



ADEL STRATEGIC PLANNING

Summary Report

Adopted September 2018



SUMMARY

As a follow-up to the 2018 City Council Goal Setting Session, the City held a workshop on Monday, April 23, 2018 with the Mayor and City Council, the Chair of the Planning and Zoning Commission, and several City department heads, to review and discuss three (3) key items impacting the growth of the City. The purpose of this workshop was to provide initial input into the creation of defined policies and plans that will help guide future decision making related to annexation, the review of subdivision plats located outside the city limits, future land uses, and zoning.

This summary document overviews the results of the workshop and provides draft policies for consideration by the City Council. A subsequent report will provide recommended changes to the City's current Future Land Use Map as well as specific areas that the City should consider rezoning to be consistent with the Future Land Use Map and any proposed changes.

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STRATEGIC PLANNING WORKSHOP OVERVIEW

A strategic planning workshop with the Mayor and City Council was held on April 23, 2018, in the Adel Public Library from 6:00 p.m. to 9:00 p.m. Approximately three members of the public attended the meeting in addition to several City staff and department heads.

The three main items to be discussed in the strategic planning workshop included:

Item 1 - Annexation and Extra Territorial Review (ETR) of Subdivision Plats

Item 2 - Future Land Use Plan Review

Item 3 - Consistency Zoning Review

Each discussion item had a series of questions for the group to discuss and consider.

For Item 1 the Annexation Policy questions included:

When will we annex?

The group agreed the City needs a clear plan or policy in place about when, where, and how to annex. When asked when the City should annex, the group provided a list of possible motivations for annexation including:

- Fix the City boundary along Highway 6 and R-16
- Protect borders and control their own future
- After understanding the financial impact of the cost to provide sewer, extend roads, and meet any owner demands
- Rural subdivision oversight within the planning boundary
- Protect border especially with Waukee after their large annex that accompanied the Apple data center announcement
- Economic development purposes (MidAmerican Energy site east of Adel)

Where will we annex?

The group determined the northern area of the Comprehensive Plan's planning boundary would be difficult to provide sewer service to and would be less likely to annex. Some annexation will depend on the intended use. A clear priority was identified for annexation near the border with Waukee along R-16 and Highway 6. The group agreed to continue communication with nearby cities (Waukee, Dallas Center, Desoto, and Van Meter) about established and future annexation moratorium agreements.

How will we annex?

Of the main types of annexations, the group preferred voluntary annexations. They would prefer

100% voluntary annexation but would be okay with an 80-20% voluntary-type annexation that includes non-consenting properties. While the group could not entirely rule out the annexation of non-consenters, it would not be the preferred annexation policy. Involuntary annexation was also seen as a less likely route for the City because they felt as if there was plenty of growth already occurring and the use of a strategy that would just cause ill will was not needed for Adel.

The group agreed that the City needs to be more aggressive in pursuing some annexations, especially east of Adel near the border with Waukee. Staff would need to be involved in reaching out with property owners.

Will we offer annexation tax abatement?

Tax abatement for non-consenting property was discussed as a possibility. The group admitted a concern that tax abatement for non-consenters would encourage non-consenters to take advantage of the policy. The group concluded that there needed to be a clearer policy on the use of annexation related tax abatement for residential and commercial development.

Other incentive strategies were discussed included city funded public improvements, sewer and water, hunting regulations, zoning, or waivers on assessments from future public improvements. In 2009, the City had conceded to a number of concessions that were less than ideal in order to annex in a property they felt was valuable for the community. The City does not want to be in these type of situations looking forward.

The group concluded there were some properties they would need to incentivize into annexation. The group requested incentive policy options as part of this planning effort. They also stressed the need to work with neighboring communities on maintaining annexation moratorium boundary lines.

For Item 1 the ETR policy questions included:

Will we review plats within our 2-mile review authority area?

The group said yes, the City should review all plats within the City's 2-mile review area.

Must they follow our Future Land Use Map?

The group said yes. They felt as if a lot of thought and public engagement had gone into the creation of the land use plan and that they should stick to the established plan for the area.

However, the group did stress the strong need to undergo a full Comprehensive Plan update. They also agreed that certain areas of the future land use plan would need updating as part of this planning process including areas along Highway 169 and Highway 6.

When will we approve or deny them?

