
REPORT

ON

COMPREHENSIVE PLAN UPDATE - 2022

DALLAS CENTER, IOWA

Approved by:

*Planning and Zoning Commission
City Council*

August 23, 2022
October 11, 2022



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PART 1 - INTRODUCTION

PURPOSE AND INTENT

The purpose of this report is to present the Comprehensive Plan Update for the City of Dallas Center. This report is an update of the Comprehensive Plan adopted by the Dallas Center City Council on October 11, 2022.

The Comprehensive Plan is a part of the on-going planning by the City to keep the plan current and effective. The plan is a tool to assist in guiding growth and development of the City of Dallas Center.

The plan emphasizes the policy approach in the formulation and development of the Comprehensive Plan. This approach stresses the formulation of community-based policies on which the preparation of the technical or graphical plan is based. This process establishes the relationship between the technical plan and the reasoning behind the plan as expressed through the policy statements of the community.

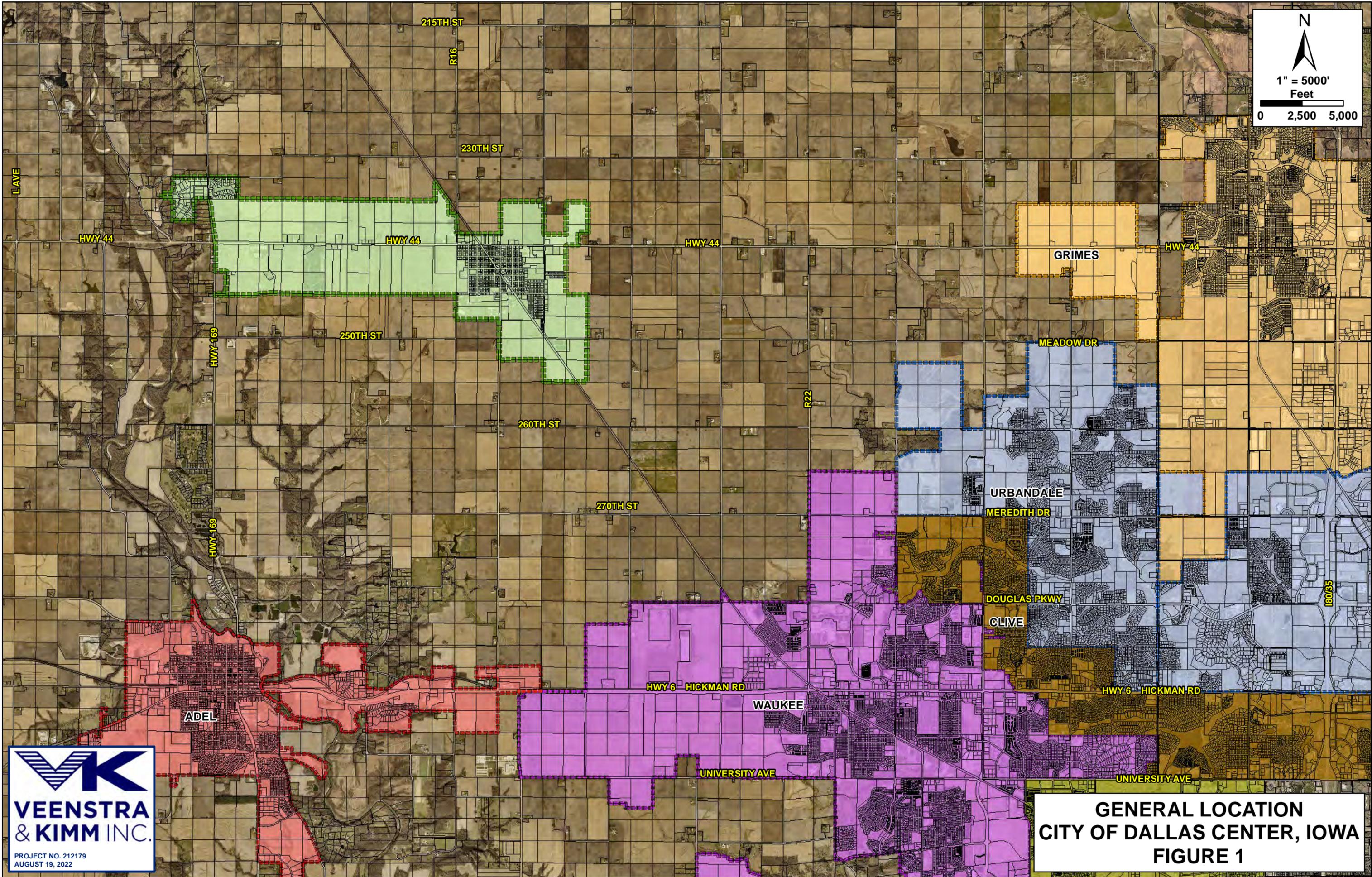
To formulate the objectives and the policy statements, the issues, needs and concerns of the community are identified. The issues, needs and concerns were formulated based on input from the Planning and Zoning Commission and City Council throughout the course of development of this plan.

SCOPE

The Comprehensive Plan consists of several interrelated work tasks. The Comprehensive Plan includes a brief review of background information about the City and its strengths and weaknesses. The second part of the report involves the development of policy statements and a general land use and utility plan. The policy statements are based on the characteristics of the community which affect each of the areas for which policy statements were developed.

In conjunction with the development of the policy statements, a general land use plan is developed and set forth in the third part of the plan. The general land use plan translates the policy statements into a graphical illustration of future development.

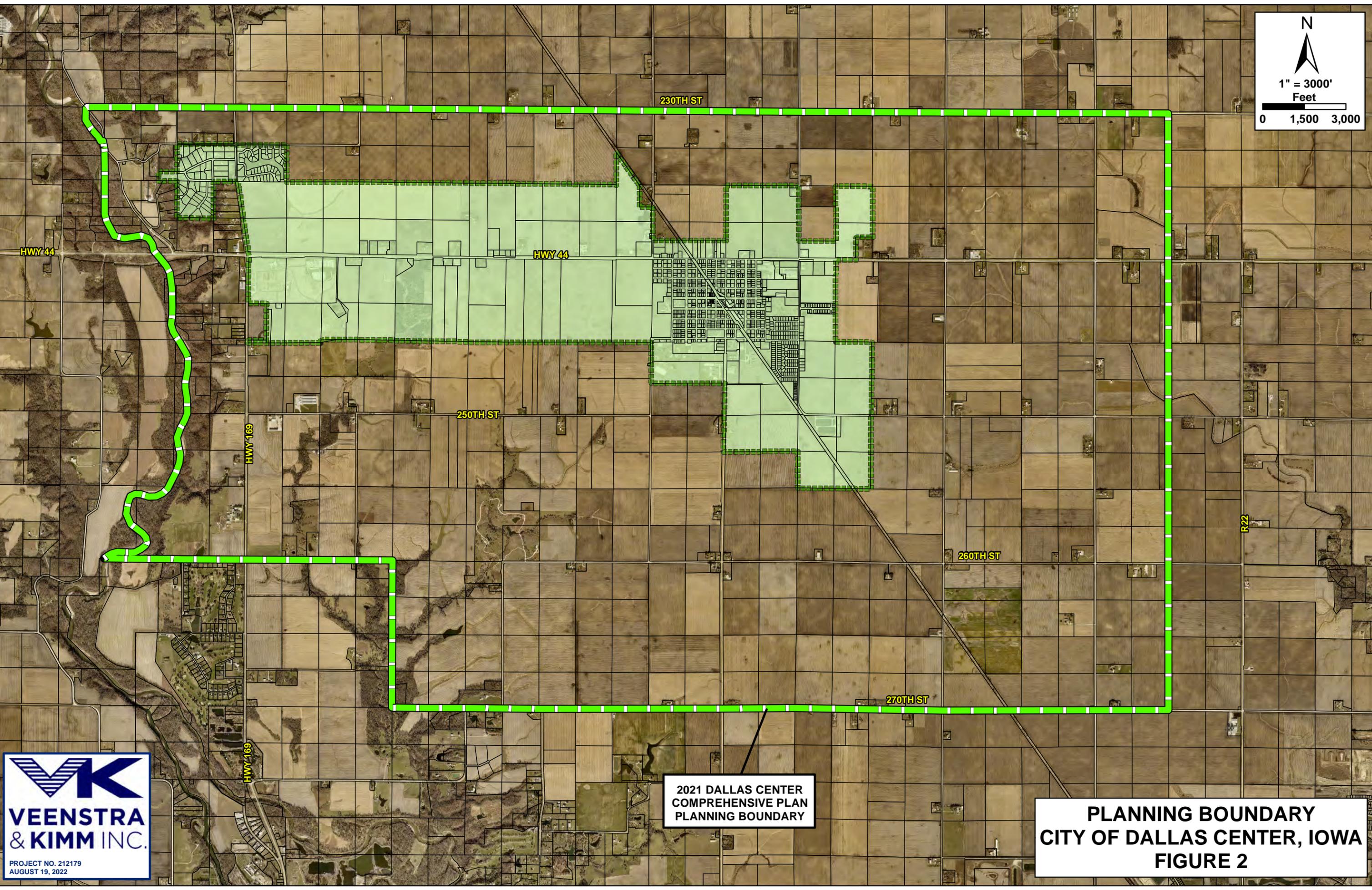
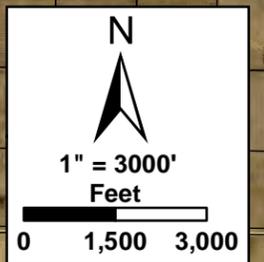
The planning area for the Comprehensive Plan includes the City of Dallas Center and portions of the unincorporated area of Dallas County located within the City of Dallas Center's planning. The location of the City of Dallas Center is shown on Figure 1.



