



CONNECT **2** CREATE

# WDM

OUR CITY • YOUR FUTURE • ONE PLAN

— THE CITY OF WEST DES MOINES COMPREHENSIVE PLAN —





- ADOPTED ON NOVEMBER 21, 2022



# EXECUTIVE SUMMARY

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## Connect2Create

A comprehensive plan is a guiding document that serves as a road map for a city's current and future social, civic, economic, transportation, and land use needs. The comprehensive plan covers a wide array of topics that while separate from one another, when combined are central to the growth and development of a city that meets the needs of all its residents, businesses, and visitors. As a result, a good comprehensive plan can only occur as the product of thoughtful outreach that engages the community to truly determine what is desired and will make the community thrive. Community engagement was at the forefront of this plan and that's why it is named Connect2Create. To create the best plan possible, we needed to start by connecting.

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### Comprehensive Plan at a Glance

- 1 Community Design**  
Community Design focuses on how our community looks and feels.
  - 2 Housing + Neighborhoods**  
Housing and Neighborhoods focuses on ensuring our community is a great place to live for all.
  - 3 Sustainability + Resiliency**  
Sustainability and Resiliency focuses on protecting and planning for environmental factors - locally, regionally, and globally.
  - 4 Transportation + Infrastructure**  
Transportation and Infrastructure focuses on community mobility, facilities, and growth consideration for both the transportation and infrastructure networks.
  - 5 Engagement + Wellness**  
Engagement and Wellness focuses on promoting healthy lifestyles, activities, and awareness.
  - 6 Diversity + Equity + Inclusivity**  
Diversity, Equity, and Inclusivity focuses on ensuring our community is welcoming, person-centered and inclusive of all identities, ages, abilities, and histories.
  - 7 Economic Prosperity**  
Economic Prosperity focuses on financial factors affecting resident and community vitality.
  - 8 Land Use**  
Land Use focuses on managing and guiding our built and natural environments.
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West Des Moines City Hall - City of West Des Moines

The City of West Des Moines has spent the last three years preparing a new comprehensive plan for our community, Connect2Create. The comprehensive plan will guide the decisions for the creation of our community throughout the course of the next 20 years. This plan illuminates a vision for our community that will see the advancement of goals to better the following areas of our city; community design; housing and neighborhoods; transportation and infrastructure; engagement and wellness; diversity, equity, and inclusion; sustainability and resiliency; economic prosperity; and land use.

While this plan will guide the city throughout its future growth it is important to be clear that a comprehensive plan is a guideline. What this means is that the goals, strategies, and actions outlined in this plan are not regulations; the Municipal Code is the regulations. The goals and strategies included in this document are the vision of what we aim to achieve, while the actions are ideas on how we might achieve the vision. It is important that internal policies, other city documents, reports and studies, and the City Code, especially Zoning and Subdivision ordinances support and promote the ideas contained in this plan.

With West Des Moines as one of the fastest growing cities in the state, it would be impossible to exactly predict what the city will need in 10-20 years, but what we can do is set goals for what our community aims to be and create a path to achieve these goals. The comprehensive plan is intended to be a living document that will change as the city changes, as actions are implemented and strategies and goals achieved. As the city changes and one aspect becomes more pressing than another, or if a current strategy isn't working, this plan allows the flexibility to be modified to ensure that we still meet our goals – or add new goals as necessary.

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- COMMUNITY PROFILE
- OUTREACH + ENGAGEMENT
- ACTION PLAN

# ACKNOWLEDGMENTS



A special thank you to our residents, businesses, corporate partners, visitors, and city staff who helped by participating with us throughout the outreach process and provided input to this Comprehensive Plan. It has been most gratifying to observe the response of our community in efforts to plan for the future of West Des Moines. We commend you for your vision, your creativity, and your passion to better the quality of life, the culture, and the future of West Des Moines.

## CITY COUNCIL

Russ Trimble, Mayor  
Kevin Trevillyan, First Ward  
Greg Hudson, Second Ward  
Doug Loots, Third Ward  
Renee Hardman, At-Large  
Matthew McKinney, At-Large

Steven Gaer, Former Mayor  
John Mickelson, Former Member  
James Sandager, Former Member

## PLAN & ZONING COMMISSION

Erica Anderson  
Jennifer Drake  
Chris Costa  
Kevin Crowley  
Scott Hatfield  
Andrew Conlin  
Maria Davis

Jill Southworth, Former Member  
Craig Erickson, Former Member

## CITY STAFF

Tom Hadden, City Manager  
Lynne Twedt, Development Services Director  
Linda Schemmel, Development Coordinator  
Karen Marren, Planner  
Kara Tragesser, Planner  
Brian Portz, Planner  
Bryce Johnson, Planner  
Kate DeVine, Associate Planner

Jenna Gilliam, Planning Intern  
Kyra Troendle, Planning Intern  
Mackenzie Locey, Former Associate Planner  
Alex Cahill, Former Associate Planner  
Sean Griffin, Former Planning Intern  
Jamie Kennedy, Former Planning Intern  
Rachel Ulven, Former Design Intern

## CONSULTANT TEAM

**Teska Associates - Graphics + Layouts**  
Mike Hoffman, Vice President, AICP, PLA  
Erin Cigliano, Senior Planner + Designer, AICP

**Bang the Table - Website Hosts**





# PREFACE

The Comprehensive Plan is our “Big Picture”

It is our long-term vision for the future and our blueprint for managing growth and shaping the physical appearance of the city. It presents goals and provides guidance for the creation of a complete community. It creates the city our residents’ desire.



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## PREFACE

# Purpose + Intent

### WHY MAKE A COMPREHENSIVE PLAN

At its most basic, a comprehensive plan is a statement of aspirations of the community. The Plan provides guidance for the location, form, and function of growth and development, and the overall creation of a quality community. Differing from previous Comprehensive Plans for the City of West Des Moines that focused primarily on land use, transportation and infrastructure, this Comprehensive Plan goes beyond what land uses go where and the pipes and pavement which connect those land uses and embraces quality of life aspects that collectively shape the type of community West Des Moines is to be. It identifies the actions to be taken and partnerships to be created and strengthened to improve the quality of life, guide long range decisions, and to deliberately direct where West Des Moines wants to be in the future. From connectivity of streets, trails, and bikeways - to diversifying the local economy and job opportunities – to ensuring equal access to housing and education - to furthering community character, health and fostering social vibrancy, this plan addresses all aspects of life in West Des Moines.

All too often, plans such as this are created, a box is checked, and the plan sits on a shelf. A primary goal with the development of this plan was to create an implementable document – one that instead of a list of policy statements with no measures to implement, utilizes actionable items targeted at developing applicable programs and policies to realize the goals and strategies laid out in the plan. This plan was developed to work hand-in-hand with the identified goals and policies of other, more specific plans which the City adopts from time to time such as, the WDM2036 Vision and the associated 2036 Action Plan, other department plans including, but not limited to, Parks Master Plans, Transportation Master Plan, and the Library Master Plan

Additionally, this plan is intended to be a budgetary tool enabling the check of intended programs and financial decisions for alignment with furthering achievement of the strategies and goals included in the plan. Our Comprehensive Plan is intended to be a strategic plan for the city to realize the community we desire to be.

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## PREFACE

# Process + Timeline

### BRINGING THE PLAN FROM START TO FINISH

This City of West Des Moines' Comprehensive Plan is based on extensive community engagement. The City has been actively listening and learning from our residents to better understand what is desired for the future of our City. The findings of this outreach have informed the final plan.

The development of our Comprehensive Plan was divided into six phases, each building on the last. The first couple of phases included the branding, marketing, and project kick-off to let the public know we were starting an update to the plan and to build momentum and excitement about the opportunity to participate in future outreach activities. Public outreach events included a presence at community events such as Valley Junction Farmers Markets, Illumifest, a kiosk within Jordan Creek Town Center and at West Des Moines City Hall, Park Ice Cream Socials, Golf in the Halls, Pumpkin Walk, and Jingle in the Junction, as well as special meetings with stakeholder groups such as WestLAB, and the Quality of Life group, and the launch of a multi-platform social media campaign. This phase of public outreach activities was geared towards a more global look at the City and identifying both the good and bad of the current state of the City, as well as generating a wish list of ideas and desires for the City. The next phase focused outreach on each of the key themes heard which form the eight plan topics included in this plan. Open meetings to discuss each topic area were held with all interested residents, businesses, and community stakeholders. All public outreach feedback can be found in the Outreach & Engagement companion document.

After review of all outreach comments, the drafting phase commenced. The building blocks needed to develop a new land use classification strategy, the proposed place types concepts and the desired goals, strategies, and actions of the plan were created. Public review included workshops with elected and appointed officials, open houses with residents and landowners, focus groups with developers and real estate professionals, and a robust in person and digital campaign of presentations and virtual open house opportunities. All feedback on the plan, throughout the process, can be found in the Outreach & Engagement companion document. After getting the comprehensive plan into the hands of residents and key stakeholders for a review and comment period, the required public hearings and acceptance of the plan by the elected officials was completed.

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## PREFACE

# Chapters at a Glance

Unlike previous Comprehensive Plans that focused primarily on the built environment, primarily land use and infrastructure, this plan was developed with the intention of being comprehensive in all aspects that collectively shape the type of community West Des Moines is to be. This Comprehensive Plan is structured around eight main aspects the city will focus on for creating the future of West Des Moines and a community where all can thrive physically, emotionally, socially, and financially. The topics were identified through the initial outreach activities for the plan. Once all ideas were organized by topic, each of the topics were vetted through a series of focus groups with interested residents, business owners and community stakeholders. This outreach was then captured as Goals, Strategies, with Action statements for each of the eight topics developed to promote the achievement of the plan.

### Community Design

Community Design focuses on how our community looks and feels.

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### Housing + Neighborhoods

Housing and Neighborhoods focuses on ensuring our community is a great place to live for all.

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### Sustainability + Resiliency

Sustainability and Resiliency focuses on protecting and planning for environmental factors - locally, regionally, and globally.

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### Economic Prosperity

Economic Prosperity focuses on financial factors affecting resident and community vitality.

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### Land Use

Land Use focuses on managing and guiding our built and natural environments.

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## PREFACE

# Flexibility

One of the inevitabilities of planning is that economic markets, trends, desires, goals and needs for the community will change.

Flexibility has been one of the driving factors in the creation of this plan; flexibility in development; flexibility in land use and place type options; and flexibility in the implementation for the plan to better allow the City to adjust to changing dynamics. The flexibility that has been incorporated into this plan was intentional towards letting the market, or more appropriately the wants and needs of residents and visitors to determine what should be implemented. To maintain that flexibility, implementation will require balancing the concepts of the plan with the realities of growth and development. Implementation of this plan will be a continuous process for the City, supported by following up on goals and strategies, evaluating action items and developing appropriate programs and procedures, checking development proposals and City decisions against the plan, and vetting possible amendments to the plan to accommodate changes and trends during the life of the document, as well as to align with other City initiatives and documents.

Though certainly not the only possible future, the Comprehensive Plan's Land Use Map presents the desired "end state" or build-out of development for West Des Moines. The plan reflects the goals and strategies of the City, basic rules of good planning, and the best understanding of future conditions. While it may be necessary to reconsider specific recommended proposals over time, the Plan's goals, strategies, and intent should be supported. This is not to say, however, that the goals and strategies themselves will not be subject to change over the life of the plan. West Des Moines has grown from a tiny railroad town to a small bedroom suburb to a city with major employment centers and a net importer of jobs. As the City grows and its role within the metro area changes, the overall vision of what the City is to become may change, requiring a review of the City's overall goals and subsequent land use pattern expectations. Such a whole-hearted change in goals and strategies of the Plan should not be taken lightly. A public process with a broad reach for participation should occur, similar to the process undertaken with this update to the Comprehensive Plan before a major change in the goals and strategies – or overall direction of the City should be adopted.

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## PREFACE

# Monitoring Performance

The Comprehensive Plan is based on an understanding of current conditions. Should those conditions change, departures from the plan may occur, and/or the City will desire to change the plan. In anticipation of such events, key aspects of the plan should be revisited regularly.

On a current planning basis, the most common use of the plan will be for evaluating development requests. Those requests commonly involve annexation and/or rezoning of land. The City Council will need to establish policies on how amendments may be initiated to the Plan. Those policies should take the following form:

- Amendments or updates shall require a public hearing before the Plan and Zoning Commission, and a public hearing before the City Council.
- The Action Plan should be reviewed and, if necessary, updated at least once every three to five years.
- City Staff shall review each chapter of the Comprehensive Plan on a periodic basis. The results of this review shall be presented to the Plan and Zoning Commission and City Council.

# Interpretation of Boundaries

The uncertainty as to the location of boundaries as shown on the Land Use Map should be resolved by applying the following:

- Boundaries indicated as approximately following the centerline of existing and future streets, highways, alleys, or railways shall be construed to follow such centerline. For future streets that land use boundary will shift with the new alignment of the street.
- Boundaries indicated as approximately following shorelines or specific natural features shall be construed as following such shorelines, and in the event of change in the shoreline or natural area shall be construed as moving with the actual feature.





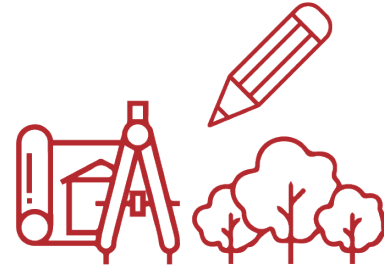
# COMMUNITY DESIGN



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## CHAPTER 1

# Community Design



### INTRODUCTION

The City of West Des Moines is one of Iowa's fastest growing cities and with projections showing continued growth, it is important to remember and recognize the history of the city. The City should work to not only ensure quality in new developments but to promote quality and compatible character within existing and redevelopment areas and to maintain a desirable balance between the built and natural environment. During our outreach we heard that residents value the already unique areas of West Des Moines, like Valley Junction, and want more areas to have a unique community feel. We also heard that residents, developers, and design professionals felt the best way to do this is by creating architectural design standards, easy access to trails and park spaces, mixed-use development opportunities, and landscaping for aesthetics, and to screen negative aspects of buildings and paved areas.



West Glen Plaza- City of West Des Moines



It is desired that all community members, visitors, and commuters to be able to experience West Des Moines as a unique destination in central Iowa, because this not only makes the city more enjoyable for current residents but it also makes the city attractive to individuals and businesses across the region. Creating a visually inviting and unique environment through encouraging high standards for physical design, landscapes, and community character are key to maintaining and enhancing the quality of the built environment of West Des Moines.

The Community Design Section will enhance the community character and quality of West Des Moines. By executing these strategies and actions West Des Moines will become a better place to live, work, and play.



Nature Lodge - City of West Des Moines

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**COMMUNITY DESIGN: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Enhance the City of West Des Moines by promoting the community character and quality of the built environment to balance the built and natural environments.

PHYSICAL DESIGN	
STRATEGIES	ACTION ITEMS
<p><b>STRATEGY CD1</b> Maintain and improve the appeal of the community through intentional site and building design that achieves the desired character while accommodating flexibility and promoting creativity</p>	Action Item CD1a - Identify development measures that can create and enhance the various place types throughout the community
	Action Item CD1b - Identify and encourage cost-effective, best development practices
	Action Item CD1c - Identify physical components that enhance comfort for pedestrians
	Action Item CD1d - Expand the Master Parks Plan to include additional social gathering and event spaces
	Action Item CD1e - Categorize typical site design and operational characteristics of various uses and develop criteria to mitigate differences and impacts between adjacent uses to expand location opportunities
	Action Item CD1f - Identify and evaluate when existing developed properties and redevelopment projects should be brought into compliance with current codes, standards, regulations
	Action Item CD1g - Create intent based design guidelines to promote high quality and durable construction and context sensitive design
	Action Item CD1h - Identify appropriate building scale and massing between adjacent structures within a development and between adjacent developments
	Action Item CD1i - Enable varied road designs which reflect and promote the urban, suburban, and rural intent of specific areas, place types, and developments
	Action Item CD1j- Prevent sign clutter and improve the aesthetics of signs while allowing for adequate business identification

**LANDSCAPING + OPEN SPACE**

STRATEGIES	ACTION ITEMS
<p><b>STRATEGY CD2</b> Encourage and support the preservation and enhancement of open space and natural areas</p>	Action Item CD2a - Support the preservation and protection of trees, natural vegetation, wetlands, stream corridors and environmentally sensitive areas
	Action Item CD2b - Incorporate high quality natural resources in recreational area siting and planning
	Action Item CD2c - Identify and secure property to preserve urban green space for passive recreation
	Action Item CD2d - Create a playbook to demonstrate the use of open space and landscaping to enhance developments
	Action Item CD2e - Engage all citizens in supporting and protecting the city's natural resources
	Action Item CD2f - Retain floodways in their natural state
	Action Item CD2g - Develop a checklist and adopt appropriate regulations to protect environmentally sensitive areas
<p><b>STRATEGY CD3</b> Respect the importance of landscape vegetation in increasing the appeal of the community</p>	Action Item CD3a - Promote programs to increase the amount of vegetation across the City
	Action Item CD3b - Educate on the importance of plants as pollinators
	Action Item CD3c - Identify vegetation plantings that are effective in improving soil, air, and water quality
	Action Item CD3d - Identify allowance for street trees
	Action Item CD3e - Identify opportunities for the incorporation of streetscape vegetation to mitigate the presence of multi-lane roadways

**COMMUNITY CHARACTER & QUALITY**

STRATEGIES	ACTION ITEMS
<p><b>STRATEGY CD4</b> Through appropriate development, respect and enhance areas of urban, suburban, and rural context within the city</p>	Action Item CD4a - Ensure that infill and redevelopment is sympathetic to the established character of existing areas
	Action Item CD4b - Identify approaches to intentionally increase density and intensity within defined areas of the city

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STRATEGIES	ACTION ITEMS
<b>STRATEGY CD5</b> Promote quality place making efforts	Action Item CD5a - Incorporate art into the fabric of the community
	Action Item CD5b - Integrate community-engaged design to promote creative place-making
	Action Item CD5c - Implement entryway and wayfinding signage throughout the City



Growth is inevitable and desirable but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.

