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<td>INTRODUCTION</td>
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In May of 2015, the City of Adel began the process to update the Future Land Use Map from the City’s current Comprehensive Plan. Since adoption in 2009, the City has experienced significant single family residential growth. Based upon this influx of residential and a desire to identify and promote sites for new industrial and commercial development, the City leaders determined an update to the Future Land Use Plan was in order.

A Future Land Use Plan is an important component of any City’s Comprehensive Plan. Both the Comprehensive Plan and its Future Land Use Map serve as a guide for the future community helping to determine the community’s goals and priorities as well as where different land uses should be located. Additionally, the Comprehensive Plan and the Future Land Use Map both serve as resources to assist with the planning for public infrastructure (such as streets, sewers, and parks) and the prioritization of the expenditure of public funds on that infrastructure.

The City of Adel is authorized to regulate land use and development under Chapter 414 of the Code of Iowa and can establish zoning regulations provided those regulations are “…made in accordance with a comprehensive plan…”

With the creation and adoption of this Future Land Use Plan, it is important that its relationship to zoning be kept in mind. All development proposals and requests for rezoning must be reviewed to determine if they are consistent with the Future Land Use Plan.

STEERING COMMITTEE:
• Jim Peters
• Jon McAvoy
• Shirley McAden
• Bill Spencer
• Thomas Book
• Amy Lucht
• Jim Loynachan
• Doug Zeigler
• Deb Bengston
• Deb Calvert
• Linda Jackson-Wunsch
• Kayla Routson
• Jeff Schug
• Anthony Brown
• Steve Nichols
• Kip Overton
• Nick Schenck
• Gordy Shepherd
• Tim Morlan

MAYOR & CITY COUNCIL:
• Jim Peters (Mayor)
• Jon McAvoy (Mayor Pro Tem)
• Michael Haynes
• Shirley McAden
• Bryan Welch
• Rebecca Hillmer

PLANNING & ZONING:
• Becky Reed
• Melody Marshall
• Todd Cook
• Tom Waltz
• Kevin Juhnke
• Kent McAdon
• Ed Origer

PLANNING CONSULTANT:
CONFLUENCE
PUBLIC INPUT PROCESS

INTRODUCTION
Public participation is key to creating any successful plan. Throughout the process of updating the City of Adel’s Land Use Plan, it was imperative to gain as much public input as possible. The four steps described below outline the planning process that was used to create this plan.

ORGANIZE FOR PARTICIPATION
The project schedule for this plan was designed in a manner that provided opportunities for people of all ages and abilities to become involved throughout each and every stage of the project. The Sweet Corn Festival was a prime opportunity to allow several members of the community and surrounding area to become involved. For those that were not able attend the Sweet Corn Festival, an Online survey, hard copy survey, and public meetings were offered to provide additional opportunities for public participation.

IDENTIFY AND GET TO KNOW YOUR STAKEHOLDERS
Identifying and interviewing key stakeholders was a key step in the process. At the first Steering Committee meeting, members were given the opportunity to nominate key stakeholders. The selected stakeholders included a representative from the ADM School District, Mid-American Energy, Dallas County, Iowa DOT, and a local developer. Information gathered from each of these interviews is provided further within the document.

PICK AN APPROPRIATE LEVEL OF PUBLIC PARTICIPATION
Each of the public participation activities were designed to be simple, fun, interactive, and require only a short time commitment. Further information on these activities and results are discussed in greater detail throughout the document.

INTEGRATE PUBLIC PARTICIPATION IN THE DECISION MAKING PROCESS
Decision-makers were involved throughout many steps of the plan. These meetings were designed to ensure that decision-makers remained active, involved, and up-to-date throughout the stages of the plan.
ADEL SWEET CORN FESTIVAL

INTRODUCTION
A Future Land Use Plan booth was set up at the August 8, 2015 Adel Sweet Corn Festival in order to gain public input. Over 74 groups of people visited the table and provided feedback on what types of land uses they would like to see in and around the City of Adel.

LAND USE PUZZLE PIECE GAME
At the booth, community members had the opportunity to illustrate their ideal future city with an interactive land use puzzle piece game. This activity included to-scale pieces representing: Single-Family Residential, Parks and Green Space, Public Institutions, Local and General Commercial, Light and General Industrial, Mixed Use Development, and High Density Residential land uses. Each piece was designed to match the color of the associated land uses in the 2009 version of City’s Land Use Plan, as well as include a simple graphic to represent each type of land use.

DOT VOTING MAP
Another activity that was offered at the Future Land Use booth was the Dot Voting Map. This map included simple and easy to follow instructions that guided community members in identifying areas in the city that they enjoy most with a green dot, and possible areas of concern with a red dot. Participants also had the opportunity to place a small note next to their dot explaining their reasoning for its placement. The simplicity of this activity allowed people of all ages and abilities to participate.

PAPER SURVEY
Individuals that visited the booth also had the opportunity to fill out a short paper survey with questions relating to quality of life, community needs, housing preferences, retail interests, employment opportunities, thoughts on future growth and more. There was also a space provided at the end of the survey allowing the residents of Adel to address any additional thoughts or comments.

KEY TAKEAWAYS
Key take-aways from the Adel Sweet Corn Festival Future Land Use booth included: the desire to keep the small town atmosphere of Adel as the city continues to grow, the need for more retail and restaurants in the downtown, the fact that Adel has great schools and is a good place to raise a family, that there is mixed support for the residential tax abatement, the need for other types of housing such as town-homes, concerns with brick and gravel roads, and the opportunity to utilize the riverfront.
COMMUNITY INPUT SURVEY

INTRODUCTION
Shortly before the Adel Sweet Corn Festival, Anthony Brown, the City Administrator was able to send a city-wide email to the residents of Adel to let them know that a Land Use Plan Survey was available Online. As shown in the image to the right, residents were encouraged to provide their input in pro-actively managing the City’s growth, and importance of their ideas and opinions in planning for the future of the City. This message prompted over 200 people to take the survey and encouraged residents to visit the Future Land Use booth at the Adel Sweet Corn Festival.

COMMUNITY ACCESS
The link to the Online survey was also added on the City website and allowed us to direct the visitors of the Future Land Use booth to the City website if they were more interested in completing the survey Online as opposed to the paper version.

STATEMENT OF PURPOSE
“The City of Adel has experienced significant growth over the past decade. In order to pro-actively manage this growth, the City wishes to update its Future Land Use Plan that is part of the City’s Comprehensive Plan completed in 2009. Both the Comprehensive Plan and the Land Use Plan help us determine where different types of new growth and development should be located and how best to invest our capital improvement dollars on infrastructure improvements such as streets, sewers, water mains, public safety facilities, and parks and recreational amenities.

To help us update our plan, we need your input. The following survey asks a series of questions so that we can gauge the community’s preferences regarding new growth and development and long term vision for Adel. Please take 10 minutes to give us your opinions to help us plan for the future of our city."

SURVEY QUESTIONS AND RESULTS
A summary of survey questions and results has been prepared and is included in the document appendix. All open ended responses have been included and are unedited.