**GENERAL LOCATION
CITY OF DALLAS CENTER, IOWA
FIGURE 1**

The City of Dallas Center recognizes its primary development interests are likely to be easterly and southerly of the City. The comprehensive planning area was developed to focus the extraterritorial analysis in areas where the City believes growth may occur within a 20 year planning period. The corporate limits of the City of Dallas Center and the planning area for this study are shown on Figure 2.

Generally in the eastern part of the planning area the City's Comprehensive Plan boundary extends to or beyond the 2 mile planning boundary. The planning boundary does not extend the full 2 miles north and south of Highway 44. Due to the unlikelihood of the City of Dallas Center growing westerly across the Raccoon River the planning boundary does not extend westerly of the Raccoon River.



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PROJECT NO. 212179
AUGUST 19, 2022

2021 DALLAS CENTER
COMPREHENSIVE PLAN
PLANNING BOUNDARY

**PLANNING BOUNDARY
CITY OF DALLAS CENTER, IOWA
FIGURE 2**

PART 2 - COMMUNITY VISION

Dallas Center is a small town with a rich history, which is poised for future growth. As our community grows, we are focused on smart, thoughtful growth that preserves and enhances our small-town character. As our City Council and the Planning & Zoning Commission worked with community members in 2021 and 2022 to develop this updated comprehensive plan, five principles came to light that are particularly important to future growth planning:

1. Maintaining our small-town character

Our community members are passionate about our small-town character, and they want to see it maintained as we grow. They use words such as “charming,” “cozy,” “beautiful,” “friendly,” “clean,” “welcoming,” “peaceful,” and “love” to describe the essence of what Dallas Center is today and what they want it to be in the future.

2. Protecting and planning for trees, sidewalks and parks

Dallas Center is known for its tree-lined streets and abundant park spaces. We will continue to plan for more trees and new parks as we grow while also providing a connected sidewalk network that makes it easy for foot and bicycle traffic to access all of our amenities and open spaces.

3. Providing a diverse and affordable mix of housing options

As Dallas Center continues to grow, a key goal is to ensure we have a diverse mix of affordable housing to support the various needs for purchase and rent. Inclusive of new and existing homes, we aim to offer a variety of housing options and price points for citizens at all stages of their lives.

4. Preserving and improving the Walnut Street downtown business district while attracting and growing small businesses

The Walnut Street business district is the historic core of our community. While growth will likely happen in many locations, including along our highway corridors, preserving and improving that historic core is critical to maintaining our community identity.

5. Continuing to improve our infrastructure

Providing clean water, good roads, Internet connectivity, public facilities and other infrastructure is a top priority for our community. Dallas Center has made significant investments in these areas in recent years and will continue to do so as we grow.

Since 2018 Dallas Center has also participated in the Healthy Hometown planning process, and in 2022 the City received the Healthy Hometown Award from the Healthiest State Initiative. Many of the principles above mirror our Healthy Hometown vision statement: “Dallas Center strives to be a safe and neighborly community, inclusive to all ages and abilities, with an emphasis on healthy living.”

To quote from the Rural Healthy Communities Toolkit: “Communities with ample opportunities to get and stay healthy are more desirable places to live. They offer clean air and water, ample food choices, places to walk and bicycle comfortably, and places for recreation. Healthy places attract new residents and in doing so, become more lively and dynamic.”

As Dallas Center continues to grow, following these guidelines for healthy living and the principles from our planning process will help to maintain and enhance the character of our small town in a way that ensures we continue to be a wonderful place to live, work and play in the future.

To assist in the development of the Community Vision and the update in the Comprehensive Plan the Plan and Zoning Commission undertook an online community survey. The results of the community survey are included in Appendix A.

PART 3 - BACKGROUND SUMMARY

GENERAL

This part of the Comprehensive Plan includes a review and summary of information on the physical features, population, economy and land use of the City of Dallas Center. This section also reviews community facilities, transportation facilities and municipal utilities. The information on the City of Dallas Center was developed from available information and previous studies.

The purpose of the background and inventory of existing conditions is to form the foundation for evaluation of the City and analysis of its future growth and development.

PHYSICAL FEATURES

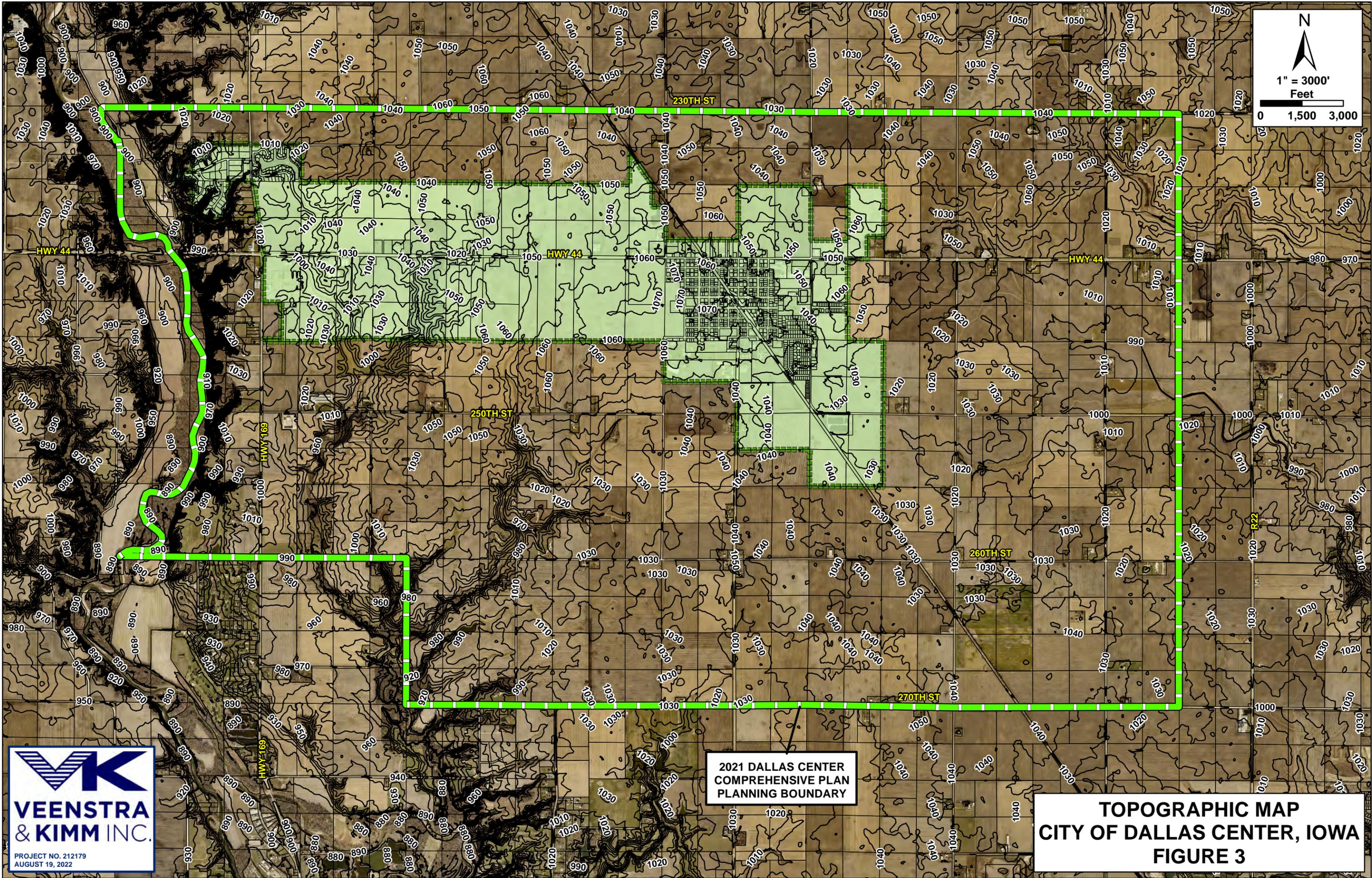
Topography and Drainage

Dallas Center is located in a relatively flat upland area between the Walnut Creek basin and the Raccoon River basin. The tributaries of Walnut Creek are located easterly of the City of Dallas Center. The drainage westerly of the City of Dallas Center slopes westerly and southwesterly toward the Raccoon River. The topography of the developed area of the City of Dallas Center is relatively flat with ground elevations ranging from 1045 to 1080. Figure 3 shows the topographic features in the Dallas Center area.