The group indicated that approval or denial of ETR requests would be based on several of factors including:

- Is the proposed or anticipated use of that area consistent with the future land use plan
- Compliance with the City's subdivision regulations
- Availability of sanitary sewer service or agreement to install a dry sewer system for future connection

What about plats-of-survey or split lots (minor plats)?

The group did not think this was much of an issue for the City and that they would follow the County's lead on these cases that fell within the two-mile review area.

For Item 2 the Future Land Use questions included:

Highway 169

There were several land use changes needed along Highway 169. The group agreed that single-family residential development was not suitable for the Highway 169 corridor. The corridor should be focused on a mixture of commercial and industrial uses, especially retail as they have received multiple requests for retail space along the road.

Highway 6

The group agreed that an updated strategy for the land use and the alignment of R-16 at Highway 6 was needed. The Apple development proposal and the MidAmerican Energy site south of Highway 6 all warranted a new review of the land uses and road alignment in the future land use plan.

Downtown + the Floodplain

The group discussed the possibilities associated with the proposed revised FEMA floodplain in the downtown area that would bring more of the downtown out of the flood hazard area.

For Item 3 the Consistency Zoning Review questions included:

There were several areas identified to consider for consistency zoning review:

Downtown

There was a discussion of the future of commercial/retail in the downtown area. The Mayor discussed the original intention of zoning expanded areas of downtown Adel as commercial, but there was a needed discussion of how best to selectively rezone the downtown area to follow the updated future land use map.

Highway 6

There were several areas along Highway 6 that were identified as needing some consistency zoning review alongside a future land use plan update.

Nile Kinnick Dr / Highway 169 south

There were several areas along Highway 169 that were identified as needing some consistency zoning review alongside a future land use plan update.

Figure 1 - Adel Future Land Use Map (2015) + Nearby City 2-Mile Buffer Boundaries

