



# *Chapter Four:* [ Land Use ]

# Land Use

## Overview

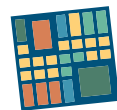
### Chapter Purpose

The intent of the Land Use Chapter is to provide a guide to the growth and development of land uses within a community. Decisions over the future land use of a community take into consideration factors relating to the existing land use composition of a community, the location of natural features, the ability to provide adequate water and sanitary services to an area, the proposed alignment of future streets, and the desired character of the community.

The Future Land Use Plan included in this chapter lays out a future vision for Bondurant through the year 2050 and beyond. Land uses have been proposed for more area than is likely needed to create numerous options and provide flexibility for the city and development community. Land uses have been laid out to avoid conflict and promote a harmonious layout in the community.

### Chapter Structure

The Land Use Chapter follows the following format:



Review of existing land uses in Bondurant



Planning Boundary + Future Land Use Key Considerations



Population Projections & Residential Demand Estimates



Future Land Use Categories



Future Land Use Plan + Annexation Priorities



Land Use Goals & Strategies





# Existing Land Uses

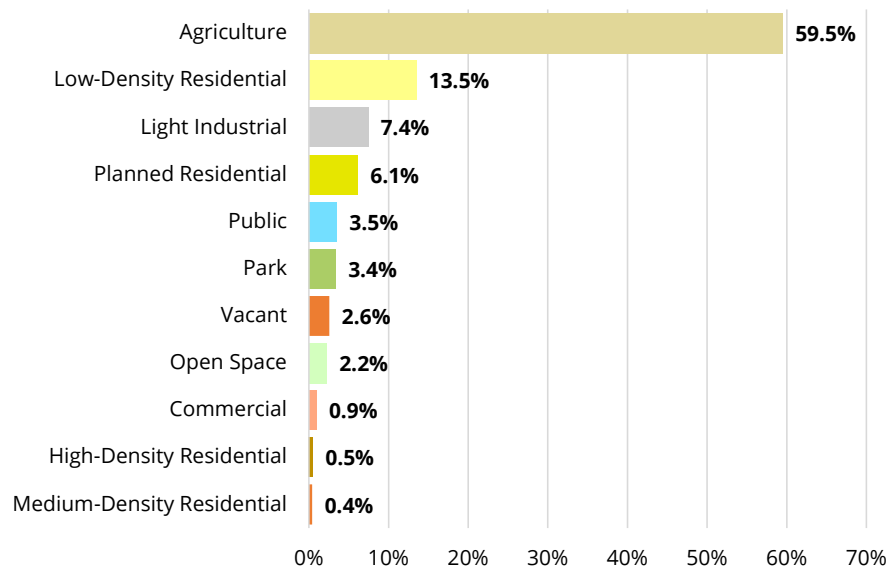
## Bondurant, IA

Figure 4.2-4.3 show the existing land use breakdown for Bondurant. Figure 4.2 shows the percentage breakdown by acres for all land use types, including undeveloped / agricultural land. Figure 4.3 shows the breakdown for just the built environment

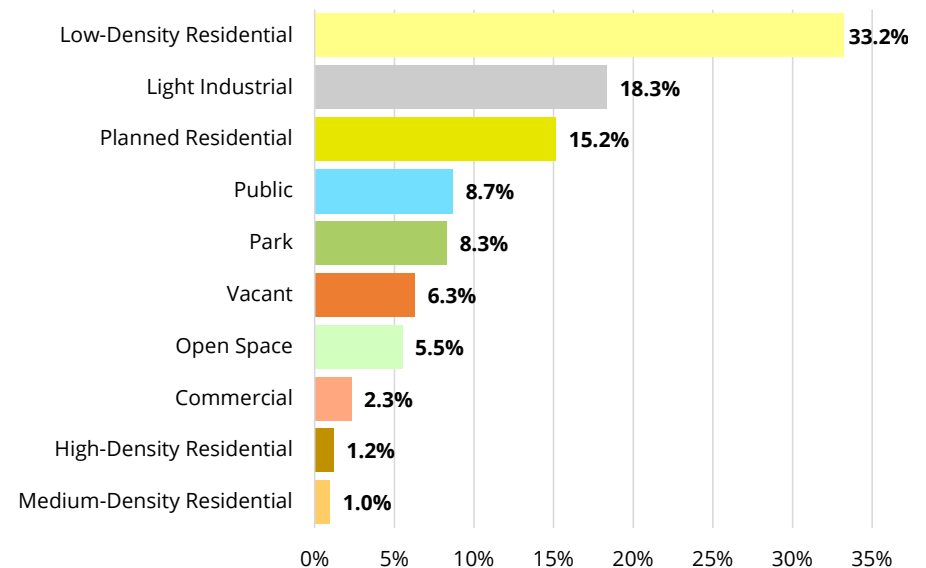
(excluding agricultural / undeveloped land). This figure gives a better understanding of the true developed form of the community.

Note, planned residential refers to all residential that has been submitted to the City as part of a development plan at the time of this planning process.

**Figure 4.2** Existing Land Uses Breakdown including undeveloped areas



**Figure 4.3** Existing Land Uses Breakdown excluding undeveloped areas





# Existing Land Uses

## Key Features

The existing land use pattern in Bondurant today is defined by several key features:

- Low-Density Residential
- Historic Core
- Highway 65 + Interstate 80
- Agricultural Land
- Industrial Growth
- Park System



### Low-Density Residential

Detached single-family homes, have historically made up the vast majority of housing in Bondurant, impacting the overall layout of the community. A series of key arterial and collector roadways are lined on either side with residential subdivisions. Older homes can be found near the downtown and new growth is mainly focused along the northern parts of Grant St & 2nd Street.



### Historic Core

Bondurant has a long-history that predates much of the growth seen in the last decade. The historic core of Bondurant is mainly those areas surrounding the downtown and either side of Grant Street immediately north of Highway 65. The historic core of Bondurant serves as an important source of community character for the community.



### Highway 65 + Interstate 80

Bondurant is defined by its two main major arterial roadways: Highway 65 and Interstate 80. Highway 65 bisects the community creating a difficult crossing point for pedestrians and vehicles. Interstate 80 provides excellent access to the metro while also serving as a natural growth boundary.



### Agricultural Land

Much of the undeveloped land surrounding Bondurant is agricultural. This presents both opportunities and challenges. Agricultural land is generally flat and therefore easy to develop. However, the low slope of the land makes it more susceptible to flooding and provides limited natural tree cover.



### Industrial Growth

The recent industrial growth in Bondurant has made a significant impact on the existing land uses, especially on the south side of Highway 65. This industrial growth has added more jobs and tax base to the city, however, careful planning will be needed to limit impact on congestion and community character of the entrance into the community.



### Park System

Bondurant has been proactive in creating open space and parkland in some of the flood prone areas of the community. This serves the dual purpose of flood control and serving as an amenity feature. These open spaces create a sense of place and enhance the quality of life for residents.

# Planning Boundary

## Bondurant, Iowa

### Planning Boundary

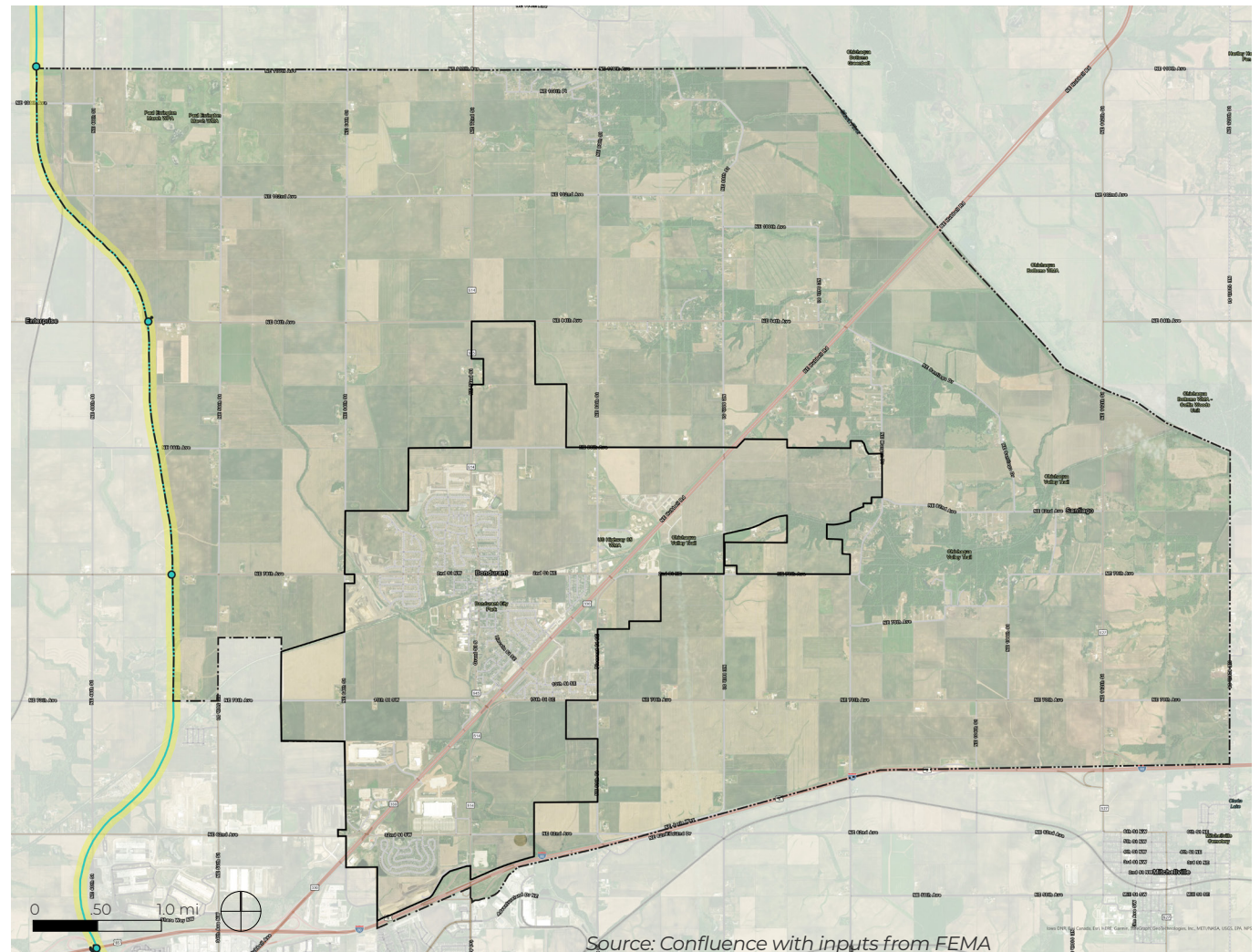
Figure 4.4 shows the planning boundary for the Building Bondurant Comprehensive Plan. The boundaries are roughly as follows:

- West to the proposed northeast beltway centerline
- South to Interstate 80
- East to the Chichaqua Bottoms / NE 120th Street
- North to NE 110th Avenue

The proposed planning boundary exceeds what Bondurant will likely need to accommodate growth, but this is intentional. The planning boundary will help Bondurant protect its borders and help to define the community's entrances. It also is large enough to provide for a flexible land use plan that offers multiple possible growth areas for all different land use types.

- Planning Boundary
- Bondurant City Limits
- Northeast Beltway

Figure 4.4 Planning Boundary Map





# Planning Boundary

## Infrastructure Analysis

### Infrastructure Analysis

Discussions with City Engineers took place early on in the planning process to determine how realistic the growth planning boundary was for Bondurant.

Overall, Bondurant is able to provide infrastructure to serve the majority of the planning boundary. Some areas in the farther extents of the planning boundary may require lift stations and other improvements based on the topography and watersheds.

Some big picture infrastructure items to note include:

- Short and long-term need for water supply
- Regional stormwater management
- Plenty of sewer capabilities

These items and more will be discussed in greater detail in Chapter 11- Infrastructure.