The topography of the developed area of the City of Dallas Center is marked by the lack of defined drainage channels. The natural drainage in the developed area of the City of Dallas Center is primarily overland flow. A natural drainage swale extends southerly and southeasterly through the eastern area of the City of Dallas Center.

The topography of the western area of the City of Dallas Center extending westerly toward Highway 169 is more pronounced. The topography is marked by the more defined drainage basins which are tributary to the Raccoon River. Localized flooding can be experienced along this natural drainage course. Limited areas of the western undeveloped area of the City of Dallas Center along Highway 44 are subject to minor flooding in areas immediately adjacent to natural drainage channels.

For many decades the primary drainage system in the City of Dallas Center were a series of agricultural tiles tributary to an outlet tile which flows easterly from the City of Dallas Center along the corridor of 250th Street.



N

1" = 3000'
Feet

0 1,500 3,000

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PROJECT NO. 212179
AUGUST 19, 2022

2021 DALLAS CENTER
COMPREHENSIVE PLAN
PLANNING BOUNDARY

**TOPOGRAPHIC MAP
CITY OF DALLAS CENTER, IOWA
FIGURE 3**

In the early 1980s the Iowa Department of Transportation constructed an east flowing storm sewer along Highway 44. The northern part of the City of Dallas Center is generally tributary to this storm sewer. The storm sewer discharges to a stormwater holding basin located in the east-central area of the City. The stormwater holding basin is the former lagoon facility for the wastewater treatment facility.

In 2001 the City of Dallas Center constructed a 42-inch outlet storm sewer from the stormwater holding basin southeasterly and easterly to discharge to a natural drainage channel tributary to Walnut Creek. The project referred to as the "East Dual Purpose Sewer" was designed to provide additional outlet capacity for storm drainage in the eastern part of the City of Dallas Center.

In 2000 the City of Dallas Center committed to a long term concept of improving drainage in the southwesterly area of the City. This commitment was made at the time the elementary school project was developed.

In 2006 the City of Dallas Center developed a conceptual long range drainage plan. The long range drainage plan involves the development of storm sewer facilities that would drain most of the City easterly toward the Walnut Creek basin.

The first major improvement project to address drainage in the southwest area of the City was constructed between 2017 and 2019. This project involved the construction of a stormwater detention basin located east of County Road R16 on the west side of the former railroad right-of-way and north of 250th Street extended. From the stormwater detention basin a storm sewer was extended westerly and northwesterly to serve the southwest quadrant of the City. The southwest storm sewer provided an outlet for the detention basin that was constructed as part of the Dallas Center Grimes Elementary School. Although the original intent was for the drainage outlet from that detention basin to extend westerly, the outlet is easterly toward the stormwater detention basin. The storm sewer system extends north on Hatton Avenue and terminates at Ash Street. The recently constructed project forms the backbone of future extensions of the storm sewer system to serve areas in the southwest quadrant of the City.

The future extensions of the southwest storm sewer will complete the original commitment to improve drainage in the southwest quadrant of the City.

With the completion of both the East Dual Purpose Sewer and the southwest area drainage improvements the largest remaining areas of inadequate stormwater drainage in the central and east central areas of the City. These areas naturally drain easterly and would be tributary to the East Dual Purpose Sewer. However, the East Dual Purpose Sewer was not designed with sufficient capacity to provide a level of service considered consistent with current urban storm sewer design.

The City has adopted the stormwater detention requirements generally set forth in the Statewide Urban Design manual. The stormwater detention requirements are intended to ensure development does not increase the rate of runoff above the levels that existed prior to development. Although the City has adopted the requirement for stormwater management the City applies those requirements using a practical approach.

The City recognizes there are areas where stormwater detention provide minimal benefit. Also, there are areas where stormwater detention may not be possible due to the lack of adequate stormwater drainage facilities. In areas where stormwater detention cannot be implemented in a cost effective manner the City will consider alternatives, including, but not limited to, partial stormwater detention.

Soils

An inventory of soils in the Dallas Center area was compiled and published as a part of the Soil Conservation Survey. The soils in the Dallas Center area consist of glacial till and deposits of organic material over the natural bedrock. The natural bedrock is generally shale formations overlying limestone formations.

Combinations of soil types form patterns which are known as associations. Soil associations include two or more soil types. Soil types in combination with other factors such as topography, drainage, vegetation and erosion identify the characteristics of each soil. Soil classification is generally to a depth of approximately 5 feet.

The principal association in the Dallas Center area is the Canisted-Clarion-Nicollet association. A small area of the Clarion-Webster-Storden soil association is found in an area south of Highway 44 east of Highway 69. The soils along the North Raccoon River are of the Hayden-Storden-Lester association.

The Canisted-Clarion-Nicollet association consists of silty and loamy soils formed in glacial sediments and glacial till. The soils are located in upland areas with nearly level to gently sloping terrain. The soils range from poorly drained to well drained soils.

The other two soil associations located southwesterly and westerly of Dallas Center are similar except for their generally being located in areas of steeper slopes. The Clarion-Webster-Storden association is located in level to moderately steep soils. The Haden-Storden-Lester association is a well-drained soil located on gently sloping to very steep terrain.

Most of the soils located in the Dallas Center area and its future growth area would be considered highly productive soils for agricultural purposes. Most of the soils would be considered conducive for future row crop production and have a Corn Stability Rating (CSR) in excess of 65.

POPULATION AND ECONOMY

Population

The population history of the City of Dallas Center since 1870 has been as follows:

Table 3-1 - Population History

Year	Dallas Center	Percentage Change (%)
1870	133	
1880	450	338
1890	445	-1
1900	625	40
1910	769	23
1920	864	12
1930	852	-1
1940	865	2
1950	944	9
1960	1,083	15
1970	1,128	4
1980	1,360	21
1990	1,454	7
2000	1,595	10
2010	1,623	2
2020	1,901	17

Source: U.S. Bureau of Census

Table 3-1 indicates the population of Dallas Center has steadily increased between 1870 and 2020. Although the increase in population has been irregular in its growth pace, there has been a generally upward trend. The growth trend has continued over the past 50 years when many similar sized cities in rural Iowa have experienced a significant population decline.

Between 1980 and 2000 the City of Dallas Center's population increased by approximately 17%. Between 2000 and 2020 the population increased by approximately 19%. The increase in population is reflective of the City of Dallas Center's location near the Des Moines metropolitan area.

Many communities of the size of Dallas Center not located near metropolitan areas experienced noticeable population declines over the comparable 20 year period. Many cities in the Des Moines metropolitan area have increased at rates in excess of the growth rate in Dallas Center.

While the City of Dallas Center's location in proximity to the Des Moines metropolitan area appears to have stimulated a slow increase in population, the City has not experienced the rapid growth rate of communities in closer proximity to the Des Moines metropolitan area. The City of Dallas Center's growth of 19% over the last 20 years was significantly less than the rapid growth experienced by communities, such as Grimes and Waukee, which are located in closer proximity to the Des Moines metropolitan area.

Over the planning period it is anticipated the City of Dallas Center will experience growth as a result of the outward movement of growth in the Des Moines metropolitan area. The City should focus on the projected long term growth. Shorter term growth rates are more likely to vary. The shorter term variations in growth rates should be monitored for their impact on the longer term growth projections

While Dallas Center lies just beyond what would be considered the historical growth area of the Des Moines metropolitan area, the upturn in residential growth experienced since 2015 provides evidence of the City's long term growth potential. Continued growth in the western suburban area is anticipated to continue supporting growth in the City of Dallas Center and will very likely escalate the City's growth rate.

Over the last 60 years the City of Dallas Center's population increased by approximately 76%. Although growth has been irregular, the growth has averaged a rate of 12.5% per decade or slightly more than 1% per year. With the outward growth of the Des Moines metropolitan area, including the cities of Waukee, Grimes and Urbandale, it is anticipated the City's growth rate over the next 30 years will be at a higher rate than experienced over the last 60 years. On the other hand, the residents of Dallas Center have expressed a desire not to experience the rapid growth experienced in several adjoining cities.

In considering the future population of the City of Dallas Center it is reasonable to recognize there is a degree of uncertainty regarding the future growth rate of the City. As part of the comprehensive plan it is appropriate to consider several scenarios regarding the future growth of the City.

One scenario for the growth of the City would be a continuation of the historic pattern of growth. Under this scenario the projected population of the City would grow at a rate of 12.5% per decade for the period 2020 through 2060. This scenario would project a slow and steady growth with the total population of the City in 2060 of 3,045 or an increase of 60% over the next 40 years.