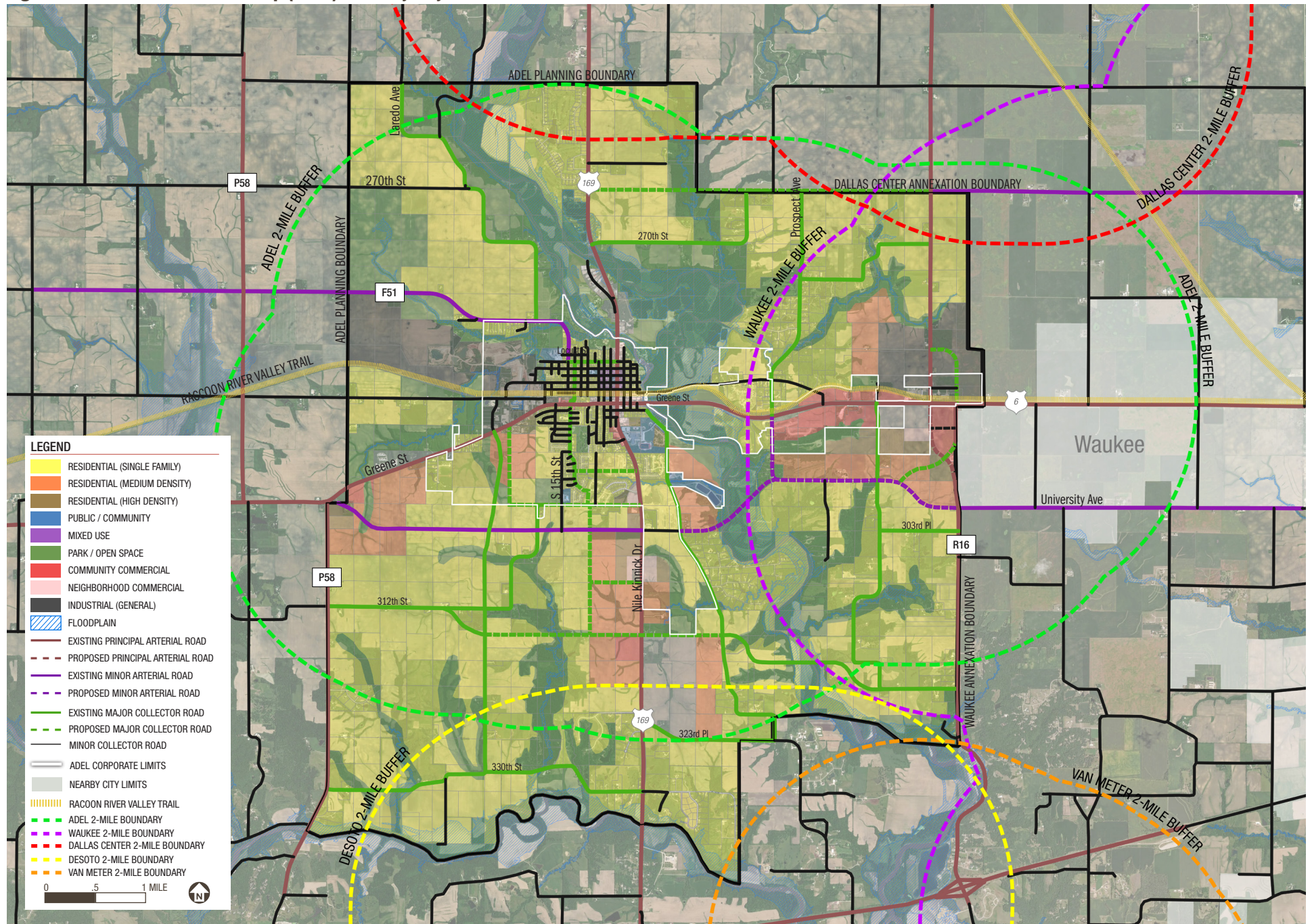
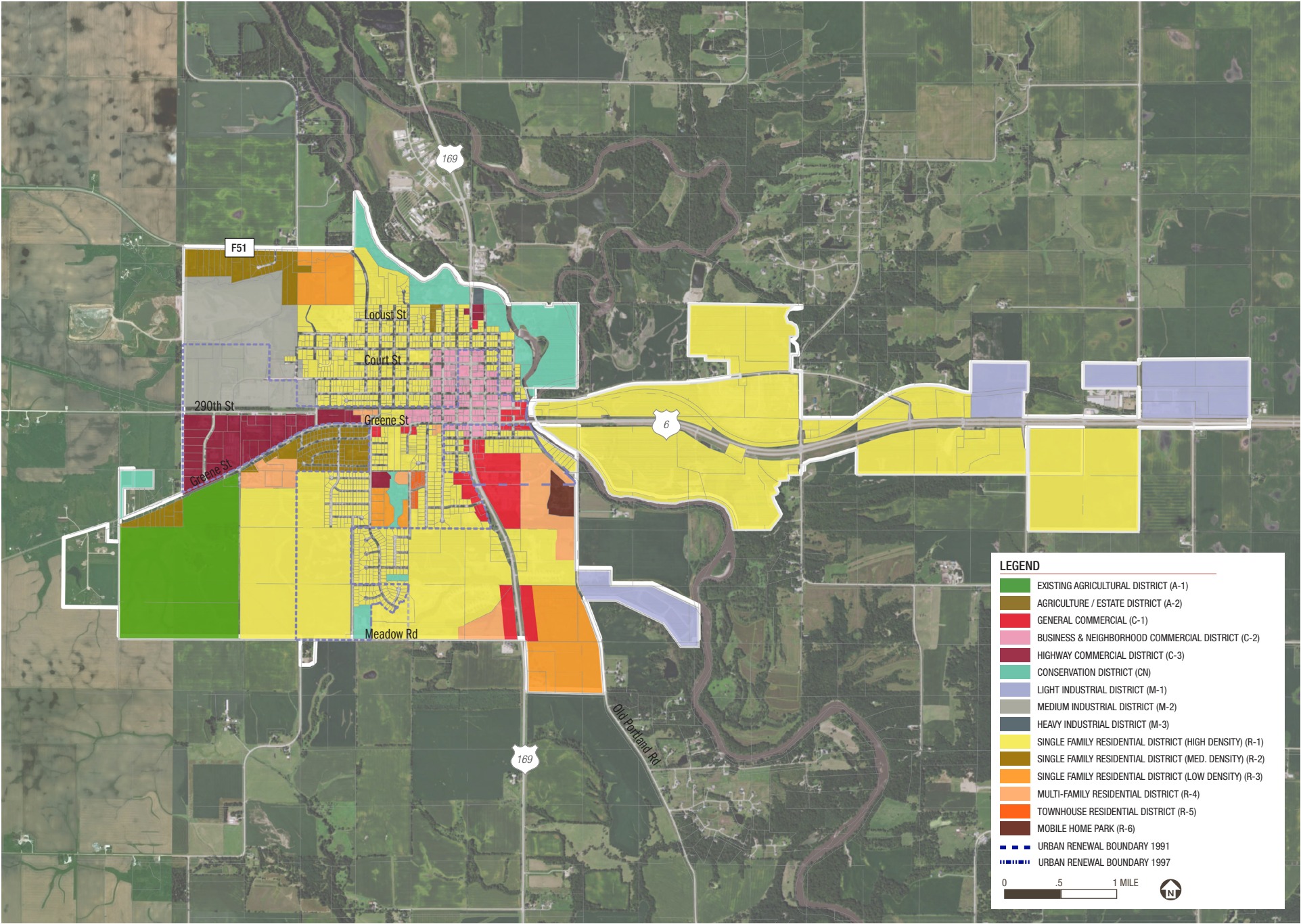