KEY FINDINGS
Key findings from the survey included the types of housing desired (mid and entry level single-family houses, town-homes and row-houses, and senior housing), types or retail desired (restaurants, department stores, movie theaters, supermarkets, and coffee shops), and reasoning for living in Adel (the small town atmosphere, quality of the schools, and proximity to work, family and friends).
STEERING COMMITTEE

INTRODUCTION
The first Steering Committee meeting was held on August 12, 2015 and included approximately twenty members selected by the City Administrator.

MEMBERS
This included the Mayor, selected City Council members, select members of the Economic Development Commission, the Planning and Zoning Commission Chair, the Director and President of the Adel Partners Chamber of Commerce, a Mid-American Energy representative, selected Greater Dallas County Development Alliance members, a McClure Engineering representative, and Adel City Staff members.

AGENDA
The meeting included an overview of the project goals, the public input plan, project schedule, results of the Adel Sweet Corn Festival booth, initial results of the community input survey, identification of key stakeholders, review of existing plans, and a strengths, weaknesses, opportunities, and threats (SWOT) analysis.

STRENGTHS AND OPPORTUNITIES
Strengths and opportunities identified at the meeting included: the schools, brick streets, certified sites, proximity to the metro, downtown square, bike trail, opportunity of becoming a trail head, desire to become a special destination, infill and urban revitalization opportunities, job growth with the county bond capacity, the city and county relationship, and the opportunity to increase services as well as re-locate water and sewer services.

WEAKNESSES AND THREATS
Weaknesses and threats that were identified included: the brick streets, financials, connectivity to technology (perception), flooding/floodplain, proximity to the metro, aging infrastructure, utility cost challenges, and perception of parking issues downtown.

NEXT STEPS
The meeting concluded by highlighting the next steps in the process – Key Stakeholder Interviews, a Public Workshop, and determining when the next Steering Committee would be held. Subsequent Steering Committee meetings were held and worked to keep members of the committee continuously involved and updated on public input, P&Z meetings, and mapping changes and options.
**KEY STAKEHOLDER INTERVIEWS**

**INTRODUCTION**
The members identified as Key Stakeholders to be interviewed for the Land Use Plan update included: Deb Calvert with Mid-American Energy, Greg Dufoe with the Adel School District, Murray McConnell and Sam Larsen with Dallas County, Bill Spencer with Landmark Development, and Troy Jerman with the Iowa Department of Transportation (IDOT). Below is a brief summary of key findings from each interview:

**DEB CALVERT – MID-AMERICAN ENERGY**
A significant finding from this interview was the natural gas service limitations to expansion in Adel. A few key suggestions provided at this meeting were to designate industrial growth to the west, business and office uses to the east, and single-family residential to the south. She stressed the challenges associated with developing to the north, and that redevelopment should occur within the downtown.

**GREG DUFOE – ADEL SCHOOL DISTRICT**
The largest challenge to growth for the school district would be if growth occurs faster than projected. The Adel school district currently has a Master Plan that accommodated future growth projections. However, after the creation of the plan, additional factors impacting growth such as the tax abatement program have come into place. New growth must be well planned and managed.

**MURRAY McCONNEL AND SAM LARSEN – DALLAS COUNTY**
Murray McConnel and Sam Larsen both recommended prioritizing where growth is wanted before delving too far into the plan. They stressed the importance of first determining what is more logical and realistic for Adel. Overall, they considered access to be a key determining factor for where growth is likely to occur. Dallas County is working to require county roads to be designed to City standards to allow for an easy transition if an area is annexed.

**BILL SPENCER – LANDMARK DEVELOPMENT**
Key points that Bill Spencer brought to the table were the limitations to growth that Adel faces. These primarily related to water and sanitary sewer services. He indicated that single family growth is expected to the south, but that there is a demand for density (multi-family residential/town-homes) and that many are looking for rental properties. Mr. Spencer also mentioned that there may be potential for industrial businesses in the Ortonville area, and that many community members are interested in more restaurants and retail businesses. He did not expect much growth to the North or West, but that there is a need for a variety of land uses.

**TROY JERMAN – IOWA DEPARTMENT OF TRANSPORTATION**
A key element to consider from the interview with Troy Jerman would be their plans to conduct an Interchange Operation Report for the Highway 169 interchange and I-80. He mentioned that there have been speed study requests to the South of Adel on Highway 169 based on speeding complaints. His advice for future growth was to determine the full build out of subdivisions. The DOT has created a Master Agreement on Access and Signals which helps developers to know what to expect for new development projects. His suggestion was to keep the commuter corridor going. Currently, there are no plans for any improvements to Highway 169.
PUBLIC WORKSHOP

INTRODUCTION
A public workshop was held on September 24th in order to gain additional community input. The public meeting began with a brief introduction to the project as well as a general overview of findings from the Adel Sweet Corn Festival booth, public input survey, and project schedule.

HEADLINE NEWS EXERCISE
To promote community involvement a simple “headline news” exercise was completed. Community members were asked “What will be the headline in the Dallas County News in 32 years when the City of Adel celebrates its bicentennial?” Some of the answers included:

- Adel Voted Best Small City in Iowa
- Adel Celebrates Revitalization of Town Square
- Adel Sweet Corn Festival Keeps Growing
- Kinnick-Feller Memorial Fountain Celebrates 30th Anniversary – Historic Park Festival starts Friday
- Adel Jail finally Passes
- Unique Flavor of Small Town Catches Interest
- Adel Repairs Complete

COMPREHENSIVE PLANNING OVERVIEW
Following this exercise, a general overview of Comprehensive Planning was provided. This included the following quote:

“The comprehensive plan, also known as a general plan, master plan or land use plan, is a document designed to guide the future actions of a community. It presents a vision for the future; with long-range goals and objectives for all activities that affect the local government.”

- Gary D. Taylor, Iowa State University

EXISTING PLANS REVIEW
The next step in the meeting was to review the existing plans for the City. This included the current Land Use Map, Zoning Map, Recent Annexations, and Recent Developments.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT) EXERCISE
Similar to the Steering Committee, the Public Workshop included a strengths, weaknesses, opportunities, and threats (SWOT) Analysis.
SWOT ANALYSIS

**STRENGTHS**

School District – Highly Ranked, Opportunities for Youth Generations
Recreational Opportunities
The River – White Water Possibility
City Parks
The Aquatic Center
Close to Des Moines – Job Opportunities, Culture, Health Care
Safe Community
Great Square – Very Attractive
Growing – Tax Base and Population
The Library
Location – At the intersection of 2 major highways
County Seat – of the wealthiest county
The Fairgrounds
Strong Service – Formal Organizations
Social Opportunities – Concerts and Festivals
Doesn’t look like West Des Moines or Waukee

**WEAKNESSES**

Lack of Retail
Close to Des Moines
Intersection of Highway 6 and Highway 169
Struggle of Acceptance of Change
Issue of Industrial Development (Ex: Monarch & Commercial office)
Lack of basis for development
Need to manage growth
Small industry needs
Brick residential roads
Need to fix what we have first
Lack of commercial space
Lack of continuity along the square with retail
Geographic location to water (flooding, development issues)

**OPPORTUNITIES**

Opportunity to highlight Island Park & the beautiful town
The river – sandbar and recreational activities
Dallas County Fairgrounds
Improve pedestrian way
Expand walkability
Bike lanes
Safe routes to school
Dedication standards – Opportunity to improve
Opportunity for Parks Master Plan
Opportunity for future trails and parks