A second scenario to consider would be the City experiencing growth rates similar to the growth rate experienced in the City of Grimes and the City of Waukee. In 1980 the population of both Grimes and Waukee were similar to the current population of the City of Dallas Center. Over the last 40 years the population of Grimes has grown at a decade over decade growth rate of 67%. During the same 40 year period the population of Waukee grew at a decade over decade growth rate of 81%. Because the City of Dallas Center is slightly from the core of the

Des Moines metropolitan area it is not anticipated Dallas Center would experience the same growth rate as either Grimes or Waukee. However, it is possible Dallas Center could experience decade over decade growth rates approaching the growth rate of Grimes over the last 40 years. A high side projection of the population growth in Dallas Center would be a growth rate of 60% per decade over the next 40 years. Under this scenario the population of the City would increase to approximately 12,455 in 2060, or a population growth of 655% above the current population.

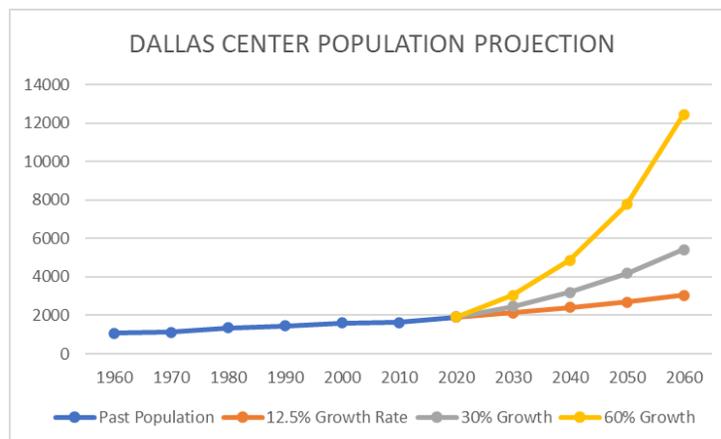
In 2022, the City is experiencing a relatively high interest in residential growth. This interest is due to the increasing cost of new homes developed in the core areas of the Des Moines metropolitan area. The increase in development interest is partially driven by the perception many workers will be able to work remotely. Remote working capability significantly decreases the impediment of outlying growth caused by time and the cost of commuting. A midrange growth scenario of 30% per decade would not be considered unrealistic if the current trend of interest were to continue over the 40 year planning period. At a 30% decade over decade growth rate the population of the City would increase to 5,425 in the year 2060. The projected population in 2060 would be an increase in the population of 286% above the current population.

Table 3-2 shows the projected population of the City based on the three growth scenarios.

Table 3-2 – Projected Population

<u>Year</u>	<u>12.5% Growth Rate</u>	<u>30% Growth Rate</u>	<u>60% Growth Rate</u>
2020	1,901	1,901	1,901
2030	2,140	2,470	3,040
2040	2,405	3,210	4,865
2050	2,705	4,175	7,785
2060	3,045	5,425	12,455

The projected population under the three growth scenarios is shown graphically in the following chart.



There are many factors that will affect the growth rate of the City, including those within the control of the City and those that are beyond the control of the City. While there is expressed interest to maintain the small community feel of Dallas Center, it appears unlikely the City will experience a future growth rate as low as its historic growth rate of 12.5% per decade. On the other hand, a growth rate of 60% per decade is clearly inconsistent with the City's desire to avoid the extremely rapid growth experienced in adjoining communities, such as the City of Grimes and the City of Waukee. Of the three growth scenarios, the most realistic for planning purposes appears to be the scenario of a 30% growth rate per decade.

Age Distribution

The population distribution by age groups in the City of Dallas Center for 2000 and 2010 is summarized in Table 3-3. Due to the delay in completing the 2020 census the age distribution data for 2020 is not yet available.

Table 3-3 utilizes the most recent comprehensive data.

Table 3-3 - Population Distribution by Age Groups

Age Group	2000		2010		2000-2010 Percent Change
	Population	Percent	Population	Percent	
0-9	215	13.5	232	14.3	+7.9
10-19	240	15.1	233	14.4	-2.9
20-24	64	4.0	51	3.1	-20.3
25-34	165	10.3	201	12.4	+21.8
35-44	296	18.6	184	11.3	-37.8
45-54	209	13.1	252	15.6	+20.6
55-64	123	7.7	184	11.3	+49.6
65-74	88	5.5	114	7.0	+29.6
75-84	113	7.1	84	5.2	-25.7
85 and older	<u>82</u>	<u>5.1</u>	<u>88</u>	5.4	+7.3
Totals	1,595		1,623		
Median Age	38.6		40.1		

Source: U.S. Bureau of Census

Table 3-3 indicates the population of residents between ages 20 and 24, between 35 and 44 and between 75 and 84 declined over the 10 year period. The population of residents between age 10 and 17 declined slightly over the same period.

The age of residents under age 10 increased slightly as well as a similar increase for population of residents 85 and older. The age groups between 25 and 34 and between 45 and 74 all experienced notable increases over the 10 year period.

The population patterns in Dallas Center are reflective of the small influx of new residents and the continual aging of residents who lived in the City in 2000 and remain in the City of Dallas Center. The population in the City over age 75 of approximately 10.6% is considered slightly less than is typical of smaller Iowa communities.

The population of the City of Dallas Center has continued to get older. The median age increased from 38.6 in 2000 to 40.1 in 2010.

The median age in Dallas Center in 2010 was 2 years older than the median age of the population of Iowa. The median age in Iowa reported in the 2010 census was 38.1.

The median age in Dallas Center is reflective of the demographic characteristics which have affected the City's population growth. Smaller Iowa communities which have not experienced growth will generally have an average age of approximately 40. The rapidly growing communities in the Des Moines metropolitan area will have an average population of less than the median statewide population of 38.1.

One area of concern for the City of Dallas Center is the lack of growth or decline in the population between 35 and 44. The long term future of the City of Dallas Center rests on the ability to attract residents considered to be in the prime for raising children.

The City of Dallas Center needs to focus on providing opportunities to continue to attract and retain all population groups. The City's focus to attract younger population must include a component of attracting the population age group between 25 and 54 which are typically the age of parents in a household unit with younger children.

ECONOMY

This section of the Comprehensive Plan includes a brief overview of the economic conditions which influence the City of Dallas Center. Historically, the City of Dallas Center has served as an economic center for employment within the City of Dallas Center and for the agricultural community surrounding the City of Dallas Center. Over the past several decades there has been a change in the economic conditions which have influenced the City of Dallas Center.

The City of Dallas Center has remained a focal point for the agricultural community surrounding the City of Dallas Center. The decline in the agricultural population in the Dallas Center area has decreased the overall influence of agricultural production on the economy of Dallas Center.

The most recent information available on employment trends is from the 2019 American Community Survey (ACS). The ACS data is projected based on a limited sample of responses from residents in the City and utilizes a standard project algorithm. While the ACS employment classification data provides a reasonable representative of the categories of employment the ACS method has a relatively high margin of error generally in the range of 20% +/-.

A summary of the employment classification from the 2019 ACS data is as follows:

Employment Classification	Number of Workers
Agricultural	27
Construction	36
Wholesale	55
Retail	102
Transportation	42
Information Services	2
Finance, Insurance and Real Estate	60
Professional Services	72
Education and Health Care	175
Arts and Entertainment	49
Other Professional Services	60
Public Administration	<u>30</u>
Total	771

The ACS data projects there are 771 employed individuals in the City, or approximately 41% of the population.

The following tabulation shows the employment classification from the 1990 census. The 1990 census information for employment classification was developed based on the more comprehensive census data.

Employment Classification	Number of Workers
Agricultural	32
Construction	46
Manufacturing	85
Transportation	25
Communication and Utilities	15
Wholesale Trade	43
Retail Trade	102
Finance, Insurance and Real Estate	91
Business Services	29

Personal Services	17
Entertainment Services	4
Professional Services	168
Health Services	54
Educational Services	60
Other Professional Services	54
Public Administration	<u>31</u>
Total	856

The 1990 census data indicated there were 856 employed residents in the City. The 1990 census data projects approximately 51% of population of the City was employed.

On a statewide basis in 2020 it was estimated 43% of residents were employed. The 41% employed percentage for Dallas Center would be considered consistent with the statewide employment pattern. The data from 1990 appears to significantly overstate the number of employed residents in the City as the statewide employed population in 1990 was in the mid 40% range. The data from 1990 should only be used to provide a relative evaluation of employment pattern changes over the last 30 years.

For a community the size of Dallas Center the number of workers employed in the professional and related service categories would be considered higher than normal. The retail trade employment is greater than the typical pattern for communities the size of Dallas Center. It is believed many of these employment opportunities for residents who commute to employment locations located in the contiguous Des Moines metropolitan area.

Over the past several decades there has been a steady increase in the number of residents in Dallas Center who commute to employment in the Des Moines metropolitan area including the western suburban communities. While the City of Dallas Center remains detached from the Des Moines metropolitan area, the community is clearly influenced by the number of employment opportunities in the Des Moines metropolitan area.