# Planning Boundary

## Streets Master Plan

### Streets Master Plan

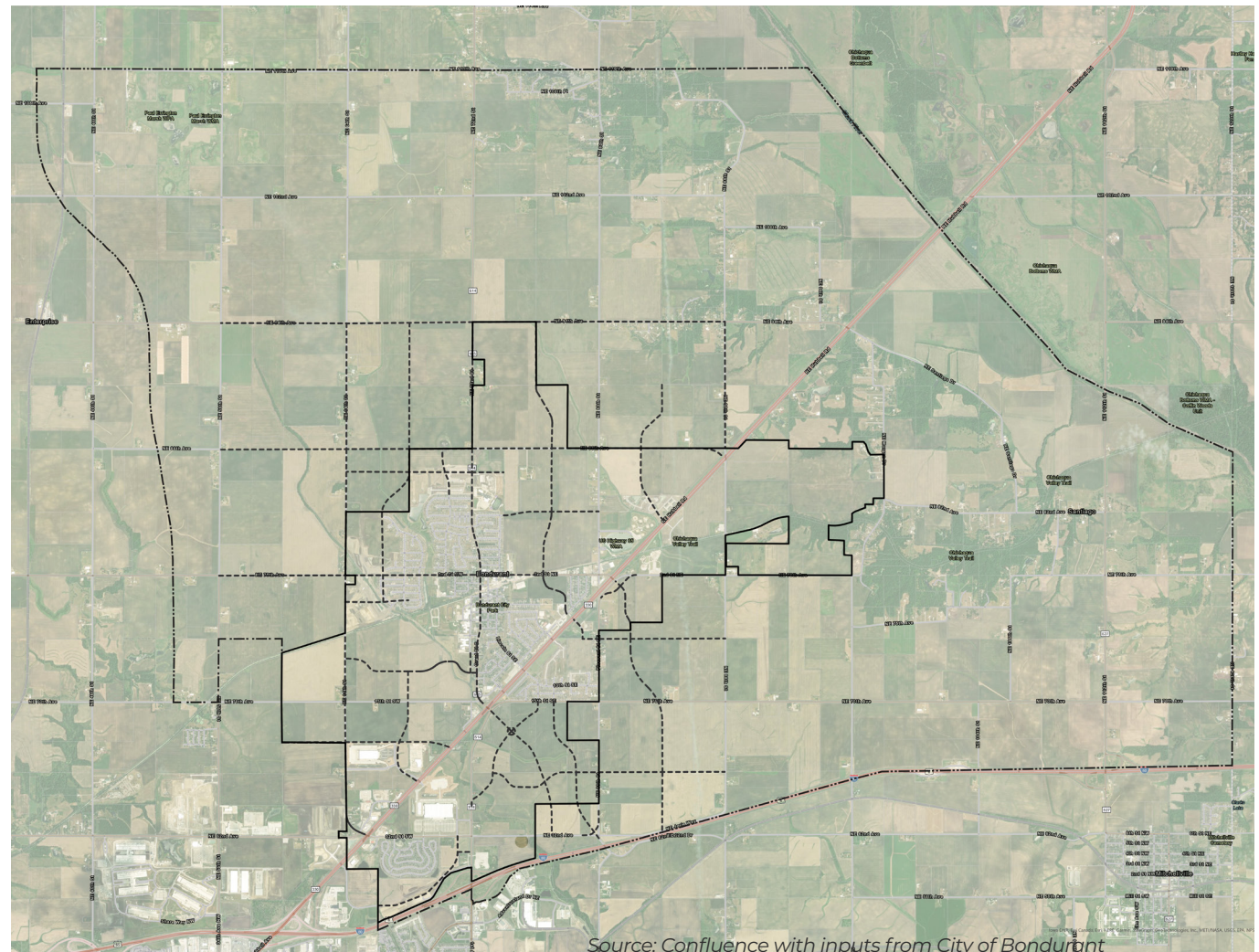
Figure 4.5 shows the current streets master plan for Bondurant. While the exact right-of-way or centerlines are subject to change, this map represents the general connectivity picture for Bondurant's planning boundary.

Special attention has been given to future major and minor arterial roadways that will help to enhance the flow of traffic in Bondurant and reduce congestion in key areas by providing some redundancy within the street system. Redundancy helps provide alternative ways of getting to the same destination, therefore reducing over reliance on any one street.

Note, amendments to the plan may be proposed in Chapter 11 - Infrastructure, Transportation & Mobility.

- Planning Boundary
- Future Streets Master Plan

Figure 4.5 Current Streets Master Plan



Source: Confluence with inputs from City of Bondurant



# Planning Boundary

## Recent Growth Patterns

### Recent Growth Patterns

Figure 4.6 highlights some areas of recent development in Bondurant's planning boundary.

#### Residential Growth

Most of the new residential growth has been focused in the areas north and south of 2nd Street as well as along the northern portions of Grant Street. Some more diverse residential growth that includes some multi-family has occurred along Highway 65.

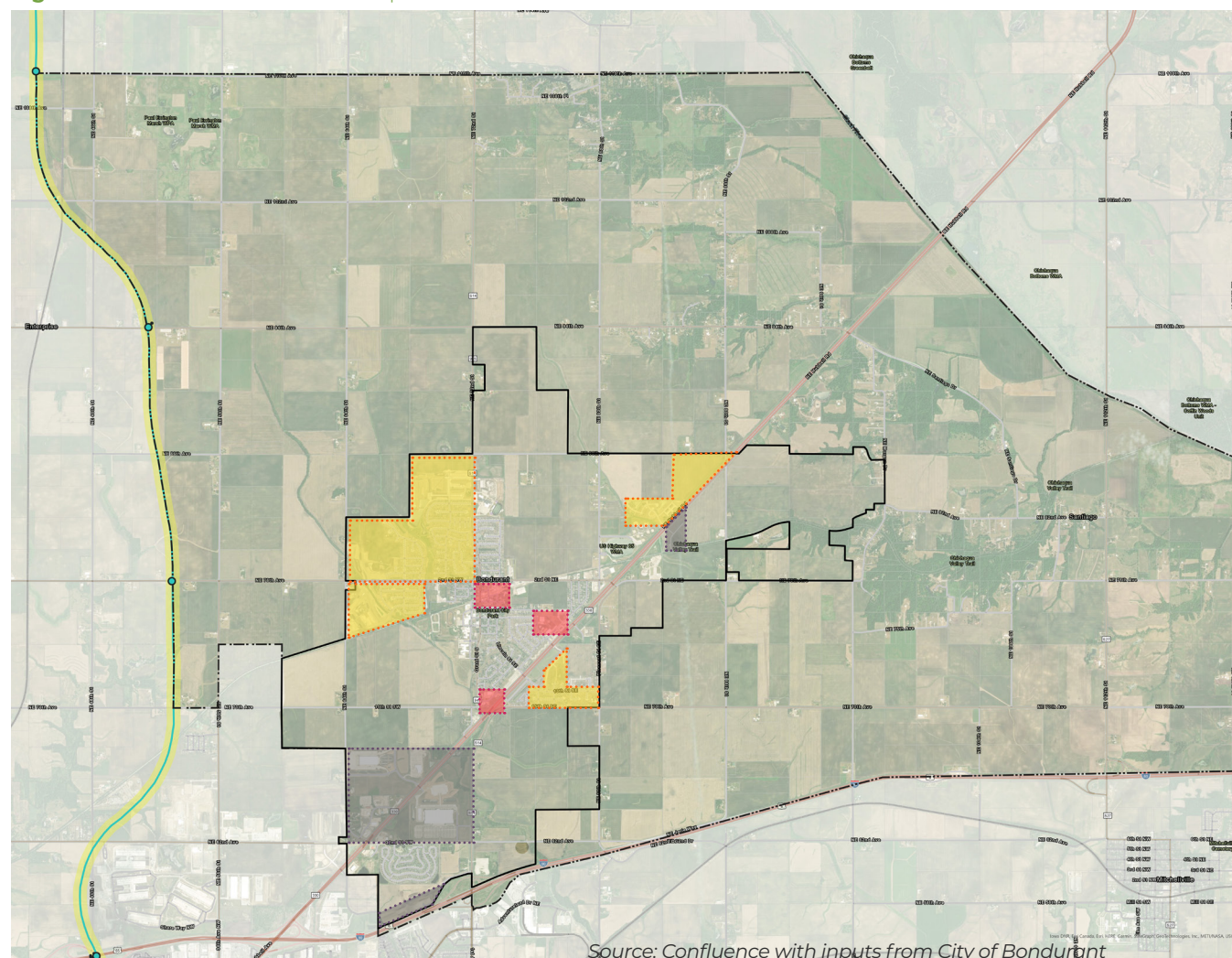
#### Industrial Growth






Most of the new industrial growth has occurred along Highway 65 in the southern areas of town.

#### Commercial Growth

More recent commercial growth has occurred mainly along Highway 65 with some new activity also occurring within the downtown core.

**Figure 4.6** Recent Growth Area Map



-  Planning Boundary
-  Bondurant City Limits
-  Residential Growth Areas
-  Industrial Growth Areas
-  Commercial Growth Areas

Source: Confluence with inputs from City of Bondurant



# Planning Boundary

## Natural Resources

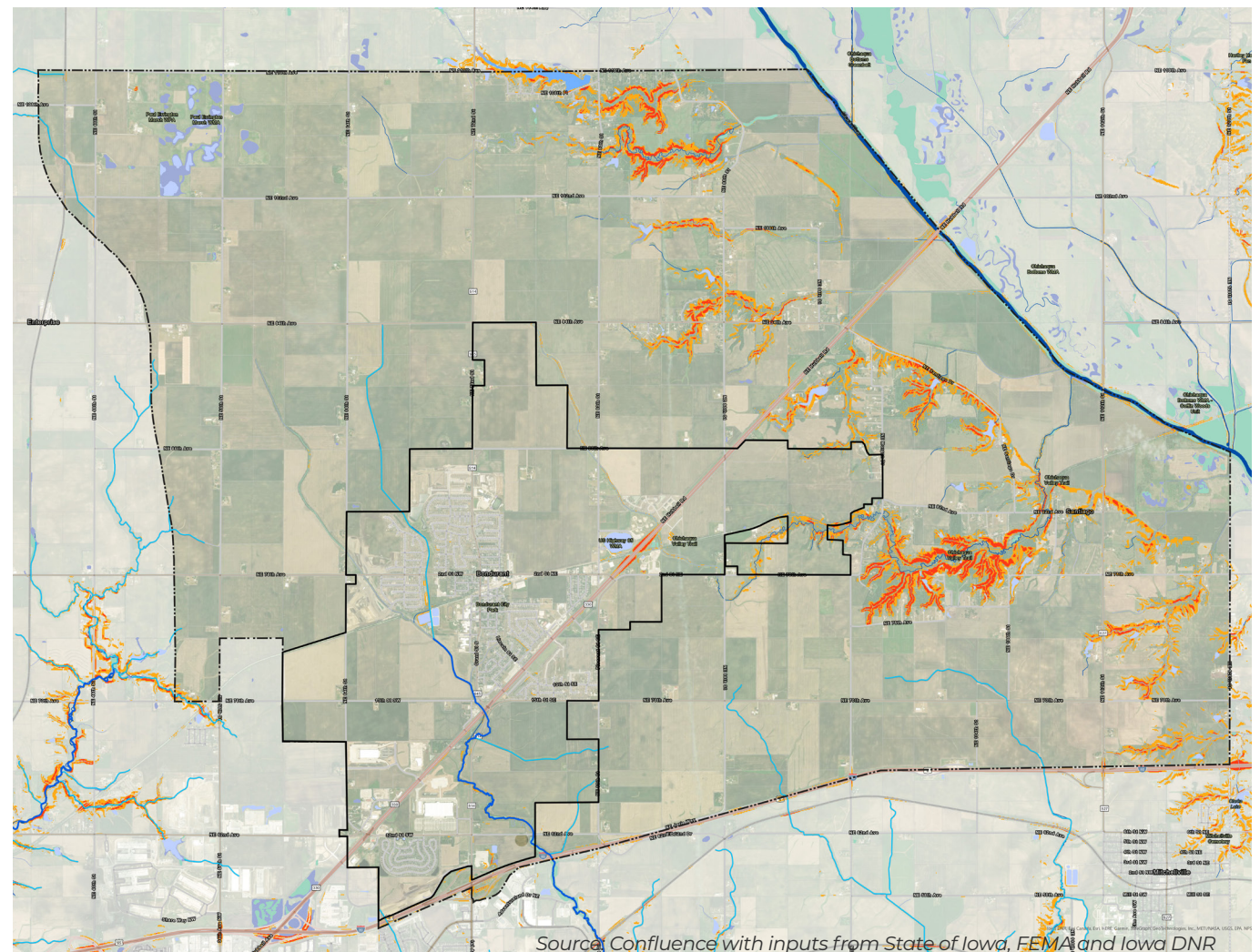
Figure 4.7 summarizes the notable natural resources that fall within the Bondurant planning boundary. Any new growth and development must be considerate of these sensitive features. Sensitive environmental features include:

- 100-Year Floodplain
- Wetlands
- Areas with higher slopes - greater than 11.7%.
- Type 1 + 2 Streams

Additionally, features such as yet to be identified wetland areas may alter the development pattern in real-time.

These features and their impact on the community will be discussed in greater detail in Chapter 8 - Natural Resources.

Figure 4.7 Natural Resource Map





# Future Land Use Plan

## Basis for Zoning and When to Amend

### Future Land Use Plan

A Future Land Use Plan is a physical guide for growth and development within a community. The map lays out the preferred development pattern and is composed of a series of Future Land Use categories. The Future Land Use category definitions will be reviewed on future pages. Many factors go into the creation of a Future Land Use map, which are discussed in detail on the following pages.

### Relationship to Zoning

Future Land Use Plans serve as the basis for determining the appropriate zoning for property being developed or annexed into a community. Chapter 414 of the Code of Iowa grants cities the authority to enact city zoning regulations and requires zoning regulations, "...be made in accordance with a comprehensive plan..." The Building Bondurant Comprehensive Plan should be consulted whenever a city zoning code regulation is amended and every time a property is rezoned to ensure that the action is consistent with both the goals and policies included in the plan and with the land use classifications as shown in the Future Land Use Map.

Included within this chapter is a Zoning Compatibility Matrix to provide guidance on zoning districts that are compatible or partially compatible with each future land use classification.

### When to Amend

The Future Land Use Plan for the Building Bondurant Comprehensive Plan represents the ideal future land use layout for the community. However, the land use plan does not need to remain stagnant or unchanging. If circumstances change and reveal a conflicting land use, the Future Land Use Plan should be amended appropriately to reflect the updated conditions of the community. If Bondurant finds it justified and appropriate to rezone a property in a manner that is not consistent with the Future Land Use Map or any related policies, the Future Land Use Plan and Comprehensive Plan should be amended as a part of the rezoning action to ensure consistency. The City should carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

# Future Land Use Plan

## Key Considerations

There are many factors that contributed to the creation of the Building Bondurant Future Land Use Plan. These factors include:

- Natural Features
- Industrial Growth
- Hometown Feel
- Housing Choice
- Access & Connectivity
- Stormwater Detention
- Downtown & Commercial Expansion



### Natural Features

The location of important natural features such as floodplain, major stream corridors, wetlands, and areas with significant tree cover were left undeveloped on the Future Land Use Plan. Whenever possible, complementary land uses were put adjacent to these important features to help buffer against incompatible or potential harmful uses.