**THREATS**

The possibility of turning into Waukee (or Waukee Schools)
Infrastructure limitations
If growth occurs faster than projected (impact to schools)
Cost of land – and future facilities are inflating
Rapid Growth
Loss of elected county officials
Loss of county employees downtown
Possibility of vacancies
LAND USE MAP

City of Adel
Future Land Use Plan

LEGEND
- City of Adel Boundary
- City of Adel Planning Boundary
- Existing Principal Arterial Road
- Proposed Principal Arterial Road
- Existing Minor Arterial Road
- Proposed Minor Arterial Road
- Major Collector Road
- Proposed Major Collector Road
- Minor Collector Road
- Rivers
- Proposed Trails
- Raccoon River Valley Trail
- Waukee Annexation Boundary
- Dallas Center Annexation Boundary
- Residential (Single Family)
- Residential (Medium Density)
- Residential (High Density)
- Public / Community
- Mixed Use
- Park / Open Space
- Community Commercial (CC)
- Neighborhood Commercial (NC)
- Industrial (General)
- Industrial (Light)
- Floodplain
- Water Treatment Plant
- City Hall
- Fire/Police Station
- Library
- School
- Waste Water Treatment Plant

Adopted: 12-8-2015
LAND USE MAP NARRATIVE

INTRODUCTION
A Land Use Map serves as a guide, helping to direct where certain uses should occur within the City. Land use classifications provide a means for describing the preferred use of land within the community and serve as the basis for zoning decisions.

LAND USE MAP CREATION
Adel has experienced significant growth over the past decade. This map has been created in order to pro-actively manage this growth. Land Use Maps help us determine where different types of growth should occur as the city continues to grow and where public infrastructure investments should be made.

Elements that were taken into consideration as this map was developed include:

- Community Needs and Desires
- Utility and Sewer Service
- Existing Land Uses
- Existing Zoning and Land Use Plan
- Accessibility / Existing Roadways
- Floodplain Boundaries
- Annexation Boundaries and annexation agreements
- Landforms
- Streams, Rivers, and Natural Habitats
- Current Growth Patterns

LAND USE CATEGORIES
Categories for the future land use map are:
- Open Space
- Public
- Residential (Single Family)
- Residential (Medium Density)
- Residential (High Density)
- Mixed Use
- Commercial (Community)
- Commercial (Neighborhood)
- Industrial (General)
- Industrial (Light)

LAND USE

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<th>LAND USE</th>
<th>TOTAL ACRES</th>
<th>PERCENT OF TOTAL</th>
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<td></td>
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<td>PARK / OPEN SPACE</td>
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<td>TOTAL</td>
<td>24,083</td>
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**LAND USE CATEGORY DEFINITIONS**

**OPEN SPACE**
Land that may be located within the floodplain; may have steep topography, wetlands or significant tree; or may consist of high value farmland. Typical uses include undeveloped natural areas, green spaces, buffers, public or private parks, outdoor recreational facilities and sports fields, and agricultural production. (Compatible zoning districts: A-1, A-2, CN)

**PUBLIC**
Publicly owned land and civic or governmental uses such as schools, municipal and county buildings, public parks, public recreational facilities, and cemeteries. (Partially compatible with all Agricultural, Residential, and Commercial zoning districts.)

**RESIDENTIAL (SINGLE FAMILY)**
Single family detached dwellings and two family attached dwellings located on individual lots with densities typically from 1 to 8 dwelling units per acre of land. (Compatible zoning districts: A-1, A-2, CN, R-1, R-2, R-3)
RESIDENTIAL (MEDIUM DENSITY)
Single family detached dwellings and single family dwellings attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 6 to 12 dwelling units per acre of land. (Compatible zoning districts: R-1, R-2, R-3, R-4, R-5, R-6)

RESIDENTIAL (HIGH DENSITY)
Multi-family residential dwelling units attached both horizontally and vertically with two or more dwelling units, typically referred to as apartments or condominiums. Densities range from 8 to 16 dwelling units per acre of land. (Compatible zoning districts: R-4, R-5, R-6)

MIXED USE
Land that is developed at a higher, urban density with multi-story buildings that include a combination of residential, retail, and office uses. Retail and office uses are typically located on the first floor (street level) and multi-family residential dwelling units are typically located on the upper floors. Buildings should be 2 to 4 stories in height with parking shared among uses and provided on-street and in structured parking located within, under or to the rear of the building. (Compatible zoning districts: C-2)
**COMMERCIAL (NEIGHBORHOOD)**
Smaller scale retail located in close proximity to residential areas intended to serve the daily retail needs of the residents. Retail buildings are typically 1 story tall and less than 40,000 sq. ft. in size with uses restricted to those generally considered more compatible near a residential area. (Compatible zoning districts: C-1 and C-2)

**COMMERCIAL (COMMUNITY)**
Larger scale retail located along high traffic corridors intended to serve the entire community and motoring public. These retail areas typically consist of large box stores and multi-tenant shopping centers. (Compatible zoning districts: C-1, C-2, C-3)

**INDUSTRIAL (LIGHT)**
Professional office, indoor warehousing, and low-intensity/light manufacturing uses including professional office and business park, corporate campuses, and flex-industrial space.(Compatible zoning districts: M-1)

**INDUSTRIAL (GENERAL)**
Professional office, warehousing, shipping, distribution, manufacturing, and fabrication uses including professional office and business parks, corporate campuses, flex-industrial space, and industrial parks.(Compatible zoning districts: M-1, M-2, M-3)
The land use categories are compatible with one or more of the current zoning districts. Listed below are the existing zoning districts and a zoning compatibility matrix to show which zoning districts can be applied within each land use category.

**EXISTING ADEL ZONING DISTRICTS**
- A-1 Existing Agriculture District
- A-2 Agriculture / Estates District
- CN Conservation District
- R-I Single-Family Residential District (High Density)
- R-2 Single-Family Residential District (Medium Density)
- R-3 Single-Family Residential District (Low Density)
- R-4 Multi-Family Residential District
- R-5 Townhouse Residential District
- R-6 Mobile Home Park
- C-1 General Commercial District
- C-2 Business and Neighborhood District (Older Square District)
- C-3 Highway Commercial District
- M-1 Light Industrial District
- M-2 Medium Industrial District
- M-3 Heavy Industrial District

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<th>R-I</th>
<th>R-2</th>
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<th>C-1</th>
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<td>RESIDENTIAL (HIGH DENSITY)</td>
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</tr>
<tr>
<td>MIXED USE</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>COMMERCIAL (NEIGHBORHOOD)</td>
<td><img src="compatibility.png" alt="Compatibility" /></td>
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<tr>
<td>COMMERCIAL (COMMUNITY)</td>
<td><img src="compatibility.png" alt="Compatibility" /></td>
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<tr>
<td>INDUSTRIAL (LIGHT)</td>
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</tr>
<tr>
<td>INDUSTRIAL (GENERAL)</td>
<td><img src="compatibility.png" alt="Compatibility" /></td>
<td><img src="compatibility.png" alt="Compatibility" /></td>
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</tbody>
</table>
LAND USE POLICIES

INTRODUCTION
The following policies should be considered by the City when reviewing development proposals including subdivisions and re-zonings.

