



INTRODUCTION

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The City of Ankeny, Iowa, has experienced record breaking growth and development over the past decade. To proactively manage this growth, the city created a new comprehensive plan, branded *The Ankeny Plan 2040*, to present a vision that will guide the future actions of the community through long-range goals and objectives.

The City's last Comprehensive Plan was completed in 2010. Since then, the City has experienced tremendous residential and commercial growth. In the past 15 years, Ankeny's population has increased from 27,117 to more than 60,000. On average, the City has added five people per day over the past 15 years. The property valuations have increased from approximately \$1.1 billion to more than \$4 billion in the same time period.

The goal of this comprehensive planning effort is to develop policies, actions, and an implementation plan to guide future development and decision making in the community through 2040.

PURPOSE OF THE PLAN

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. The Comprehensive Plan is not a legal document. It does not dictate how the community is to be developed, but is meant to outline a possible future that could occur over time (2040) through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities, and economic development.

PLAN COMPONENTS

The Ankeny Plan 2040 contains a series of chapters which aim to guide future growth and development. Each of these chapters acknowledge the need to accommodate future development, while working to maintain a family-friendly, healthy, and sustainable living environment for the residents of Ankeny. The chapters of this Comprehensive Planning document include:

1. Introduction

This chapter provides an overview of the history of Ankeny and describes the purpose and function of the Comprehensive Plan.

2. Public Participation

The section describes in detail the public participation that took place over the course of the planning process. A description of the events and a summary of the results and feedback are provided.

3. Population + Growth

This chapter provides an analysis of the current population and population trends in Ankeny. Several population projection growth scenarios for the years 2020-2040 are also provided.

4. Environment

This chapter highlights the need to protect and preserve key natural resources in Ankeny. This chapter also recommends green infrastructure best management practices for stormwater management and identifies a future greenbelt map for Ankeny.

ELEMENTS OF A COMPREHENSIVE PLAN



PUBLIC PARTICIPATION



DEMOGRAPHICS



ENVIRONMENT



HOUSING



PARKS + RECREATION



INFRASTRUCTURE



COMMUNITY FACILITIES



COMMUNITY CHARACTER



ECONOMIC DEVELOPMENT



HAZARDS



LAND USE



TRANSPORTATION

5. Housing

This chapter provides an overview of the existing housing conditions present in Ankeny. An assessment of the type, quality, and geographic distribution of the housing is provided. Recent housing growth trends are also discussed.

6. Parks and Recreation

This chapter undertakes a review of the level of service, distribution, and connectivity of the parks and recreation system in Ankeny. An estimate of future park acre demand is provided based on possible future growth scenarios.

7. Infrastructure

This chapter provides an overview of the existing infrastructure including water, sanitary sewer, and stormwater. Recommendations are provided concerning best practices and strategies for sustainable infrastructure growth.

8. Community Facilities

This chapter provides an inventory of public facilities and highlights the need for new facilities, renovations, and/ or expansion of

existing sites, to serve new and changing public service demands.

9. Community Character

The community character chapter outlines how Ankeny can sustain a defined character for the community. This includes an overview of techniques to create a unified vision for Ankeny and identifies specific redevelopment areas for the City.

10. Economic Development

This chapter provides an overview of the existing socioeconomic and employment conditions present in Ankeny. This includes information on jobs and wages located in Ankeny as well as information on the jobs and wages of Ankeny residents. Land use demand estimates were also created for this chapter.

11. Hazards

This chapter will identify potential hazard issues present in Ankeny and provide a series of strategies to continue to protect the community in the future.

12. Land Use

This chapter provides an overview of the existing land use in Ankeny. The chapter includes the future land use map created based on an assessment of the physical, social, and geographic conditions in Ankeny.

13. Transportation

The transportation chapter identifies strategies to provide quality pedestrian and vehicular circulation around and throughout Ankeny. The chapter examines Ankeny's existing transportation network, and works to accommodate both local and regional traffic needs.

14. Implementation

A strong implementation strategy is key to creating sustainable and measurable success. This chapter lists the key action items and policy items listed under each goal. A matrix to track progress is also provided.

15. Appendix

The appendix chapter provides more detailed information on maps, results, and summary tables not directly provided in the chapter text.



USE OF THE PLAN

The intended purpose of this plan is to serve as a guide to implement the vision and goals of the community. This plan should be reviewed by the Plan and Zoning Commission annually to evaluate the success of its implementation and determine if updates or changes are needed. The City should further consult this plan as part of strategic planning and goal setting sessions and during budget planning. The prioritization and staging of capital improvement projects should be measured against the goals of this plan as should other major infrastructure investment projects. The adopted future land use plan and related development goals should be reviewed with all annexation proposals, re-zonings, and development plans.

PLAN PREPARATION

The Comprehensive Plan was prepared with the assistance and participation of the Comprehensive Plan Advisory Team, Ankeny City Council, City Staff, the Ankeny Plan and Zoning Commission, and the citizens of Ankeny. *The Ankeny Plan 2040* identifies the

goals, programs, and developments for the City to achieve through 2040. However, the plan should be reviewed annually and updated every ten years, or when a pressing need is identified. Completing updates will allow the City to incorporate ideas and developments not known at the time of the Comprehensive Planning process.