It is anticipated this trend will continue for the foreseeable future. Over the next 20 years it is anticipated the outward growth from the Des Moines metropolitan area including the areas in Grimes, Urbandale and Waukee will exhibit an even greater influence on the City of Dallas Center and employment opportunities in the Des Moines metropolitan area.

Over the planning period it is anticipated the City of Dallas Center's economy will continue to be influenced by the employment opportunities in the Des Moines metropolitan area. With the outward growth of the western suburban area it is anticipated the majority of residents in Dallas Center will seek employment opportunities available in the Des Moines metropolitan area.

It is anticipated Dallas Center will continue to provide opportunities for local employment related to the agricultural sector. As the City of Dallas Center continues its growth there will be an increase in job opportunities available within the City of Dallas Center for other employment sectors.

RETAIL TRADE

Retail trade is based primarily on the Iowa Retail Sales and Use Tax Report data compiled by the Department of Revenue and Finance for the State of Iowa. The Retail Sales and Use Tax Report provides a general overview of the retail trade in each community within the State of Iowa.

In 2021 there were approximately 76 businesses in Dallas Center subject to retail sales tax. The number of businesses subject to retail sales tax has slowly increased over the past decade. In fiscal year 2000 there were 68 businesses subject to retail sales tax.

The most common measure of retail sales is the retail sales pull factor. The pull factor for a City is derived by dividing the per capita retail sales by the statewide per capita retail sales. Pull factors greater than 1 represent retail sector strength because the retail sales exceed the statewide average. Pull factors less than 1 indicate residents are shopping elsewhere.

In 2021 the City's total taxable sales were \$11,529,091, or \$7,103 per capita. In 2020 the average per capita taxable sales in Iowa was \$12,542. The City of Dallas Center's pull factor in 2020 was 0.57.

In 1990 the pull factor was 0.47. The pull factor decreased to 0.39 in 2000 and has increased to 0.57 over the last 20 years.

The shift in retail trade over the last several decades reflects the transition from local community retail to regional retail. The City of Dallas Center should recognize its opportunities for retail trade are limited due to its proximity to the retail trade in the western suburban areas. The growth of the Des Moines metropolitan area that provides the job opportunities for growth in the City of Dallas Center also limits the City's ability to sustain retail trade. Given the City's proximity to the western suburban area, the City's long term planning should recognize the limitations on retail trade.

As the City continues to grow, selected retail trade opportunities will develop in the City of Dallas Center. The retail trade will probably focus on destination and support retail sectors. The City's long term planning should foster the types of retail trade that can develop and flourish in the City of Dallas Center.

ECONOMIC DEVELOPMENT INCENTIVES

The City of Dallas Center has recognized the need to provide incentives to encourage and foster economic development. While the City has not developed an organized economic development program, the City Council has enacted tools which are available to provide incentives for economic development.

The City of Dallas Center enacted an urban renewal plan in 1992. The City's urban renewal plan was developed to allow the City to take advantage of Tax Increment Financing (TIF).

The City of Dallas Center has amended its urban renewal area to expand the area to encompass additional areas anticipated for economic incentives. Figure 4 shows the current urban renewal area. Figure 4 shows the original urban renewal area and the areas added to the urban renewal area by amendment.

The City of Dallas Center has used Tax Increment Financing to provide infrastructure improvements for commercial development. The City of Dallas Center utilized Tax Increment Financing to provide infrastructure related improvements for the Dallas Center-Grimes Elementary School. The City of Dallas Center has utilized Tax Increment Financing to complete street and other public improvements.

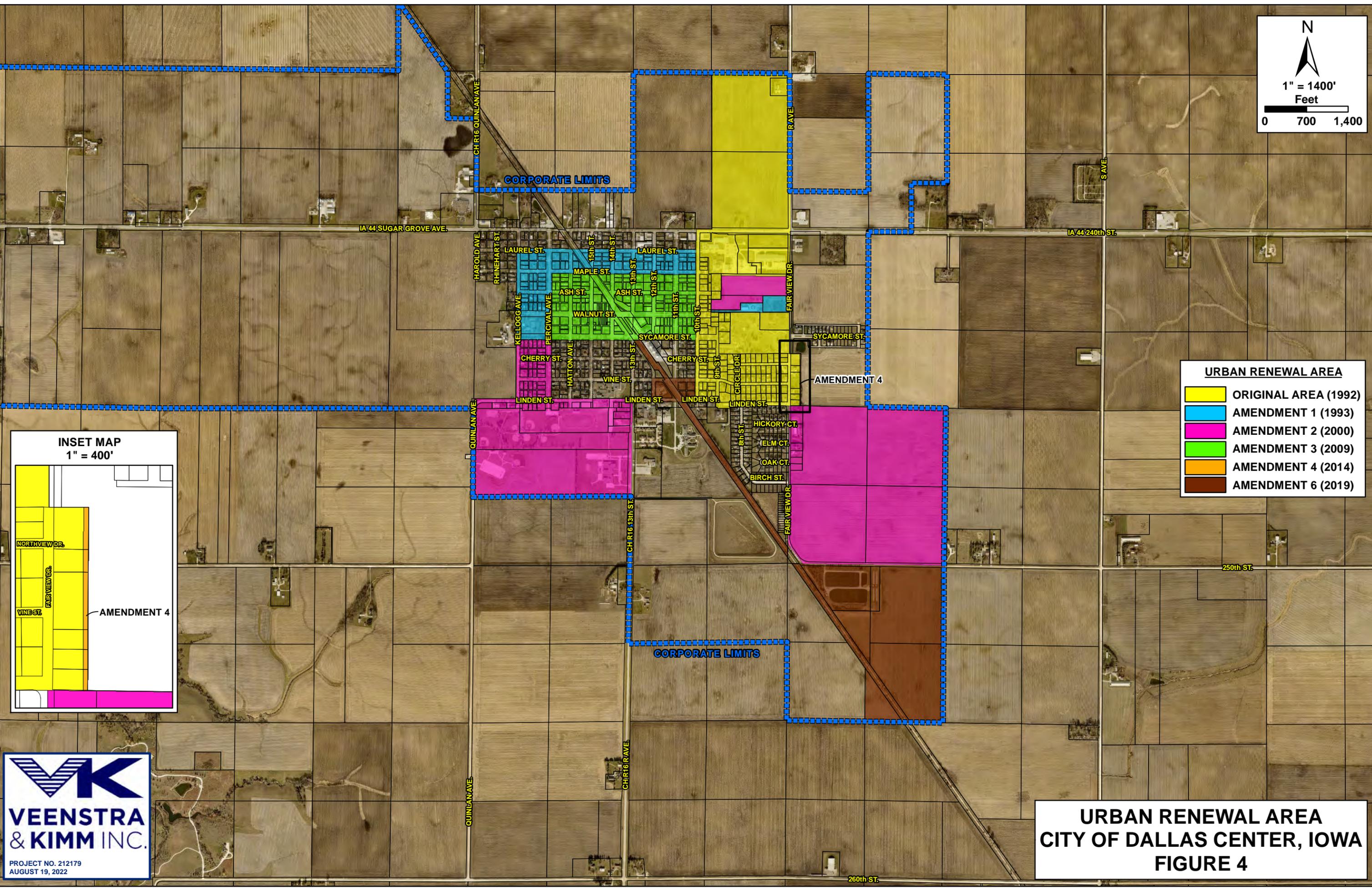
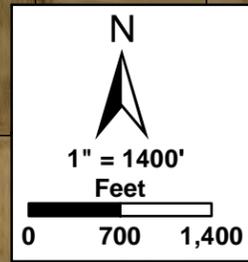
ZONING AND EXISTING LAND USE

The land use in Dallas Center is generally reflected in the City's zoning classification. The City has generally zoned property to reflect its current use. The existing land use as reflected in the current zoning is shown on Figure 5.

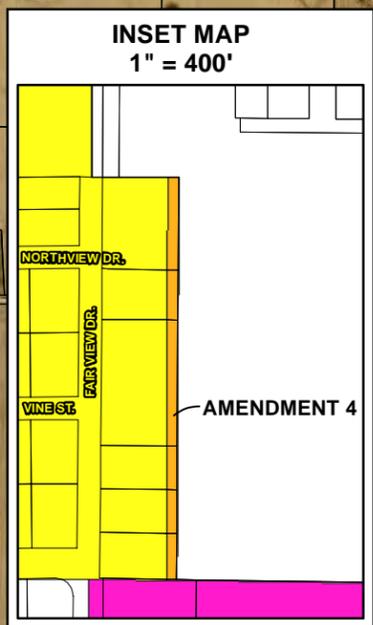
The land use within Dallas Center consists of several basic categories. Single family residential housing is located throughout the developed area of the City of Dallas Center. The largest single land use in the developed area of the City is single family residential development.