SANITARY SEWER SERVICE
• All new development should connect to the City’s municipal treatment system and have direct access to public sanitary sewer mains.
• In locations where city sanitary sewer service is not practical at the time of development but can be served in the future, dry sanitary sewers should be installed.
• New development served by on-site waste water treatment or septic systems without dry sewers may be appropriate in areas that can never be practically served by city sewer service.

STREETS
• All new development must be connected to and be served by paved streets.
• Existing unimproved roads within and/or adjacent to a new development must be upgraded and paved to the City’s urban paving standards.
• New development projects must construct and connect and extend streets as necessary through their property to provide adequate traffic circulation and continue the City’s traffic circulation system.
• New development shall dedicate to the City the right-of-way required for all existing and proposed streets located within and adjacent to the development. The required right-of-way width shall be determined by the street’s classification and be in accordance with the City’s design standards.

WATER SERVICE
• Development proposed within areas currently served by rural water must include a plan to either partner with rural water services or be bought-out of the rural water territory as may be required.

PARK LAND DEDICATION & TRAILS
• All neighborhoods should have access to parks and trails and be connect to the City in a combination of trails and sidewalks.
• All new development shall comply with the City’s park land dedication requirements, dedicating green space, park space, and trail corridors.
ACTION STEPS

INTRODUCTION
Listed below are a series of action steps that would further benefit the City of Adel in managing its continued growth and development.

PARKS AND TRAILS MASTER PLAN
It is recommended that the City of Adel create a Parks and Trails Master Plan to ensure that all neighborhoods have access to parks, trails, and connect to the City’s existing sidewalk and trail network. This plan will help coordinate the acquisition and dedication of parks, green spaces, and trails into a connected and serviceable parks system.

SANITARY SEWER AND WATER MASTER PLAN + PHASING
Creation of a Sanitary Sewer and Water Master Plan that includes multiple phases of infrastructure expansion is highly recommended. This master plan should identify service areas and detail the infrastructure improvements necessary, prioritization and funding options should also be a plan element.

FUTURE STREETS MASTER PLAN + ROW/LANE
It is recommended that the City of Adel create and implement a Streets Master Plan to ensure an adequate street network is developed as the city continues to grow. This master plan should clearly identify a road classification system including minimum street right-of-way width requirements so that necessary right-of-way corridors can be preserved and obtained.

ZONING & SUBDIVISION CODE UPDATE
The zoning and subdivision regulations should be reviewed and updated to ensure they reflect the goals and policies of the Comprehensive Plan. As the city continues to grow, these regulations will also need to be reviewed and updated to address the anticipated increase in the pace and scale of development.
**IMPLEMENTATION MATRIX**

**ACTION ITEMS**
The following table identifies certain action items that should be taken and a time-line for completion. These items were a result of the Land Use Plan Update Process and will further the goals of the community.

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADEL FUTURE LAND USE PLAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKS AND TRAILS MASTER PLAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER &amp; SANITARY SEWER MASTER PLAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FUTURE STREETS MASTER PLAN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZONING &amp; SUBDIVISION CODE UPDATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Group 1 Future Land Use Concept Plan

[Map showing land use planning with various symbols indicating different land use types]
APPENDIX

Group 2 Future Land Use Concept Plan
Group 3 Future Land Use Concept Plan
APPENDIX

Group 4 Future Land Use Concept Plan
**Updated Responses:**

1. What are one or two words you would use to describe Adel?

2. Do you live in Adel?

<table>
<thead>
<tr>
<th>Yes</th>
<th>97%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>227 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No</th>
<th>3%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9 responses</td>
</tr>
</tbody>
</table>

3. How long have you lived in Adel?

<table>
<thead>
<tr>
<th>Less than 1 year</th>
<th>7%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1-5 years</th>
<th>25%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>58 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6-10 years</th>
<th>13%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11-20 years</th>
<th>21%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>49 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21+ years</th>
<th>33%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75 responses</td>
</tr>
</tbody>
</table>

4. Why did you choose to live in Adel?

<table>
<thead>
<tr>
<th>Proximity to work</th>
<th>33%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>76 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quality of the public schools</th>
<th>47%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>107 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost of housing</th>
<th>19%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>43 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Near family and/or friends</th>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Raised here or always lived here</th>
<th>12%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>28 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Availability of shopping and retail stores</th>
<th>3%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Small Town Atmosphere</th>
<th>75%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>170 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Availability of parks, recreation, and open spaces</th>
<th>10%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>23 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Low crime rate</th>
<th>26%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quality of housing and neighborhoods</th>
<th>25%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>58 responses</td>
</tr>
</tbody>
</table>

5. How would you rate the overall quality of life in Adel?

<table>
<thead>
<tr>
<th>Excellent</th>
<th>25%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Good</th>
<th>65%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>152 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fair</th>
<th>8%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20 responses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Poor</th>
<th>1%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 responses</td>
</tr>
</tbody>
</table>
6. Do you expect that the quality of life in Adel will over time __________.

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Get better</td>
<td>41%</td>
<td>97</td>
</tr>
<tr>
<td>Stay the same</td>
<td>30%</td>
<td>72</td>
</tr>
<tr>
<td>Get worse</td>
<td>15%</td>
<td>35</td>
</tr>
<tr>
<td>Not sure</td>
<td>13%</td>
<td>32</td>
</tr>
</tbody>
</table>

7. For the following statement, please indicate your level of agreement. “The City of Adel needs more affordable multi-family housing such as apartments.”

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>8%</td>
<td>20</td>
</tr>
<tr>
<td>Agree</td>
<td>20%</td>
<td>47</td>
</tr>
<tr>
<td>Not sure</td>
<td>23%</td>
<td>55</td>
</tr>
<tr>
<td>Disagree</td>
<td>32%</td>
<td>76</td>
</tr>
<tr>
<td>Strongly Disagree</td>
<td>16%</td>
<td>39</td>
</tr>
</tbody>
</table>

8. For the following statement, please indicate your level of agreement. “The City of Adel needs more affordable entry-level, owner-occupied housing such as smaller single family homes or townhomes/rowhouses.”

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>14%</td>
<td>94</td>
</tr>
<tr>
<td>Agree</td>
<td>35%</td>
<td>93</td>
</tr>
<tr>
<td>Not sure</td>
<td>23%</td>
<td>95</td>
</tr>
<tr>
<td>Disagree</td>
<td>20%</td>
<td>48</td>
</tr>
<tr>
<td>Strongly Disagree</td>
<td>6%</td>
<td>10</td>
</tr>
</tbody>
</table>

9. What types of housing are most needed in Adel? (Select all that apply.)

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry-level single-family houses</td>
<td>46%</td>
<td>105</td>
</tr>
<tr>
<td>Mid-range single-family houses</td>
<td>59%</td>
<td>124</td>
</tr>
<tr>
<td>Large estate single-family houses</td>
<td>10%</td>
<td>24</td>
</tr>
<tr>
<td>Patio-homes with association maintenance</td>
<td>10%</td>
<td>24</td>
</tr>
<tr>
<td>Townhomes and rowhouses</td>
<td>23%</td>
<td>52</td>
</tr>
<tr>
<td>Apartments and condominiums</td>
<td>14%</td>
<td>32</td>
</tr>
<tr>
<td>Senior housing (independent and assisted living)</td>
<td>36%</td>
<td>82</td>
</tr>
<tr>
<td>Senior housing (skilled nursing care and memory care)</td>
<td>11%</td>
<td>25</td>
</tr>
</tbody>
</table>
10. The City needs more of the following types of retail businesses. (Select all that apply.)