- Edward T. McMahon





HN

# HOUSING + NEIGHBORHOODS



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## CHAPTER 2

# Housing + Neighborhoods



### INTRODUCTION

West Des Moines experienced a great increase in housing stock from 1990 to 2009. During this period of growth, there was a shift in the location of these new neighborhoods to the western edge of the city. While the city does now have a size-able number of new houses and neighborhoods stretching the city boundaries further to the south and west, the city also has several older, vibrant neighborhoods. During our outreach we heard that residents felt that these were the neighborhoods with the strongest neighborhood character. Using these older neighborhoods as examples, residents noted that they want unique neighborhoods and to live in communities that invited a strong sense of place. Residents remarked they choose to live in West Des Moines because of the uniqueness that sets it apart from the rest of the metro and they want the uniqueness of the city to increase.

// **The Happy Medium**  
– providing a great lifestyle with plenty of amenities without feeling like too large of a city.

- WDM Resident

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To continue to differentiate West Des Moines from the rest of the metro area, this section is tailored towards strategies and actions that will make West Des Moines a more desirable place to live for all residents. The plan's strategies and actions lay out ideas and approaches to increase the diversity and variety of housing options from both a design and price standpoint. To encourage unique neighborhoods, it is a goal of the city to promote neighborhoods that allow for a variety of dwelling styles with the same general character and massing. This approach is anticipated to allow for identifiable neighborhoods that include housing options accessible to a variety of residents while also paying close attention to the aging population and providing opportunities for these individuals to stay in their neighborhoods as they age. It is hoped that an approach of allowing mixed neighborhoods with multi-family and single-family dwellings adjacent to each other will not only increase diversity and present a unique character to our neighborhoods, but also create opportunities to address the shortage of attainable housing.

Creating a more inclusive and diverse inventory of housing is a key factor in making West Des Moines an accessible place to live for all individuals who work or currently live in the city. Currently only approximately 30% of the individuals who work in West Des Moines live in West Des Moines (US Census). In order to make West Des Moines an accessible place to live for these workers the City will have to work to make residing in West Des Moines more attainable.

By creating more accessible and distinct neighborhoods and providing the ability to age in place, we hope to make West Des Moines a destination across the metro for individuals and families seeking all types and varieties of housing.



Brownstones at Greenway Crossing - City of West Des Moines

**HOUSING + NEIGHBORHOODS: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Enable a variety of neighborhoods to meet the living needs for all residents.

VARIETY OF HOUSING/HOUSING INVENTORY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY HN1</b> Expand the variety of housing types to create a city with opportunities for people at all ages and stages of life	Action Item HN1a - Enable a wide variety of housing types to increase and accommodate various needs and desires
	Action Item HN1b - Provide sufficient living facilities to accommodate the future needs of the aging population
	Action Item HN1c - Adapt regulations to allow flexibility for specialty housing types (special needs, age in place, entry level, community housing, multi-generational, etc.)
<b>STRATEGY HN2</b> Improve opportunities for housing at all price points to ensure access, affordability, stability, and social integration for all	Action Item HN2a - Modify codes to allow opportunities for a mix of dwelling types and sizes adjacent to each other
	Action Item HN2b - Explore options to support the inclusion of housing for individuals making less than the average median income in residential and nonresidential areas
UNIQUENESS + IDENTITY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY HN3</b> Emphasize neighborhood identities to facilitate public association and networking	Action Item HN3a - Promote natural environmental aspects as boundaries that help delineate neighborhoods
	Action Item HN3b - Create “Best of” programs to recognize developments that provide unique architecture and design features that serve to define and/or visually unify a neighborhood
	Action Item HN3c - Enable community-centered institutions to serve as a nucleus and source of neighborhood identity

**Future Strategies**

- Create and maintain vibrant and distinct neighborhoods
- Identify and raise community awareness related to housing issues
- Provide a sense of neighborhood uniqueness through the implementation of place making elements and features



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# SUSTAINABILITY + RESILIENCY



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## CHAPTER 3

# Sustainability + Resiliency



### INTRODUCTION

As our world experiences greater instances of dangerous storms and more extreme temperature swings it becomes increasingly important to plan resilient, sustainable, and low-impact communities. Fortunately, the actions that we can make towards resiliency also promote many of the things we want to see in our everyday lives: things like clean air and water, energy independence, local food production, high-quality buildings and infrastructure, and more green space and natural landscapes. These all contribute to making a healthier place for humans, the ecosystems that surround us, and the planet as a whole.

The destructive impacts of a changing climate are forecast to accelerate in the coming decades, causing ever greater damage to agricultural, weather, and water systems. West Des Moines has indicated its desire to create a Climate Action Plan supported by key stakeholders in business, education, and the public sector, with a 10 year milestone to have completed 80 percent of 80 percent of the plan's goals (WDM2036 Visioning). This goal will position West Des Moines as a leader in combating the causes of climate change in the state of Iowa. At the same time, we need to anticipate the potential for dangerous winds, rains, heat, and cold that will accompany the volatile weather caused by climate change, ensuring that we have

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Blue Heron Lake - City of West Des Moines



infrastructure in place that will survive those extreme stresses. Planning for natural disasters will make our community resilient to all hazards.

Maximizing the green space in West Des Moines is a key contributor to sustainability, and community members are already demanding action to improve the City’s relationship with nature. We all want cleaner water for drinking and recreation, sustainable storm water management that improves our streams and saves us money, community gardens that produce healthy food and beneficial relationships with the land we inhabit, and plenty of preserved open space and vegetation that attracts diverse wildlife and makes our parks and open spaces more interesting. We pursue these goals not only to make our city a nice place to live, but also because they reduce pollution, help to secure our food systems, and make us better neighbors – after all, water and wildlife don’t stop at our property lines and city limits.

The Sustainability and Resilience section strives to make our community more adaptable to a changing environmental future, stronger in the face of potential natural disasters, and a better place to live for all kinds of life that share the land in West Des Moines.



Electric Vehicle Charging Stations - City of West Des Moines

**SUSTAINABILITY + RESILIENCY: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Plan for environmental factors to allow the city to respond, adapt and thrive under changing conditions and realities.

RESILIENCY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY SR1</b> Support the use of renewable energy	Action Item SR1a - Promote vehicle charging/fueling stations
	Action Item SR1b - Modify code to allow for the implementation of a range of renewable energy systems
	Action Item SR1c - Continue to look for financially viable opportunities for the City's use of alternative energy and fuels
<b>STRATEGY SR2</b> Make the city more adaptable and resilient through the use of sustainable and responsible site/project design and building construction methods and materials	Action Item SR2a - Enhance the City's municipal recycling program and explore options for municipal composting programs
	Action Item SR2b - Create a program to evaluate City infrastructure to reduce emissions and energy use
	Action Item SR2c - Evaluate adoption of site development regulations to minimize light pollution
	Action Item SR2d - Create a sustainability and resiliency playbook for development
	Action Item SR2e - Evaluate City code to decrease the amount of impervious surface required in new development projects , including city projects, to reduce urban runoff, improve water quality and reduce the city's heat island effect
	Action Item SR2f - Work with neighborhood and homeowners' associations to increase understanding of the benefits of and be more accepting of turf lawn alternatives, clotheslines, and other environmentally beneficial practices
	Action Item SR2g - Promote citizen participation in resiliency initiatives with the city leading by example
	Action Item SR2h - Educate constituents on responsible water usage
	Action Item SR2i - Establish programs to connect people to green building technical assistance and referral services



STRATEGY SR2 - CONT.	Action Item SR2j - Educate residents and businesses on best practices for individual waste reduction, recycling, and composting
	Action Item SR2k - Distribute community resiliency programs and educational materials through channels that reach all residents
	Action Item SR2l - Develop an assistance and education program for private property owners to implement water quality best management practices
	Action Item SR2m - Ensure that investments in and benefits from City resiliency projects and policies are applied justly across all residents
	Action Item SR2n - Raise awareness of carbon footprint and greenhouse gas emissions on the city
STRATEGY SR3 Utilize a comprehensive approach to storm water management to address both water quantity and quality and preserve the functionality of existing natural areas	Action Item SR3a - Amend design standards to establish minimum storm water quality requirements
	Action Item SR3b - Prepare master storm water management plans on a watershed scale
STRATEGY SR4 Ensure adequate and high-quality natural water sources	Action Item SR4a - Sustainably use the Jordan Aquifer while identifying other water sources
	Action Item SR4b - Protect underground aquifers and aquifer recharge areas from contamination and disturbance

DISASTER PREPAREDNESS + RECOVERY	
STRATEGIES	ACTION ITEMS
STRATEGY SR5 Review and adopt City-wide policies and regulations that will minimize the impact of hazards and natural disasters to allow for robust and timely recovery	Action Item SR5a - Plan for the impact of increased instances of extreme weather events on the city
	Action Item SR5b - Design roadways to ensure identified critical areas are accessible at all times
	Action Item SR5c - Work to bring older developed areas into compliance with building, fire, and flood hazard standards
	Action Item SR5d - Keep the City-wide Hazard Mitigation Plan current
	Action Item SR5e - Implement strategies identified in the Polk County Hazard Mitigation Plan to address the high-risk hazards

TI



# TRANSPORTATION + INFRASTRUCTURE



## CHAPTER 4

# Transportation + Infrastructure



## INTRODUCTION

As the number of residents within and visitors to West Des Moines and the metro region continues to grow, the current road and utility infrastructure systems will need to accommodate this influx in population. With estimates projecting the population to reach as many as 100,094 residents by 2050 (Des Moines Metropolitan Planning Organization (MPO) Mobilizing Tomorrow Plan) and the geographical footprint of the city to increase significantly, the current systems will have to undergo a great deal of innovation and management of use. Transportation will be an important issue to manage in the development of West Des Moines, as the city is currently heavily reliant on automobile traffic by residents, commuters, and visitors.

The city's Comprehensive Plan, Transportation Master Plan, Bicycle Master Plan, and Parks and Trails Master Plan, all lay out steps needed to adapt the existing transportation system and expand multi modal networks, to enhance access to alternative transportation modes, and to invest in public transportation. The Comprehensive Plan illustrates the backbone of streets that must be implemented to create a transportation network for the general land use classifications as laid out on the Land Use Map. However, the city's Transportation Master Plan should be referenced to more specifically guide the requirements of individual developments while building a solid transportation network and implementation of infrastructure necessary to accommodate the City's ultimate build-out condition. The Ultimate Streets Map, included in the Transportation Master Plan, provides the detailed information on future street



City Campus Trail - City of West Des Moines

“ Planning of the automobile city focuses on saving time. Planning for the accessible city, on the other hand, focuses on time well spent.

- Robert Cervero





## TRANSPORTATION + INFRASTRUCTURE: GOALS + STRATEGIES + ACTIONS

### GOAL

Provide for the safe and efficient movement of people, goods, and services throughout the city.

UTILITY ROUTES + CORRIDORS	
STRATEGIES	ACTION ITEMS
<b>STRATEGY T11</b> Ensure the City's services remain innovative, sustainable, and fiscally viable	Action Item T11a - Investigate new technologies and maintenance approaches and how they may offer flexibility and cost savings in utility placement
	Action Item T11b - Encourage redevelopment and investment in areas where infrastructure already is present
<b>STRATEGY T12</b> Collaborate with private utility companies to identify community-wide extension plans ahead of development	Action Item T12a - Identify key locations for private utility corridors

ALTERNATIVE TRANSPORTATION MODES	
STRATEGIES	ACTION ITEMS
<b>STRATEGY T13</b> Maintain, improve, and expand an accessible, safe, and efficient transportation network for transit riders, bicyclists, and pedestrians for recreation, commuting and general transportation	Action Item T13a - Participate in the regional evaluation of transit opportunities and options
	Action Item T13b - Identify and preserve multi-modal transit corridors
	Action Item T13c - Evaluate the allowance of micro-transportation
	Action Item T13d - Evaluate street design specifications and standards that provide for all modes of travel in accordance with the City's complete streets policy
	Action Item T13e - Prioritize pedestrian safety in street design, especially local streets in neighborhoods
	Action Item T13f - Explore the implementation of a hierarchy of trails to accommodate defined purpose and intended user(s)
	Action Item T13g - Create and enhance opportunities to become a more accessible city for cyclists



ROADWAY FUNCTION + DESIGN	
STRATEGIES	ACTION ITEMS
<b>STRATEGY TI4</b> Design and utilize roadway corridors in a manner that is efficient, reliable, adaptable, accessible, attractive, and safe	Action Item TI4a - Integrate transportation projects into the context of an area in a sensitive manner through careful planning, consideration of differing perspectives, and tailoring designs to particular project circumstances while meeting the needs of the transportation system as a whole
	Action Item TI4b - Utilize streetscapes adjacent to defined roadway classifications to enhance the roadway and mitigate the effects of transportation on adjacent land uses
	Action Item TI4c - Adopt a Transportation Master Plan that provides policies and guidelines for the design and implementation of the city's transportation system
	Action Item TI4d - Maximize the use of available state and federal infrastructure funds
	Action Item TI4e - Encourage the concept of street corridors as not only for transportation, but as important public spaces
	Action Item TI4f - Examine all factors contributing to accidents to improve road safety
INFRASTRUCTURE MANAGEMENT	
STRATEGIES	ACTION ITEMS
<b>STRATEGY TI5</b> Provide and maintain infrastructure and City services necessary to support the continued growth and operation of the City	Action Item TI5a - Identify improvements necessary to ensure emergency services functions throughout the City
	Action Item TI5b - Develop a plan for the implementation of SMART City initiatives identified as beneficial to the day-to-day operations of the City itself and/or businesses and residents within the city (A SMART City is one that has digital technology embedded across all city functions)
	Action Item TI5c - Continue to utilize and annually update a multi-year Capital Improvement Program (CIP) to facilitate long-range planning for infrastructure needs
	Action Item TI5d - Ensure public spaces and facilities are well-maintained and updated in response to technological advancements
	Action Item TI5e - Develop a model to understand the financial obligations of long-term provision of maintenance and service requirements of proposed development
	Action Item TI5f - Balance the customer experience of in-person service provision with automated service provision for both internal and external customers



EW

# ENGAGEMENT + WELLNESS





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## CHAPTER 5

# Engagement + Wellness



### INTRODUCTION

Health conditions can impact our ability to lead meaningful and active lives, and as environmental and social concerns move to the forefront of our daily lives, we understand our role as a City is changing. In West Des Moines, we recognize that we have a role and responsibility to address the health and wellness of our population through intentional programming and the design of our built environment. We recognize that the built and natural environments have a large impact on the quality of life and the well-being of our community.

West Des Moines wants to **ENGAGE** our community by:

- Utilizing multiple ways, platforms, and mediums to listen to our community.
- Creating active spaces, social spaces, and spaces that encourage more interaction.
- Creating and maintain a safe community for residents and visitors alike.
- Diversifying communication platforms to reach more people in a more authentic way.
- Mitigating barriers to participation in civic life.



Yoga at City Campus - City of West Des Moines

West Des Moines wants to promote **WELLNESS** in our community by:

- Creating vibrant spaces that make us healthier and happier.
- Ensuring lifelong learning and educational opportunities that are accessible to all.
- Providing robust, innovative, and fiscally responsible City services that meet the demands of our entire community.
- Designing our streets, our neighborhoods and our public spaces in a way that promotes active living and allows daily connection to the natural environment.
- Addressing the social determinants of health that contribute to the well-being of our community.
- Designing a City where our kids can engage in free and creative play in a safe way.
- Designing a City where those aging in our community can fully-participate.
- Designing a City where you can walk to the services you need, cycle for both recreation and transportation, while still being able to jump in your car to reach other regional amenities.
- Designing a City where residents and visitors alike feel comfortable with nature, interacting with the natural environment on a regular basis.



”

Explore ways to  
provide more  
festivals, arts and  
culture

- WDM Resident

Illumifest - City of West Des Moines



**ENGAGEMENT + WELLNESS: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Promote citizen involvement in the community to enrich the quality of life for all residents.

