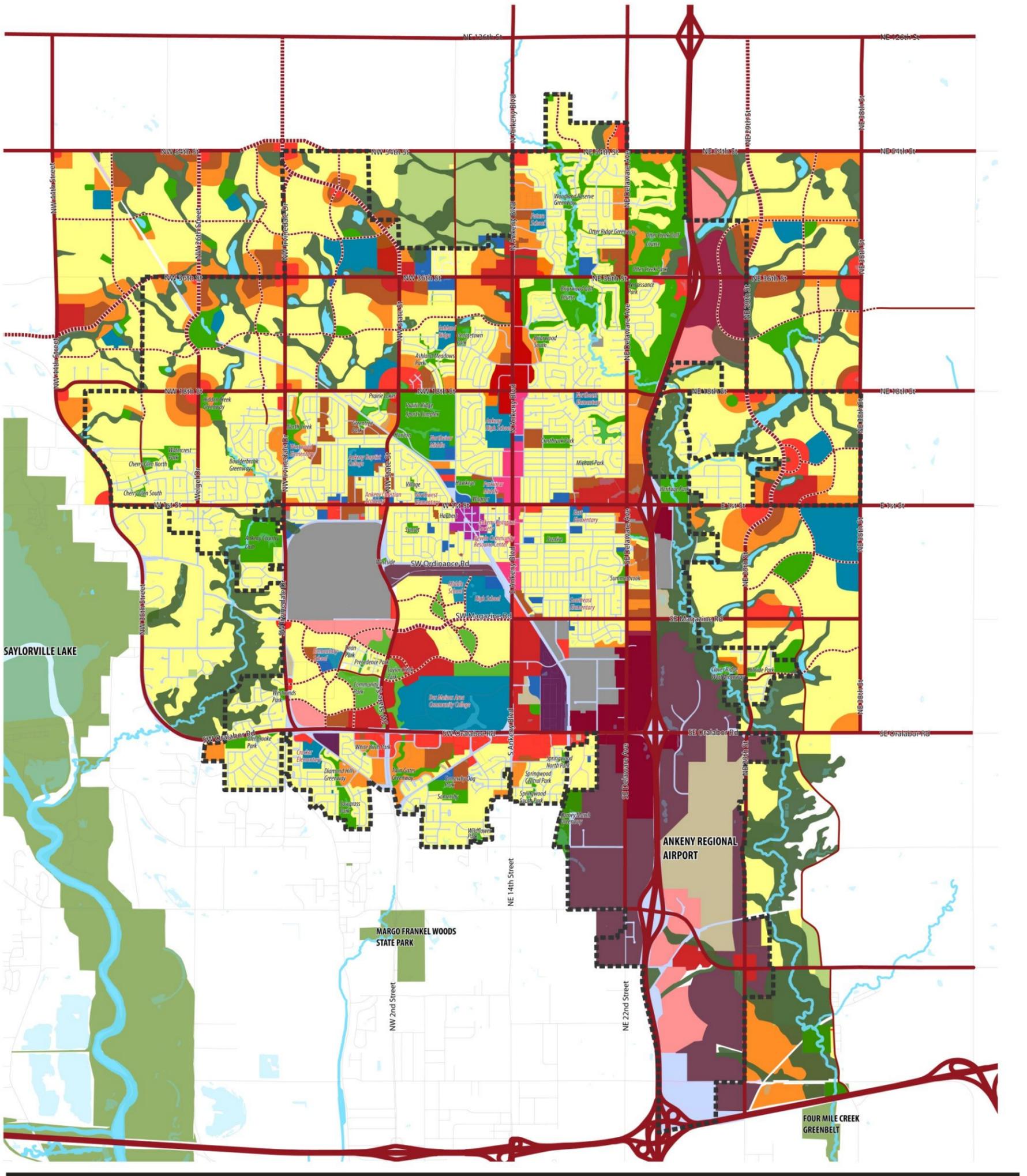


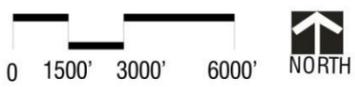
Table 5.3 Future Land Use Framework

Land Use Category	Use Characteristics	Features & Location Criteria
Agriculture and Open Space	Generally in agricultural or open space use. Agriculture will remain the principal use during the planning period. Extension of urban services is unlikely during the foreseeable future.	These areas should remain in primary agriculture use. Urban encroachment, including large lot subdivision, should be discouraged. Primary uses through the planning period will remain agricultural. Any interim large-lot residential development should avoid obstructions to future urban development and allow for future extension of urban services. Typical zoning would be Agricultural.
Bluebelts/Greenways	Includes environmentally sensitive areas, including high slopes, creek basins, floodplains, wetlands, wooded areas that will remain generally undeveloped.	These areas should remain undeveloped or in passive recreation use. Greenways should follow environmental features or be pre designated through development areas. Good pedestrian and bicycle links should be provided, including non-motorized access to surrounding residential areas.
Low -Density Residential	Restrictive land uses, emphasizing single-family detached development, although unconventional single-family forms may be permitted with special review. Civic uses are generally allowed, with special permission for higher intensity uses.	Primary uses within residential growth centers. Should be insulated from adverse environmental effects, including noise, smell, air pollution and light pollution. Should provide a framework of streets and open spaces. Typical densities range from 1 to 5 units per acre.
Medium-Density Residential	Restrictive land uses, emphasizing housing. May incorporate a mix of housing types, including single-family detached, single family attached and townhouse uses. Limited multi-family development may be permitted with special review and criteria. Civic uses are generally allowed, with special permission for higher intensity uses.	Applies to established neighborhoods of the city that have diverse housing types, and in developing areas that incorporate a mix of development. Developments should generally have articulated scale and maintain identity of individual units. Develop in projects with adequate size to provide full services. Tend to locate in complexes, but should include linkages to major community features. Typical density is 6 to 10 units per acre. Innovative design should be encouraged in new projects
High-Density Residential	Allows multi-family and compatible civic uses. Allows integration of limited office and convenience commercial within primarily residential areas.	Locate at sites with access to major amenities or activity centers. Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic and visual impacts on low-density uses. Traffic should have direct access to collector or arterial streets to avoid overloading local streets. Requires Planned development designation when developed near lower intensity uses or in missed use developments. Developments should avoid creation of compounds Attractive landscape standards should be applied Typical density is 11- 18 units per acre.
Very High Density Residential	Allows very high density multifamily uses such as residential towers and high rise condominiums	Should be integrated into the nearby residential or commercial/mixed use areas while avoiding adverse traffic and visual impacts on low-density use. Typical density is in excess of 19 units per acre
Mobile Homes	Accommodates mobile homes which are classified under State law as “manufactured housing”	Develop in projects with adequate size to provide full services. Tend to locate in complexes, but should include linkages to major community features. Typical maximum density is 8 units per acre.
Mixed Use 1: Neighborhood Commercial Center	Includes a range of low-impact commercial uses, providing a variety of neighborhood services. Small to moderate scale neighborhood oriented commercial developments with small scale business clustered around an anchor store such as small grocery store. Includes higher-density residential uses. Provides for daily convenience shopping and service needs of nearby residents.	Should be located at intersections of arterial and/or collector streets. Development needs to relate well to adjacent properties. Uses should be limited in terms of operational effects. Safe and convenient access for both automobile and pedestrian should be provided. Good landscaping and restrictive signage standards should be maintained. Good pedestrian/bicycle connections should be provided into surrounding areas