### Industrial Growth

Bondurant and the eastern Des Moines metro as a whole is capturing a larger share of industrial growth in recent years. The availability of land, motivated city leadership, and convenient access to major roadways all make this an attractive area for industrial growth. Plenty of strategic locations for industrial growth have been identified within the planning boundary to build upon this momentum.



### Hometown Feel

The public input received during phase 2 of the planning effort revealed a strong desire to maintain Bondurant's hometown feel. For many, this translated into continued lower-density residential growth. This can also be accomplished by creating opportunity for residential growth that is building upon existing residential areas. These factors all contributed to the locating of low-density residential throughout the planning boundary.

# Future Land Use Plan

## Key Considerations



### Housing Choice

While low-density residential remains the preferred residential option, public input and analysis revealed a need for expanded housing choice within key areas of the community. Medium and some higher-density residential options, strategically located near major roads and amenities, allow for expanded housing choice or current and future residents.



### Access & Connectivity

Bondurant is conveniently located along Interstate 80 and Highway 65. There is a strong desire to take advantage of the areas around these key roads with appropriate land uses such as industrial, commercial, and higher-density residential. Additionally, key areas for expansion of collector and other arterial roadways have been identified to assist with north-south and east-west connectivity alongside appropriate land use selection.



### Stormwater Detention

To build off the work completed by the City of Bondurant in their recently adopted Stormwater Master Plan, areas with proposed future regional detention have been identified on the Future Land Use Plan. The plan does not designate these areas as entirely open space or undeveloped but rather identifies the general location of the detention alongside the desired adjacent uses. This helps provide informed flexibility in land use planning.



### Downtown & Commercial Expansion

Special consideration has been given to Downtown Bondurant and its long-term potential for expansion. Additionally, new areas for commercial growth, both neighborhood and regional-scale, have been identified at key locations throughout the planning boundary.



# Future Land Use Plan

## Key Considerations

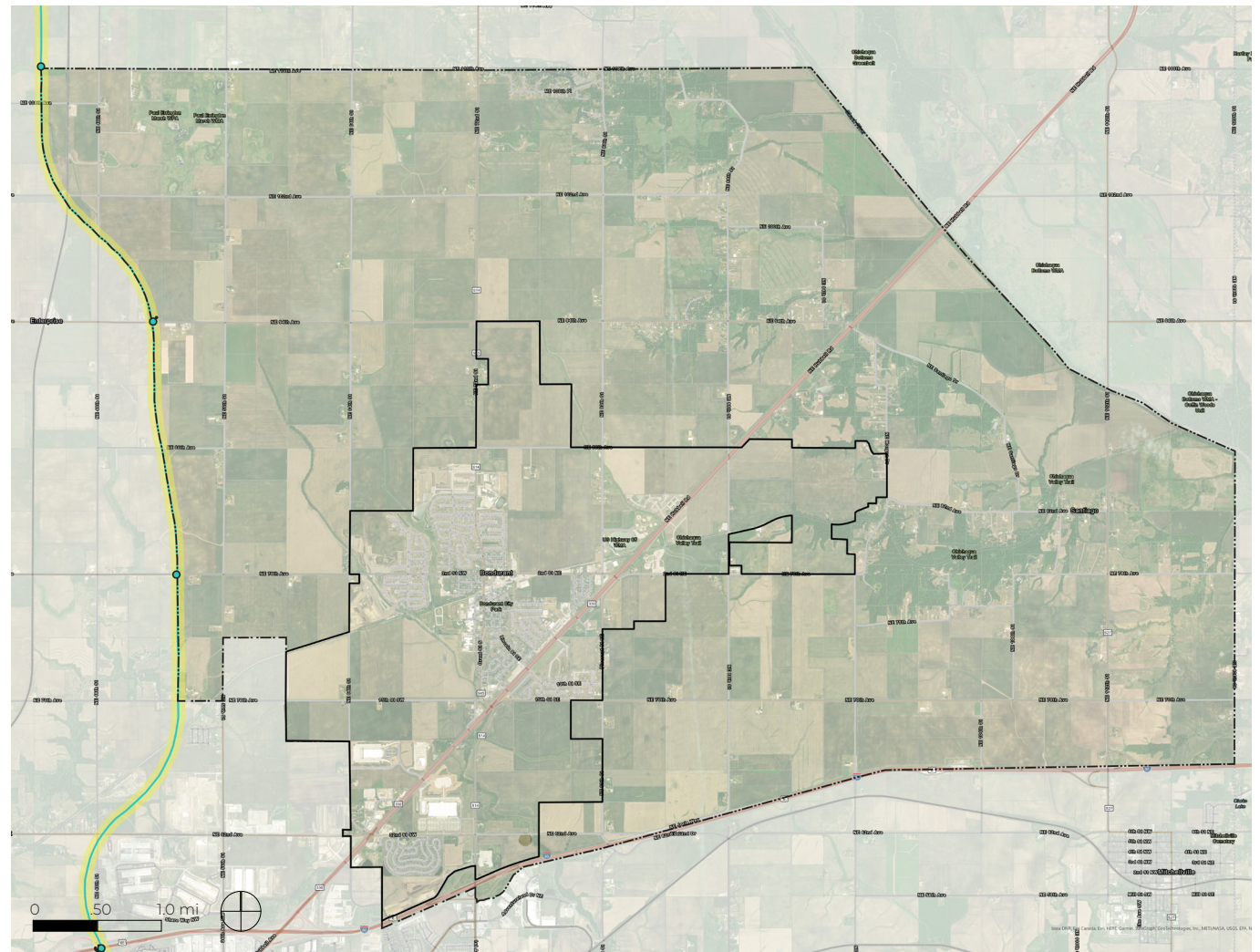
### Northeast Beltway

Figure 4.8 shows the approximate location of the northeast beltway centerline. The proposed northeast beltway would expand the highway grade loop around the Des Moines metro, which could help alleviate traffic congestion and open new economic opportunities for the entire metro. If constructed, the major arterial would have a significant impact on the type of appropriate land uses in the western portion of the planning boundary. Three possible interchanges would fall within the Bondurant planning boundary.

The Northeast Beltway will be discussed in greater detail in Chapter 11 - Infrastructure, Transportation & Mobility.

- Planning Boundary
- Bondurant City Limits
- Northeast Beltway
- Proposed Northeast Beltway Interchange

Figure 4.8 Proposed Northeast Beltway Centerline



# Future Land Use Plan

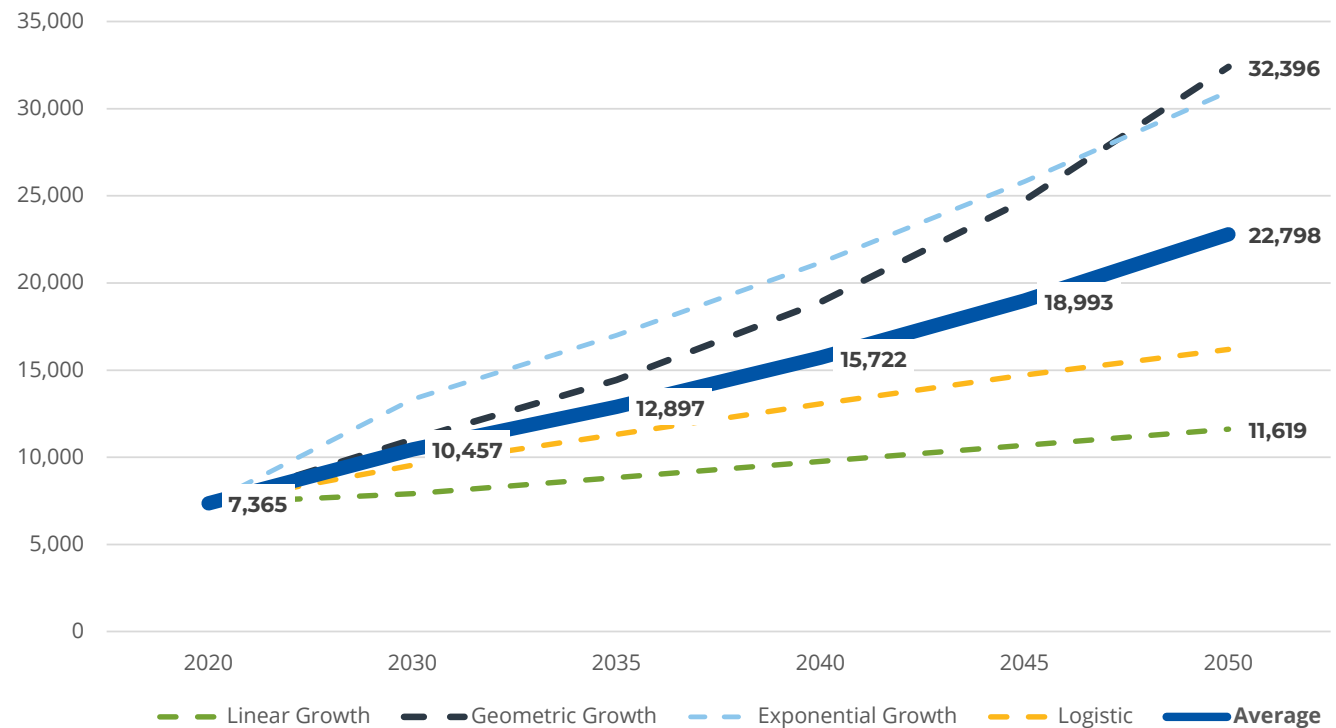
## Key Considerations

### Population Projections

Bondurant has experienced significant growth in the last decade. It is expected for this growth pressure to continue into the future. A series of population projections were created for Bondurant through 2050. Low, medium, and high growth scenarios emerged alongside an overall average growth scenario. Figure 4.9 shows the projections.

The existing 2020 population estimate for Bondurant is 7,365 residents. By 2050, Bondurant has an average growth scenario of 22,798 residents. The estimates for 2050 range from a low of 11,619 (unlikely given current growth rates) and a high of 32,396 (which would mean an increase of over 25,000 residents). While the actual growth will likely fall somewhere in between, Bondurant should be prepared to accommodate these growth rates.

**Figure 4.9** Population Projections 2020-2050



# Future Land Use Plan

## Key Considerations

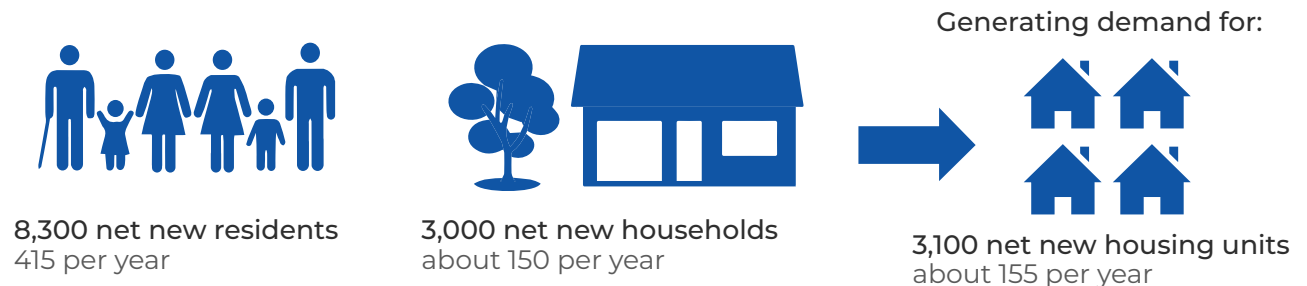
### Residential Demand Estimates

Based on population projection estimates, the number of housing units needed to accommodate the average growth rate has been calculated in Figure 4.10.

With the predicted average growth by 2040, Bondurant will add around 8,300 new residents. When considered annually, this translates into around 415 new residents per year and about 150 new households per year. Overall, this generates demand for 3,100 net new housing units (around 155 per year).