CITY COMMUNICATION + OUTREACH	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EW1</b> Improve transparency and communication with residents, neighborhoods, and community stakeholders/ groups	Action Item EW1a - Monitor trends in technology and identify options and platforms to communicate with the community at large and specific groups
	Action Item EW1b - Establish a policy where all health-related agencies register with EMS to establish communication feedback loops
	Action Item EW1c - Develop a comprehensive city-wide program for effective outreach and engagement
<b>STRATEGY EW2</b> Mitigate barriers to civic participation	Action Item EW2a - Implement a culturally and linguistically robust communication platform
	Action Item EW2c - Partner with the community and businesses to promote volunteerism
HEALTH ASPECTS	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EW3</b> Encourage active living and expand facilities for recreation activities, health and wellness initiatives in the built environment	Action Item EW3a - Provide for a more walkable community
	Action Item EW3b - Expand the consumer and health education series within the City Library
	Action Item EW3c - Formulate a Comprehensive Recreational Services and Facilities Master Plan that serves all areas of the city
<b>STRATEGY EW4</b> Support programs that sustain and enhance the mental well-being and social cohesion of residents	Action Item EW4a - Partner with healthcare organizations to promote prevention-based activities
	Action Item EW4b - Develop an education campaign to prevent injuries
	Action Item EW4c - Perform a community health and well-being assessment
	Action Item EW4d - Facilitate connection to pair refugees and immigrants with employer-led and nonprofit programs

HEALTH ASPECTS	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EW5</b> Create and maintain a healthy food system with access for all residents	Action Item EW5a - Continue and expand opportunities for community gardens and farmers markets
	Action Item EW5b - Expand the Human Services food pantry to serve the needs of all residents
	Action Item EW5c - Partner with local school districts to develop a public awareness campaign on nutrition and healthy eating
	Action Item EW5d - Build partnerships in West Des Moines's four county area to address food insecurity

SAFETY ASPECTS	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EW6</b> Provide for the safety of the public	Action Item EW6a - Develop a mitigation and response plan for hazards as identified in the Hazard Mitigation Plan for West Des Moines
	Action Item EW6b - Partner with community organizations to improve living conditions by reducing mold, radon, and lead levels
	Action Item EW6c - Evaluate the use of technology to monitor safety at pedestrian activity locations
	Action Item EW6d - Analyze service demands and deploy dynamic response techniques to reduce response time and maximize the use of emergency services
	Action Item EW6e - Collaborate with all school districts to enhance safety within school buildings and travel to and from school
	Action Item EW6f - Collaborate with all commercial, multifamily developments, and entertainment events and venues to enhance safety
	Action Item EW6g - Adopt design standards that ensure community safety and recovery from disasters, such as resilient buildings, and interconnected transportation networks
	Action Item EW6h - Maintain the accreditation of emergency response agencies
	Action Item EW6i - Enhance safety within recreational facilities, parks, trails, and social gathering spaces
	Action Item EW6j - Create education programs around bike safety, CPR, stop the bleed, when/how to call 911, etc.

STRATEGIES	ACTION ITEMS
<b>STRATEGY EW7</b> Enhance communication plans to prepare and alert the public and city staff for emergencies and natural disasters	Action Item EW7a - Create a citywide alert system for the public
	Action Item EW7b - Develop a plan that establishes roles and responsibilities for both public and private individuals to aid in disaster recovery
	Action Item EW7c - Coordinate with the Iowa DOT, counties, and law enforcement agencies in the management of traffic during extreme weather events
	Action Item EW7d - Collaborate with community partners on developing severe storm safety areas throughout the community
	Action Item EW7e - Identify applicable program rating criteria to obtain top Insurance Services Office (ISO) ratings for the city
	Action Item EW7f - Ensure disaster recovery and business continuity electronic communication and software needs are met for each department during disasters
EDUCATION + LEARNING ASPECTS	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EW8</b> Promote life-long learning opportunities	Action Item EW8a - Identify opportunities, programming, and partnerships for continuing education
	Action Item EW8b - Enhance library service delivery through the effective adoption and use of innovative, emerging techniques and technologies
	Action Item EW8c - Partner with school districts, businesses, and community organizations to offer free or low-cost broadband options to all students

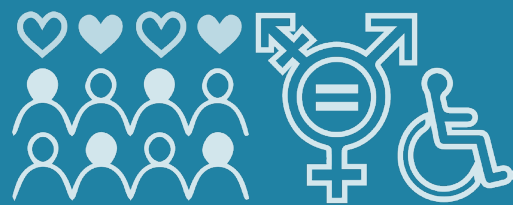
### Future Strategies

- Diversify communication platforms to enable more in-person interactions
- Support the development of new, and the continuation and expansion of existing healthcare facilities
- Provide outlets from normal routines through art, entertainment, and activities that add to the community's quality of life
- Encourage the implementation of public and private spaces designed for community interaction



DEI

# DIVERSITY + EQUITY + INCLUSIVITY

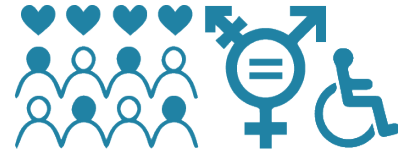




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## CHAPTER 6

# Diversity + Equity + Inclusivity



### INTRODUCTION

Historically, Comprehensive Plans have not always addressed diversity, equity and inclusion as a standard tenant to guide future growth. However, as we spoke with community partners, we learned how the intersection of social, economic, and environmental impacts affect the health and well-being of the community. Equity conversations arose at nearly every focus group meeting we hosted. We realized that the sustainable growth of the City is greatly dependent on targeted investments to improve the quality of life for all residents. Throughout the Plan, we aim to develop comprehensive measures to ensure the equitable implementation of resources to meet the evolving needs and opportunities within our community.

### WHY DOES THIS MATTER?

Throughout the outreach process, we learned that the built environment has a strong impact on diverse communities, on individual health and resiliency, and overall quality of life. Access to social and economic resources is essential for advancing place-based solutions. The journey there is a process that takes a holistic approach. To mitigate social, economic, and environmental disparities requires concrete goals, policies, and action steps. Collaborative partnerships will be key to successful implementation of these goals. The belief that what we look like, our backgrounds, and how we move about the world should not determine the access, resources, or opportunities afforded to any member of our community. Our ability to embrace diversity, advance equity, and promote inclusivity strengthens our City.

### WHAT DOES EQUITY, INCLUSION AND BELONGING ENSURE?

It ensures all members of our community feel valued and empowered to take a vested stake in their neighborhoods. It promotes social and economic growth and ensures the fiscal vitality of our community for decades to come. It develops and attracts a strong workforce by creating accessible opportunities where every resident can thrive and be a part of the City's strong economy. It ensures a mix of housing options for current and future residents.

### EMBRACING OUR DIVERSITY

The City of West Des Moines has experienced continuous growth over the past decade. Since the last Comprehensive Plan (2010), we have seen the racial diversity of West Des Moines increase from 11.6 percent to 21.8 percent of the city population. (2010 & 2020, Census). To remain a thriving regional leader we must also plan, design, and build for people with disabilities and other diverse identities. Ultimately, this leads to a more competitive and diverse workforce, a more vibrant business sector, and a more creative and supportive social environment. Supporting inclusion benefits us all by promoting greater access to opportunities.

Leveraging our diversity will ensure growth and increased purchasing power to support local business. It will also generate a stronger tax base to support necessary government services. Engaging our diverse business community will continue to attract customers from around the region and stimulate the local economy. As a City, we want to empower, promote, and cultivate equity and inclusivity through innovation, education, and organizational collaborations.

Supporting diversity, equity and inclusion makes not only economic sense- it is also a moral imperative. City and community partners can fulfill these goals by adhering to the mission and vision in the WDM2036 Plan. By working together, we can transform our institutions around these concepts to ensure fairness and opportunity for those most underserved. From accessibility, to expression and identity, to racial equity; the Comprehensive Plan strives to remove barriers and address the many factors that work to create a more diverse, more vibrant, and more welcoming community for all.



Valley Junction Mural - City of West Des Moines

“ We believe our diversity makes us stronger, smarter, and more innovative, helping us better serve the needs of our clients, our people, and our communities.

- Julie Sweet

**DIVERSITY, EQUITY + INCLUSIVITY: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Create a diverse and inclusive community where all residents can thrive.

ACCESSIBILITY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY DEI1</b> Ensure compliance with all accessibility requirements	Action Item DEI1a - Design, maintain, and construct the built environment to be accessible for all users
	Action Item DEI1b - Assess opportunities and programming that are tailored to serve people with disabilities
<b>STRATEGY DEI2</b> Provide and promote services that encourage diverse individuals to engage within the City	Action Item DEI2a - Identify tools and services that will allow historically underrepresented community members to better engage within the community.
	Action Item DEI2b - Provide immigrants and refugees with education and training opportunities to learn more about services provided within the City
ACCEPTANCE, EXPRESSION + IDENTITY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY DEI3</b> Promote a safe and welcoming environment where all people belong	Action Item DEI3a - Build the library’s global perspectives and world language collection to reflect the demographics of the community
	Action Item DEI3b - Work to maintain a score of 100 on the Municipal Equality Index (MEI)
	Action Item DEI3c - Establish a plan to implement Government Alliance on Racial Equity (GARE) recommendations
	Action Item DEI3d - Adopt a new vision and mission statement for the City that sufficiently speaks to our core values and inclusive practices
	Action Item DEI3e - Utilize demographic data to forecast the evolving and adapting needs of residents
	Action Item DEI3f - Promote the community as a welcoming destination to experience the City’s rich diversity
	Action Item DEI3g - Create and maintain an inclusive economy for all.
	Action Item DEI3h - Develop collaborative programs that embrace the city’s strong diversity while recognizing populations that have been historically marginalized

CULTURE	
STRATEGIES	ACTION ITEMS
<b>STRATEGY DEI4</b> Elevate the cultural vitality of West Des Moines	Action Item DEI4a - Build strong relationships with cultural organizations to support, expand, and promote local history, culture, and traditions
	Action Item DEI4b - Explore allowing neighborhood food markets to support the city's strong economic and cultural diversity
	Action Item DEI4c - Hold festivals, celebrations, or other events to help highlight the community's heritage and important cultural assets
	Action Item DEI4d - Leverage the social capital of cultural institutions and organizations as an amenity for attracting employees and businesses

### Future Strategies

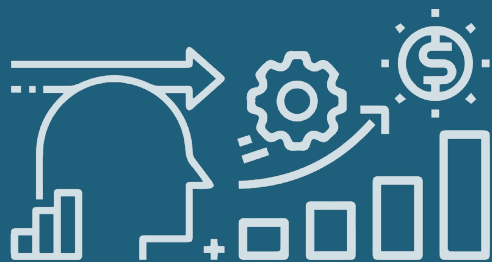
- Preserve the history of West Des Moines as a reminder of where we came from





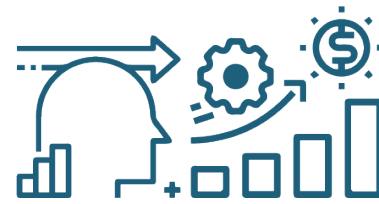
EP

# ECONOMIC PROSPERITY



## CHAPTER 7

## Economic Prosperity



## INTRODUCTION

When considering the prospect of economic growth in the City of West Des Moines, it is important to consider both to what extent does current economic growth benefit the residents of West Des Moines, and to what extent should economic growth benefit the residents of West Des Moines. While the size and population of West Des Moines continues to grow, and a greater number of residents are finding work in West Des Moines, the economic benefits of growth are not being passed on to the median West Des Moines resident.

West Des Moines has succeeded in attracting young talent to diversify its workforce and has continued to grow in volume of businesses and employment opportunities, yet there is still a lot of work to do. This chapter illustrates the strategies and actions that the City will put in place to make West Des Moines an economically prosperous community for all its residents and businesses. This starts with implementing strategies for sustainable and equitable growth, pursuing redevelopment in a manner that supports aging areas of the community, shifting the tax burden towards high tax generating business, making education accessible for individuals of all ages, and supporting programs that help mitigate poverty.



Jordan Creek Town Center - City of West Des Moines

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While the City of West Des Moines maintains itself as a vibrant community with a strong business foundation, this economic prosperity required a great deal of careful development. And in order to maintain this environment, more careful management and planning will be required for the city to be able to adapt to changes in the market and new evolving business models due to the Covid-19 pandemic and other pressures on the current economy.

The City's adherence to the following strategies and implementation of these actions will ultimately allow economic growth to continue, while making sure that its benefits are realized throughout all economic divisions.



Athene - City of West Des Moines

## ECONOMIC PROSPERITY: GOALS + STRATEGIES + ACTIONS

### GOAL

Maintain the financial condition of the city through economic development and thoughtful use of financial resources.

GROWTH + EXPANSION	
STRATEGIES	ACTION ITEMS
<b>STRATEGY EP1</b> Plan, design, and maintain financially sustainable infrastructure to optimize existing systems and support new development	Action Item EP1a - Provide public facilities in a manner which protects existing investments and promotes sustainable growth
	Action Item EP1b - Site developments in accordance with infrastructure capacities
	Action Item EP1c - Identify and establish priority growth areas to focus new development
	Action Item EP1d - Maximize the use of available state and federal funds to realize the goals and recommendations of the city
	Action Item EP1e - Identify clear development goals and end product desires for targeted areas
	Action Item EP1f - Tie financial incentives to projects based on direct quality of life benefit to the community and employees
	Action Item EP1g - Establish a policy to clearly indicate how revenue will be used
	Action Item EP1h - Establish policy on use of TIF
<b>STRATEGY EP2</b> Optimize and responsibly manage the expenditure of taxpayer funds	Action Item EP2a - Utilize increased density and intensity of developments to control need for and costs for expansion and maintenance of public infrastructure
	Action Item EP2b - Establish a policy to consider environmental and social costs in all decision-making, including budget decisions
	Action Item EP2c - Evaluate requirements of the city for potential grant and sponsorship programs to determine overall impact
	Action Item EP2d - Evaluate wireless point-to-point infrastructure throughout City facilities as a cost saving operational measure
	Action Item EP2e - Develop and adopt operating budgets that balance recurring revenues and expenditures and will responsibly manage excess general fund reserves



STRATEGIES	ACTION ITEMS
STRATEGY EP2 - CONT.	Action Item EP2f - Maintain the City's AAA rating by Moody's and its AAA rating by Standard & Poor's
	Action Item EP2g - Develop a risk-management and quality assurance program for the City
	Action Item EP2h - Collaborate with adjacent counties and cities to evaluate the benefit of joint services and facilities
	Action Item EP2i - Continue to ensure that municipal services are provided at a reasonable cost to taxpaying residents
	Action Item EP2j - Evaluate city infrastructure and facilities regularly to create an efficient and cost-effective maintenance and improvement program
STRATEGY EP3 Encourage economic development opportunities	Action Item EP3a - Market the City's unique locations, characteristics, and amenities.
	Action Item EP3b - Expand the City's role in recreational tourism
	Action Item EP3c - Maintain the City's position as a leader in attracting development, by providing an environment conducive to development
	Action Item EP3d - Evaluate and develop wireless communication infrastructure to support businesses in the community
	Action Item EP3e - Utilize a web-based platform that allows businesses and developers to explore targeted development sites
	Action Item EP3f - Identify missing factors and businesses necessary for regional economic development that benefits the city
	Action Item EP3g - Encourage and maintain a diversified tax base to ensure a sustainable and thriving local economy even during industry downturns
	Action Item EP3h - Increase opportunities for collaboration, innovation, and entrepreneurship by creating an environment that allows for small businesses to grow and expand
	Action Item EP3i - Work to attract a diverse range of businesses that provide a wide variety of job opportunities

### Future Strategies

- Establish a plan to encourage residents and business owners to maintain and update their properties
- Facilitate partnerships between the city, educational institutions, and local businesses to provide job and trade skills demanded by the regional marketplace
- Facilitate partnerships between the city, educational institutions, and local businesses to identify job retraining needs in light of emerging trends and new business models
- Create a community desired by employees to aid in retaining the workforce
- Address the impacts of the cost and availability of childcare



Wells Fargo - City of West Des Moines



LU

# LAND USE



## CHAPTER 8

## Land Use



## INTRODUCTION

This Comprehensive Plan is built on the idea of creating desirable places to live, work, and play throughout the City. These are places such as walkable neighborhoods, active and passive open spaces, community and regional centers for employment, retail and service centers, and civic and community activities. Traditional land use planning is conducted on a parcel-by-parcel basis based on a land use map where land uses are defined for each parcel with vacant or undeveloped areas often taking on the characteristics of adjacent development or zoning.

Instead, this Comprehensive Plan utilizes a “Place Type” concept to build an entire community that recognizes and promotes the desire to provide a unique character and design for each “place” within the City while providing the balance and transition needed for a cohesive community. This concept will allow development professionals to be creative in achieving the intent with greater flexibility by allowing land uses to ebb and flow with the changes in market demands and allow developments to provide a variety of uses in more compact yet accessible spaces.

This land use chapter will describe the place types and define the intent for incorporating the new place type concept into the existing context of a developed city. The goal and strategies of this chapter provide the actions needed to address the infrastructure needs of a growing and changing community while balancing the built and natural environment to create the community we all desire.

// Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody

- Jane Jacobs



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## RELATIONSHIP TO ZONING

The information and concepts presented in the Comprehensive Plan are intended to guide local decisions on both public and private uses of land, as well as the provision of public facilities and infrastructure. As has been indicated previously within this document, the Comprehensive Plan is a guiding document only. Zoning is the regulatory mechanism for controlling the built environment. It is law and is used as an implementation tool for achieving the goals of the Comprehensive Plan. The focus of the Zoning Ordinance is on identifying acceptable uses by district, defining the location and boundary of a district based upon the Comprehensive Plan, setting standards and expectations, mitigating impacts and regulating the bulk, height, and density of various land uses.

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West Glen - City of West Des Moines

## TWO LAND USE CONCEPTS

The Comprehensive Plan's Land Use Map depicts the desired land use conditions for the City of West Des Moines and its planning area. This land use pattern is the result of the planning process and substantial consideration by the public, City officials, and staff; and is reflective of the realities and pre-existing conditions of development in the planning area. With the creation of this new plan, a new land use concept was initiated with the intent to build more flexibility into the future development areas of the city. At a future date, the already developed areas will be individually evaluated and the new land use concept will replace the existing land use classifications for the developed area of the city.

### Developed Areas of the Community

The developed areas of the community are generally considered the areas east of 88th/S. 88th Street and north of the Raccoon River as depicted on the Land Use Map - Developed Areas as included in the appendix of this document. The following existing land use classifications will continue to govern the developed areas of the community:

**Residential Designations:** *Density ranges for residential designations are defined in terms of dwelling units per gross area of the building site, including public right-of-way that is dedicated to the City.*

#### ■ **Agricultural/Open Space (1 unit per 20 acres: 0.050 units per acre) - OS**

It is intended that land use patterns in the Agricultural/Open Space areas will be dominated by agricultural uses, grazing, non-farm wooded areas and very large lot estate or farm homes. It is also intended that this designation: 1) provide for very low density farmland environment and housing/life style choice; 2) retain land with significant topographical or other physical constraints as open space; 3) provide a buffer between incompatible land uses; 4) provide for the controlled development of natural resources; 5) provide for the preservation of areas with unique natural resources; and 6) provide for recreational opportunities.

#### ■ **Low Density Residential (0-1 unit per acre) - LD**

To create a residential environment typified by detached single family dwellings on lots of one (1) acre and larger in size. Cluster development resulting in smaller lots, while maintaining a density of 1 unit per acre or less over an entire parcel could be allowed through zoning mechanisms.

#### ■ **Single-Family Residential (1.1 - 6.0 units per acre) SF**

To encourage a predominately single family detached residential environment with a wide range of lot sizes, but an overall density similar to the bulk of single-family developments throughout the City. The typical lot size will range from 7,500 - 15,000 square feet. This land use category has generally been located with consideration for neighborhood units, and is intended to facilitate pedestrian access to schools, parks, and neighborhood retail and office.

■ **Medium Density Residential - Manufactured Homes (5.1 - 12.0 units per acre) - MH**  
To provide areas set aside specifically for manufactured housing subdivisions and parks.

■ **Medium Density Residential (6.1 to 12 units per acre) - MD**  
To encourage a residential environment typified by detached and attached single family homes of various architectural styles. Sites assigned this designation should be located near arterial and collector streets, transit routes, convenience shopping, local and regional services, and employment centers. This land use category is important to the housing market as it is geared towards both owners and renters. No minimum lot size is intended in this designation unless implemented to maintain compatibility with surrounding development.

■ **High Density Residential (12.1 to 18.0 units per acre) - HD**  
To provide for a relatively high-density residential environment. High density areas are intended to result in apartments or condominiums, usually of two or three stories in height. As is the case with Medium Density Residential, this designation should be located near arterial or collector streets, transit routes, convenience shopping, local and regional services, and employment centers. This land use will typically be utilized as a transition between commercial retail and office uses, and lower density residential uses. The Comprehensive Plan recognizes the importance of this type of dwelling in the housing market, particularly given the national trends toward smaller households, nontraditional households, (e.g., single-parent families) maturing households, and the demand for rental housing generated by employment opportunities in the City.

**Commercial and Office Designations:**

The commercial and office land use designations are divided into thirteen (13) categories, discussed below. Uses in and designs of these areas shall be consistent with the Comprehensive Plan. This Comprehensive Plan shall enable the addition of residential units as part of a cohesive development in any Support Commercial District where the mix is reasonable and appropriate. The appropriateness of residential units as part of an overall project in the district will be evaluated and decided during the development review process for a specific development project. Such a development that includes primary non-residential uses and primary residential uses on the same development site will be referred to as “mixed use development” throughout this Chapter.

Separation requirements between commercial uses shall be as shown in the following matrix:

	NC*	CMC*	RC/MU*
NC*	¾ mile	¾ mile	¾ mile
CMC*	¾ mile	2 miles	2 miles
RC/MU*	¾ mile	2 miles	3 miles

### ■ **Regional Commercial - RC**

Regional Commercial areas shall be designated to supply the comparison and general shopping needs for a variety of products ranging from electronics, household goods, apparel, furniture, and sporting goods for both residents and non-residents from across the City, metro, and region. Regional Commercial areas will generally be composed of a central mall (enclosed or open) or a concentration of retail stores as the focal point for the area. A variety of commercial centers of various sizes will be located in close proximity to the mall site. Entertainment uses should also be encouraged. Although the Regional Commercial area will extend over a broad area and across streets, unifying themes and/or architecture should be used to tie the area together. The service area for a Regional Commercial area is typically eight (8) miles or more. See matrix at beginning of Commercial and Office Designations section for separation requirements. A Regional Commercial area should be a maximum of 600 acres. Regional Commercial areas should be accessed and located on minor/major arterial streets or major collectors with direct freeway access and should have a surrounding interconnected street network with multiple access points.

### ■ **Town Center Commercial - TCC**

The "Town Center Commercial" designation shall be utilized to denote the retail commercial center within the Town Center. Uses within this area shall include professional offices, restaurants, specialty retail stores, personal services, retail stores, a regional shopping mall and associated retail, commercial, entertainment, and recreational uses, and a supermarket. The commercial area shall be designed with a central theme which may include architectural style, building materials, plantings, etc. That portion of the Town Center that is designated "Town Center Commercial" shall consist of approximately 200 acres in the area bounded by 68th Street, Mills Civic Parkway, Jordan Creek Parkway (formerly 74th Street), and E.P. True Parkway which shall be developed in conformance with the Town Center.

### ■ **Community Commercial - CMC**

Community Commercial areas shall be designated to supply daily and occasional shopping needs to several surrounding neighborhoods but is not intended to attract a large number of shoppers from outside the City. The Community Commercial area shall serve a similar function as a Neighborhood Commercial area plus the sale of goods such as appliances, hardware, fast food stores with drive-thrus, ATMs, and bars. Community Commercial areas may be large, may tend to expand across streets, and may be created in small incremental additions. Individual commercial centers within Community Commercial areas should be tied together by prominent common features such as a tree type, roofing material and style, and architectural theme. See matrix at beginning of Commercial and Office Designations section for separation requirements. A Community Commercial area should be a maximum of one hundred (100) acres and should encompass no more than three corners of an intersection. Community Commercial areas should be located at the fringe of large employment areas and adjacent to higher density residential areas. Primary access should be from minor/major arterials and major collector streets.



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■ **Neighborhood Commercial - NC**

Neighborhood Commercial areas shall be designated to provide for small commercial centers and uses which provide a limited range of products and services to the residents of the surrounding neighborhood. Residential uses on the second floor would be allowed at a maximum of one unit per acre. Typical uses in such centers would include professional offices, daycare establishments, laundry and dry cleaning establishments, drug stores, banks, restaurants (no drive-thrus), grocery stores, small retail shops, fitness centers, beauty and barber shops, and gas stations with limited number of pumps. Total number of drive-thrus will be limited in this district. Because of their proximity to residential areas, such centers should be specifically designed and operated to be compatible with the adjacent residential development. Limitations on design and operation would include building height and intensity, trip generation, architectural and signage controls suitable for a residential neighborhood, increased landscaping and stricter control of noise and glare compared to larger commercial centers, and controls on hours of operation and on delivery vehicles. Projects in this category will be limited to a height of one story unless the second floor is residential units, and have a residential style roof design (e.g., mansard, pitched, gable, etc.). Emphasis should be placed upon unrestricted pedestrian access to and from the surrounding residential areas. See matrix at beginning of Commercial and Office Designations section for separation requirements. A Neighborhood Commercial area should be a maximum of fifteen (15) acres. No more than two corners of an intersection should be devoted to a Neighborhood Commercial use. Strip centers should be avoided. Primary vehicular access should be from minor arterial and minor/major collector streets. Primary vehicular access should not be from local residential streets.

■ **Convenience Commercial - CVC** *This description is listed within the City's Comprehensive Plan to provide a definition for those areas of the City that already have this designation. No new Convenience Commercial areas will be designated.*

Convenience Commercial areas shall be designated to provide for single user commercial sites or small commercial centers which provide opportunities for the sale of most frequently purchased goods or services. Typical uses in this designation would be a convenience market, professional offices, day care centers, banks, and other personal services. Like Neighborhood Commercial designated areas, Convenience Commercial areas shall be specifically designed and operated to be compatible with adjacent residential areas. Specifically, limitations on the design and the operation of uses shall include architectural and building mass, hours of operation, delivery vehicles, noise and lighting control, signage and traffic. Developments shall be limited to one story in height, and have a residential exterior design, material, and roof style. Projects shall emphasize unrestricted pedestrian access to and from surrounding residential areas. The separation between a Convenience Commercial area and other Community, Neighborhood and Convenience Commercial areas should be no less than one and one-half (1½) miles. A Convenience Commercial area should range in size from one (1) to five (5) acres. Convenience Commercial areas should be located to have access from either arterial or major collector streets and should avoid having local residential streets serve as their principal access. No more than two corners of an intersection should be devoted to a Convenience Commercial use.

- **Support Commercial - SC** *This description is listed within the City's Comprehensive Plan to provide a definition for those areas of the City that already have this designation. No new Support Commercial areas will be designated.*

Support Commercial areas shall be sized to meet the needs of the motoring public and/or the employment centers. Support Commercial which are oriented toward the freeway motoring public will have the following typical uses: hotels/motels, restaurants, gasoline service stations, banks, drug stores, or convenience markets. Support Commercial for the motoring public shall be located adjacent to freeway interchanges.

Support Commercial for the employment centers will contain hotels/motels, restaurants, gasoline service stations, professional offices, laundry and dry-cleaning establishments, banks, drug stores, office supply stores, convenience markets or other professional services. Support Commercial in or adjacent to employment centers shall incorporate pedestrian orientation to and from the employment centers into their design.

- **Highway Commercial – HC**

Highway Commercial areas will be located along major highways with the intent to provide general commercial needs to the motoring public. Typical uses would include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, banks, and auto repair and parts stores. Maximum size is 50 acres per intersection quadrant, with a maximum of 100 acres (2 quadrants) per interchange. There is no separation requirement. Distance will depend on the separation of the highway and freeway interchanges. Highway Commercial areas will be located only along major highway and freeway interchanges. Vehicular access will only be allowed from major highways.

- **Support Office - SO**

Support Office areas shall be designated to provide a mix of daily service needs to employees and employers within nearby employment areas. These areas shall complement and function as part of the adjacent employment area rather than acting as a stand-alone retail development. Uses shall include restaurants, daycare facilities, fitness centers, pharmacies, banks (including ATMs), hotels/motels, florists, hair salons, dry cleaners, office supply stores, copy/print providers, postal services, and offices. Gas stations, and fast-food restaurants, with drive-thrus, shall be allowed. Support Office areas should be immediately adjacent to employment areas with a maximum size of the greater of 15 acres per intersection or 20% of the nearby office park. There shall be at least ½ mile separation between Support Office and all commercial districts unless there is a natural or man-made barrier. Vehicular access may be provided by any class of street.

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■ **Mixed Use – MU**

Mixed Use areas shall be designated within a Regional Commercial area to provide for residential opportunities within the designated commercial area. Residential uses are not required to be provided in these areas; it is an option to provide living areas for those individuals who work in nearby commercial areas and/or prefer a more urban setting. A Mixed-Use area should be a maximum of 200 acres within a 600-acre Regional Commercial area. There is a maximum of 400 dwelling units with an overall maximum density of 2 units per acre over the entire site. There is no separation requirement. If residential units are provided, it is encouraged that they be provided on upper floors within a commercial building, not within a separate building consisting of only residential units. Vehicular access should be provided by minor/major arterials and minor/major collectors.

■ **Valley Junction Historic Business - VJHB**

The Historic Business District designation shall be utilized to denote the old downtown area of Valley Junction. Uses within this area shall include professional offices, restaurants, specialty retail stores, upper floor residential, and other personal services.

■ **Valley Junction Commercial - VJC**

Valley Junction Commercial areas shall be designated to provide for commercial centers or free-standing uses which are oriented toward providing services to commercial and industrial uses and/or employment centers. Typical uses would include but not be limited to restaurants, professional offices, laundry and dry-cleaning establishments, banks, drug stores, office supply stores, mill work operations, and other service uses.

■ **Office - OF**

Office areas shall be designated to attract desirable and stable professional office development which will be in harmony with adjacent land uses. Typical office uses include insurance, medical, law, real estate, finance and investment, and other services. Adequate landscape buffering shall be provided between Office uses and residential uses. Office uses immediately adjacent to single-family residential land uses should not exceed three (3) stories in height unless adequate buffering and additional setbacks, as provided by the Zoning Ordinance are provided. Primary access to Office areas should generally not be directly off of residential streets. Office areas shall incorporate pedestrian orientation to and from the surrounding land uses into their design. Other uses such as sit-down restaurants without drive thrus, and hotels/motels are only allowed where previously entitled.

■ **Warehouse Retail - WR**

Warehouse Retail areas shall be designated to provide areas for a mix of lighter industrial uses and the more intensive service, retail, and wholesale commercial uses. Allowable uses include research and development; light distribution; wholesale or retail sale of industrial supplies, building equipment and materials, home furnishings and home improvement, car dealerships, restaurants, and convenience stores.

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### **Industrial Designations:**

Industrial land use designations are divided into three categories. Allowable uses and designs of these areas shall be consistent with the Comprehensive Plan.

#### **■ Business Park - BP**

Business Park areas shall be designated to provide desirable areas protected by performance, design and use controls regarding lot size, building size, appearance, land coverage, parking and loading facilities, noise, dust, fumes, internal circulation and other environmental and functional issues for a variety of office, research and development, warehouse and distribution, and light assembly and manufacturing uses. Included within this category is a limited range of commercial uses located and designed to service the Business Park area. Business Park areas should be encouraged to be planned as a unit with compatibility of design, building materials, and landscaping acting as a unifying theme. Access to Business Park areas should be off of arterial and/or collector roadways. Primary access should not be off of local residential streets.

#### **■ Light Industrial - LI**

Light Industrial areas shall be designated to provide areas for most types of light industrial uses, and warehouse and distribution facilities. It is of special concern to the City that there be an adequate variety of sizes and locations of light industrial parcels. Appropriate buffering as prescribed by the Zoning Ordinance shall be established between Light Industrial areas and other uses, in particular residential uses. Every effort should also be made to encourage redevelopment of existing industrial areas. Access to Light Industrial areas should be off of arterial and/or collector streets.

#### **■ General Industrial - GI**

General Industrial areas shall be designated to provide areas for light and heavy industrial uses, and warehouse and distribution facilities. In particular, General Industrial areas are intended to provide areas where outside storage and fabrication yards are allowed if properly screened in accordance with the Zoning Ordinance. Appropriate buffering as prescribed by the Zoning Ordinance shall be established between General Industrial areas and other uses, in particular residential uses. Every effort should be made to encourage redevelopment of existing industrial areas. Access to General Industrial areas should be via truck routes and shall not be through residential areas.

### **Overlay Districts:**

Overlay Districts are areas where certain additional requirements are superimposed over the underlying district to modify specific development standards to achieve a specific purpose. They shall be allowed to be established over the existing land use designations described within this Chapter and on the Land Use Plan Map to further describe and regulate specific types of development. For example, current overlay districts include the Jordan Creek Town Center Overlay District, Airport Overlay Zone, and Flood Overlay Zone. The further regulation within these districts may include, but is not limited to, architectural standards, access management, bulk and density standards, landscape standards, and use regulation.



## EXISTING LAND USE COMPATIBILITY

The following table illustrates which zoning districts can be assigned to the existing land use designations.