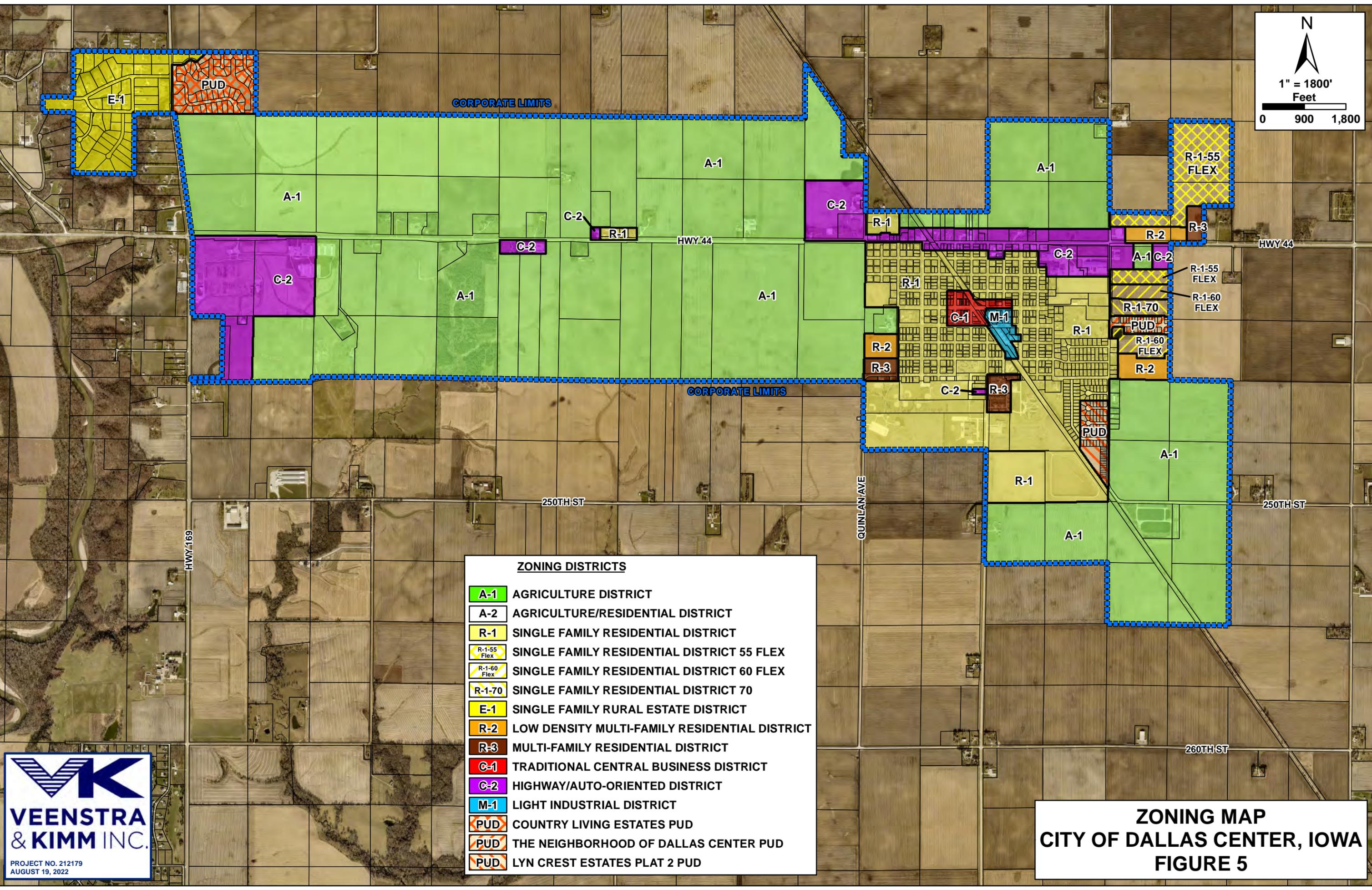
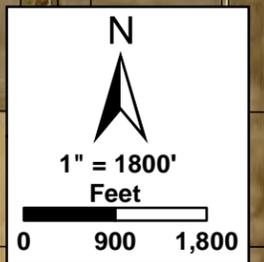
Multiple family residential housing in Dallas Center is limited to a few areas. The largest areas of multi-family residential housing consists of the multi-family apartments located in the southwest area of the City and two facilities for senior citizens which are generally classified as multi-family residential. Amy Gene Acres is located on Highway 44 in the northeast area of the City and Spurgeon Manor is located on 13th Street in the south-central area of the City of Dallas Center.

Commercial development is located in several general areas within the City of Dallas Center. One area of significant commercial development is along Walnut Street in the central business district area. This area was originally developed primarily for retail trade. The central business district is now transforming to a mixed development of retail trade, and service and support commercial.



URBAN RENEWAL AREA	
	ORIGINAL AREA (1992)
	AMENDMENT 1 (1993)
	AMENDMENT 2 (2000)
	AMENDMENT 3 (2009)
	AMENDMENT 4 (2014)
	AMENDMENT 6 (2019)





ZONING DISTRICTS

	A-1 AGRICULTURE DISTRICT
	A-2 AGRICULTURE/RESIDENTIAL DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1-55 FLEX SINGLE FAMILY RESIDENTIAL DISTRICT 55 FLEX
	R-1-60 FLEX SINGLE FAMILY RESIDENTIAL DISTRICT 60 FLEX
	R-1-70 SINGLE FAMILY RESIDENTIAL DISTRICT 70
	E-1 SINGLE FAMILY RURAL ESTATE DISTRICT
	R-2 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
	R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 TRADITIONAL CENTRAL BUSINESS DISTRICT
	C-2 HIGHWAY/AUTO-ORIENTED DISTRICT
	M-1 LIGHT INDUSTRIAL DISTRICT
	PUD COUNTRY LIVING ESTATES PUD
	PUD THE NEIGHBORHOOD OF DALLAS CENTER PUD
	PUD LYN CREST ESTATES PLAT 2 PUD

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**ZONING MAP
CITY OF DALLAS CENTER, IOWA
FIGURE 5**

A second concentration of commercial development is located along the Highway 44 corridor. The commercial development along the Highway 44 corridor consists of several commercial enterprises located in the developed area of the City and several isolated commercial developments located on Highway 44. The two largest commercial developments along the Highway 44 are the Stine Seed site in the northeast area of the City and the Hy-line facilities located westerly of the developed area of the City.

Industrial land uses are not a significant component of the City's land use. The primary industrial land use is the elevator facility located in the vicinity of 15th Street and Walnut Street.

Agricultural land use is the largest single land use within the corporate limits of the City of Dallas Center. Agricultural land use occupies most of the western area of the City of Dallas Center extending from County Road R-16 (north) westerly to the west corporate limits.

Agricultural land use is the predominant land use in the southeast area of the City. In recent years the City has voluntarily annexed property in the southeast quadrant of the City. Most of this recently annexed land is in agricultural land use.

The final major land use category in Dallas Center is the public and semi-public land uses. This land use category includes both developed areas and park facilities. The public and semi-public facilities include City Hall, the Public Works facilities, and the Wastewater Treatment Facility. Semi-public land uses include the Dallas Center-Grimes Middle School campus and the elementary school.

The public land use includes the four park and recreation facilities in the City of Dallas Center.

EXISTING ZONING

The existing zoning districts of Dallas Center are shown on Figure 5. The Dallas Center zoning ordinance provides for 11 districts. A brief summary of the zoning districts and the principal uses of each district area as follows:

R-1 - 70 - Single Family Residential District	Provides for single family dwellings.
R-1 - 60 - Flex Family Residential District	Provides for single family dwellings.
R-1 - 55 - Flex Family Residential District	Provides for single family dwellings.
R-2 - Low Density Multi-Family Residential District	Provides for low density multi-family residential development.

R-3 - Multi-Family Residential District	Provides for a higher density of multi-family residential development including senior citizen living facilities.
E-1 - Single Family Rural Estate District	Provides for single family dwellings on larger lots.
C-1 - Traditional Central Business District	Provides for commercial uses associated with central business district.
C-2 - Highway/Auto Oriented District	Provides for commercial uses along the Highway 44 corridor.
M-1 - Light Industrial District	Provides for the City's only industrial district.
A-1 - Existing Agricultural District	Provides for continued use of agricultural land uses.
A-2 - Agriculture/Residential District	Provides for a district of mixed agricultural and residential use. Although included in the zoning ordinance this district is not currently utilized by the City of Dallas Center.
PUD - Planned Unit Development	Provides for establishment of specific zoning requirements for a designated area.

PLANNING AREA AND LAND USE

In developing its Comprehensive Plan, the City of Dallas Center identified areas surrounding the City of Dallas Center for consideration as a part of its Comprehensive Plan. The City of Dallas Center first identified its entire 2 mile planning area allowed under the Code of Iowa. The review of the planning area indicated the total planning area would be larger in its scope and extent than the City's area of anticipated interest over a 20 year planning period.

The City of Dallas Center identified the greatest potential for future growth to occur easterly and southeasterly of the City of Dallas Center toward the Des Moines metropolitan area. In these areas the City of Dallas Center determined the Comprehensive Plan should encompass most of the 2 mile planning area.