Mixed-Use2: Community Commercial Center	Includes a variety of commercial, office, and high-density residential uses. Establishes larger buildings and parking facilities than Mixed-Use 1. These serve as local foci of retail activity and are distributed across the City to serve community needs with freestanding commercial uses and shopping centers on larger lots.	Should be typically located on arterials at major intersections(nodes) or in established commercial areas along arterials. These should be fairly accessible to transit and should supply an adjacent amount of off street parking. Traffic systems should provide alternative routes and good internal traffic flow. Negative effects on surrounding residential areas should be limited. Good landscaping and restrictive signage standards should be maintained. Good pedestrian/bicycle connections should be provided into surrounding residential service areas
Mixed-Use 3: Regional Commercial Center	Includes a variety of commercial, office, and high-density residential uses, and limited industrial uses that do not generate noticeable external effects. Intended to serve as the regional foci of commercial activity providing retail commercial services, entertainment and business offices for residents within the City as well as outside the City. Business parks may combine office and light industrial/research uses. Could include high intensity employment centers.	Typically located at intersection nodes along major arterial highways or expressways, or along rapid transfer nodes. Design standards should be enforced to ensure top-quality appearance. Efforts should be made to ensure minimal negative impact on surrounding land uses. Strict control over signage, landscaping, and design is necessary for locations nearer to low intensity uses. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument-type signage.
Mixed-Use 4: Office/Industrial Mixed Use	Includes auto-oriented community commercial, office, and industrial uses that do not generate noticeable external effects. Business Parks may combine office and light industrial/research uses.	Design standards should be enforced to ensure top-quality appearance. Efforts should be made to ensure minimal negative impact on surrounding land uses. Strict control over signage, landscaping, and design is necessary for locations nearer to low intensity uses.
Commercial Corridor Mixed Use	Include auto-oriented, primarily retail/service/office commercial and high density residential areas that serve surrounding neighborhoods as well as citywide consumers. Typically contains small scale retail and personal services as well as community uses such as major grocery stores and office buildings	Typically located along major transportation corridors, lining both sides of the street. Pedestrian traffic should be encouraged and neighborhood scale retained where applicable. Signage and site features should respect neighborhood scale. Commercial & office development in mixed-use areas should minimize impact on housing.
Office/Business Park	Business parks may combine office and light industrial/research uses. Provides for users that do not generate noticeable external effects.	Strict control over signage, landscaping, and design is necessary for locations nearer to low intensity uses.
Industrial	Industrial provides for a range of industrial enterprises, including those with significant external effects.	General industrial sites should be well-buffered from less intensive use. Sites should have direct access to major regional transportation facilities, without passing through residential or commercial areas. Developments with major external effects should be subject to Planned Development review.
Parks	Includes parks, recreation, designated greenways and community open space.	Neighborhood parks (5 to 10 acres) are generally located in the center of each neighborhood (1 per section of land.) Community parks (10-50 acres) should be distributed around the City with a 1 to 2 mile radius. Parks should be served by the comprehensive trail and greenway system.
Schools	Includes schools.	These areas are generally located in the center of the neighborhood and should function as an open space area for the neighborhood. They may include an elementary or middle school and/or neighborhood park, depending on the specific needs of the neighborhood.
Civic	Included churches, libraries, and other public facilities that act as centers of community activity.	May be permitted in a number of different areas, including residential areas. Individual review of proposals requires an assessment of operating characteristics, project design, and traffic management.
Public Facilities and Utilities	Includes facilities with industrial operating characteristics, including public utilities, maintenance facilities, and public works yards.	Industrial operating characteristics should be controlled according to same standards as industrial uses. When possible, should generally be located in industrial areas.