LAND USE CLASSIFICATION	COMPATIBLE DISTRICTS	PARTIALLY COMPATIBLE DISTRICTS
Agricultural/Open Space (1 du/20 ac)	PUD, SP, OS	RE
Low Density Residential (0-1.0 du/ac)	PUD, SP, OS, RE	RS
Single-Family Residential (1.1-6.0 du/ac)	PUD, SP, RE, RS, R-1, SF-CR, SF-VJ	OS, RM,
Medium Density Residential (6.1-12.0 du/ac)	PUD, SP, RM	RH, RS, R-1
Medium Density Residential – Manufactured Homes (5.1–12.0 du/acre)	PUD, SP, RM	RH, RS, R-1
High Density Residential (12.1-18.0 du/ac)	PUD, SP, RH	RM
Regional Commercial	PUD, SP, RC	CMC, OF, PCP
Town Center Commercial	PUD, SP	CMC, OF, PCP
Community Commercial	PUD, SP, CMC	OF, PCP
Neighborhood Commercial	PUD, SP, NC	OF
Convenience Commercial	PUD, SP, CVC	OF
Support Commercial	PUD, SP, SC*	OF, PCP, CMC
Highway Commercial	PUD, SP, HC**	
Support Office	PUD, SP, SO**	
Mixed Use	PUD, SP	
Valley Junction Historic Business	PUD, VJHB	OF
Valley Junction Commercial	PUD, VJC	SC, CVC, NC, OF
Valley Junction Light Industrial	PUD, VJLI	LI
Office	PUD, SP, PCP, OF	
Warehouse Retail	PUD, SP, WR	OF, PCP
Business Park	PUD, SP, BP, PCP	OF
Light Industrial	PUD, SP, BP, LI	OF, PCP
General Industrial	PUD, SP, BP, LI, GI	OF, PCP

\* Residential units may be allowed in the Support Commercial District as part of an overall commercial or office development where the mix seems reasonable and appropriate if approved by City Council in conjunction with a Planned Unit Development (PUD) or Specific Plan (SP)

\*\* To be added in future when zoning districts are created.

BP	Business Park District	RH	Residential High-Density District
CMC	Community Commercial District	RM	Residential Medium-Density District
CVC	Convenience Commercial District	RS	Residential Single-Family District
GI	General Industrial District	SC	Support Commercial District
LI	Light Industrial District	SF-CR	Single-Family Commerce Residential District
MH	Manufactured Housing District	SF-VJ	Residential District Single Family Valley Junction
NC	Neighborhood Commercial District	SP	Specific Plan
OF	Office District	VJC	Valley Junction Commercial District
OS	Agricultural/Open Space District	VJHB	Valley Junction Historic Business District
PCP	Professional Commerce Park District	VJLI	Valley Junction Light Industrial District
PUD	Planned Unit Development	WR	Warehouse Retail District
R-1	Single-Family Residential District		
RC	Regional Commercial District		
RE	Residential Estates District		

### Undeveloped Areas of the Community

The undeveloped areas of the community are generally considered the areas west of 88th Street/S. 88th Street and south of the Raccoon River as depicted on the Undeveloped Areas Land Use Map as included in the appendix of this document. The new land use concept was developed with the desire to build in flexibility for future development and be capable of accommodating market demands or changes in needs for the community.

As described in the introduction, this Comprehensive Plan utilizes a “Place Type” concept to build an entire community that recognizes and promotes the desire to provide a unique character and design for each “place” within the city while providing the balance and transition needed for a cohesive community.

### Development Pattern

The City’s identity is informed by the existing development pattern and its relation to the people that live, work and visit in our city. In general, non-single family development patterns that exist within the city can be grouped into three different levels: Neighborhood Scale, Community Scale and Regional Scale. Scale is a term that describes the sense of height, bulk and visual definition of a place or individual building. To a certain extent, scale can also describe the intensity of activity within a place. The following describes the context of development that has occurred in the developed portion of the city to date, which are the basis for future development.

Neighborhood Scale: This pattern provides a step up in intensity and mix of uses in comparison to single-family development. Housing is a mix of single family, attached town homes, row homes and small apartment buildings, but mostly consists of attached dwelling units. Non-residential and institutional uses serve and support the nearby residential. Buildings and improvements within the project area vary in size and are scaled to be sympathetic to the surrounding residential. Building size is generally small with the largest structures covering around 15,000 square feet of a site and building height generally ranging from one to three stories.

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Community Scale: The majority of the non-single-family development in the city falls into this development pattern. Housing consists primarily of attached dwelling units and apartment buildings. Non-residential and institutional uses serve and support a larger area than just the surrounding neighborhood. Buildings and improvements within the project area are scaled to support higher density residential developments and commercial uses while providing a transition between lower and the higher intensity development. A wider range of buildings sizes and improvements are evident within this pattern and is generally determined by the amount of the site dedicated to parking and setbacks. Structures on average typically cover around 45,000 square feet of a site with building height typically ranging from one to five stories although larger and taller buildings have been made appropriate and compatible with the context of specific areas through building location within the site, orientation, articulation and other design details. Approximately 99% of buildings constructed within the city are included in this pattern's described building form.

Regional Scale: This pattern provides a step up in intensity, building sizes and mix of uses in comparison to Community Scale development. Housing consists of attached dwelling units and apartment buildings of the highest density. Non-residential and institutional uses serve and support not only the community, but the metro area, and may be a regional draw for employment and visitors. Regional scale areas support these highest intensity activities with a wider range of building sizes and some of the city's largest buildings. Less than 1% of current constructed buildings fall into this pattern's larger building form.

As new development occurs, the presence of the development pattern ("context") should be continued and enhanced through careful site planning, proper building design, and appropriate architectural character. Individual buildings or development should not visually dominate its surroundings rather they should recognize and respond to the context to provide desired balance and transition to adjacent areas to achieve visual cohesiveness. Development that is responsive to both the surrounding context and the changing needs of the community will reinforce the unique character of our community.

With new development, choosing a location that has the appropriate Place Type and anticipated scale for the development will provide the best compatibility within an area. If, however, a location is pursued that does not match the intended development land use or scale, that does not mean that the development cannot occur in that location. Ultimately, the size and shape of a building will be controlled by the bulk regulations contained in the city's zoning ordinance and the area needed to accommodate site improvements to support the development. Should the overall size, height, and form of a building exceed the assigned land use, Place Type form or established development pattern, there are design strategies, including mitigation measures, that can alter one's perception and lessen how large or tall a building appears that can help it relate to its surrounding context.

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The relationship between people and place is often established through visual perception of the environment – both natural and built. Human scale is used to describe how a person perceives a building element or a group of building elements in relation to themselves. A person relates better to building features that are of a size and scale similar to that of a human. On its own, a larger building can feel overwhelming and uncomfortable; however, there are multiple design strategies to modify the perception. For example:

- A larger building mass can be broken down into smaller components to establish a sense of human scale and add visual interest. Smart choices in mass variation, as well as choice and use of materials and detailing can provide compatibility with the established context.
- The relationship of buildings to the site, street and neighboring buildings can also provide the appearance of a comparable building scale with the surrounding buildings.
- Appropriate landscaping and screening can mitigate building mass and provide visual interest, softening the appearance and bulk of large buildings.

Within reason, strategies can be used to lessen the impact of a development that is not meeting the identified land use classification, intended Place Type or established context of the area.

The City recognizes that the visual character of development is of community interest. It is our goal that the community continues to develop in a coordinated manner so the character and quality of life of the city is maintained and enhanced by the built environment. The City seeks to promote high quality design through the use of accepted principals of architectural design.

The intent is not to require an owner, designer or developer to design a building a certain way, but to provide guidance on expectations and reasonable design guidelines, evaluating buildings to determine if they fit within the context of the site and the city. The City encourages a design approach that draws upon the basic framework features of the Place Types. This is especially important in establishing development context, but also in areas where visual continuity with existing development is a primary objective.



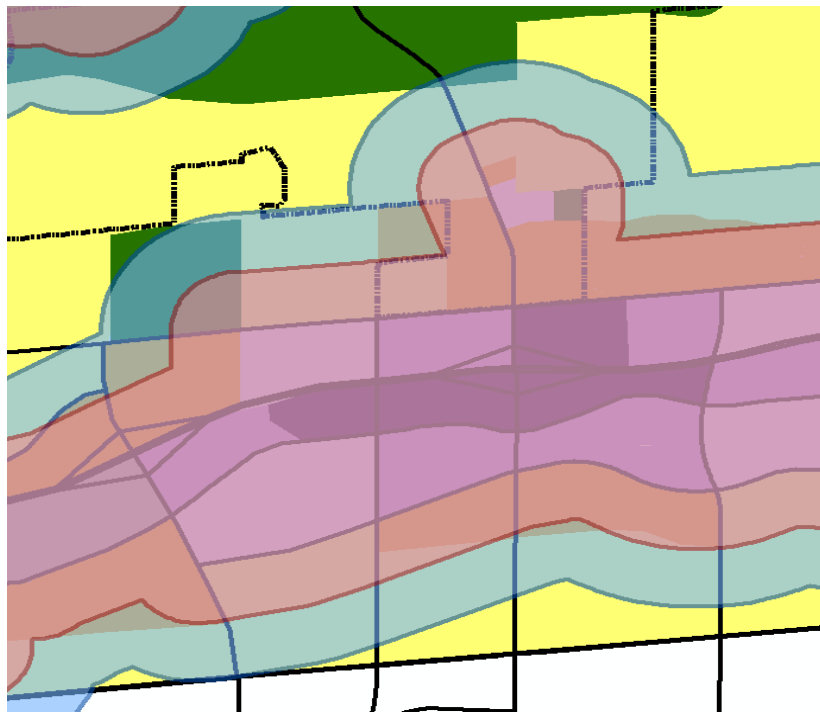
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## LAND USE CLASSIFICATIONS

By looking at a variety of land use factors such as environmental indicators like topography, tree canopy, drainage and flood hazard areas, as well as factors such as transportation and access, walkability and adjacencies to supporting services the city was able to consider the best and most appropriate context sensitive land uses for specific areas of the community.

With the increase in desire for mixed use areas, specific categories such as commercial and office were broadened into multi-use categories which generalize land use classification and allow for a broader mix of uses where appropriate for the community. The multi-use classification also includes the incorporation of some residential uses into commercial and office areas to not only support the commercial and employment bases, but to also allow for a more compact and walkable community.

Initial outreach efforts highlighted the desire of the community to have a city of walkable neighborhoods and commercial areas while still allowing for vehicular use and ease of access. A walkability map, see example illustration, was used to identify a 1/4-mile (red) and 1/2-mile (blue) buffer from residential to non-residential land uses. This walkability buffer informed the location of land uses and expanded opportunities for greater walkability across the community. Whether you live in a residential neighborhood or a multi-use area but still wish to walk to services or work, the land use map takes those desires into consideration and tries to provide the opportunity to create a walkable community.



Walkability Buffer Example

The Comprehensive Plan Land Use Map designates 5 major categories of land use with multiple intensity levels included under the multi-use and industrial categories. The five major categories include open space, detached residential, mixed residential, multi-use, and industrial. These 5 land uses are more fully described below.

### ■ **Open Space (OS)**

The Open Space land use are areas of the community designated generally for parks, greenways, preservation areas, or other low intensity uses.

### ■ **Detached Residential (DR)**

The Detached Residential land use designation identifies areas of residential use predominantly made up of detached residential homes up to a density of 10 dwelling units per acre. Detached residential areas are comprised of walkable neighborhoods and conventional subdivision development featuring a variety of lot sizes with nearby access to parks and open spaces, as well as nearby neighborhood scale retail and services. Detached Residential areas may include civic, institutional, religious or community facilities needed to serve the surrounding neighborhoods.

### ■ **Mixed Residential (MR)**

The Mixed Residential land use is a designation for a variety of living options, building sizes, lot sizes and densities. Housing options may include single-family detached homes, attached townhouses or duplexes, small scale multi-family buildings, and multi-family communities ranging in density from 1 to 14 dwelling unit per acre. With proper planning, developments could incorporate a mix of both attached and detached housing types within the same block or neighborhood.

Mixed residential land use areas are an appropriate transition use between the detached residential land use and non-residential use designations. It is anticipated the Mixed Residential land use will be adjacent to or surrounding areas of multi-use to provide the roof tops needed to support retail, service and office uses and provide walkability from the residential neighborhoods to daily needs and support services.

### **Multi-Use**

Areas of the community designated as multi-use are areas that could permit a mix of residential, commercial, office, institutional and low intensity industrial land uses. Three intensity levels are incorporated into the map to define the level of activity and scale of development to ensure the appropriateness of adjacent uses within the multi-use areas. Any buffering between uses internal to a multi use defined area will be on the individual development to provide. The impacts of individual development proposals on infrastructure or the general area may require that the proposal be pushed into a higher intensity classification.



■ The Multi-Use Low (MUL) classification is intended for small scale activity centers that integrate physically and aesthetically with surrounding residential uses to serve a neighborhood function. The low intensity multi-use land use classification is used to either provide areas for commercial nodes surrounded by residential land use areas or as a transition from higher intensity multi-use areas to residential neighborhoods. It is anticipated that the low intensity multi-use land use area will still be predominately residential in use, with small pockets of non-residential service and employment functions. These areas provide low intensity uses with a smaller building scale to fit within the context of the surrounding residential neighborhoods. These areas have a priority for walkability with necessary auto access off of collectors and local streets and will provide walking/biking and transit connections to the neighborhood and in between buildings and uses.

■ The Multi-Use Medium (MUM) classification is intended for mid-size scale activity centers that incorporate uses and functions to provide for multiple neighborhoods in a larger area as well as destination businesses for the whole community. The multi-use medium land use classification is used to provide larger commercial corridors or activity areas surrounded by residential land use areas or as a transition from higher intense classifications. It is anticipated this moderate intensity area would be more equally distributed with residential and nonresidential uses, and possibly leaning to a slightly greater percentage of residential over nonresidential uses to provide the rooftops needed to support the incorporated commercial and employment functions. The medium intensity multi use classification is typically used as a transition between high intensity multi use and low intensity multi use areas or residential classifications. Uses are of a moderate level of intensity, the size of development, and building scale would typically be buffered to any surrounding detached residential land use. Being typically auto oriented this land use should be located with service from at least one arterial and/or major collector class roadway. While auto oriented, these development areas should still provide walking, biking, and transit connections within the development as well as to surrounding neighborhoods.

■ The Multi-Use High (MUH) classification is intended as either the core of a larger/urban scale activity center that draws from the broader region or as an auto oriented service and retail node located at an interchange for interstate and highway road classifications. Development within this land use class are predominately nonresidential but can provide high intensity multifamily residential uses to support the activity and employment centers within the classification. Developments within this classification can be with unlimited scale and intensity of use and are intended as a destination center as well as large office and employment centers. This land use is auto oriented and shall be located with service from highways and major arterials.

The development area shall be located on one side of an interstate or highway rather than straddling major roadways to allow for interior walkability with pedestrian oriented plazas and connections between buildings within the district. Due to the anticipated intensity of activity and potential for external impacts, this land use should not be located adjacent to the Detached Residential land use.

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### **Industrial**

The Industrial land use designations are for areas of the community specifically for industrial uses and functions. Two intensities of industrial areas are designated:

- The Industrial Low (IL) classification provides area for industrial uses that typically have limited exterior impacts (i.e. noise, smells, truck traffic, overhead doors, outdoor storage of materials, mechanical equipment and vehicles, outdoor operations, etc.). Impacts must be mitigated so they are not visible or otherwise noticeable from adjacent streets and adjoining properties. Industrial buildings are sized as appropriate for the context of the land use classification and provide basic jobs with normal work hours (not 24-hour operations). Due to the potential for truck traffic these areas are auto oriented and should be located along collector or higher classification of roadways.

- The Industrial High (IH) classification provides areas within the community for heavy industrial and manufacturing uses. These uses are comprised of large building sizes and typically have outdoor storage, truck traffic, or indoor or outdoor operations or components that can impact surrounding uses. With large amounts of truck traffic these areas are auto oriented and should be located along major collector or arterial roadways. Due to the anticipated intensity of activity and external impacts, this land use should not be located adjacent to the Detached Residential land use.



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## PLACE TYPES

The Comprehensive Plan utilizes a “Place Type” concept that recognizes and promotes the city’s desire to provide a unique character and design for areas of the community while allowing flexibility to accommodate the market and provide the development professionals the opportunity to be creative in achieving the intent of the land use.



Characteristics of Place Types Illustration

Most people know the simple form of places types as residential, commercial, office or industrial. This comprehensive plan takes the concept of place types to the next level by providing a more detailed description for specific development types within the community. In this Comprehensive Plan, place types take into consideration the desired character, mobility, and design of properties and how they contribute to make a unique and desirable place to live, work, or play. The City’s use of Place Types categorizes the atmosphere, building form, scale and setback, site design, pedestrian environment, street environment, and parking for specific types of development. This “Place Type” concept allows greater flexibility in the development process, while providing opportunities to promote West Des Moines’ community character and create variety in development.

The following 21 Place Types have been identified specifically for the city's plan:

- Preserved
- Recreation
- Community Facilities
- Rural Residential
- Estate
- Conservation Neighborhood
- Traditional Neighborhood
- Intermediate Residential
- Small Lot
- Attached Residential
- Urban Residential
- Live/Work/Play
- Integrated Use
- Neighborhood Center
- Community Center
- Regional Center
- Entertainment District
- Office
- Campus
- Limited Impact Industrial
- Heavy Industrial

Place Type sheets describing each place type in more detail can be found in the appendix.