Southwesterly and northerly of the City of Dallas Center it is anticipated limited growth will occur. This is particularly anticipated in the areas adjacent to the existing City corporate limits which extend westerly from the developed area of the City of Dallas Center 1/2 mile either side of Highway 44 to Highway 169.

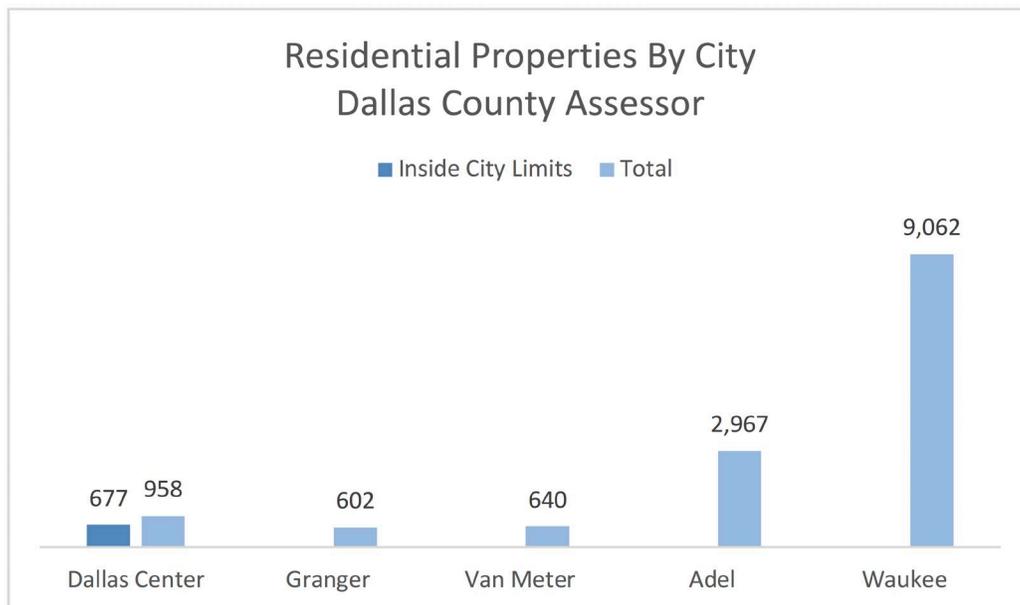
The City identified a limited planning area for purposes of the Comprehensive Plan. The City's 2 mile planning boundary and its comprehensive planning boundary are shown on Figure 2.

No detailed inventory of land use within the 2 mile planning boundary or the comprehensive planning boundary was completed. Graphical observation of the planning area indicates the predominant land use within the comprehensive planning area outside of the existing corporate limits is agricultural.

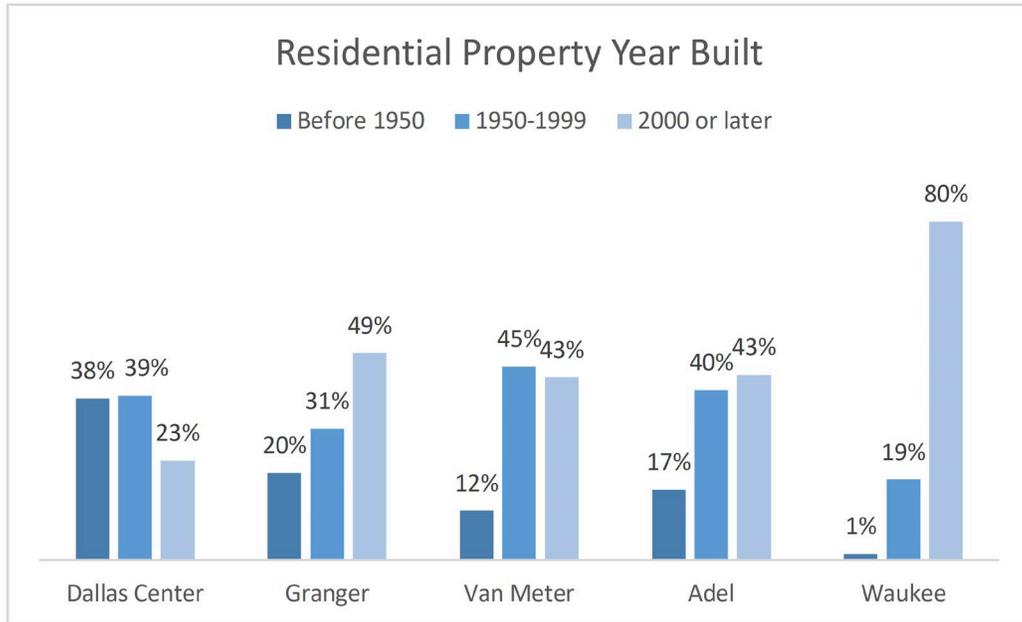
There are a limited number of residences and commercial businesses located within the comprehensive planning area outside of the corporate limits. These non-agricultural uses are considered incidental to the primary land use within the planning area of agricultural activities.

HOUSING

Most housing in Dallas Center is provided by single-family homes, along with a smaller number of subdivided properties and a handful of buildings with apartments. The following charts show how housing in Dallas Center compares to other nearby communities in Dallas County.



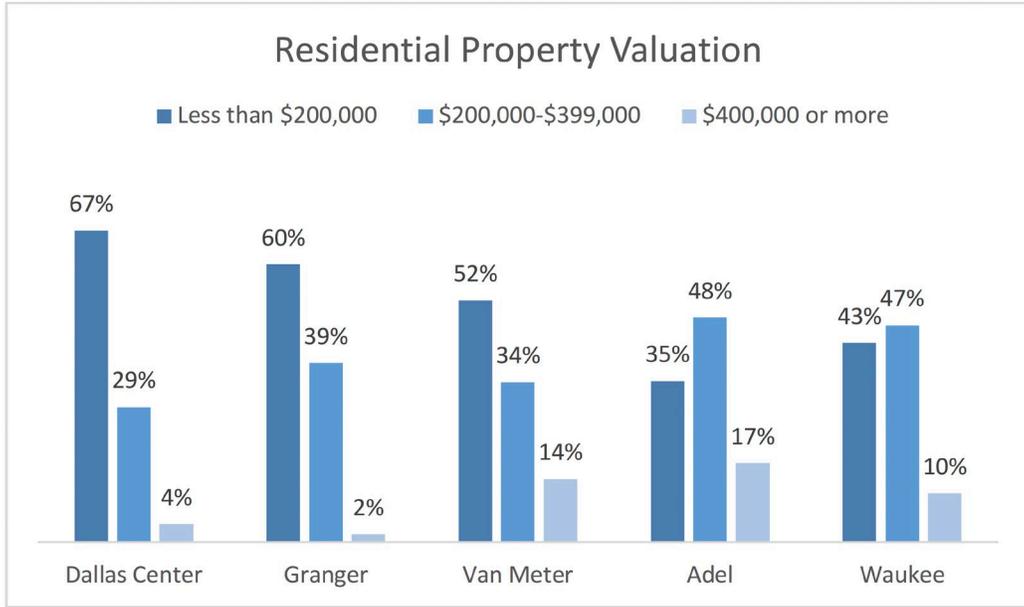
The Dallas County Assessor’s office lists 958 residential properties in Dallas Center, but this includes all residential properties with a Dallas Center mailing address. Of those properties, 677 are located within Dallas Center city limits. This number does not include subdivided properties and apartments that may not be taxed as a residential property.



According to the assessor’s data, 38% of residential properties within Dallas Center city limits were built before 1950. An additional 39% were built between 1950 and 1999, and 23% were built in the year 2000 or later.

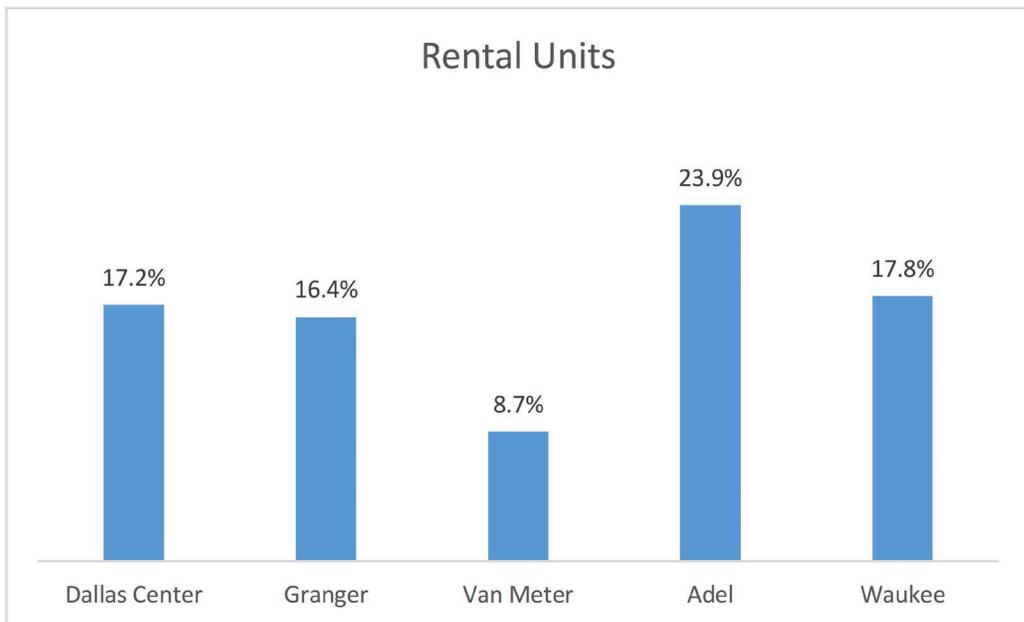
Numbers for Granger, Van Meter, Adel and Waukee are shown for comparison as other communities in Dallas County with similar data available from the assessor’s office. All of these other communities have 40% of more of their residential properties built since 2000. Compared to those communities, Dallas Center has a higher number of older properties.