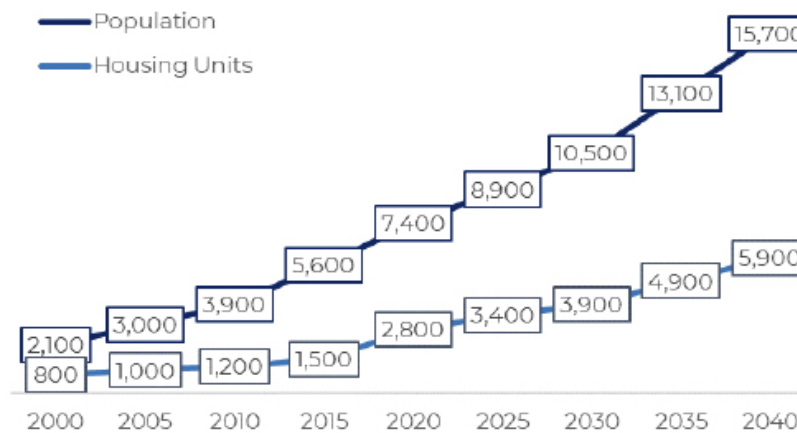
**Note, household demand estimates were calculated through 2040. The further out the estimate, the less reliable they can become. Bondurant can be fairly secure in adhering to 2040 estimates and therefore they were used to calculate household demand estimates. Additionally, it is highly likely the plan will be updated prior to 2050.**

Figure 4.10 Population + Household Demand Estimates, 2040



### POPULATION + HOUSING UNIT GROWTH 2000 - 2040

US CENSUS, LCG



Source: Leland Consulting Group with inputs from Bondurant and U.S. Census Bureau



# Future Land Use Plan

## Key Considerations

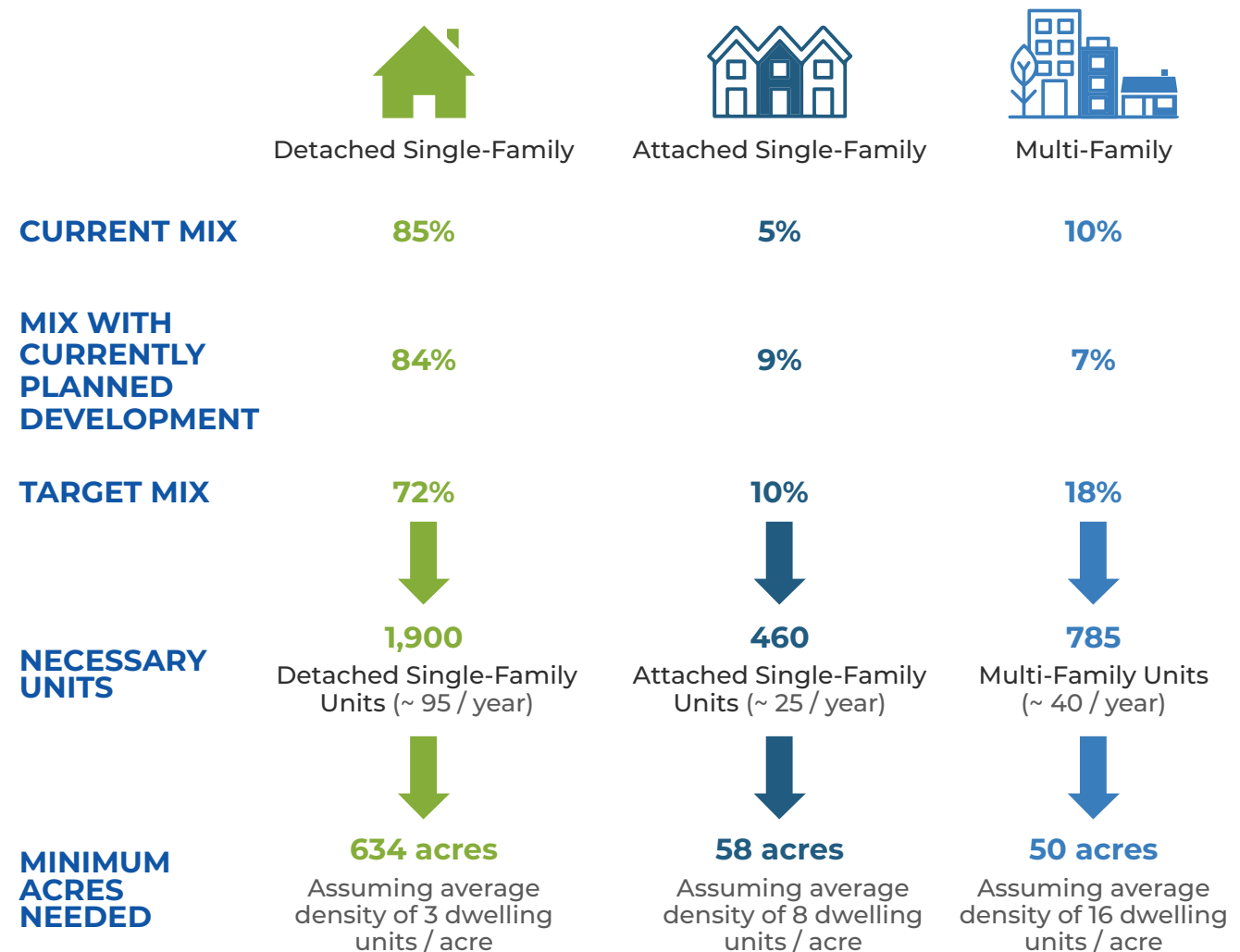
### Residential Demand Estimates

Figure 4.11 shows the current, planned, and target mix for housing typologies in Bondurant. Currently, Bondurant is approximately 85% detached single-family, 5% attached single-family, and 10% multi-family units. The target mix for 2040 calls for slightly more housing diversity while also remaining predominantly detached single family residential. The target mix is 72% detached single-family, 10% attached single-family, and 18% multi-family.

As shown in Figure 4.11, this equates to demand for 1,900 detached single-family units, 460 attached single-family units, and 785 multi-family units.

The Future Land Use Plan should meet and exceed these numbers in terms of total land acres to provide flexibility in the location and actual growth rate, which may be higher than the expected average rate.

Figure 4.11 Residential Demand by Housing Type, 2040



# Future Land Use Plan

## Future Land Use Categories Definitions

### Future Land Use Categories

There are several Future Land Use categories created for the Future Land Use Plan:

- Agriculture / Open Space
- Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed-Use
- Mixed-Use
- Neighborhood Commercial
- Regional Commercial
- Retail Flex
- Business Park / Light Industrial
- Industrial
- Public / Semi-Public
- Parks & Recreation

On the following pages, a definition for each category is provided along with two representative images. Additionally, a graphic depicting appropriate density and scale for each category is provided.

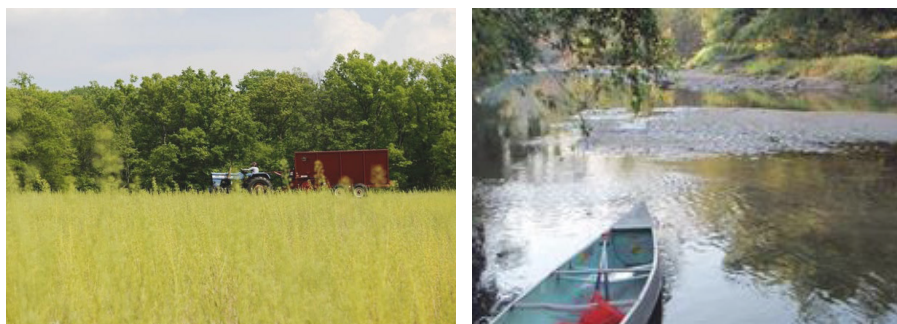


# Future Land Use Plan

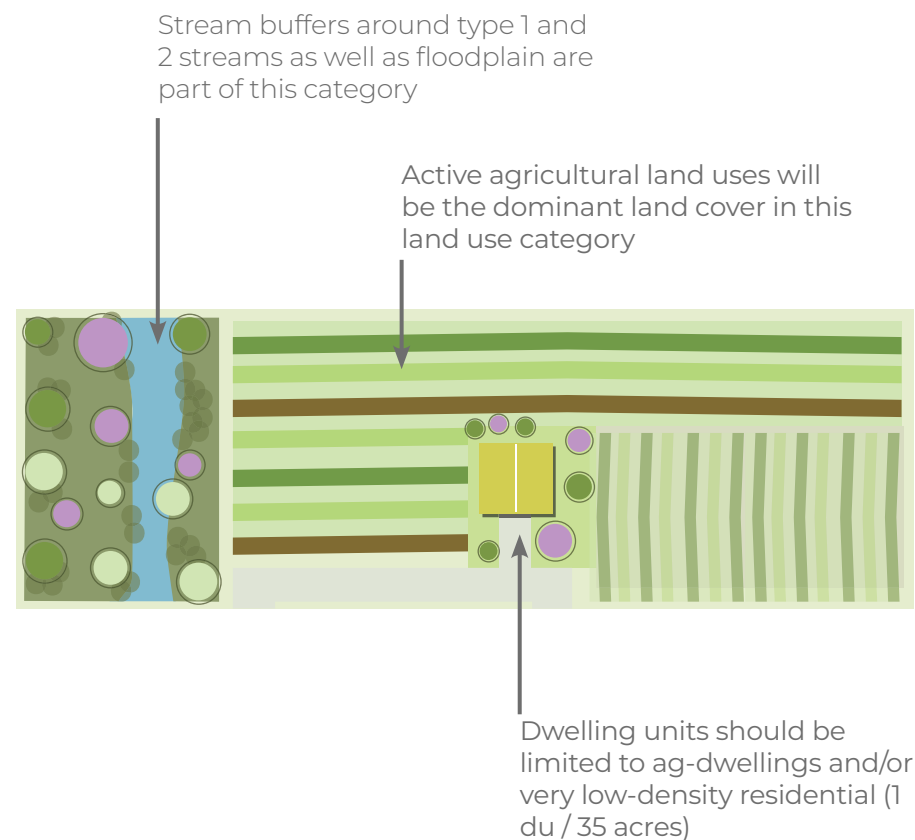
## Future Land Use Categories

### Open Space / Agriculture

The Agriculture and Open Space land use category is set aside for agricultural land, undeveloped land, floodplain, and areas with significant tree cover. Bondurant has significant natural features, including the 100-year floodplain and wetlands, that benefit farming practices in the area and hinders safe development. It is expected that this land will remain in this category as the rest of the city continues to grow to ensure safe and sustainable development. Some of the land in this category, outside of the floodplain, may be suitable for future development and the Future Land Use plan should be amended to accurately reflect these changes.



### Density + Scale Graphic Example:





# Future Land Use Plan

## Future Land Use Categories

### Rural Residential

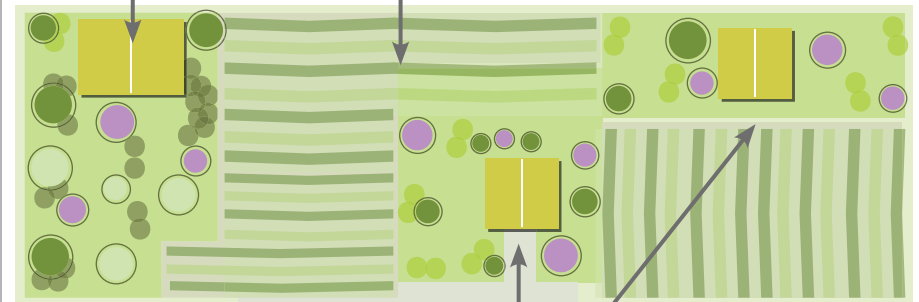
The Rural Residential land use category is designed for single-family residential development with minimum 1-acre lots. This land use category can include cluster subdivisions as well for larger-scale developments.



### Density + Scale Graphic Example:

Rural residential lots will typically include single-family detached homes on a minimum 1-acre lot

Often agricultural land will surround rural residential dwelling units



Cluster subdivisions may be allowed in an effort to conserve open space around them in a greater quantity

# Future Land Use Plan

## Future Land Use Categories

### Low-Density Residential

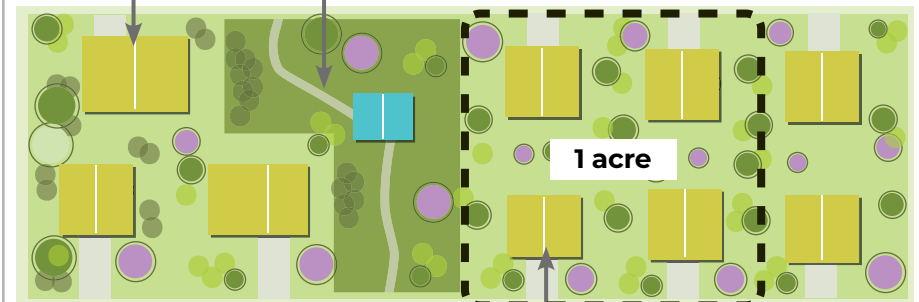
The Low-Density Residential land use category is designed for areas with traditional low-density, single-family with lot sizes ranging from 1 to 6 dwelling units per acre. This land use will be predominantly single-family detached homes with some duplexes and single-family homes with accessory dwelling units. Developments within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas.