#### LAND USE /PLACE TYPES CONNECTION

The comprehensive plan utilizes the "Place Type" concept within the land use classifications to provide a unique character and design for development while allowing developments to be creative in achieving the intent of the land use map. These place types will also start to inform the zoning code on the regulations needed to develop the type of character desired in each of the place types as they relate to each of the land use classifications. The following tables identify which place types are suitable within each land use classification on the Land Use Map. The first table identifies general and residential place types and the second table identifies commercial, office and industrial place types.

The place type sheets, provided later in this document, provide more descriptive information about the city's intent for each of the 21 defined place type to create distinct places. This information is provided to help the developer or property owner understand what is expected when development of a site is desired under that place type. The place type sheets provide information on general development pattern, density or intensity of the use(s), building mass and scale, including building footprint or height, open space, as well as information about adjacency of a specific place type to another. The data is not provided to be a hard limitation on development, such as the building footprint, but as a means to understand the city's goal in providing cohesion amongst development, which may be accommodated with alternate means through site or building design element to meet the intent of the place type. The overall goal is to create a community that provides a variety of desired living and working experiences, but also provides for both vehicle and pedestrian environments that are safe and welcoming for everyone to live, work, and play.

General & Residential Place Types

		Place Types										
Land Use Classifications	Intensity Level	Recreation	Preserved	Community Facilities	Rural Residential	Estate	Conservation Neighborhood	Traditional Neighborhood	Intermediate Residential	Small Lot	Attached Residential	Urban Residential
	1	Open Space	•	•	•	•						
2	Detached Residential	•	•	•	•	•	•	•		•		
3	Mixed Residential	•	•	•		•	•	•	•	•	•	
4	Multi Use Low	•	•	•			•	•	•	•	•	
5	Multi Use Medium	•	•	•							•	
6	Multi Use High	•	•	•								•
5	Industrial Low	•	•	•								
6	Industrial High	•	•	•								

Commercial, Office, & Industrial Place Types

		Place Types									
Land Use Classifications	Intensity Level	Live/Work/Play	Integrated Use	Neighborhood Center	Community Center	Regional Center	Entertainment District	Office	Campus	Limited Impact Industrial	Heavy Industrial
	1	Open Space									
2	Detached Residential										
3	Mixed Residential										
4	Multi Use Low	•	•	•				•	•	•	
5	Multi Use Medium	•	•		•			•	•	•	
6	Multi Use High	•	•			•	•	•	•	•	
5	Industrial Low			•				•	•	•	
6	Industrial High								•		•

## LAND USE INTENSITY LEVEL

The land use designations have been ranked in terms of land use intensity. The intensity rating from 1 to 6 is intended as an indication of the scale (building massing, heights, density, square footage) and a reflection of the exterior impacts generated by a development. The higher the intensity number the greater the impacts and/or potential scale of development. Land uses of a same or similar intensity level are assumed to have equal or compatible levels of development intensity across the development area and are acceptable as adjacent land uses. Land uses with a difference in intensity level of more than three levels are not acceptable as adjacent land uses, such as the Detached Residential land use adjacent to either the Multi Use High or Industrial High land uses.

When one land use classification is adjacent to another the closer the intensity values of the land use classification the more compatible the land use is anticipated to be to the adjacent land use. When the land use intensity is different between adjacent land use classifications it is expected that the scale and activities of the higher intensity development will have an impact to the surrounding lower intensity land uses. Therefore, mitigation measures will need to be implemented by the higher intensity use to address their impacts on surrounding uses. Impact mitigation measures may include, but are not limited to, dimensional space or separation, buffers such as landscape and earthen berming, fencing or other physical barriers, building scale mitigation, sound mitigation, or other measures.

Similar to the various intensity rating designated for the land use classifications, it is anticipated that there may be developments with varying degrees of intensity within and between place types that will have to be mitigated.

## ZONING COMPATIBILITY WITH PLACE TYPES

Until such time that the Municipal Code is updated to align uses and site development with the new land use classifications, current zoning districts as defined in the currently adopted Zoning Code will need to be applied to both the developed and undeveloped areas of the city. It is fully expected that during the interim while the Zoning Code is being updated, the use of Planned Unit Developments will increase in order to accommodate creative approaches to achieve unique developments. The following tables illustrate which current zoning districts can be assigned to the place types to accommodate proposed development. The first table identifies general and residential place types and the second table identifies commercial, office and industrial place types. The following symbols are used to identify how each district can be applied to each place type:

PUD (Required) - is identified for those place types that require a master plan or under current zoning do not have a tools to accomplish the place type. The zoning districts identified as appropriate for the PUD will be the basis for the bulk regulations.

□ - zoning districts appropriate for underlying zoning within a PUD only.

• - zoning districts appropriate for straight zoning.

No symbol - place type cannot be accommodated in the interim until the zoning code update is completed to create zoning regulations appropriate for the place type.



General & Residential Place Types

		Place Types											
		Recreation	Preserved	Community Facilities	Rural Residential	Estate	Conservation Neighborhood	Traditional Neighborhood	Intermediate Residential	Small Lot	Attached Residential	Urban Residential	
Zoning Districts	PUD (Required)						•		•				
	PUD (Optional)	•	•	•	•	•		•			•	•	
	OS	•	•	•	•								
	RE	•	•	•		•	□						
	RS	•	•	•			□	•	□				
	R-1	•	•	•				•					
	SF-CR	•	•	•				•					
	SF-VJ	•	•	•				•					
	MH	•	•	•									
	RM	•	•	•			□				•		
	RH	•	•	•							•	•	
	RC	•	•	•									
	CMC	•	•	•									
	NC	•	•	•									
	CVC	No New Areas to be Created											
	SC	•	•	•									
	VJC	•	•	•									
	VJHB	•	•	•									
	OF	•	•	•									
	PCP	•	•	•									•
WR	•	•	•										
BP	•	•	•										
VJLI	•	•	•										
LI	•	•	•										
GI	•	•	•										

- BP Business Park District
- CMC Community Commercial District
- CVC Convenience Commercial District
- GI General Industrial District
- LI Light Industrial District
- MH Manufactured Housing District
- NC Neighborhood Commercial District
- OF Office District
- OS Agricultural/Open Space District
- PCP Professional Commerce Park District
- PUD Planned Unit Development
- R-1 Single-Family Residential District
- RC Regional Commercial District
- RE Residential Estates District

- RH Residential High-Density District
- RM Residential Medium-Density District
- RS Residential Single-Family District
- SC Support Commercial District
- SF-CR Single-Family Commerce Residential District
- SF-VJ Residential District Single Family Valley Junction
- VJC Valley Junction Commercial District
- VJHB Valley Junction Historic Business District
- VJLI Valley Junction Light Industrial District
- WR Warehouse Retail District

Commercial, Office, & Industrial Place Types

		Place Types										
		Live/Work/Play	Integrated Use	Neighborhood Center	Community Center	Regional Center	Entertainment District	Office	Campus	Limited Impact Industrial	Heavy Industrial	
Zoning Districts	PUD (Required)	•	•				•		•			
	PUD (Optional)			•	•	•		•		•	•	
	OS											
	RE											
	RS											
	R-1											
	SF-CR											
	SF-VJ											
	MH											
	RM		□									
	RH		□				□					
	RC		□			•	□					
	CMC		□		•	•						
	NC		□	•	•	•						
	CVC	No New Areas to be Created										
	SC	□	□		•	•						
	VJC			•								
	VJHB	□										
	OF		□					•	□			
	PCP		□						□			
WR							•	□	•			
BP							•	□	•			
VJLI								□	•			
LI							•	□	•			
GI								□		•		

- |     |                                     |       |  |
|-----|-------------------------------------|-------|--|
| BP  | Business Park District              | RH    | Residential High-Density District                  |
| CMC | Community Commercial District       | RM    | Residential Medium-Density District                |
| CVC | Convenience Commercial District     | RS    | Residential Single-Family District                 |
| GI  | General Industrial District         | SC    | Support Commercial District                        |
| LI  | Light Industrial District           | SF-CR | Single-Family Commerce Residential District        |
| MH  | Manufactured Housing District       | SF-VJ | Residential District Single Family Valley Junction |
| NC  | Neighborhood Commercial District    | VJC   | Valley Junction Commercial District                |
| OF  | Office District                     | VJHB  | Valley Junction Historic Business District         |
| OS  | Agricultural/Open Space District    | VJLI  | Valley Junction Light Industrial District          |
| PCP | Professional Commerce Park District | WR    | Warehouse Retail District                          |
| PUD | Planned Unit Development            |       |  |
| R-1 | Single-Family Residential District  |       |  |
| RC  | Regional Commercial District        |       |  |
| RE  | Residential Estates District        |       |  |

**LAND USE: GOALS + STRATEGIES + ACTIONS**

**GOAL**

Guide the development of the City through flexibility of land use, development of context, maximization of existing resources and the mitigation of impacts.

VARIETY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY LU1</b> Allow for a wide variety of land uses and development types to meet the needs and desires of all residents, businesses, and visitors	Action Item LU1a - Implement a planning approach that provides essentials for everyday living in proximity to homes
	Action Item LU1b - Promote developments that integrate complete live, work, and play environments
	Action Item LU1c - Locate residential areas to capitalize on natural amenities
	Action Item LU1d - Ensure a comprehensive network of recreational amenities and social gathering spaces are dispersed across the city, readily accessible to and from neighborhoods and connected to residential and commercial/office areas
	Action Item LU1e - Establish a goal of greenspace/open space per resident standard that will be provided within the city.
	Action Item LU1f - Generalize the classification of land uses in zoning to allow for greater flexibility in where a business or industry may locate
DENSITY + INTENSITY	
STRATEGIES	ACTION ITEMS
<b>STRATEGY LU2</b> Create opportunities within the city that will exhibit an intentional urban, suburban, or rural context	Action Item LU2a - Mitigate differences in intensity, scale, and density to allow for a variety of land uses in proximity to each other
	Action Item LU2b - Adopt appropriate evaluation and mitigation measures to ensure infill development is compatible and complementary to the surrounding context and existing uses
	Action Item LU2c - Support the intensification of defined areas to capitalize on existing services and infrastructure capacity
	Action Item LU2d - Develop a policy to allow for increase in density above typical limits in exchange for implementation of other desired amenities

STRATEGY LU2 - Cont.	Action Item LU2e - Focus regulations on addressing the intensity of development and mitigations to surrounding properties and infrastructure
<b>GROWTH + INFILL</b>	
<b>STRATEGIES</b>	<b>ACTION ITEMS</b>
STRATEGY LU3 Factor economic considerations into land use and development decisions	Action Item LU3a - Support preservation and adaptive re-use of structures and sites during infill and redevelopment
	Action Item LU3b - Evaluate an analysis tool to identify true costs of service and maintenance versus what is generated in taxable value with development
	Action Item LU3c - Identify and capture uses that provide a secondary benefit with other businesses within the community
	Action Item LU3d - Maintain sufficient alternative land use areas to provide locational choices and competition among landowners and land developers
	Action Item LU3e - Encourage development that is contiguous with existing developed areas
	Action Item LU3f - Identify annexation areas that are logical and necessary and can reasonably be served by the City
	Action Item LU3g - Identify areas that may warrant attention for revitalization and/or redevelopment
	Action Item LU3h - Ensure developments and redevelopment projects provide all necessary public improvements unless a clearly defined community purpose and/or market condition warrants an exception(s)
	Action Item LU3i - Create flexibility within zoning and development standards while still meeting the aesthetic, quality, and safety intents of the city code
<b>NATURAL ENVIRONMENT</b>	
<b>STRATEGIES</b>	<b>ACTION ITEMS</b>
STRATEGY LU4 Respect the natural environment and the need for changes to existing features when determining appropriate locations for land uses	Action Item LU4a - Capitalize on and promote the Raccoon River corridor/greenway as the main recreational artery and a city defining recreational and open space amenity
	Action Item LU4b - Identify significant natural areas and key environmentally sensitive properties/areas within current city limits and anticipated ultimate growth area for the city

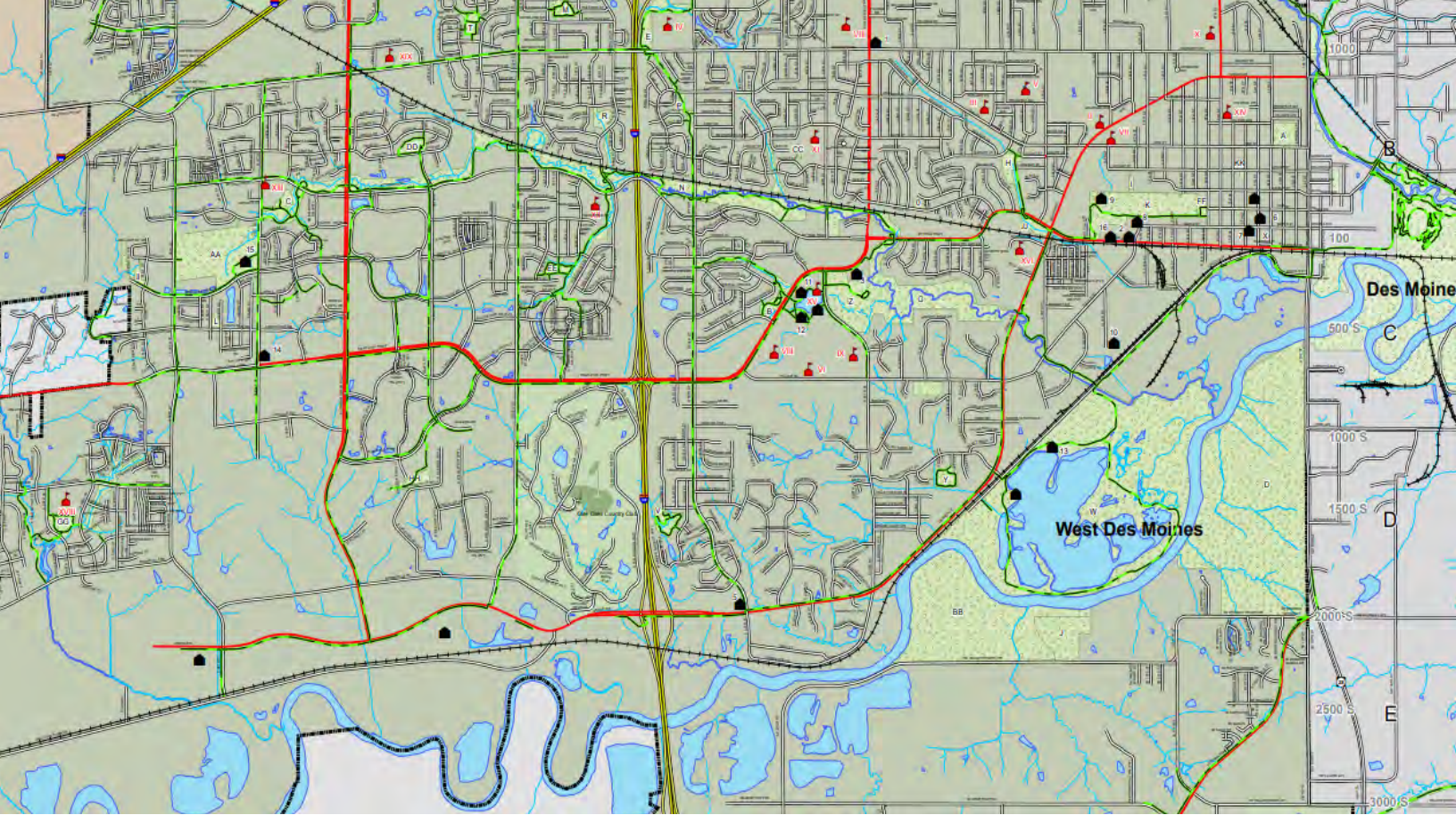


STRATEGIES	ACTION ITEMS
STRATEGY LU4 - Cont.	Action Item LU4c - Balance development opportunities with preservation of natural features such as topography, streams and natural drainage ways, tree cover, and sensitive plant and animal habitats
	Action Item LU4d - Collaborate with surrounding counties on enhancement and protection opportunities for greenways, natural areas, and recreational corridors
	Action Item LU4e - Utilize storm water management tools to provide opportunities for creation of public amenities and recreational facilities
	Action Item LU4f - Identify uses that can tolerate and be designed to be protected from occasional water inundation in potential flood prone areas
	Action Item LU4g - Consider typical grade, impervious surface and building footprint requirements when determining locations for each land use type and roadway design to avoid necessitating degradation of natural areas as part of development
	Action Item LU4h - Utilize zoning tools to guide physical site development away from environmentally sensitive or potentially hazardous areas
INFRASTRUCTURE	
STRATEGIES	ACTION ITEMS
STRATEGY LU5 Align land use and infrastructure needs	Action Item LU5a - Accommodate market driven development and maximum flexibility
	Action Item LU5b - Evaluate need and identify and preserve corridors and properties for future major roadways, utilities, or public facilities
	Action Item LU5c - Evaluate impacts to existing infrastructure and service capacities when considering changes to adopted land uses
	Action Item LU5d - Develop an evaluation tool to assist in identifying and confirming nexus for public improvements as part of private development projects
	Action Item LU5e - Explore options for an equitable approach for implementation of public infrastructure associated with development by private entities
	Action Item LU5f - Consider sanitary sewer and water needs and planned infrastructure when locating land uses