Figure 2 - Adel Zoning Map (May 2013)



POLICIES

Based upon the input at the April 23, 2018 Strategic Planning Workshop, the following policies have been drafted. The intent of these policies is to assist City staff as well as the elected officials in their decision-making processes related to annexation of territory and review of subdivision plats within 2-miles of the City's corporate limits.

Annexation Policy

The following policies should be considered when evaluating matters related to annexing territory within the City of Adel.

Annexation Types

The City should consider requests for annexations that are either voluntary (all property consents to annexation) or voluntary with non-consenters (a minimum 80% of the annexation area agrees to annex with up to 20% of the annexation area not requesting or agreeing to be annexed). Involuntary annexations should not be pursued by the City.

Annexation Incentives

In general incentives for annexation should not be given. However, the City should consider allowing for the gradual imposition of city taxes against the annexed property up to the maximum schedule as allow under the Code of Iowa (368.11(3)(m)). This transitional tax abatement should only be given to existing developed property that consents or requests annexation. Tax abatement under this program should not be given to undeveloped property (agricultural or vacant land) or land that does not consent to annexation. Other economic development incentives the City may wish to consider for a property should not be tied to annexation and should instead be tied to the specific development being proposed on the property.

Annexation Boundary Agreements

The City should pursue agreements with neighboring cities to establish annexation boundary lines from which neither city will cross with an annexation. The desired annexation boundary lines should reflect the planning boundary as identified on the City's adopted Future Land Use Map.

City Pursued Annexations

City staff should pursue the annexation of land along Hwy 6 east to the planning boundary by contacting and meeting with property owners to determine their level of interest and long-term plans for their property. The annexation area is divided into three different priority zones (see Figure 1).

2-Mile Subdivision Plat Review Policy

The following policies should be considered when reviewing subdivision plats within 2-miles of the corporate limits of the City of Adel.

Subdivision Plat Review

All subdivision plats that are within 2-miles of the corporate limits of the City and within the City's planning boundary as identified on the Future Land Use Map should be reviewed by the City and subject to the City's subdivision regulations including design standards and parkland dedication requirements. Plats-of-Survey and lot splits that create a total of 2 or fewer new parcels of record within the 2-mile review area can be deferred to Dallas County provided they do not negatively impact the future development of the area or inhibit the extension or expansion of any highways or roadways. Otherwise, plats-of-survey and lot splits that may impact future development of an area should be reviewed by the City.

Sanitary Sewer Service

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless provisions for sewer service have been made. If within an area that is planned for City sanitary sewer service, the subdivider shall construct a dry sanitary sewer system with an agreement that the subdivision will connect to the City's system when the area is annexed into the City and City sanitary sewer is made available. If the area is planned for City sanitary sewer service but that service is not likely to occur within the next 20 years, then the subdivider shall devise a plan, reserve easements, and establish agreements necessary for the future extension and connection of the subdivision to the City sanitary sewer system when it becomes available. If the area is never likely to be served by City sanitary sewer, then an alternative sewerage system may be proposed by the subdivider.

City sanitary sewer service should not be provided to any property located outside the City corporate limits. The City Council may grant an exception for existing developed properties requesting city sewer to resolve a septic system issue provided that property executes an agreement to annex into the City when requested by the City.

Paved Street Access

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it has at least one connection to a paved public street. The subdivider shall further be responsible to improve the subdivision's share of any adjoining unpaved roadways and dedicated the appropriate right-of-way. All streets within the subdivision, whether public or private, shall be paved to the City's design standards.