<table>
<thead>
<tr>
<th>Business Type</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coffee shops</td>
<td>13%</td>
<td>32</td>
</tr>
<tr>
<td>Sit-down style restaurants</td>
<td>76%</td>
<td>175</td>
</tr>
<tr>
<td>Fast-food restaurants</td>
<td>52%</td>
<td>121</td>
</tr>
<tr>
<td>Convenience stores/gas stations</td>
<td>3%</td>
<td>7</td>
</tr>
<tr>
<td>Automotive service centers and repair shops</td>
<td>9%</td>
<td>21</td>
</tr>
<tr>
<td>Carwashes</td>
<td>13%</td>
<td>32</td>
</tr>
<tr>
<td>Banks</td>
<td>2%</td>
<td>5</td>
</tr>
<tr>
<td>Specialty grocery stores</td>
<td>13%</td>
<td>31</td>
</tr>
<tr>
<td>Supermarkets</td>
<td>17%</td>
<td>41</td>
</tr>
<tr>
<td>Department stores</td>
<td>35%</td>
<td>81</td>
</tr>
<tr>
<td>Hardware stores</td>
<td>5%</td>
<td>13</td>
</tr>
<tr>
<td>Movie theaters</td>
<td>37%</td>
<td>86</td>
</tr>
<tr>
<td>Bars/night clubs</td>
<td>8%</td>
<td>19</td>
</tr>
</tbody>
</table>

11. Please indicate your level of agreement that Adel’s future should include more of the following items:

**More industrial growth and development**

<table>
<thead>
<tr>
<th>Level of Agreement</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>20%</td>
<td>45</td>
</tr>
<tr>
<td>Agree</td>
<td>36%</td>
<td>85</td>
</tr>
<tr>
<td>Neutral</td>
<td>30%</td>
<td>71</td>
</tr>
<tr>
<td>Disagree</td>
<td>8%</td>
<td>10</td>
</tr>
<tr>
<td>Strongly disagree</td>
<td>5%</td>
<td>12</td>
</tr>
</tbody>
</table>

**More office development and employment opportunities**

<table>
<thead>
<tr>
<th>Level of Agreement</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>31%</td>
<td>73</td>
</tr>
<tr>
<td>Agree</td>
<td>52%</td>
<td>123</td>
</tr>
<tr>
<td>Neutral</td>
<td>14%</td>
<td>34</td>
</tr>
<tr>
<td>Disagree</td>
<td>0%</td>
<td>2</td>
</tr>
<tr>
<td>Strongly disagree</td>
<td>1%</td>
<td>4</td>
</tr>
</tbody>
</table>

**More parks, recreation and open space**

<table>
<thead>
<tr>
<th>Level of Agreement</th>
<th>Percentage</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly agree</td>
<td>25%</td>
<td>60</td>
</tr>
<tr>
<td>Agree</td>
<td>32%</td>
<td>76</td>
</tr>
<tr>
<td>Neutral</td>
<td>32%</td>
<td>75</td>
</tr>
<tr>
<td>Disagree</td>
<td>8%</td>
<td>20</td>
</tr>
<tr>
<td>Strongly disagree</td>
<td>1%</td>
<td>3</td>
</tr>
</tbody>
</table>
APPENDIX

More sidewalks and trails

- Strongly agree: 27% (63 responses)
- Agree: 26% (62 responses)
- Neutral: 32% (75 responses)
- Disagree: 12% (28 responses)
- Strongly disagree: 2% (5 responses)

More bicycle lanes and routes

- Strongly agree: 18% (42 responses)
- Agree: 13% (30 responses)
- Neutral: 39% (90 responses)
- Disagree: 23% (54 responses)
- Strongly disagree: 6% (14 responses)

More retail, shopping, and entertainment business

- Strongly agree: 41% (96 responses)
- Agree: 43% (100 responses)
- Neutral: 12% (28 responses)
- Disagree: 3% (9 responses)
- Strongly disagree: 0% (1 response)

More housing in and around downtown

- Strongly agree: 4% (11 responses)
- Agree: 20% (48 responses)
- Neutral: 43% (101 responses)
- Disagree: 27% (64 responses)
- Strongly disagree: 4% (10 responses)

More broad range of housing choices

- Strongly agree: 14% (36 responses)
- Agree: 38% (90 responses)
- Neutral: 27% (64 responses)
- Disagree: 16% (37 responses)
- Strongly disagree: 4% (10 responses)

More protection of natural resources and preservation of open space and agricultural land

- Strongly agree: 25% (59 responses)
- Agree: 38% (90 responses)
- Neutral: 30% (69 responses)
- Disagree: 5% (12 responses)
- Strongly disagree: 0% (2 responses)
12. For the following statement, please indicate your level of agreement. “The City of Adel should continue to plan and invest in future growth and development to expand the size, population, and economy of the community.”

<table>
<thead>
<tr>
<th>Level of Agreement</th>
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<tbody>
<tr>
<td>Strongly agree</td>
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<td>51 responses</td>
</tr>
<tr>
<td>Agree</td>
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<td>122 responses</td>
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<tr>
<td>Not sure</td>
<td>15%</td>
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</tr>
<tr>
<td>Disagree</td>
<td>12%</td>
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<tr>
<td>Strongly disagree</td>
<td>8%</td>
<td>14 responses</td>
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13. As part of updating the City’s future Land Use Plan, please indicate the importance of the following factors to you:

**Preserving the small town atmosphere**

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<thead>
<tr>
<th>Level of Importance</th>
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<th>Responses</th>
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<tbody>
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<tr>
<td>Important</td>
<td>31%</td>
<td>72 responses</td>
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<tr>
<td>Neutral</td>
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<td>21 responses</td>
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**Attracting new office and industrial businesses**

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<tr>
<td>Important</td>
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<tr>
<td>Neutral</td>
<td>21%</td>
<td>50 responses</td>
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<tr>
<td>Not important</td>
<td>9%</td>
<td>23 responses</td>
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**Creating more housing**

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<td>Very important</td>
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<tr>
<td>Important</td>
<td>43%</td>
<td>100 responses</td>
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<tr>
<td>Neutral</td>
<td>32%</td>
<td>75 responses</td>
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<tr>
<td>Not important</td>
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**Protecting natural resources and agricultural land**

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<tbody>
<tr>
<td>Very important</td>
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<tr>
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<tr>
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**Protecting and buffering of existing residential neighborhoods**

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<tr>
<td>Very important</td>
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<td>91 responses</td>
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<tr>
<td>Important</td>
<td>41%</td>
<td>94 responses</td>
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<tr>
<td>Neutral</td>
<td>17%</td>
<td>39 responses</td>
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<tr>
<td>Not important</td>
<td>3%</td>
<td>7 responses</td>
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Attracting of more retail and shopping opportunities