Ankeny, Iowa

Future Land Use



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|--|--|--|-----------------------------|
| | AGRICULTURE/OPEN SPACE | | SCHOOLS |
| | LOW DENSITY RESIDENTIAL | | CIVIC |
| | MEDIUM DENSITY RESIDENTIAL | | PUBLIC FACILITIES/UTILITIES |
| | HIGH DENSITY RESIDENTIAL | | BLUEBELTS/GREENWAYS |
| | VERY HIGH DENSITY RESIDENTIAL | | MANAGEMENT AREAS |
| | MOBILE HOMES | | GOVT/TRANSPORTATION/ROW |
| | MIXED USE 1: NEIGHBORHOOD COMMERCIAL | | CONSERVATION AREAS |
| | MIXED USE 2: COMMUNITY COMMERCIAL | | ANKENY CITY LIMITS |
| | MIXED USE 3: REGIONAL COMMERCIAL | | WETLANDS/PONDS/LAKES |
| | MIXED USE 4: OFFICE/INDUSTRIAL MIXED USE | | INTERSTATE |
| | COMMERCIAL CORRIDOR | | EXISTING ARTERIALS |
| | OFFICE/BUSINESS PARKS | | PROPOSED ARTERIALS |
| | UPTOWN MIXED USE | | EXISTING COLLECTORS |
| | INDUSTRIAL | | PROPOSED COLLECTORS |
| | PARKS | | LOCAL STREETS |

Fig 5.13 Future Land Use