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Future Strategies

- Enable administrative approvals to facilitate development and allow developers earlier access to initiate construction



# MAPS














Adopted:  
November 21, 2022

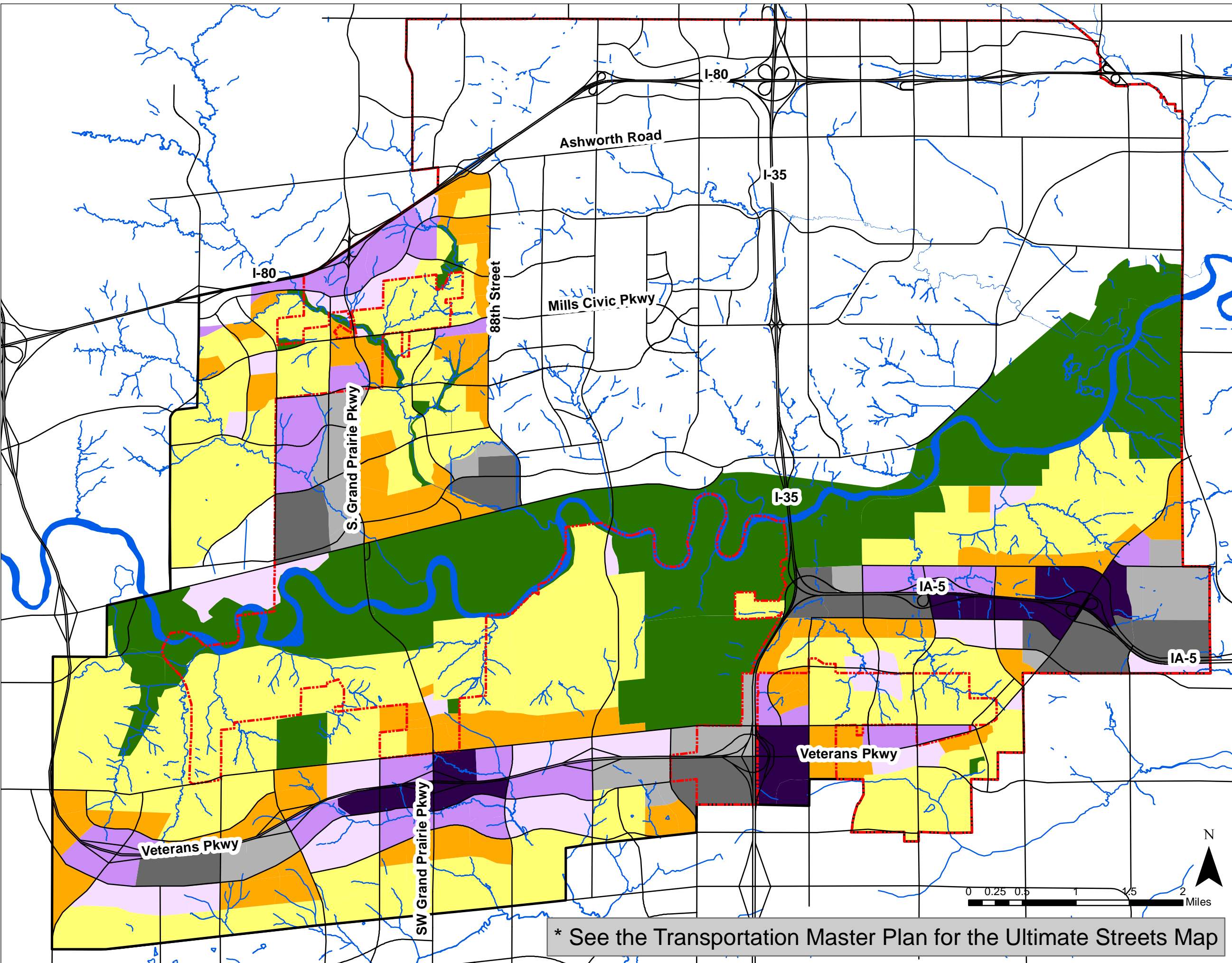
Amended:

# Undeveloped Areas Land Use Map

-  Planning Area
-  Corporate Limit

### Land Use Classifications

-  Open Space
-  Detached Residential
-  Mixed Residential
-  Multi Use Low
-  Multi Use Medium
-  Multi Use High
-  Industrial Low
-  Industrial High



\* See the Transportation Master Plan for the Ultimate Streets Map

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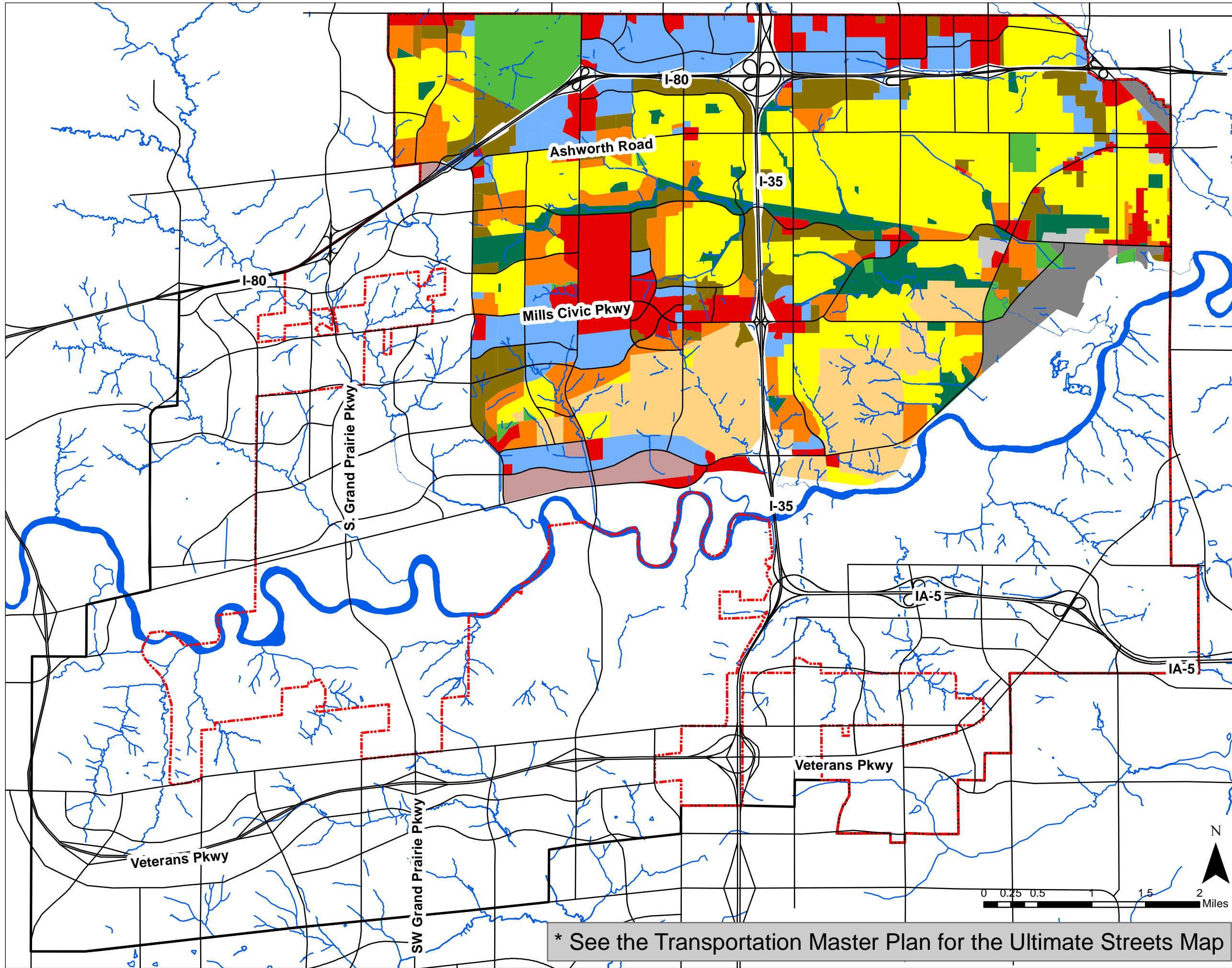




Adopted:  
November 21, 2022

Amended:

# Developed Areas Land Use Map



**Legend**

- Planning Area
- Corporate Limit

**Land Use Classifications**

- Open Space (OS)
- Parks & Greenways (PG)
- Low Density Resid (LD)
- Single Family Resid (SF)
- Medium Density Resid (MD)
- High Density Resid (HD)
- Manufactured Homes (MF)
- Regional Commercial (RC)
- Town Center Comm (TCC)
- Community Comm (CMC)
- Support Office (SO)
- Neighborhood Comm (NC)
- Support Commercial (SC)
- Convenience Commercial (CVC)
- Valley Junction Commercial (VJ SC)
- Historic Business (HBC)
- Office (OF)
- General Industrial (GI)
- Light Industrial (LI)
- Business Park (BP)

\* See the Transportation Master Plan for the Ultimate Streets Map

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# PLACE TYPE SHEETS











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# Place Type: Preserved

Land dedicated for permanent conservation by legal means. Community level scale and importance as specified within the Master Parks Plan. Provides areas of natural beauty, natural storm water management, environmental features, and opportunities for passive recreation. These areas are typically undeveloped or undisturbed and are protected from development by a restrictive easement, government agency or other organizations. It is desired that preserved areas be connected within and interconnected with other recreation areas by trails and water trails.

### Allowed Land Use Classifications

Open Space	
Detached Residential	
Mixed Residential	
Multi-Use Low	
Multi-Use Medium	
Multi-Use High	
Industrial Low	
Industrial High	











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# Place Type: Recreation

The Recreation Place Type provides areas of natural beauty, environmental features, storm water management and opportunities for passive or active recreation. Designed to exclude development and provide good public access and connectivity. Location, scale, and service area as specified within the Master Parks Plan. Connected with the areas they serve and interconnected with other recreation areas by trails and water trails.

### Allowed Land Use Classifications

Open Space	
Detached Residential	
Mixed Residential	
Multi-Use Low	
Multi-Use Medium	
Multi-Use High	
Industrial Low	
Industrial High	





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## Place Type: Community Facilities

Community facilities are necessary functions within the community that can serve as focal points for the neighborhood. Uses may include a building or complex of buildings that serve public purposes such as libraries, schools, city government or emergency services facilities, religious institutions, or community centers. Visual qualities of the building and its surrounding grounds often make civic and institutional facilities a landmark within the neighborhoods. The built environment will be driven by the functional needs of the specific use. Transportation characteristics will vary with both pedestrian and auto oriented development patterns, availability of transit, pedestrian access, and bicycle infrastructure depending upon the location.

### Allowed Land Use Classifications

Open Space	
Detached Residential	
Mixed Residential	
Multi-Use Low	
Multi-Use Medium	
Multi-Use High	
Industrial Low	
Industrial High	



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## Place Type: Rural Residential

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This place type is a single family detached residential place type characterized by large parcels or tracts of land, abundant open space, scenic views, and lots of space between residential structures. Properties in this place type are not part of a residential subdivision and are either new or existing homesteads or are the primary residence of owners as part of a small hobby or production farms.

### Allowed Land Use Classifications

Open Space



Detached Residential



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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

RURAL RESIDENTIAL IN OPEN SPACE	
General Development Pattern	Detached Dwellings
Du/Ac	1 unit/10 acres
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways and natural areas

RURAL RESIDENTIAL IN DETACHED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	1 unit/10 acres
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails

---

## Place Type: Estate

.....

This place type is a large lot, low density, single family detached development type with typically larger setbacks and large areas of open space. Developments are part of a subdivision and designed with an auto-oriented street pattern which is either rural or suburban in character. Accommodations for pedestrians should be provided for recreation and connection to amenities. Homes are typically larger in building footprint than a traditional neighborhood and are 1 to 2 stories in height.

### Allowed Land Use Classifications

Detached Residential

Mixed Residential





**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

ESTATE IN DETACHED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	1 du/ac
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails

ESTATE IN MIXED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	1 du/ac
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails

---

## Place Type: Conservation Neighborhood

Conservation Neighborhoods (Cluster Development), aims to conserve natural area by dedicating a significant amount of land within the subdivision or development for permanent open space which is protected by easement. This place type is ideally suited for areas identified as environmentally sensitive on the Comprehensive Plan land use map. It is a low- to moderate-density residential place type with custom lot sizes to enable the greatest amount of shared open space. The place type can allow both detached or attached dwelling types depending on the assigned land use. Designs are site specific, require less infrastructure and maintenance, and offers increased protection to water quality and wildlife habitat.

### Allowed Land Use Classifications

Detached Residential	
Mixed Residential	
Multi-Use Low	



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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

CONSERVATION NEIGHBORHOOD IN DETACHED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	Up to 4 du/ac
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-2 Stories
Open Space	Protected open space, greenways, parks, trails

CONSERVATION NEIGHBORHOOD IN MIXED RESIDENTIAL	
General Development Pattern	Detached or Attached Dwellings (Vertical or Horizontal)
Du/Ac	Up to 10 du/ac
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	1-3 stories
Open Space	Protected open space, greenways, parks, trails

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

CONSERVATION NEIGHBORHOOD IN MULTI-USE LOW	
General Development Pattern	Detached or Attached Dwellings (Vertical or Horizontal)
Du/Ac	Up to 12 du/ac
Intensity	
Development Size	Mix of lot sizes
Building Size	N/A
Building Height	2+ stories more than adjacent, Up to 4 stories
Open Space	Protected open space, greenways, parks, trails



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## Place Type: Traditional Neighborhood

The Traditional Neighborhood place type is a single family detached residential development characterized by a mix of lot sizes. The place type is a subdivision with an auto oriented street pattern with either front or alley loaded garages. Emphasis should be placed on walkability to provide connectivity with parks, neighborhood centers, and community facilities. These neighborhoods should boast strong architectural and landscaped context to the area. This place type provides the rooftops necessary to support nearby commercial and employment areas.

### Allowed Land Use Classifications

Detached Residential

Mixed Residential

Multi-Use Low



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

TRADITIONAL NEIGHBORHOOD IN DETACHED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	Up to 6 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails
Adjacency	May be adjacent to Community Facilities, Preserved Open Space or Recreation Place Types

TRADITIONAL NEIGHBORHOOD IN MIXED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	Up to 10 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails
Adjacency	May be adjacent to Community Facilities, Preserved Open Space or Recreation Place Types

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

TRADITIONAL NEIGHBORHOOD IN MIXED-USE LOW	
General Development Pattern	Detached Dwellings
Du/Ac	Up to 10 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 stories
Open Space	Greenways, parks, trails
Adjacency	May be adjacent to Community Facilities, Preserved Open Space or Recreation Place Types

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## Place Type: Intermediate Residential

The Intermediate Residential place type provides a residential neighborhood that requires a mix of housing types, typically identified as the “Missing Middle”, ranging from detached dwellings up to small attached and multifamily buildings, generally with one structure on a lot. Depending on the land use classification developments within this place type may be within or adjacent to retail areas, service uses and employment centers and may be used as a transitional place between lower density residential and higher intensity residential or commercial place types. Buildings are encouraged to have uniform frontages to promote walkability and interaction with the street, the neighborhood, and its residents. Due to the intent of this place type for multi-family buildings to present the same neighborhood feel as a single-family neighborhood, architecture, landscaping, and overall site aesthetics will be closely evaluated to assure high quality, human scale design.

### Allowed Land Use Classifications

Mixed Residential



Multi-Use Low





**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

INTERMEDIATE RESIDENTIAL IN MIXED RESIDENTIAL	
General Development Pattern	Required mix of detached and attached (vertical or horizontal) residential dwelling types
Du/Ac	Up to 10 du/ac, maximum of 6 units per building
Intensity	
Development Size	Varies
Building Size	Generally 2x sqft of adjacent single family
Building Height	Up to 2 story
Open Space	Greenways, parks, common open space or individual unit decks or patios

INTERMEDIATE RESIDENTIAL IN MULTI-USE LOW	
General Development Pattern	Required mix of detached and attached (vertical or horizontal) residential dwelling types. Primarily Attached (Vertical or Horizontal), Detached allowed
Du/Ac	Up to 12 du/ac, Maximum of 6 units per buildings
Intensity	
Development Size	Varies
Building Size	Generally 2x sqft of adjacent single family
Building Height	1 story more than adjacent, up to 3 story
Open Space	Greenways, parks, common open space or individual unit decks or patios

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## Place Type: Small Lot

The Small Lot place type is a higher intensity single family detached residential neighborhood characterized by smaller than average single-family home lots, 50 feet or less in width. The development is generally a subdivision or a community consisting of a uniform housing type and density throughout the development. These homes have smaller lot areas, compact building footprints, and minimal street front and setback requirements. Due to the small lot sizes and limited street frontage, developments should be rear, or alley loaded for access and parking or should consider shared access opportunities. Challenges brought on by neighborhood context and the proximity of adjacent structures require thoughtful considerations about massing, height, and transitional areas from adjacent properties.