### Density + Scale Graphic Example:

Single-family detached homes will dominant this land use category at densities of between 1 to 6 dwelling units per acre

Parks, religious, educational, institutional, child daycare, or recreation may also be scattered throughout this land use



Typical density will range from 1 to 6 dwelling units per acre

# Future Land Use Plan

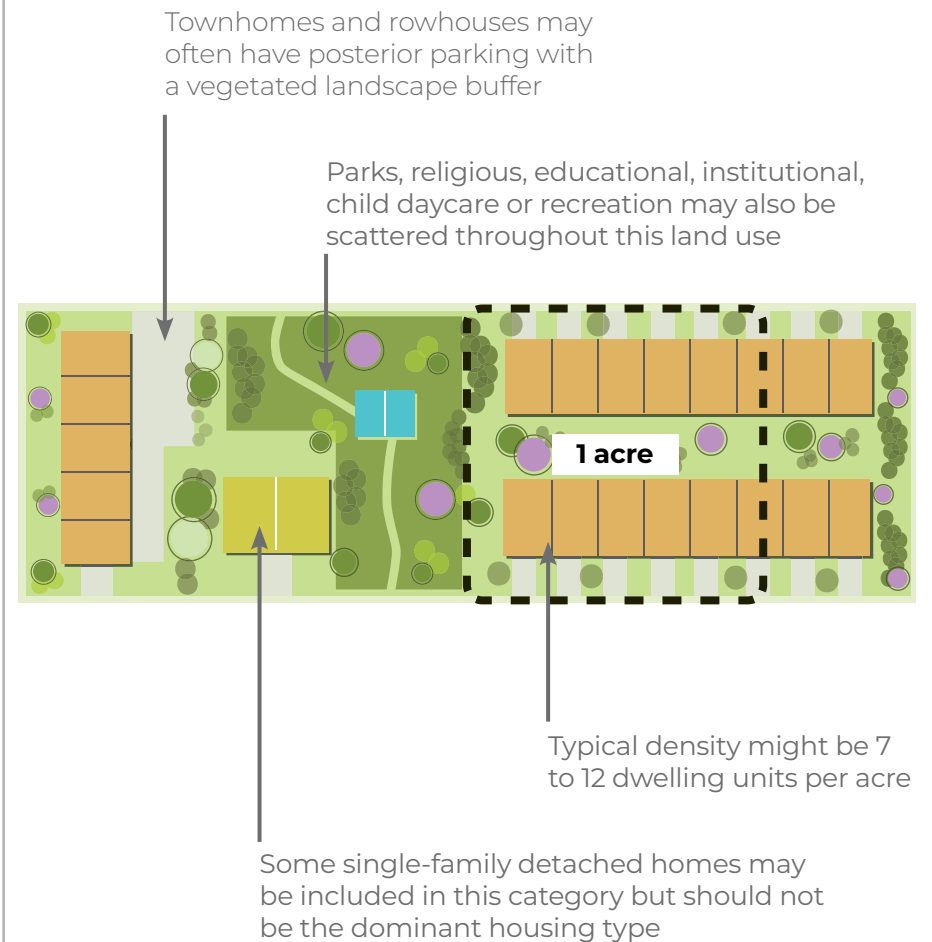
## Future Land Use Categories

### Medium-Density Residential

The Medium-Density Residential land use category includes townhomes, rowhouses, and cottage home developments. Occasionally, single-family detached homes will be included in this land use category. Medium-Density Residential experiences a variety of densities from 7 to 12 dwelling units per acre. Development within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas. This land use can serve as a transitional land use from low-density residential to more intense uses such as high-density residential and commercial.



### Density + Scale Graphic Example:





# Future Land Use Plan

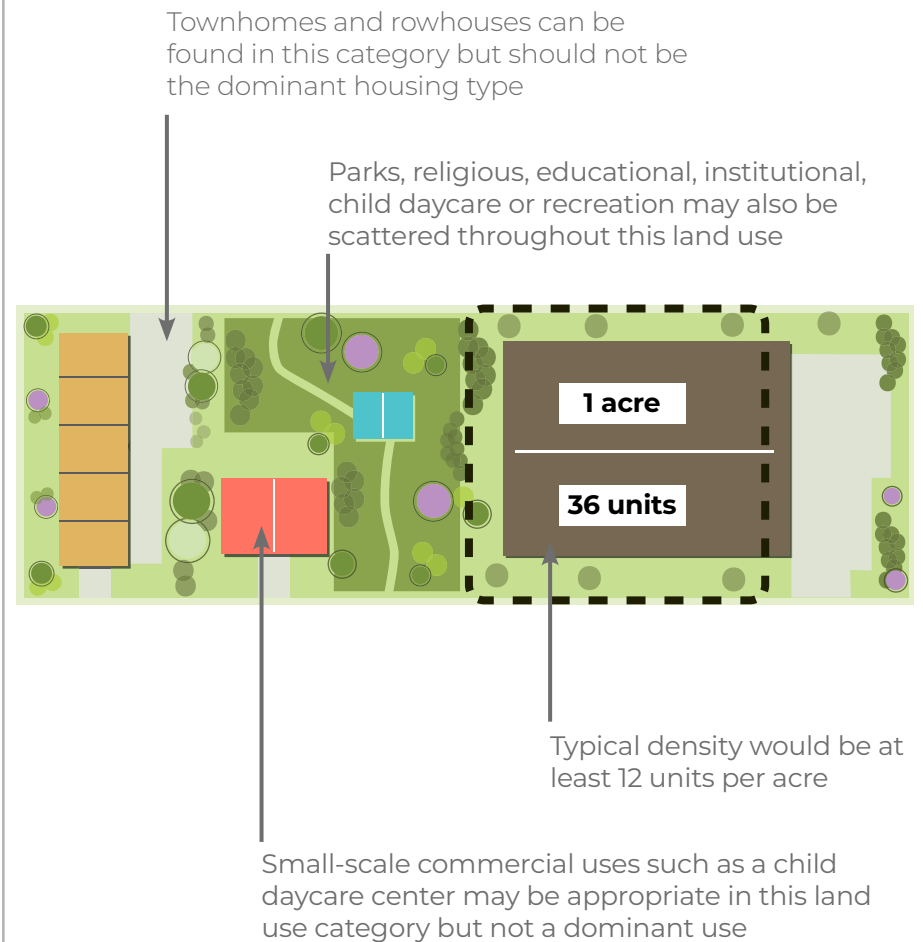
## Future Land Use Categories

### High-Density Residential

The High-Density Residential land use category is set aside for areas with densities of 12 or more dwelling units per acre. The category will likely see apartments and condominiums as the primary development, with some townhomes or rowhouses where appropriate. This housing type provides alternatives to residents of all ages and life stages. Development within the category may also include religious, educational, institutional uses, manufactured housing developments, child daycare centers, and public and private recreational areas.



### Density + Scale Graphic Example:



# Future Land Use Plan

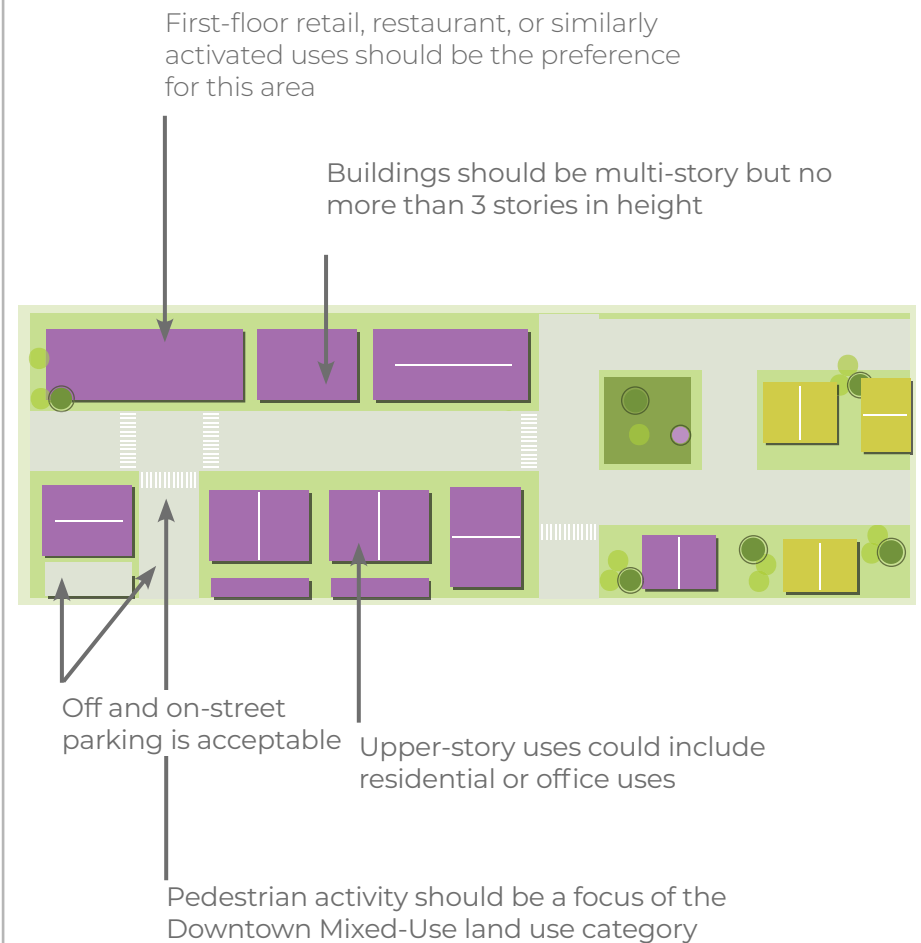
## Future Land Use Categories

### Downtown Mixed-Use

The Downtown Mixed-Use land use category is set aside for mixed-use buildings in and around Main Street. The uses should consist of multi-story buildings and be exclusively first-floor retail or restaurant with limited amount of other commercial or office uses to encourage all-day activity. The upper floors of these buildings should be reserved for residential or office uses. Buildings may be three stories in height with shared on and off-street including surface or structured parking and a focus on creating a pedestrian level, walkable environment.



### Density + Scale Graphic Example:





# Future Land Use Plan

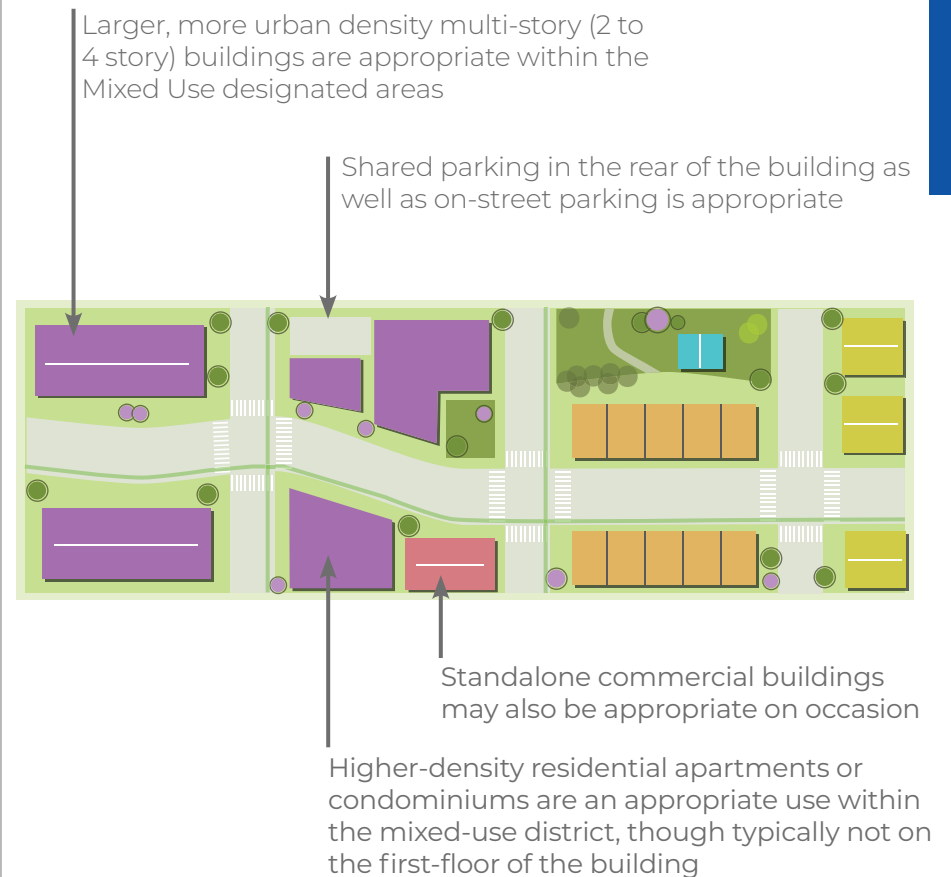
## Future Land Use Categories

### Mixed-Use

The Mixed-Use land use category is designed for areas to be developed at a higher, more urban density with multi-story buildings with a combination of residential, retail and office uses. Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 12. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or structure located within, under, or rear to the building. Surface parking may be allowed in the rear of the building.



### Density + Scale Graphic Example:



# Future Land Use Plan

## Future Land Use Categories

### Retail Flex

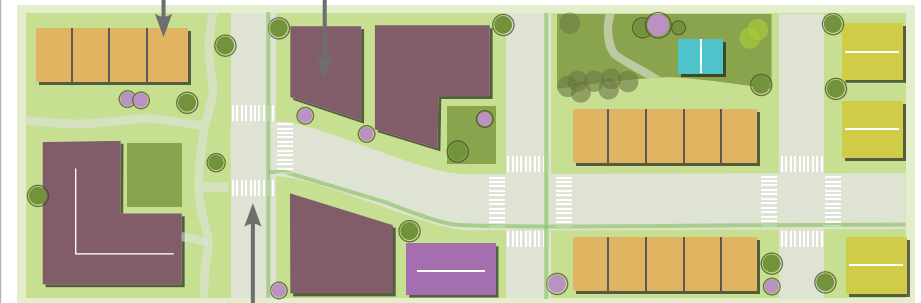
The Retail Flex land use category is intended for a mixture of residential uses (Medium-Density to High-Density Residential) and Commercial uses established within a planned development. This category is primarily located directly adjacent to the Downtown Mixed-Use land use category and should complement the development that occurs here. Building Design Standards should be implemented to ensure that the development is cohesive and complimentary to the existing surrounding structure.