COMMUNITY VISION

An understanding of the overall vision for the community is an important step in drafting a plan that is reflective of the long-term goals of the community. Over the past decade and a half, the City of Ankeny has taken numerous steps to identify the goals and vision for the community.

2010 COMPREHENSIVE PLAN

The 2010 Ankeny Comprehensive Plan reviewed the mission statement, goals, and visions identified during the 2004 comprehensive plan and the 2007-2008 strategic planning process. Many of these goals remain topics identified as important during public participation and through

discussions with city leaders and key stakeholders. The following goals and vision review is summarized from the *2010 Ankeny Comprehensive Plan's* Community Vision, Goals, and Principles chapter.

VISION 2022 + 2008 STRATEGIC PLAN

Between 2007-2008, the Ankeny City Council completed a strategic plan and a vision for the City entitled, *Vision 2022*. The *Vision 2022* plan helped to create a 5-year strategic plan to identify common goals important for the City's future. The 2008 Strategic Plan included an Ankeny *Vision 2022* Statement:

"Ankeny 2022 has a small hometown feel and a great community spirit. Ankeny residents enjoy a safe community, an active lifestyle, easy movement, and access to the area. Ankeny is an environmentally sensitive and sustainable city with a vibrant town center and is a regional business center."

Public feedback received during *The Ankeny Plan 2040* continues to reaffirm this vision. People like Ankeny's hometown feel, parks and trail system, and the convenient location



to Des Moines. This vision continues to represent the long-term vision for Ankeny. The 2008 Strategic Plan also identified five major goals for 2008-2012:

- Maintain a financially sound city providing valued services
- Develop Ankeny as a regional business center
- Develop Prairie Trail
- Manage growth and revitalization
- Improve mobility and infrastructure

Some of these goals, such as develop Prairie Trail have been accomplished. Others have been achieved, but still remain important goals to keep for *The Ankeny Plan 2040*. For instance, Ankeny has and should continue to provide valuable services in a fiscally responsible way.

The City Council also adopted a new mission statement for Ankeny in 2008 as part of the Strategic Plan:

"To provide high quality municipal services, excellent customer service, and sound fiscal management. We engage our community, producing a greater quality of life and are advocates for Ankeny, protecting the community's interests."

This mission statement led to the creation of Ankeny's slogan, *"Ankeny - bringing it all together."*

2004 COMPREHENSIVE PLAN

A previous Comprehensive Plan was completed for Ankeny in 2004 and included a visioning exercise to determine the collective goals of the Ankeny community. The vision and policy statement from the 2004 plan was:

"We see Ankeny as a special place where residents desire to stay, where businesses prosper and, to which visitors and our children want to return. Through good planning, we will continue to ensure that growth occurs in a manner supportive of a family-friendly lifestyle, with housing, employment, shopping, recreation, and enrichment opportunities for all residents."

In addition to the vision statement, a set of community goals were established and used again in the 2010 Comprehensive Plan.

STRATEGIC PLAN 2016-2021-2031

In the years since the 2010 Comprehensive Plan, Ankeny's City Council has continued to be active in implementing strategic planning initiatives. A Strategic Plan for 2016-2031 was

created by the City Council to identify goals and strategies to guide growth in accordance with the mission and vision of Ankeny.

The Strategic Plan 2016-2031 had the following Vision Statement:

"Ankeny 2031 has a hometown feel and great community spirit and identity. Ankeny residents enjoy a safe community, active lifestyle, easy movement and access to the area. Ankeny is a successful business center."

The Strategic Plan 2016-2021-2031 listed four community goals to guide their decision making and growth. Each goal has a series of objectives as well as listed long and short-term challenges and opportunities.

The four community goals include:

1. High Performing City Organization:
Financially Sound, Providing Service Value
2. Responsible Growth and Revitalization
3. Preservation of Ankeny's Hometown Feel
4. Ankeny as a Successful Business Center



2040 GOALS AND VISION

Due to the high level of growth experienced in Ankeny in the past fifteen years, Ankeny has been thorough in assessing the goals and vision of the community. Ankeny's continued high levels of growth have made the continuation of the previously identified goals necessary. Rather than move onto goals a community facing low-growth or population loss might adopt, Ankeny must continue to ensure that future growth and development meet the standard of the existing growth while also maintaining a high level of service in the previously developed areas.

For *The Ankeny Plan 2040* planning effort, the community goals from 2004/2010 were reviewed and updated. The updated community goals are:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate, disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential
3. Ensure that new development is marked by attractive design and contributes to the

community's character.

4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasingly important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails, and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.

10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial, and business park development.

11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.

12. Promote a sense of community and premier quality of life as growth occurs.

13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

In addition to the vision and goals identified from previous planning efforts, public and stakeholder input from this planning effort have been used to create the goals and policies outlined in Chapters 4 through 13. A list of goals and related policies and actions are included for each identified chapter. Goals may be broad or specific. Policies are ongoing principles by which the city should adhere when approving new development or planning future public infrastructure investments. Actions are specific steps and activities the city should take, such as adopting a new code, in order to implement a goal or support.