The City should consider updating the subdivision regulations to define and permit a paved, rural road standard for streets serving rural estate lots that are all greater than once acre in size.

Land Use and Future Streets Plan Consistency

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it is consistent with the land uses and ultimate streets system as identified for the property on the City's adopted Future Land Use Map.

Figure 3 - Priority Annexation Map

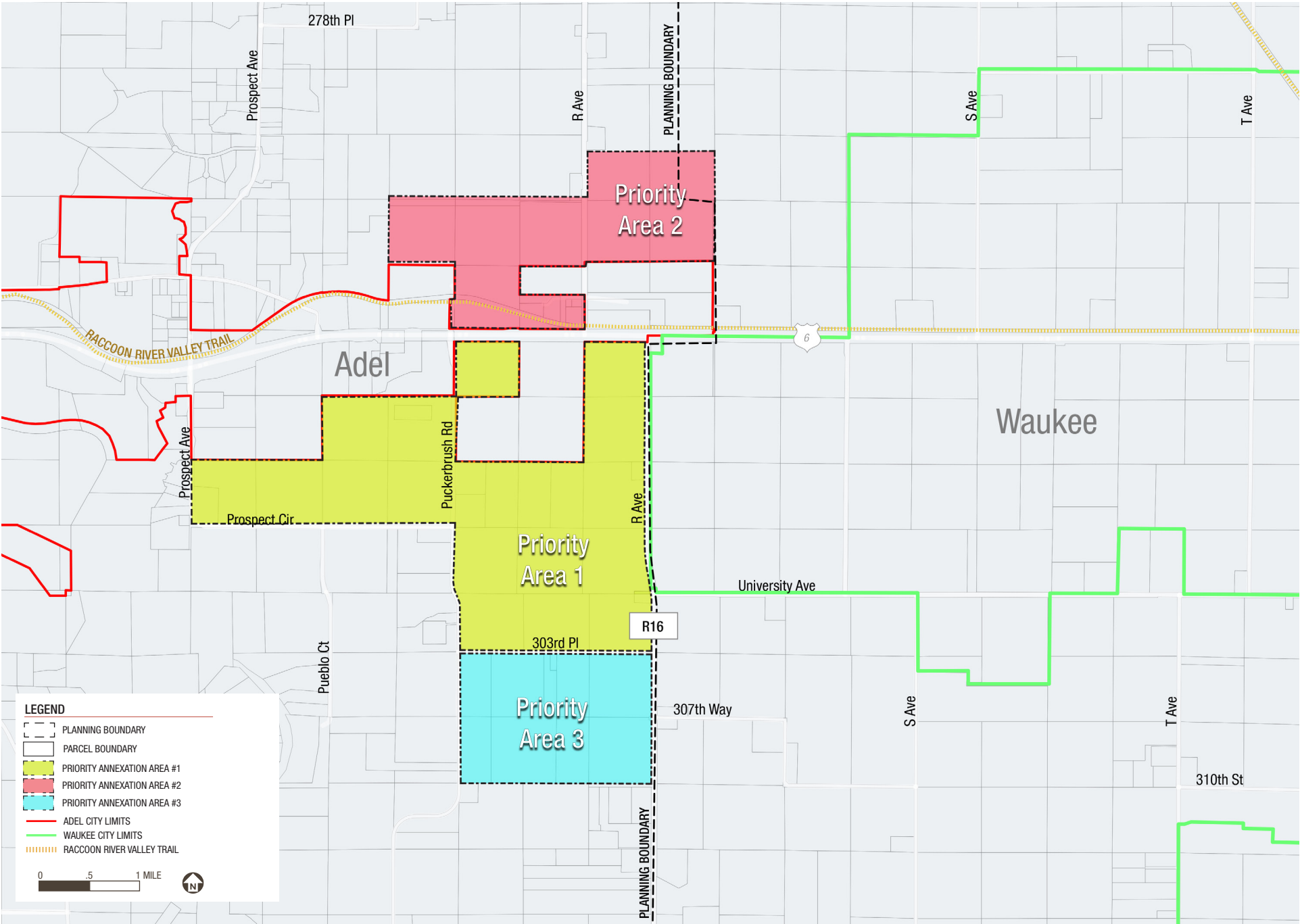


Figure 4 - Adel East Annexation Sanitary Sewer System Extension + Priority Annexation Areas