### Density + Scale Graphic Example:

A mix of residential uses (medium and higher-density) is appropriate within this use

Building design standards should be included to ensure the development fits in with the surrounding area



The pedestrian experience is very important to this land use category given its proximity to Downtown Bondurant and the Chichaqua Valley Trail



# Future Land Use Plan

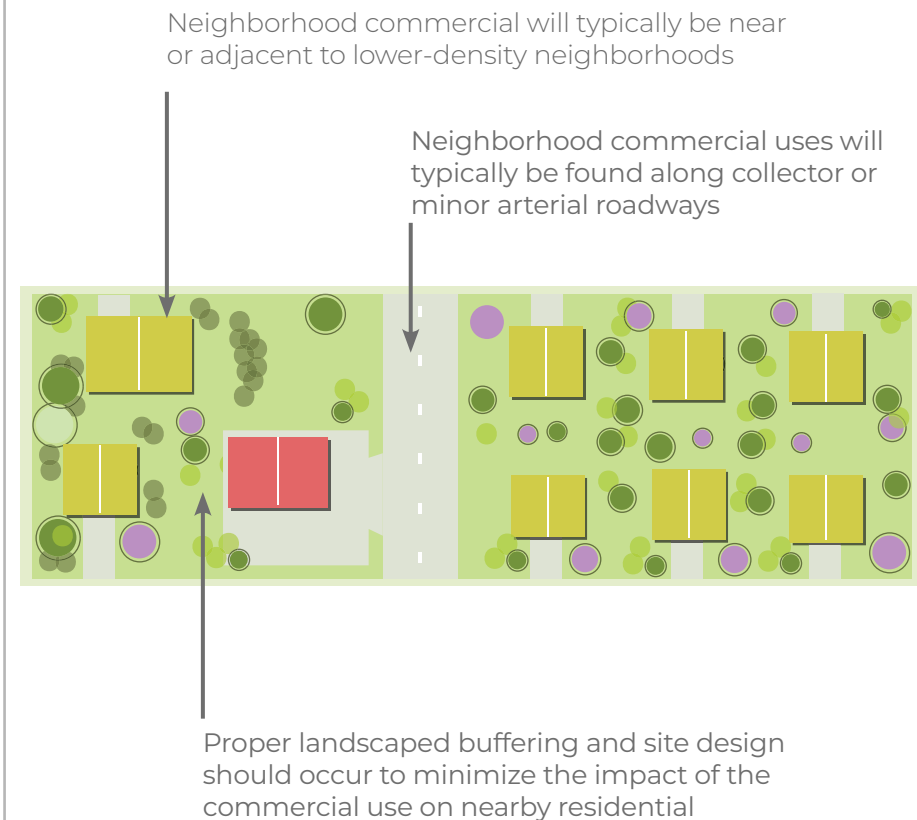
## Future Land Use Categories

### Neighborhood Commercial

The Neighborhood Commercial land use category includes combination of small retail, office spaces, and medical uses for readily accessible services to residents and the traveling public. This category is located at major nodes throughout the planning boundary. Typical land uses include daycares, assisted living facilities, small office, convenience stores, small grocery and hardware stores, and other neighborhood-serving uses. Building Design Standards should be included to ensure this type of development does not interfere with the adjacent neighborhood, is built at a suitable scale, and does not unnecessarily increase noise, light, or vehicular pollution. Sites are generally 1 to 10 acres and should accommodate pedestrian and bicycle circulation.



### Density + Scale Graphic Example:



# Future Land Use Plan

## Future Land Use Categories

### Regional Commercial

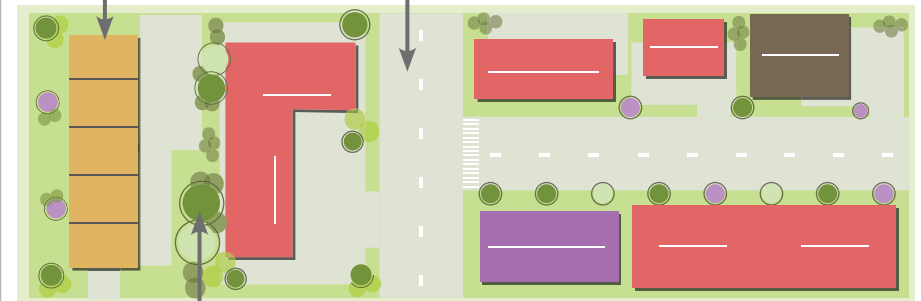
The Regional Commercial land use category is designed for larger scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public. Highway commercial is often placed along highways and arterials, especially near intersections and interchanges. Typical uses include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, banks, and auto repairs stores.



### Density + Scale Graphic Example:

Medium or higher-density residential land uses are appropriate buffer between regional commercial and lower intensity uses

Regional commercial will typically be found along minor and major arterial roadways as well as near highways



Proper landscaped buffering and site design should occur to minimize the impact of the commercial use on nearby residential



# Future Land Use Plan

## Future Land Use Categories

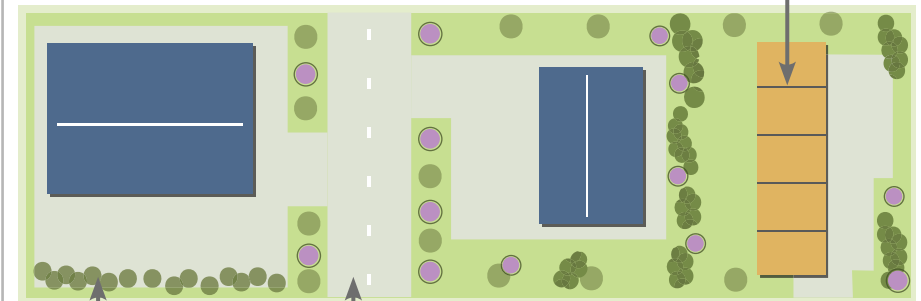
### Business Park / Light Industrial

The Business Park / Light Industrial use category is set aside to include business park office complexes and light industrial uses. Business park / office uses include larger office complexes and corporate campuses. Light industrial uses include warehouse and distribution facilities and limited activities such as testing, manufacturing and assembly that does not create smoke, odor, dust vibrations, soot or other noxious elements. All activities associated with manufacturing, assembling, packaging, etc. are contained within the building. Limited support retail or commercial activities would be allowed including gas stations, convenience stores, or coffee shops.



### Density + Scale Graphic Example:

Medium and higher-density residential may be appropriate buffer / transitional land uses assuming adequate physical or vegetated buffering is in place



Typically, business park / light industrial should be located along arterial roads with easy access to the highway

Proper landscaped buffering and site design should occur to minimize the impact of the business park / light industrial uses on other nearby uses

# Future Land Use Plan

## Future Land Use Categories

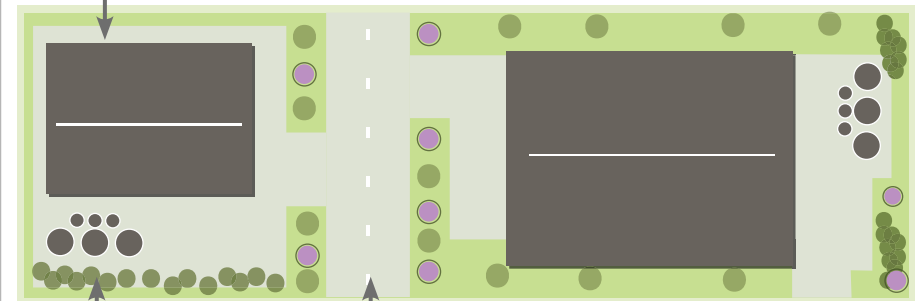
### Industrial

The industrial land use category is set aside to include industrial uses such as manufacturing and assemble, shipping, distributions, and wholesale operations and may include outdoor storage. Sensitive land uses should be buffered from this land use category.



### Density + Scale Graphic Example:

This land use category is set aside a the most intense manufacturing and assembling and should be appropriately placed and buffered



Typically, industrial uses should be located along arterial roads with easy access to the highway

Outdoor storage is often a defining characteristic of industrial land - proper buffering helps ensure views of this externality are obscured

# Future Land Use Plan

## Future Land Use Categories

### Public / Semi-Public

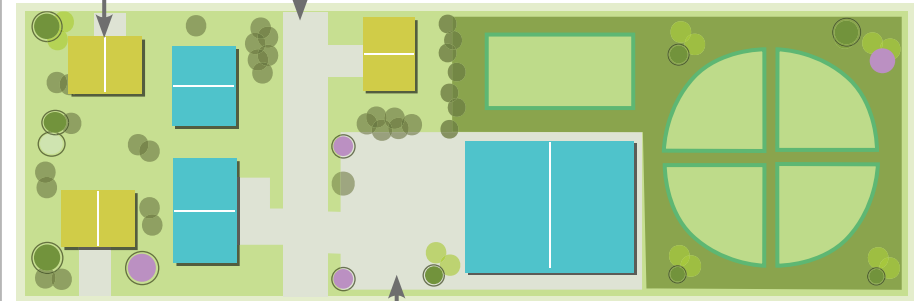
The Public and Semi-Public land use category includes land owned or operated by a public or semi-public entity. This could include city-owned properties such as city hall, library, or public works storage. It also includes similarly held land from the county. This land use category also covers any land owned by the school district. Lastly, the land uses include airports, colleges/universities, schools, libraries, communication and utility facilities, transit centers, police and fire facilities, cemeteries, post offices, hospitals, government offices and civic centers.



### Density + Scale Graphic Example:

Low-density residential is often an appropriate neighbor for most public / semi-public uses

Public / semi-public land uses can be found on any street type including local roadways



Public / semi-public uses such as a school may require a larger parking lot that should be appropriately designed and buffered to limit any negative impacts on nearby uses



# Future Land Use Plan

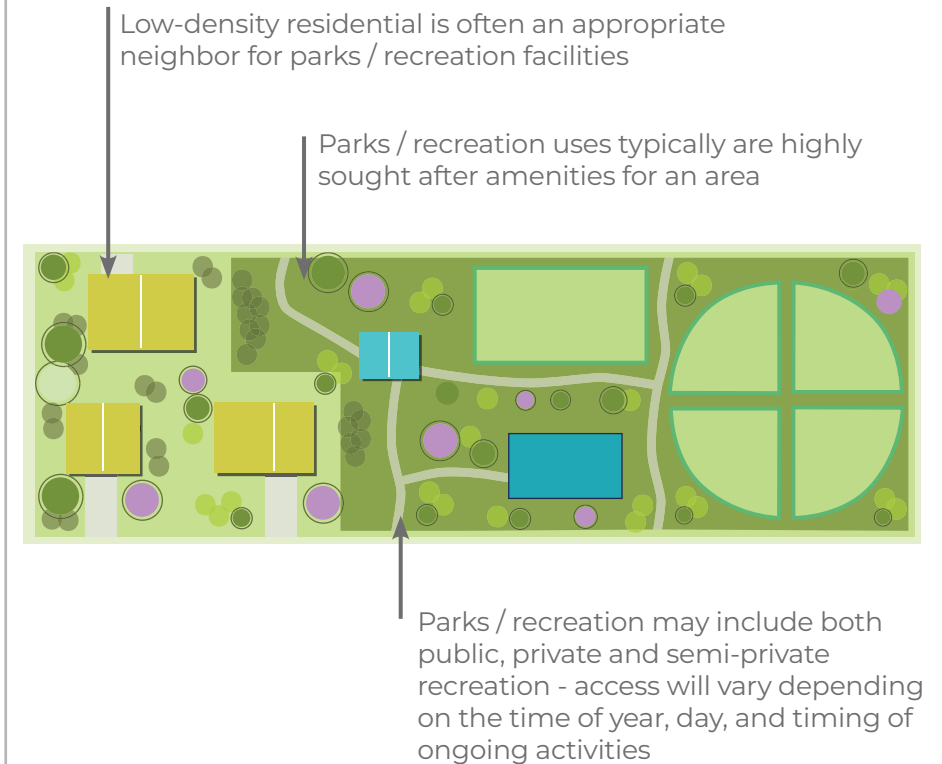
## Future Land Use Categories

### Parks / Recreation

The Parks land use category is set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreational fields.



### Density + Scale Graphic Example:



# Future Land Use Plan

## Zoning Compatibility Matrix

### Zoning Compatibility Matrix

The zoning compatibility matrix shows the relationship between the future land use categories and the City of Bondurant's existing zoning districts. Zoning districts have been listed as either compatible ("C") or partially compatible ("PC") within each of the corresponding land use categories.









This matrix should be used as the basis for determining the appropriate zoning district(s) for land that is annexed into the City or as a property rezoning is being considered. If the zoning desired for a given property is incompatible with its land use designation, the designation on future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix may be warranted to address changes in development patterns or revisions to the City's zoning code regulations.

