastewater lagoon system. The Ortonville Business Park is illustrated on FIGURE 7 Ortonville Business Park Master Plan.

Commercial uses within the Highway 6 Business District are intended to support the light industrial uses in the Ortonville Business Park, provide office space, or provide local conveniences and services to the surrounding residential areas. These commercial uses are not expected, nor desired, to compete with the retail core in Adel’s central business district. As a result, commercial land uses within the Highway 6 Business District will be discouraged from including significant concentrations or large-sized retail businesses, or those retail businesses that draw customers from outside the immediate neighborhoods.

- The Northeast Growth area is situated north of U.S. Highway 6, east and south of topographic constraints imposed by the North Raccoon River and its tributaries. This area covers about 800 acres of rolling hills that are suitable for low density residential and open space uses. Part of this area is potentially serviceable with sewer service from Adel, and with water service from Adel or other providers.
The Northern Growth Area is situated north of Adel and northeast of the North Raccoon River and its tributaries. This area covers about 1,350 acres of rolling hills that are suitable for low density residential and open space uses. This area is not expected to be easily serviceable with water or sewer service from the City of Adel, so development would be limited to densities that can accommodate on-site septic and well systems.

Potential growth that can be accommodated from the identified growth areas area summarized in Table 2.

TABLE 2
Adel Growth Areas Land Use Densities

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low Density</td>
<td>Medium Density</td>
</tr>
<tr>
<td>East</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>800 acres</td>
<td>200 acres</td>
</tr>
<tr>
<td></td>
<td>800 homes</td>
<td>800 homes</td>
</tr>
<tr>
<td>Highway 6 Business Distr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>600 acres</td>
<td>200 acres</td>
</tr>
<tr>
<td></td>
<td>600 homes</td>
<td>800 homes</td>
</tr>
<tr>
<td>North</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,350 acres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,350 homes</td>
<td></td>
</tr>
</tbody>
</table>

This analysis indicates that the identified growth areas can provide for approximately 5,150 homes, or about 12,500 new residents; and commercial development for approximately 5,680 employees if fully developed to the assumed maximum densities.

The combination of land inside Adel’s existing city limits and the land identified in priority growth areas would provide far more capacity than is needed for development of homes and businesses to support expected population growth in the city for the next 30 years. As a result, the proposed strategy is for the city to identify preferred densities and uses throughout each of the areas, but only focus investment of city resources to support areas with key investment interest from outside sources. These include some areas within the existing city limits, and additional areas along the U.S. Highway 6 corridor to the east of the city.
Adel Comprehensive Plan Existing Zoning

Legend
- Agricultural
- Residential (Single Family)
- Residential (Medium Density)
- Residential (High Density)
- Residential (Very High Density)
- Public / Community
- Park / Open Space
- Commercial (Community)
- Commercial (Local)
- Industrial (General)
- Industrial (Light)
- Industrial (Heavy)
- Industrial (Special)

Figure 2

0 0.25 0.5 0.125 Miles
Adel Long Term Growth Analysis

Legend
- Flood Plain (100-yr-Main/25-yr-Tributaries)
- Ultimate Regional Growth
- Waukee Proposed Annexation
- City of Waukee

Figure 3
Adel Regional Planning Influences

Zip Code Boundaries

School Districts

ADEL-DESO-MINBURN
DALLAS CENTER-GRIMES
VAN METER
WAUKEE

Figure 5