<table>
<thead>
<tr>
<th>Attracting of more retail and shopping opportunities</th>
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</table>
| Very important                                      | 38%  
| Important                                           | 42%  
| Neutral                                            | 13%  
| Not important                                      | 6%   

14. Which of the following best describes your current place of employment?

| Employed outside the home                           | 74%  
| Self-employed or work at home                      | 13%  
| Student, retired, or unemployed                     | 15%  

If employed outside the home, where do you work?

| In Adel                                             | 27%  
| In the west half of the Des Moines Metro           | 38%  
| Downtown Des Moines                                | 17%  
| Other                                               | 18%  

15. In what type of dwelling do you live?

| Single family home                                  | 93%  
| Duplex or townhome/rowhouse                         | 5%   
| Apartment or condominium                            | 0%   
| Rural estate or farm home                           | 3%   
| Mobile home                                         | 0%   

16. What is your age?

| 18 to 29 years                                      | 5%   
| 30 to 49 years                                      | 53%  
| 50 to 64 years                                      | 26%  
| 65+ years                                           | 16%  

17. Other thoughts or comments? (unedited responses)

Parks and trails in addition to more retail, shopping, and entertainment businesses will attract new families to the community. I strongly believe that with the great growth of the south side of town, the land across from the water park, near the water tower could be a terrific location for a new park with trails and shelters. Also, that Meadow road should be paved in the near future.

More recreational areas would be great. The bike trail and rivers could be better used to be a huge asset for our community. Thanks!

Would be great to have a community pond, trail system!

The proximity to Des Moines metro area and all services are well within reasonable distance to access. We don't need industry or other services in Adel. Thanks.
APPENDIX

I THINK ADEL IS APPROACHING THEIR GROWTH IN THE PROPER MANNER WITH REGARDS TO NEW HOUSING AREA'S. THERE NEED TO BE MORE RENTAL APPARTMENTS FOR BOTH THE YOUNG AND OLD. IT WOULD BE NICE TO HAVE ANOTHER CARE CENTER FOR THOSE WHO CAN NOT MAINTAIN LIVING ALONG. ADEL NEED TO CONTINUE TO DRAW SMALL BUSINESS THAT WILL EMPLOY SOME LOCALS. IF POSSIBLE WE NEED TO KEEP DRAWING PEOPLE TO OUR DOWNTOWN AREA. AGAIN GOOD STEADY PLANNED GROWTH WHILE KEEPING OUR HISTORY ALIVE.

BRICK STREETS

If they need to pass the Bond issues, they should not have re-assessed properties and raised taxes--prior.

Love living here, especially with a young child.

If Adel is to succeed, there needs to be a focus on economic growth!! Too many banks, convenient stores already exist. It's time to think outside the box and embrace something!! Too much emphasis is being placed on the dividends the tax abatement will pay SOMEDAY, while the needs of the existing residents have been placed on the back burner! We need a change in economic philosophy,... restaurants, big box stores, etc. are needed!!

Adel needs a movie theater - something for families to do so they don't have to head east - to Des Moines metro - all the time. A family restaurant. We have Patricks but they are so slow because they are so busy!! My dream would be a Target or Walmart east of Adel. We need townhomes for young families, not apartments. We need businesses to help bring in taxes for our town to help our school build a new elementary building and middle school. Our schools are crowded.

I moved here for the school system and small town feel. I feel a strong need for employment opportunities within Adel, like a Walmart or Target. You have the options of going to Walmart/Target in West Des Moines or Creston. I am also very concerned that our children do not have anything to do and what boredom leads to.

Adel can maintain its small-town atmosphere while including new retail and eating establishments. Other nearby towns have proven so. Even Stuart has more fast food options and a Dollar General. None of those made the town boom. Retail is very much lacking in Adel. Our dollar store is in rough shape. I'm now excited that DeSoto has a new dollar store but wish it would have been in Adel. To see something similar to that or a Walmart would be ideal. Again, other small towns have Walmarts.

A movie theater, bike paths that make it possible to easily bike anywhere in town (increase bikeability), more summer care opportunities for kids.

Tax abatement is NOT the answer to growth. Real growth. Grow employment opportunities. Increasing people using services without increasing the tax base to pay for infrastructure is not fiscally responsible. Adel's small town persona and good schools are the drawing card to this community. Do not make the mistake Waukee has made to grow numbers without growing employment opportunities. After driving out businesses around the square work to replace what we lost.

It wont kill the small town charm of this town if a fast food joint opens up. For gods sake let a guy get a drive through cheeseburger once in a while! :)

They need to seriously look at the water/flooding issues in Adel. The sewer does not handle the run off from heavy rains - it will only continue to get worse as development continues. Tax abatement is not a good long term strategy - it should only be allowed for a limited time (3-5 yrs) max. It makes it difficult to sell existing homes in the same price range and burdens the current tax payers as the need to expand schools and services increase. Short sited at best.

The new homes that have tax free living for seven plus years are destroying the small town atmosphere. The people who move in those fancy overpriced homes are not part of the community: they shop; eat; get hair appointments; nail appointments; church outside of our community. They participate in school events, but do not contribute to the overall community and its well-being. Adel has always needed affordable housing to attract the people who really do want to be part of a community.

I believe that Adel could do a lot more to make it a draw for a day trip or weekend trip from Des Moines. Things like antiques, sit down restaurants, craft specialty stores, would help. I also think that an upgrade to our current park system, including the baseball fields and soccer fields and trying to get more of a regional draw to our park systems would be helpful. A really nice classic looking movie theater (smaller) downtown would be a huge draw.

If more bars, restaurants and grocery stores are not made available in the next 5 -7 years, we will move.

This tax abatement madness needs to STOP! Anyone w/ common sense knows this is NOT how you grow a community. The city council needs to be proactive getting businesses and industry coming to Adel, not handouts to homebuilders who will be putting 'For Sale' signs in their yards when their abatement runs out. Why isn’t the city council demanding any green space/parks in these new developments and why are they trying so hard to become the next Waukee? Let’s KEEP it a small town!!!

We need more nice senior housing what we have here is disgusting and an insult to older people. I’m looking to sell my home next spring and would like to stay in town near family, but as it is now where would I go? This is why people leave and so do their tax dollars.

Adel needs to differentiate itself from becoming Waukee-West. Avoiding high density multi-family is the first step, also locating Fed-funds for a bike train to DeSoto. Adel’s distance from DSM, schools and terrain give us the opportunity to become Wyzata or Medina, in Minneapolis - rather than another Urbandale. A plan focused on higher end homes, exclusive retail along feeder highways, and office space supporting existing R&D/tech office jobs (Base, Stine, Hy-Vue, ChemTech, etc)

Stop the insanity, we don’t need people moving to Adel that will not be part of the community. Growth for the sake of growth is not feasible nor wanted. If you insist on pursuing tax abatments only to get people to move here, then I will be seeking my home and business to a smaller town. Quite bleeding for the sake of growth is not feasible nor wanted. If you insist on pursuing tax abatments only to get people to move here, then I will be seeking my home and business to a smaller town. Quite bleeding

The housing tax abatement did its job and brought new rooftops. It has now been extended too long and is starting to be a negative instead of a positive. Focus should be shifted from bringing more residents into Adel to bringing more business to Adel. In addition, there should be added incentive given to businesses establishing in the downtown area as opposed to developing new retail space.