Figure 4.12 Zoning Compatibility Matrix

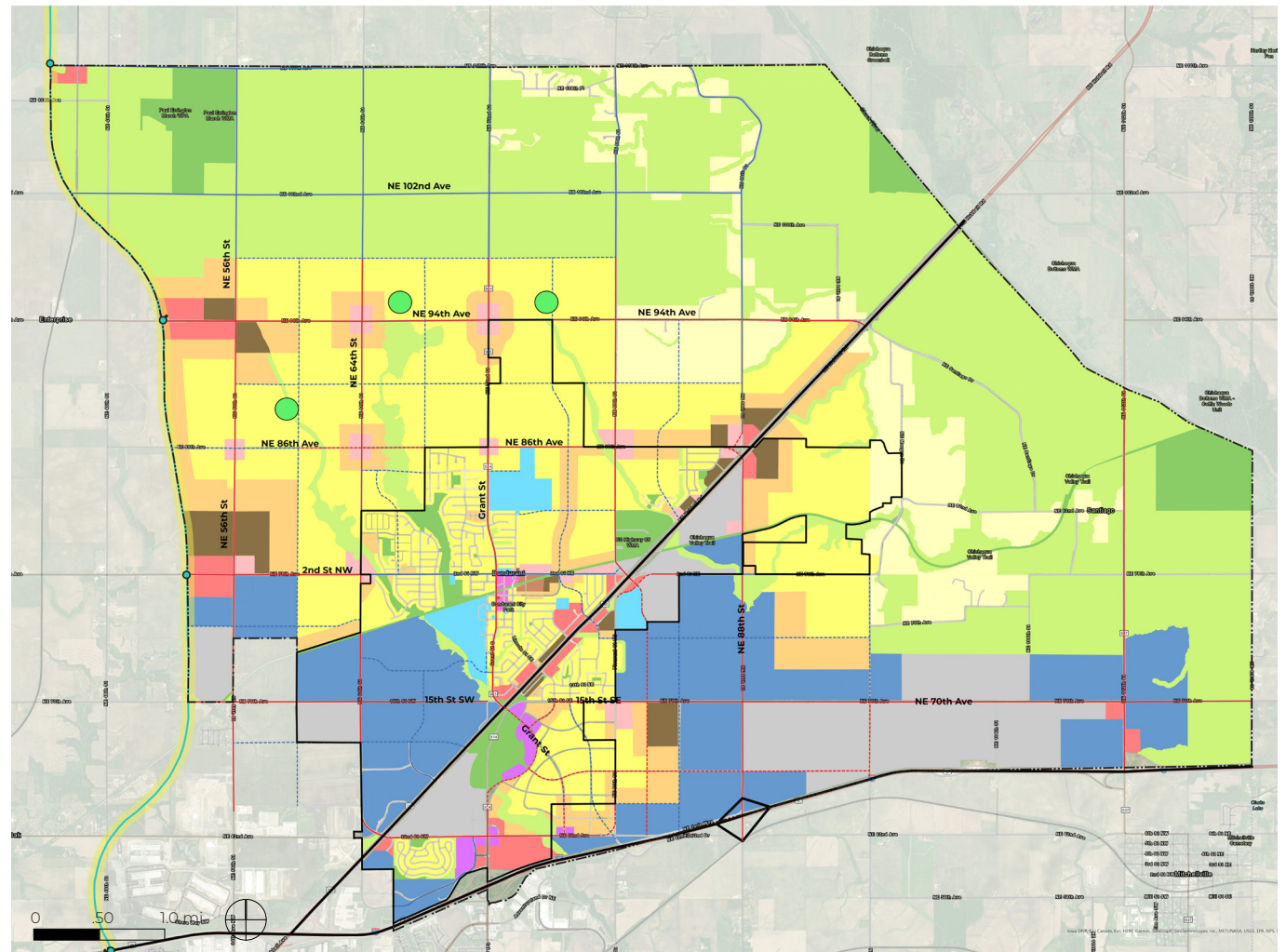
		Future Land Use Categories													
		Agricultural / Open Space	Rural Residential	Low-Density Residential	Medium-Density Residential	High-Density Residential	Downtown Mixed-Use	Mixed-Use	Retail Flex	Neighborhood Commercial	Regional Commercial	Business Park / Light Industrial	Industrial	Public / Semi-Public	Parks and Recreations
Zoning Districts	A-1 Agricultural	C	C	C	PC									C	C
	R-1 Low Density Residential		PC	C	C	PC								C	C
	R-2 Medium Density Residential			C	C	C								C	C
	R-3 High Density Residential					C			PC					C	C
	R-4 Mobile Home Park Residential					C									C
	R-5 Planned Unit Development		C	C	C	C			C						C
	C-1 Transitional Commercial						PC	C	C	C	C			C	C
	C-2 General Commercial District							PC			C			C	C
	C-3 Planned Commercial						C	C	C	C	C	PC		C	C
	C-4 Central Business						C	C	C	C	C			C	C
	C-5 Office Park								PC		C	C	PC	C	C
	M-1 Limited Industrial											C	C	PC	C
	M-2 Medium Industrial												C		C
	U-1 Conservancy	C												C	C

# Future Land Use Plan

## Bondurant, Iowa

-  Planning Boundary
-  Bondurant City Limits
-  Floodplain
-  Parcels
-  Existing Highway / Interstate
-  Proposed Highway / Interstate
-  Proposed NE Beltway Interchange
-  Existing Arterial
-  Proposed Arterial
-  Existing Collector
-  Planned Collector
-  Planned Regional Detention
-  Open Space / Agriculture
-  Rural Residential
-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  Downtown Mixed-Use
-  Mixed-Use
-  Retail Flex
-  Neighborhood Commercial
-  Regional Commercial
-  Business Park / Light Industrial
-  Industrial
-  Public / Semi-Public
-  Parks / Recreation

### Figure 4.13 Future Land Use Plan





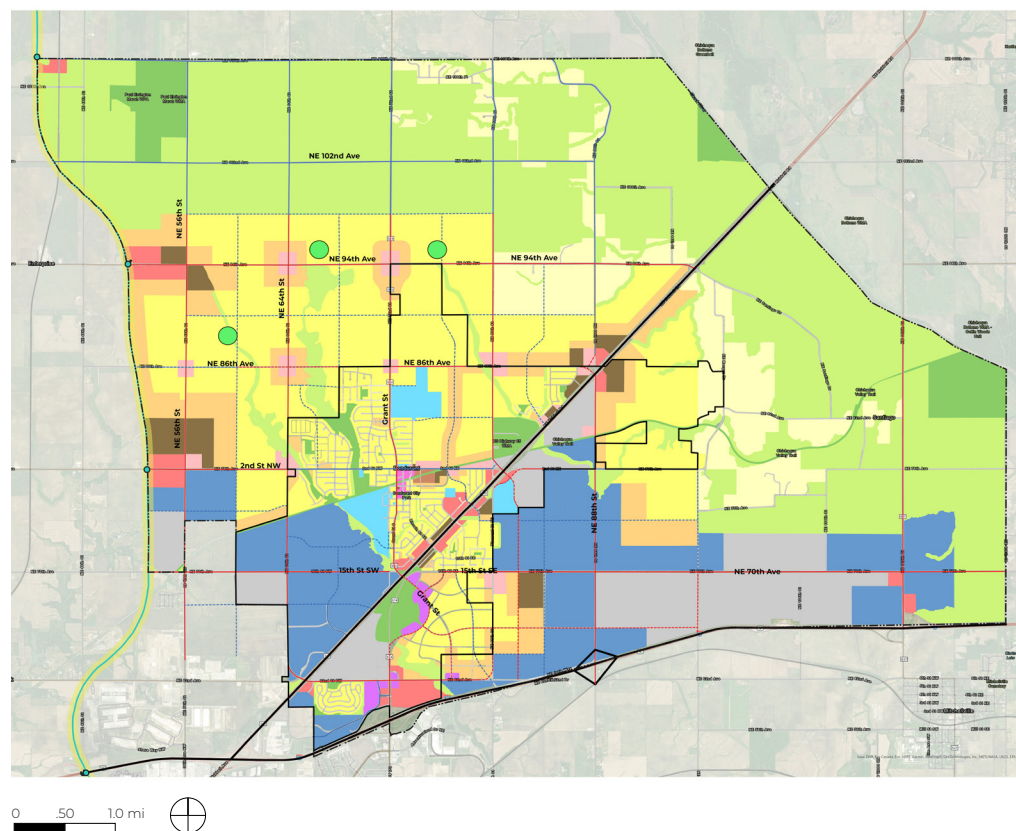
# Future Land Use Plan

## Bondurant, Iowa

#### Table 4.1 Future Land Use Plan Breakdown

Future Land Use Category	Total Acres	Percent Share
Open Space / Agriculture	10,051.2	38.0%
Rural Residential	1,878.8	7.1%
Low-Density Residential	5,555.3	21.0%
Medium-Density Residential	1,754.6	6.6%
High-Density Residential	389.7	1.5%
Downtown Mixed-Use	14.2	0.1%
Mixed-Use	80.8	0.3%
Retail Flex	13.7	0.1%
Neighborhood Commercial	233.6	0.9%
Regional Commercial	390.7	1.5%
Business Park / Light Industrial	2,977.5	11.3%
Industrial	1,746.5	6.6%
Public / Semi-Public	267.5	1.0%
Parks & Recreation	1,082.7	4.1%
TOTAL	26,436.8	100.0%

### Figure 4.13 Future Land Use Plan



# Annexation Policy

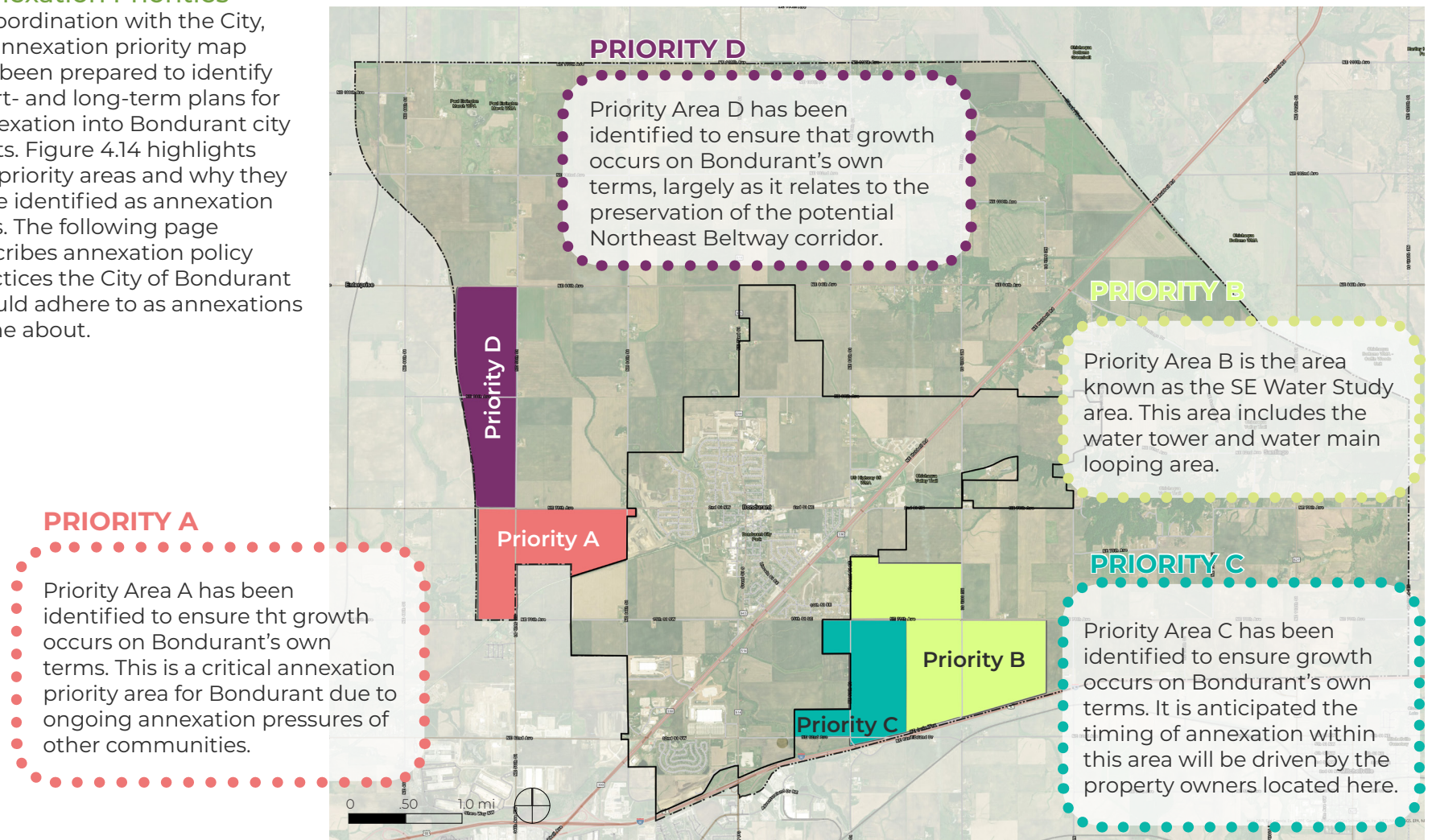
## Annexation Priority Map

### Annexation Priorities

In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.

- Planning Boundary
- Priority Area A
- Priority Area B
- Priority Area C
- Priority Area D

Figure 4.14 Annexation Priority Map



# Annexation Policy

## Annexation Policy

Annexations are intricate and sensitive topics to both the City and residents outside of the city limits. In order to ensure all parties are fairly treated and annexation practices are consistent, the City of Bondurant should consider the following policy practices as it relates to annexation.

### ANNEXATION POLICY

1. The City of Bondurant should apply the Iowa Smart Planning Principles when reviewing annexation requests.
2. The City of Bondurant should refer to its Annexation Priority Map and its planning boundary when considering annexation requests. Lands not identified in the Annexation Priority Map priority areas may be considered for annexation. The purpose of the Annexation Priority Map is to identify areas adjacent to current city limits where annexation would be important to help ensure the growth occurs on Bondurant's "own terms" to help protect the community's strong identity and hometown feel.
3. The City of Bondurant should first strive that each annexation considered be reviewed under the 100% voluntary category, but the City may also consider review of an annexation under the 80/20 category when such annexation is consistent with the goals, policies, and actions of the Building Bondurant Comprehensive Plan.
4. When a voluntary annexation petition is received, the City of Bondurant may consider conditions requested by a property owner, however, such conditions must be reasonable and must be consistent with the Future Land Use Map and goals, policies, and action items of the Building Bondurant Comprehensive Plan.
5. The City of Bondurant should only consider use of the involuntary annexation process as a last resort and only if necessary to protect the general health, safety, and welfare of its residents.
6. The City of Bondurant should coordinate with communities located within close proximity to Bondurant's city limits to establish annexation agreements with each.
7. The City of Bondurant should review its annexation priorities periodically and update the Comprehensive Plan to reflect those priorities.