### Allowed Land Use Classifications

Detached Residential

Mixed Residential

Multi-Use Low



## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

SMALL LOT IN DETACHED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	6 to 10 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 story
Open Space	Common open space and/or individual unit decks or patios
Adjacency	Lot sizes may need to transition to accommodate context of adjacent developments

SMALL LOT IN MIXED RESIDENTIAL	
General Development Pattern	Detached Dwellings
Du/Ac	6 to 12 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 story
Open Space	Common open space and/or individual unit decks or patios
Adjacency	Lot sizes may need to transition to accommodate context of adjacent developments

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

SMALL LOT IN MULTI USE LOW	
General Development Pattern	Detached Dwellings
Du/Ac	6 to 12 du/ac
Intensity	
Development Size	N/A
Building Size	N/A
Building Height	1-2 story
Open Space	Common open space and/or individual unit decks or patios
Adjacency	Lot sizes may need to transition to accommodate context of adjacent residential developments



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## Place Type: Attached Residential

The Attached Residential place type is a moderate density multi-family residential development containing attached multifamily housing types. The development may be a residential only project or combined with commercial and office areas depending on the land use classification. Development density or traffic generation may dictate access to higher street classifications. Due to the tendency to utilize repetitive unit design and because of the building mass characteristic of multi-family residential buildings, architecture, landscaping, and overall site aesthetics will be closely evaluated to assure high quality, human scale design.

### Allowed Land Use Classifications

Mixed Residential

Multi-Use Low

Multi-Use Medium



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

ATTACHED RESIDENTIAL IN MIXED RESIDENTIAL	
General Development Pattern	Attached Dwellings (Vertical or Horizontal)
Du/Ac	Up to 14 du/ac
Intensity	
Development Size	Varies
Building Size	Up to 2x the length of adjacent wall
Building Height	1 story more than adjacent, up to 3 story
Open Space	Common open space or individual unit decks or patios

ATTACHED RESIDENTIAL IN MULTI-USE LOW	
General Development Pattern	Attached Dwellings (Vertical or Horizontal)
Du/Ac	Up to 18 du/ac
Intensity	
Development Size	Varies
Building Size	Up to 2x length of adjacent wall
Building Height	2 stories more than adjacent , up to 4 story
Open Space	Common open space or individual unit decks or patios

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

ATTACHED RESIDENTIAL IN MULTI-USE MEDIUM	
General Development Pattern	Attached Dwellings (Vertical or Horizontal)
Du/Ac	Up to 22 du/ac
Intensity	
Development Size	Varies
Building Size	Up to 2x length of adjacent wall
Building Height	2 stories more than adjacent, up to 6 story
Open Space	Common open space and/or individual unit decks or patios

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## Place Type: Urban Residential

The Urban Residential place type is the highest density attached residential place type. Developments within this place type should be located near arterial or collector streets, transit routes, and within or adjacent to retail areas, service uses and employment centers. Buildings should be close to and facing street frontages creating a network of connectivity for increased walkability. Parking requirements may be modified depending on proximity to businesses and alternate transportation modes. Due to the tendency to utilize repetitive unit design and because of the large building mass characteristic of multi-story residential buildings, architecture, landscaping, and overall site aesthetics will be closely evaluated to assure high quality, human scale design.

### Allowed Land Use Classifications

Multi-Use High

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

URBAN RESIDENTIAL IN MULTI-USE HIGH	
General Development Pattern	Vertical Attached Dwellings
Du/Ac	To provide an active urban environment a minimum 18 du/ac is required; No Maximum
Intensity	
Development Size	Varies
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum and no maximum
Open Space	% of site; green infrastructure; common open space or roof decks; individual unit decks, patios, or balconies



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## Place Type: Live/Work/Play

The Live/ Work/Play place type is a Master Planned area that offers a specific layout concept to create a walkable mixed-use district that promotes an active environment through a mix of residential and non-residential opportunities. Uses and buildings are located in blocks built to the pedestrian edge (sidewalk or pedestrian plaza), with a central street or plaza. A residential component above first floor storefronts is required within the central core buildings. Parking is satisfied using on-street parking, integrated structured parking, and/or shared rear-lot parking strategies. Live/Work/Play areas may be supported by surrounding commercial uses or residential neighborhoods.

### Allowed Land Use Classifications

Multi-Use Low

Multi-Use Medium

Multi-Use High



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

LIVE/WORK/PLAY IN MULTI-USE LOW	
General Development Pattern	Master Planned Development area of both separated uses and mixed-use buildings (vertical and horizontal)
Du/Ac	Residential required
Intensity	
Development Size	Minimum Mainstreet area 2 blocks long by 2 blocks wide within a Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Size	Zero lot line buildings constructed at the core of the district
Building Height	2 to 3 story

LIVE/WORK/PLAY IN MULTI-USE MEDIUM	
General Development Pattern	Master Planned Development area of an urban downtown with intentional pedestrian core
Du/Ac	Residential required
Intensity	
Development Size	Minimum Mainstreet area 4 blocks long by 2 blocks wide within a Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Size	Zero lot line buildings constructed at the core of the district
Building Height	2 to 5 story
Open Space	Public plazas or parklets, festival streets, common open space, residential common areas or individual unit balconies, patios or deck

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

LIVE/WORK/PLAY IN MULTI-USE HIGH	
General Development Pattern	Master Planned Development area of an urban downtown with intentional pedestrian core
Du/Ac	Residential required on main corridor or adjacent/behind main corridor buildings; Minimum of 18 du/ac
Intensity	
Development Size	Minimum 50 acres and maximum 100 acres
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	Minimum 3 story to no maximum
Open Space	Public plazas, mid-sized park or lawn areas, green infrastructure, residential common areas or individual unit balconies, patios or decks, roof decks

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## Place Type: Integrated Use

The Integrated Use place type allows for a variety of commercial, office and residential uses in vertical and horizontal development patterns. Various uses are allowed in the same building footprint in a vertical pattern, but they can also be single use or multi use buildings in a horizontal pattern. This place type can be used for small infill development opportunities or scaled up as larger master-planned development area such as a Village or Town center concept. Structures within vertical integrated use areas generally consist of lower level retail, offices, and service-oriented businesses with residential uses on upper floors. Vertical integrated use areas prioritize walkability and ideally are served by transit to minimize need for personal vehicles, while horizontal integrated use areas may be more auto oriented depending on the size of the development.

### Allowed Land Use Classifications

Multi-Use Low

Multi-Use Medium

Multi-Use High



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

INTEGRATED USE IN MULTI-USE LOW	
General Development Pattern	Separated uses and/or mixed-use buildings (vertical and horizontal)
Du/Ac	Up to 14 du/ac for residential component
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	1-3 story
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections

INTEGRATED USE IN MULTI-USE MEDIUM	
General Development Pattern	Separated uses and/or mixed-use buildings (vertical and horizontal)
Du/Ac	Up to 22 du/ac for residential component
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 5 story
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections



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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

INTEGRATED USE IN MULTI-USE HIGH	
General Development Pattern	Separated uses and/or mixed-use buildings (vertical and horizontal)
Du/Ac	Minimum of 18 du/ac for residential component
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections

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## Place Type: Neighborhood Center

The Neighborhood Center place type consists of neighborhood scale commercial and activity centers intended to serve a limited area of the community. These areas contain low intensity commercial uses such as retail, restaurant and services that serve the daily “quick stop” type needs of the neighborhood, as well as offices and limited impact industrial uses with no external impacts. Businesses relate to the scale and context of the neighborhood should be limited in business hours and functions to not cause impacts such as noise or traffic for surrounding residential areas. This place type may be situated as either individual buildings or as multi-tenant buildings focused along one or more sides of a local or collector street or intersection. These areas are auto oriented but prioritize the pedestrian and provide a high level of connectability for walking or biking from the neighborhood they serve and in between buildings and uses.

### Allowed Land Use Classifications

Multi-Use Low

Industrial Low



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

NEIGHBORHOOD CENTER IN MULTI-USE LOW	
General Development Pattern	Separated Uses, Mix of Uses (Horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	1 to 3 story
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections
Adjacency	Only industrial uses with no external impacts may be allowed.

NEIGHBORHOOD CENTER IN INDUSTRIAL LOW	
General Development Pattern	Separated Uses, Mix of Uses (Horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	1 to 3 story
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections

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## Place Type: Community Center

The Community Center place type is a commercial only place type focusing on providing a mix of retail, restaurant, service, and office uses as part of a broader community service area. This place type may be configured as either individual buildings or as multi-tenant buildings with on-site surface parking lots. Pedestrian plazas and interconnection between buildings is desired. Development within this place type should be located near arterial or collector streets, transit routes, and within or adjacent to employment centers and large areas of residential roof tops. The place type is auto oriented but should provide interior walkability and pedestrian oriented plazas within the development and as connections to surrounding neighborhoods.

### Allowed Land Use Classifications

Multi-Use Medium



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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

COMMUNITY CENTER IN MULTI-USE MEDIUM	
General Development Pattern	Separated Uses, Mix of Uses (Vertical or Horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 5 story
Open Space	% of site; green infrastructure; common open space or outdoor patios; pedestrian connections



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## Place Type: Regional Center

The Regional Center place type is intended for large scale commercial uses that provide goods and services to supply the shopping needs for the broader metro region. Regional Centers generally include multi-tenant strip centers, restaurants and bars, large or big box retail stores, lifestyle centers and/or large shopping malls. Typically located near high-volume roads and key intersections, regional centers are designed to be accessible primarily by automobile with large surface parking lots or structured parking areas, with connectivity between adjacent businesses or interior to the sites, such as a pedestrian mall, for walkability.

### Allowed Land Use Classifications

Multi-Use High



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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

REGIONAL CENTER IN MULTI-USE HIGH	
General Development Pattern	Separated Uses, Mix of Uses (Vertical and Horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; green infrastructure' common open space or outdoor patios; pedestrian connections

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## Place Type: Entertainment District

The Entertainment District place type is a Master Planned development that is intended as a large-scale fun, energetic, and lively mixed-used area that draws a high number of visitors from throughout the region. The place type should incorporate entertainment venues, sports facilities, retail, restaurant and bars, tourism, leisure, and high-density residential uses. Within the district pedestrian friendly design must be incorporated with smaller setbacks and building separations to encourage synergistic grouping of buildings, plazas, and public gathering areas. The district should feature design elements such as mid-block walkways, enhanced crosswalks, streetscape furnishings, outdoor cafés and patios, and periodic extension of business activity outdoors. This place type should be located on arterial streets with direct freeway access.

### Allowed Land Use Classifications

Multi-Use High

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## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

ENTERTAINMENT DISTRICT IN MULTI-USE HIGH	
General Development Pattern	Master Planned Development with separated uses or a mix of uses (vertical and horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; green infrastructure; common open space, outdoor patios, or roof decks; plazas; pedestrian connections



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## Place Type: Office

The Office place type includes both small-scale and large-scale offices consisting of a single office building or multiple office buildings grouped as an employment center. The place type can be located at varying scales based on the land use classification assigned. This place type is typically served by surface parking but may include structured parking in more intense office centers. The development is generally auto oriented with larger office centers or complexes located in close proximity to major highways or thoroughfares.

### Allowed Land Use Classifications

Multi-Use Low

Multi-Use Medium

Multi-Use High

Industrial Low





**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

OFFICE IN MULTI-USE LOW	
General Development Pattern	Stand alone and multi-tenant buildings, multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 3 story
Open Space	% of site; natural areas; green infrastructure; common open space

OFFICE IN MULTI-USE MEDIUM	
General Development Pattern	Stand alone and multi-tenant buildings, multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 5 story
Open Space	% of site; natural areas; green infrastructure; common open space

**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

OFFICE IN MULTI-USE HIGH	
General Development Pattern	Stand alone and multi-tenant buildings, multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; natural areas; green infrastructure; common open space

OFFICE IN INDUSTRIAL LOW	
General Development Pattern	Stand alone and multi-tenant buildings, multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 3 story
Open Space	% of site; natural areas; green infrastructure; common open space

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## Place Type: Campus

The Campus place type consists of a master planned development made up of one large parcel or an assembly of several parcels of land, typically characterized by multiple buildings associated with a common purpose. The place type will typically consist of a primary business with supporting businesses or a campus of entities under same land use such as an industrial, office, or education. Secondary uses such as employee amenities or uses needed to support the buildings and users (i.e. power plant, shipping/receiving or employee amenities) of the facilities is anticipated. The campus is unified through building design and materials, site layout, and landscaping. The development is auto oriented and generally located along collector and arterial streets with a mix of surface parking and/or structured parking. A strong pedestrian and bicycle connection within the campus as well as to the surrounding neighborhoods may help to anchor the campus into the surrounding community fabric.

### Allowed Land Use Classifications

Multi-Use Low

Multi-Use Medium

Multi-Use High

Industrial Low

Industrial High



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

CAMPUS IN MULTI-USE LOW	
General Development Pattern	Master Planned Development Campus of related and supporting businesses, either separated or a mix of uses (vertical and horizontal); multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 3 story
Open Space	% of site; natural areas; green infrastructure; common open space or plazas; pedestrian connections and trails

CAMPUS IN MULTI-USE MEDIUM	
General Development Pattern	Master Planned Development Campus of related and supporting businesses, either separated uses or a mix of uses (vertical and horizontal); multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 5 story
Open Space	% of site; natural areas; green infrastructure; common open space or plazas; pedestrian connections and trails

## FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

CAMPUS IN MULTI-USE HIGH	
General Development Pattern	Master Planned Development Campus of related and supporting businesses, either separated uses or a mix of uses (vertical and horizontal); multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; natural areas; green infrastructure; common open space or plazas; pedestrian connections and trails

CAMPUS IN INDUSTRIAL LOW	
General Development Pattern	Master Planned Development Campus of related and supporting businesses, either separated uses or a mix of uses (vertical and horizontal); multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 2 story or 24' height
Open Space	% of site; natural areas; green infrastructure; common open space or plazas; pedestrian connections and trails



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FORM & PATTERN

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CAMPUS IN INDUSTRIAL HIGH	
General Development Pattern	Master Planned Development Campus of related and supporting businesses, either separated uses or a mix of uses (vertical and horizontal); multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; natural areas; green infrastructure; common open space or plazas; pedestrian connections and trails

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## Place Type: Limited Impact Industrial

The Limited Impact Industrial place type encompasses typical light industrial uses. Businesses within this place type include light manufacturing, trade services, research, assembly, small-scale maker spaces and boutique production uses. Buildings may include customer areas for product displays, showroom, and consultation in combination with product warehousing space. The uses are characterized by limited external impacts such as noise, odor emissions or outdoor storage but may have fleet vehicles or other business-related equipment on site that generally is off-site during a typical workday.

### Allowed Land Use Classifications

Multi-Use Low

Multi-Use Medium

Multi-Use High

Industrial Low



**FORM & PATTERN**

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

LIMITED IMPACT INDUSTRIAL IN MULTI-USE LOW	
General Development Pattern	Separated or mix of uses (horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Neighborhood Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 2 story or 24' maximum
Open Space	Limited; % of site; natural areas; green infrastructure; common open space
Adjacency	Only industrial uses with no external impacts may be allowed.

LIMITED IMPACT INDUSTRIAL IN MULTI-USE MEDIUM	
General Development Pattern	Separated or mix of uses (horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 3 story or 36' maximum
Open Space	Limited; % of site; natural areas; green infrastructure; common open space
Adjacency	Mitigation measures may be required to address impacts on surrounding uses, including but not limited to, dimensional space or buffers, landscape and earthen berming, fencing or other physical barriers, building scale mitigation, sound mitigation, or other measures.

**FORM & PATTERN**

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LIMITED IMPACT INDUSTRIAL IN MULTI-USE HIGH	
General Development Pattern	Separated or mix of uses (horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	Limited; % of site; natural areas; green infrastructure; common open space

LIMITED IMPACT INDUSTRIAL IN INDUSTRIAL LOW	
General Development Pattern	Separated or mix of uses (horizontal)
Du/Ac	N/A
Intensity	
Development Pattern	Community Scale as referenced in the Development Pattern section of the Land Use chapter.
Building Height	Up to 2 story or 24' maximum
Open Space	Limited; % of site; natural areas; green infrastructure; common open space

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## Place Type: Heavy Industrial

The heavy industrial place type is the highest intensity industrial place type encompassing typical heavy industrial production and warehousing uses. High volumes of truck traffic is to be expected as well as a greater employee complement which works multiple shifts generating traffic at night as well as during the day. The place type encompasses uses that may generate external impacts such as noise, lights on 24 hours, outdoor storage, truck staging or odor emissions that need to be controlled. The place type should not be located adjacent to residential or entertainment uses and uses which are sensitive to the external impacts.

### Allowed Land Use Classifications

Industrial High





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FORM & PATTERN

The form and pattern table displays general development characteristics of this Place Type. These characteristics reinforce a sense of the place and an important brand for distinguishing development types for the City.

HEAVY INDUSTRIAL IN INDUSTRIAL HIGH	
General Development Pattern	Stand alone and multi-tenant buildings, multiple buildings
Du/Ac	N/A
Intensity	
Development Pattern	Regional Scale as referenced in the Development Pattern section of the Land Use Chapter.
Building Height	No minimum or maximum
Open Space	% of site; natural areas; green infrastructure; common open space