Invest in the children and recreational opportunities for them. Currently there is not enough fields for youth sports and that population is growing. Currently almost all of the youth activities are formed and
funded by private industry. The city of Adel has minimal investment in developing our youth character and physical health. Child obesity is a major problem and will cost the city more in the long run.

Need organized, well managed, balanced growth in business, retail, housing and recreation spaces.

I can’t see why the TIF program is going on so long. It was ok to fill in empty lots etc. but now we are adding on to schools, city workers and police, and I think it is going to put a strain on city resources. I don’t see an increase in local business from all the new homes. I think that the people will come to the good schools and small town and still pay taxes.

Need to stop putting increased taxes on the back of existing homeowners.

Too conservative and can be unwelcoming to outsiders or new ideas.

#1 focus should be more retail shops and restaurants to provide entertainment options for the people that currently reside there before focusing on expanding housing.

Due to the recent flooding in June 2015, we have become acutely aware of the need to separate the storm sewer system from the sanitary sewer system. We strongly encourage The City of Adel to consider this in your future land use planning.

Stop with the tax abatement for new construction. To off-load the tax obligations on the current property owners is short term thinking and not fair to the long term residents. Also, the zoning of group homes needs to seriously be researched. Put restrictions on the number of these facilities that can be allowed into a geographic area. Example: No more that 2 homes in a 3 mile area. The older part of town is getting a tremendous number of these “homes” with improper supervision.

Great city...more parks and restaurants/bars would be ideal!

Everybody loves the charm of this small town but these 7 year tax abatement programs are souring a lot of residents. We aren’t stupid....someone has to pay for the expansion of all the schools and improvements for the city. Since my taxes have increased every year, I am guessing that would be the me! I can’t afford to maintain my property and business with constant big tax increases. Is that even legal? I have heard of other places that did this and it turned out badly.

Adel should focus on growing the business and retail environment in town and housing and other amenities should be geared more towards attracting mid-upper middle class families with disposable income to spend at said businesses and retail stores. The small town charm of Adel needs to be protected (and frankly better utilized) but this sandbox mentality that many of my fellow natives have long protected (and frankly better utilized) but this sandbox mentality that many of my fellow natives have long

held needs to be discarded.

I am disappointed in the 8 year no taxes for new homes. How about giving the rest of us a break. I am disappointed in the maintenance of the existing utilities, My block has had six water leaks in 7 years.

I did appreciate the spending on flood control a few years back, the year after we all filled sandbags. I like having only one red light in town. It was one of the reasons I moved here. Put a larger culvert under Rapids St. and Grove St. Don’t bring us a Wal Mart.

There is a need for a better selection of affordable housing for the 65+ persons.

Strongly disagree with the deferred taxes on new homes. It would seem that the people living in exist-
achieved in getting more families to Adel. At this point continuing the tax abatement is only going to hurt the homeowners of existing residential housing. Also, hopefully significant planning is being done in regards to the water and sewer infrastructures and the ability of those infrastructures to keep up with the development to date.

Is there an actual plan, requirements, standards, etc. for new construction? Housing receiving tax abatements should not be built on gravel paths! I am required to have a sidewalk, so should all new housing.

We moved to Adel because of the small town feel with the convenience of a city a half hour away. I do wish the square businesses were more attractive and varied. Do love that the faces of them have been cleaned up.

Brick streets need to be replaced except around courthouse. Should be top priority!

I would like to see Adel grow in a controlled manner, not vast out-of-control sprawl like Waukee. Waukee has seen explosive growth and it is no longer a small town, just an ugly extension of West Des Moines, a vast expansive of franchises, fast food, parking lots, traffic and cement. It’s horrible! We do need to build up our industry and retail downtown, but with more of an aim towards a thriving downtown - like Winterset. I’d much rather see Adel as a small town like Winterset, with a thriving downtown and reasonable local industry, versus a vast sea of new businesses and no small town feel, no charm, just continual traffic and cars, etc. Its not worth it. Keep Adel like Adel, don’t turn it into West Des Moines.

Would love to see Adel grow economically – I love the local businesses, but some chains would be nice too, as far as restaurants (fast-food), hotel, etc.

One thing you can’t stop is growth. It seems the more you try and stop it, the more congested traffic is and random business is scattered through a town. Planning for growth can solve these issues with foresight on both. You need business to grow a community. The better types of business brought into the community the better types of people you attract. The fear for most is the rate of crime as the population goes up. It’s why I’m not in favor of a lot of apartments. They usually look trashy.

We need new apartment complexes, more retail options in the historic downtown square, more commercial businesses, a bigger grocery store, and more food options, including fast food. Almost all of those things are in Waukee, but I’d rather stay in Adel instead of heading east to the metro every weekend.

Keep small town atmosphere, do not build apartments

Adel is a wonderful place to live. What bothers me is; people move here from Des Moines looking for a better quality of life for themselves and their children and then try to turn it into Des Moines. If that’s what they want, they should move to Waukee and leave Adel alone. My taxes are high but I don’t mind because I’m buying a happier life. If lower taxes and fast food were a concern, I would move. I agree that we need more professional jobs, but our growth needs to be controlled.

Schools need to keep up with growing population--facilities, pay scale and benefits.

We need to remove the current sitting council members and replace them with citizens that actually care about the citizens of Adel and want to keep/maintain small town living!

Get rid of the tax abatement. One was proposed and passed but “re-traded” multiple time. Council has no integrity. Too many house too fast is going to cause a lot of problems. 1) the rest of us are paying for THEIR infrastructure, schools, etc. 2) May see foreclosures and other issues when taxes commence (see history with other cities). 3) it is significantly hurting the value of existing homes. Some on Council disagree - they are clueless and refuse to look at the valuation facts!

Need to invest in better Fire facilities. Ours is small with no place to train or expand for the guys. Also need to keep our police dept strong. Also too many run down properties.

It is time to invest in the recreational complexes. Our youth facilities are embarrassing when compared to other cities around us and of similar size. Please do whatever you can to build new complexes ASAP

Need to invest more money into our parks.

We moved out here in December. We are the type of people who love to shop local and support the community, but the lack of quality options force us to travel to Waukee to do along out shopping. The #1 reason why my friends say they won’t move to Adel is that the retail sector is completely undeveloped for a small town outside of Des Moines. This will be the reason we move if nothing is added within the next 5 years.

I would love to see Adel continue to grow, but not by leaps & bounds, just steady growth. I’d like us to still keep our small town friendly atmosphere. (By the way, the downtown storefront upgrades look GREAT!! ) Adel a great community. It is a safe place to live and raise kids, has good schools... and you still know your neighbors. It’s nice to go to Fareway to not only shop, but catch up with friends at the same time...

For years this town has been run by people who refused to allow businesses to come into town that were in competition with their own or those of their friends. It’s time to refill the town square with businesses as well as bring shopping and retail with competition and shopping opportunities back to Adel. Otherwise you might as well lie down and be swallowed up by Waukee. Take pride in being the county seat and give people a reason to come here to work, shop, and play.