# Land Use Implementation

A series of goals, policies, and action items have been created for Chapter 4 - Land Use.

### Goal

Goals are objectives or aims which may be broad or specific.

### Policies

Policies represent on-going principles by which the City should adhere when approving new development or planning future investments.

### Action Items

Action items are specific steps and activities the City should take.

These goals, policies, and action items were created to further promote the guiding principles and vision statement of the Building Bondurant Comprehensive Plan.

In Chapter 12 - Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. In this later chapter, the guiding principle(s) being supported by each policy or action item will be highlighted. Additional items such as priority or potential partners will also be added.

**Figure 4.15** Building Bondurant Guiding Principles



# Land Use

## Implementation

### Goal 1

### Provide a balanced mix of land use types

A balanced land use plan does not overly rely on one land use type, which can make it vulnerable from a tax base perspective. While there may still be a dominant land use such as low-density housing, the goal is to increase resiliency by providing opportunity and locations for more diverse housing types such as mid to high-density residential, commercial, and industrial uses. The Future Land Use Plan identifies strategic locations for each land use type to allow each to flourish based on location, context, and surroundings.

#### Policy 1A

**Support development of a mix of all housing typologies with an emphasis put on lower-density residential to keep in line with existing community character**

While single-family detached homes will remain the dominant housing type in Bondurant, additional areas for medium and high-density residential have been identified on the Future Land Use Plan. These strategically placed locations have been selected due to their access to major roads and amenities as well as their ability to buffer low-density residential from commercial or industrial uses. A more detailed plan for housing typology mix is discussed in Chapter 5 - Housing & Neighborhoods.

#### Policy 1B

**Preserve sensitive environmental areas such as floodplain, wetlands, buffers around type 1 and 2 streams, and areas with significant tree cover**

The above mentioned sensitive environmental areas are better left undeveloped because this allows the features to better perform their natural functions, including reducing the severity and frequency of flooding, slowing stormwater, filtering water, providing flora and fauna habitat, and improving air quality. A more detailed analysis of these natural features will be included in Chapter 8 - Natural Resources.

# Land Use Implementation

### Goal 1

### Provide a balanced mix of land use types

A balanced land use plan does not overly rely on one land use type, which can make it vulnerable from a tax base perspective. While there may still be a dominant land use such as low-density housing, the goal is to increase resiliency by providing opportunity and locations for more diverse housing types such as mid to high-density residential, commercial, and industrial uses. The Future Land Use Plan identifies strategic locations for each land use type to allow each to flourish based on location, context, and surroundings.

#### Action Item 1A

**Continue to attract business park and industrial growth to build upon the momentum of recent development by annexing, zoning, and extending infrastructure into new areas for future business development**

New areas for business park, light industrial, and general industrial growth have been identified on the Future Land Use Plan. Annexation, in accordance with the annexation priority map, will help to attract new industrial users as long as it is alongside compatible zoning and infrastructure readiness. Business attraction will be discussed further in Chapter 6 - Economic Development.

#### Action Item 1B

**Expand commercial opportunities in key areas of the planning boundary along key corridors and intersections by annexing, zoning, and extending infrastructure into the identified areas for commercial development**

Several commercial areas, both for neighborhood and larger regional commercial have been identified on the Future Land Use Plan. Ensure these areas are appropriately zoned and served by planned infrastructure to help attract development.

#### Action Item 1C

**Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies or action items included in the plan**

The zoning code and subdivision regulations should be amended as needed to support the Future Land Use Plan. Rezoning can be aided by the Zoning Compatibility Matrix.



# Land Use

## Implementation

### Goal 2

### Follow best practices for growth and development

There are certain best practices for growth and development that should be followed as Bondurant continues to gain population and employment centers. Collectively, these best practices will help growth occur in a way that feels more harmonious and organic and reduces unnecessary conflicts between different uses or between rural and urbanized areas.

#### Policy 2A

**Require new development, including within the City's two-mile extraterritorial review area, to fully be served by adequate public infrastructure including paved streets, sidewalks, trails and municipal water and sewer service**

By requiring new development, especially those within the two-mile extraterritorial review area, to be built with adequate city-level services Bondurant can help to protect the success of its growth areas. As these rural areas become more urbanized, the decision to require adequate public services will make the transition to a more urbanized area more efficient and smoother.

#### Policy 2B

**Discourage rural subdivisions and leapfrog development whenever possible to keep growth connected by requiring new development to be responsible for the costs of constructing street and utility extensions necessary to serve the development**

Leapfrog development occurs when there are large amounts of undeveloped land between two developed areas. Leapfrog development can contribute to a loss of hometown feel in a community because these distant new areas often struggle to feel part of the existing cohesive community. By requiring street and utility connections, Bondurant can better steer growth to areas contiguous to existing developed, which can help make the growth feel more compact and organic. Over time, this should help enhance a sense of community between residents new and old.

# Land Use Implementation

### Goal 2

### Follow best practices for growth and development

There are certain best practices for growth and development that should be followed as Bondurant continues to gain population and employment centers. Collectively, these best practices will help growth occur in a way that feels more harmonious and organic and reduces unnecessary conflicts between different uses or between rural and urbanized areas.

#### Policy 2C

**Limit development along gravel roads by requiring new rural development be accessed by at least one paved street**

Long-term, gravel roads will not meet the needs of Bondurant. Rural development occurring within the City's 2-mile extraterritorial should be accessible to at least one paved street to make the transition from rural development to part of the urbanized area smoother.

#### Policy 2D

**Use transitional land uses or suitable physical buffers between incompatible land uses such as separating industrial from residential with office and commercial development and separating low-density residential from high-density residential with medium-density residential**

Transitional land uses will help reduce conflict between the various development proposed on the Future Land Use Plan. Whenever feasible, transitional land uses have been proposed on the Future Land Use Plan such as medium-density residential between low-density residential and business park / light industrial users.

#### Policy 2E

**Connect new and existing areas of the community by requiring through streets and pedestrian connections to existing developments to encourage a cohesive community character**

A hometown feel can be enhanced through high quality pedestrian amenities and connections throughout a community. When people feel like they can walk around their community, they can better feel connected to the community and each other. The issue of connectivity will be explored in further detail in Chapter 10- Transportation & Mobility.

# Land Use

## Implementation

### Goal 2

### Follow best practices for growth and development

There are certain best practices for growth and development that should be followed as Bondurant continues to gain population and employment centers. Collectively, these best practices will help growth occur in a way that feels more harmonious and organic and reduces unnecessary conflicts between different uses or between rural and urbanized areas.

#### Policy 2F

**Discourage new low-density residential immediately adjacent to Highway 65 and Interstate 80**

Low-density residential should not front Highway 65 or Interstate 80. Not only will residents have to suffer through the noise and traffic associated with these major arterials, but it is not the highest and best use of the land near these major roadways.

#### Policy 2G

**Discourage the unnecessary conversion of agricultural land to the built environment in those areas listed as Open Space / Agriculture on the Future Land Use Plan, included within the City's two-mile extraterritorial review area**

Agricultural land is an important natural and economic resource to Polk County and the State of Iowa. Once converted to the built environment, it is very difficult to revert back to its original use. Areas designated as Open Space / Agriculture on the Future Land Use Plan should not be developed without an intentional and justifiable amendment to the Future Land Use Plan.

#### Policy 2H

**Focus residential growth in only areas identified as residential on the Future Land Use Plan**

Residential growth should be encouraged only in those areas of the planning boundary identified as residential on the Future Land Use Plan. This is to help ensure the highest and best use for land in the planning boundary is being preserved. Additionally, this protects future adjacent land uses that may be incompatible with neighboring residential.



# Land Use Implementation

## Goal 2

## Follow best practices for growth and development

There are certain best practices for growth and development that should be followed as Bondurant continues to gain population and employment centers. Collectively, these best practices will help growth occur in a way that feels more harmonious and organic and reduces unnecessary conflicts between different uses or between rural and urbanized areas.

### Policy 2I

**Encourage rural development annex into the city and connect to city water and sanitary sewer service**

Rural development within the planning boundary is better suited to be annexed and connected to city water and sanitary sewer service. This can help to prevent a disjointed infrastructure system when the area eventually becomes urbanized.

### Policy 2J

**Require any proposed development that cannot connect to City sewer and/or water provide dry sewer mains, easements, plans, and agreements to connect at some point in the future when service is available**

In those areas where immediate connection to city sewer and water is not realistic, safeguards should be put in place to allow for a smooth transition once the area is urbanized and serviceable by city infrastructure.

### Policy 2K

**Identify opportunities with brownfield and grayfield redevelopment sites and follow best practices in their remediation**

There are a variety of programs and grant opportunities to assist in financing the remediation of brownfield or grayfield sites that the City should consider applying for as redevelopments are proposed on these sites.

### Action Item 2A

**Consider adopting the annexation policy proposed in the Comprehensive Plan and refer to the Annexation Priority Map and the Annexation Policy when evaluating potential annexations.**

Bondurant should adhere to the annexation priority map and policy when evaluating proposed annexations. This process can also be guided through the use of the Zoning Compatibility Matrix to determine what appropriate zoning would be based on the Future Land Use Plan.

# Land Use

## Implementation

### Goal 3

### Maintain a focus on the existing city limits amidst new growth

As a fast-growing community, Bondurant is often in a future-oriented mindset. However, it remains important to pay attention to the activity and status of areas within the city limits - especially older areas such as near the downtown. As much as possible, infill development and revitalization efforts should be occurring within the community. Other chapters will go into greater detail on the specifics of this, especially Chapter 7 - Community Character & Downtown.

#### Policy 3A

**Support infill development and housing rehabilitation for vacant lots or on existing properties in need of revitalization**

Iowa Smart Planning Principles emphasize the importance of infill development. In a fast-growing community such as Bondurant it is especially important to keep some focus on infill and revitalization efforts so there is not a significant difference between the newer and older parts of town.

#### Action Item 3A

**Review zoning code to identify code requirements that may be discouraging new development and redevelopment / infill projects**

A thorough review of the zoning code should take place to identify areas that are discouraging infill redevelopment or revitalization. This process may be aided through interviews with successful or unsuccessful infill or revitalization property owners in Bondurant.

#### Action Item 3B

**Focus efforts on revitalizing Downtown Bondurant including the Landus property by continuing to work with local property owners on development plans and necessary infrastructure improvements**

Downtown Bondurant is an important community asset that needs to be prioritized for revitalization. The Landus property represents a unique and significant opportunity to help in the overall downtown revitalization efforts. The city can assist this process by continuing to work with any possible developers and through infrastructure improvements.

# Land Use

## Implementation

### Goal 4

### Ensure adequate connectivity when developing the Future Land Use Plan

While connectivity and mobility issues will be discussed in greater detail in Chapter 10 - Transportation & Mobility, it is important to discuss connectivity from a land use perspective. As areas develop, it will be critical to limit cul-de-sacs, promote the use of through connections, and preserve right-of-way for planned major arterial roadways such as the Northeast Beltway. Attention should also be given to pedestrian and bicycle connectivity as this helps promote a hometown feel and high quality of life.

#### Policy 4A

**Limit the use of cul-de-sacs and dead-end streets and require collector streets connect through proposed developments to provide multiple streets in which to circulate traffic**

Cul-de-sacs and dead end streets limit overall connectivity and lead to increased congestion and reliance on collector roadways. Emphasis should be placed on through-streets and redundancy in the street system for new growth areas.

#### Policy 4B

**Preserve right-of-way and easement corridors for future streets and utilities, including for the NE Beltway and other streets identified on the Future Streets Plan, by requiring new development identify and dedicate the necessary street right-of-way and utility easements**

Special attention should be paid to areas of proposed future right-of-way or major transportation corridors such as the NE Beltway to help ensure development of future roadway systems is a smooth process with limited interruptions from new development.

#### Policy 4C

**Require any rural subdivisions proposed within the City's two-mile extraterritorial review area to have streets built to City design standards and have at least one access point to a paved street network**

By requiring rural subdivisions within the 2-mile review area to build to city standards, Bondurant can help ensure a smooth transition from rural to urbanized area and hopefully minimize costly infrastructure improvements.



# Land Use

## Implementation

### Goal 4

While connectivity and mobility issues will be discussed in greater detail in Chapter 10 - Transportation & Mobility, it is important to discuss connectivity from a land use perspective. As areas develop, it will be critical to limit cul-de-sacs, promote the use of through connections, and preserve right-of-way for planned major arterial roadways such as the Northeast Beltway. Attention should also be given to pedestrian and bicycle connectivity as this helps promote a hometown feel and high quality of life.

### Ensure adequate connectivity when developing the Future Land Use Plan

#### Policy 4D

**Require sidewalks on all new developments and expand sidewalk or trail connections in key areas where missing segments exist in the system**

Sidewalk gaps should be avoided for all new development to ensure safe pedestrian and bicycle connectivity. This will help with public safety efforts and also help contribute to the overall quality of life and hometown feel for Bondurant.

#### Action Item 4A

**Actively work to create and define safe underpass connections for the residential neighborhoods on the west and east side of Hubbell Avenue/ Highway 65 looking to cross via by foot or bicycle**

The planned 2022 underpass connection at Grant Street and Hubbell Avenue/ Highway 65 is an excellent example of the type of improvements that should be considered at future locations along Hubbell Avenue/ Highway 65 and other future major arterials. This will enhance safety and improve quality of life for residents on either side of town.