The traffic flow in town is not good. Streets are narrow and on street parking hampers traffic flow. Also there are way too many stop signs that have no real purpose other than to waste energy and time. Just one example is the stop sign Evans View Drive at 12th street. How about all the stop signs on 16th? Horse and Buggy should stop not traffic on 16th. It goes on and on. Thought should be given to removing many stop signs and in some cases replacing them with yield signs.

I believe that Adel should continue to grow in single family residential, parks & recreation, and potential professional office building locations.

Adel needs a new law enforcement/fire/EmS facility. But I don not agree that it should be built on the east side of Adel. I feel that would effectively halt the growth of Adel to the east towards Waukee.

The houses on Greene street need condemend. They make our town look trashy. If you bring in low income apartment buildings it will bring people who chose to not to care about the area. This is a much more classy community than that. There are several houses with yards that need ticketed to clean up their trash.
Need attractive shops around the square besides bail bondsmen on every corner.

I have a retirement age mother who would love to relocate to Adel, however, the options are few for Townhome type dwellings for older citizens who are not able to keep up with yard work/snow removal yet still want to own their own home. Adel needs more options in this area - and SOON!

We need to work to bring more JOBS to Adel. We have plenty of people. People are already upset that their young kids classes are getting so large. Most people moved to Adel to be in a small town, not to be in the next Waukee. The pool is already too small. We also need to clean up the ugly looking properties along the main streets. Need a drive-thru food option for working parents who are running around all the time with their kids.

Seems that we are experience too much growth to fast in housing lately. We don’t want to be the next Waukee, we live in Adel because we like it small.

End the tax abatement!

Work on development of businesses and industry, but not necessarily continue tax abatement for housing as sometimes that kind of growth is too much too fast and can cause issues for the schools. And I don’t think we want to be like Waukee and become that big of town/community.

Miss Fullers and their booths and food.

Our town has an opportunity to be great due to our location to the metro. We need to make sure WE capitalize and not let the opportunity slip by. My fear is, we aren’t proactive and another town decide to capture the opportunity. Considering we have the bike trail and the river, both of which are used very often, how are we not using that to our advantage? An outfitter, brewery, bed and breakfast all would bring interest in adel. Need to find the “right” partner.

Infrastructure needs updated badly. Need examples come out and ask residents up and down Prairie Street. Sewage and storm system is broken.

Please dont turn this town into Waukee. The townhouses there are ome third full and the growth they are experiencing will lead to a housing crisis in the next ten years - by which time the contractors and developers will have moved on. And townhouses only work in Georgetown.

There is not much to do in Adel. We wanted to live in a small town and have amenities here. Not just live here and still have to drive into the metro for daily items.

Very sad to see so much farm land turning into housing.

If Adel is growing at a rapid speed then there needs to be another daycare center. My kids are stuck in De Soto . In home care is not an option for us. Adel daycare is full and way overpriced. City needs to encourage new center because what’s the point of moving here if you have no one to watch your kids.

My family chose to move back to Adel because it’s a cute small town and close to family. With 3 kids, there was ONE choice of rental and it’s on a very transient, rowdy and questionable street. Not the type of atmosphere I want my kids playing in. There are kids screaming and yelling curse words all night long in the summer. There’s no where else to go because there are no other 3 bedroom afford-

able options in this town. It’s disappointing.

We need to clean up island park and use the river as an asset instead of an embarrassment.

Thank you for this opportunity to comment.

I love Adel!!!!

The most important thing Adel needs is ECONOMIC DEVELOPMENT. Adel needs to bring in national chain fast food restaurants like McDonalds, Hardees, Culvers. Adel also needs more retail development (Dollar General, Shopko). We have all these new neighborhoods being built in Adel which is great, I hope we fill up all these new houses with new Adel residents, but at the moment Adel has plenty of new residential neighborhoods and ZERO new fast food and retail establishments. That has to change!!

Town is growing and needs to provide more places to spend money within the community such as fast food, and places to eat and support a thriving and growing town. We can still maintain a small town feel and still bring businesses into Adel such as east along highway 6.

Before ANY new biz/development, Adel MUST FIX STORMWATER SYSTEM as it cannot keep up what we ALREADY HAVE!! Housing in reasonable range would be beneficial. The new houses going up are not affordable to many families & with people from outside of town moving in, there is/may be a lack of 1. Space at our ‘new pool’ (worst parking plan EVER!). 2. Affordable housing for those who cannot afford $200-$600K houses. 3. Retail to keep those folks here. 4. Fastfood drive-thru would be great for events!

We need a parking lot downtown. Local business employees, City employees, and County employees should not be parking on the square. The small town atmosphere is our niche. Let’s build on that and cherish it. Going east-west through Adel on Greene Street, there are many un-kept (maybe rental) properties that give the town a tacky image. Can’t we do something about it?

I desperately wish Adel would build more duplex (single story) type affordable rental homes for seniors who want to downsize, still live independently but do not want the responsibility of upkeep expense etc. Two bedroom, open concept kitchen-living area, 1 bath w/walk in shower or possibly a bath & a half, no basement but attached double garage for extra storage. The towns around are building these, Grimes & Waukee, why isn’t Adel?? Like Dennis Richards duplex’s.

Adel is trying to grow too quickly. I feel as though we who have bought homes and exist in the existing communities are paying the way for all the new construction. The homes that are being built are way too expensive!!! Affordable housing is needed. Also I do not care for the aquatic center it is for kids not adults and i am most of the time not happy with the city service your water is ridiculously priced

Adel is on the verge of exploding in size. it will be hard to keep small town atmosphere. More infrastructure will help, roads/bridges, etc. Much as I hate to see lots of growth... it appears inescapable.

We voted for the new jail and such and feel more room is necessary for law enforcement, etc. Instead of a bigger jail, bring back the death penalty to prevent so much crime. Our 2 cents only! Have a nice day.
I do not live in Adel, however, I live only a mile north of town. Hopefully as the plan develops the zoning ordinances, fire and police protection policies will be reviewed and updated to protect the life long citizens of Adel. Also developers should not be given continued perks. People are going to continue to want to live here and should pay for the privilege. I admire you working to develop a plan. Sadly Adel and the county should/could have been working on one 30 years ago.

When I purchased my home beyond my back yard were trees and green space. The next spring everything was bulldozed for a new development with huge houses on little lots, my dead end street was connected through to the highway, all the quiet and privacy that we enjoyed is gone. If I had known this was going to happen I would have purchased somewhere else that I wouldn’t need to close my windows and use room darkening blinds to block out the street lights and noise. New development comes at a cost.

Taxes in Adel are ridiculous. We are getting hit several extra percent on sales tax to pay for schools, the swimming pool, and so on. That needs to stop. The speed limits on Highway 6 (Greene Street) west of 14th Street until the 55 mph zone is finally reached are FAR too low.

The City should find ways to welcome new families into community life.

A LOT of research and careful planning are needed. We need to see incremental options that form a longer range plan. Incentives to attract retail, restaurants, services.

Adel is a very good community, please seek the balance between growth and the protection of outlying farmland from urban sprawl. That balance may be hard to find, but I think it can be found.

Great Survey!

Could use a dog park.

Clean up the parks and recreation areas that we all ready have. Curb the tax abatement, people will move here because of the location which will still add economy growth and value.