For the above chart, only residential properties in Dallas Center city limits were included but the numbers for the other communities include all residential properties with the city’s mailing address. For example, Adel’s numbers include all properties with an Adel mailing address. The numbers for Dallas Center city limits vs. all properties with a Dallas Center mailing address were not materially different.



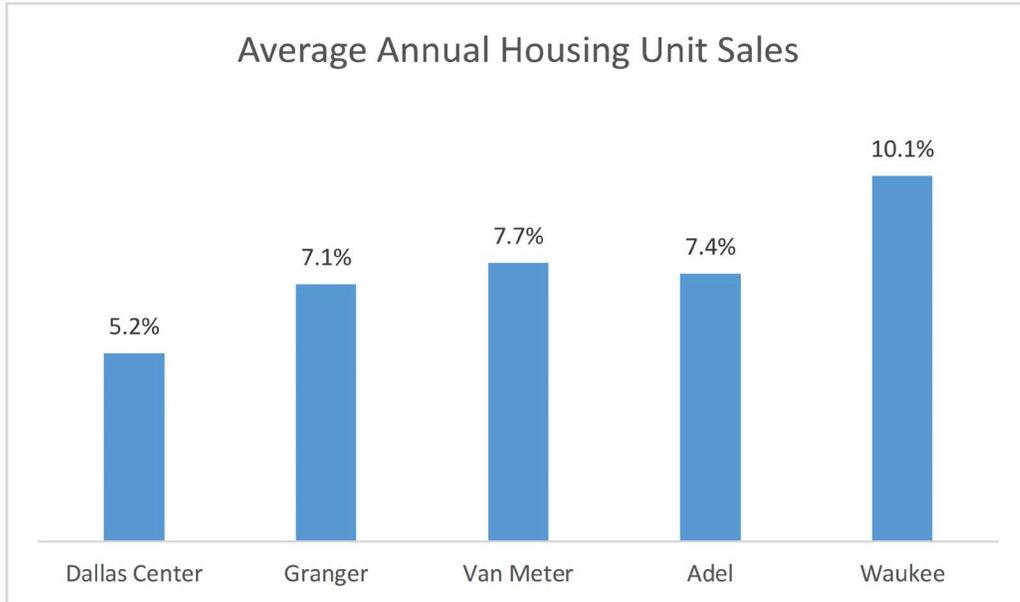
According to the assessor’s data, residential properties in Dallas Center city limits have a slightly lower valuation than the other communities, with 67% of properties having a valuation of less than \$200,000. This compares to 60% in Granger and 47-52% in Van Meter, Adel and Waukee.

Valuations generally tend to correlate with the age of the property. Because Dallas Center has more older homes than the other communities, it is not a surprise that Dallas Center’s valuations are also slightly lower. In general valuations for newer properties are similar across most of the communities.



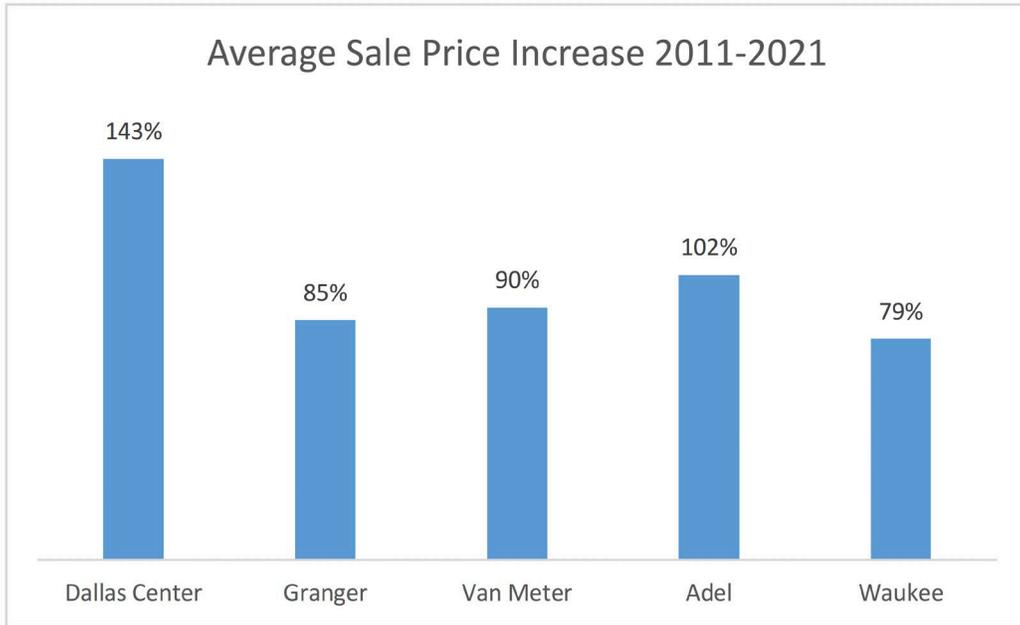
According to census data published on [unitedstateszipcodes.org](https://www.unitedstateszipcodes.org), 17.2% of housing units with a Dallas Center mailing address are rental properties.

This percentage of rental units is roughly similar to other neighboring communities. Van Meter has an unusually low percentage of rental units and Adel's percent is higher, but Granger and Waukee both have similar rental numbers as Dallas Center.



While soliciting public input for this comprehensive plan, the Commission frequently heard feedback that it is difficult to find residential properties for purchase in Dallas Center. This observation is supported by residential sales data from the assessor's office. On average over the past 15 years, 5.2% of residential properties in Dallas Center sell each year. This sale rate is 1/3 lower than Granger, Van Meter and Adel, and 1/2 the average sales rate of Waukee. The number of transactions shows that a smaller percent of properties in Dallas Center change ownership each year than in any of the other communities.

The actual percent of properties that sell each year varies. The lowest rate across all of the communities was in 2021, when only 3.3% of residential properties sold. The highest sale rates were in 2016-2018, when close to 12% of properties in all of the communities sold each year. In 13 out of the past 15 years, the percent of homes sold in Dallas Center each year was smaller than the percent sold in all of the other communities.



Basic economic theory suggests that limited supply can lead to higher prices. While Dallas Center’s average valuation and sale price is lower than neighboring communities, largely due to our larger number of older properties, the average rate at which prices are increasing in Dallas Center is increasing faster than our neighbors.

According to the assessor’s office data, from 2011 through 2021 the average residential sale price in Dallas Center increased 143%. In Adel the average sale price increased 102%, and in the other communities the average sale price increased 79-90%. Across Dallas County as a whole, the average sales price increased only 60% from 2011 through 2021. In other words, housing prices in Dallas Center are increasing 2.3 times faster than Dallas County as a whole.

This last metric relates to a consistent point of feedback that the Commission also heard while soliciting community input for the comprehensive plan: concern about housing affordability and providing a variety of housing options in Dallas Center as we grow.

In the community survey results, 56% of respondents said that Dallas Center needs more mid-level single family homes and 50% said that Dallas Center needs more entry-level single family homes. In addition, 62.5% of survey respondents said that they agree with the statement “Dallas Center needs more affordable entry-level single family housing” while only 22% disagreed.

During the public workshops that were held for the comprehensive plan and individual discussions outside of those workshops, the Commission heard numerous personal examples of the need for a variety of housing types and the importance of affordability. For example, we heard stories about senior citizens looking for housing in Dallas Center to be close to their children or grandchildren but who could not find suitable options, stories about younger adults

just starting their careers who have to go to other communities to find options, and stories about single parents who want properties that require less maintenance while working with their available budgets.

As Dallas Center continues to grow, a key goal should be to increase the diversity and affordability of available housing in our city, both for purchase and for rent. Ideally we should be a community that offers a variety of housing options and price points for citizens at all stages of their lives.

COMMUNITY FACILITIES

Community facilities include the publicly owned land, buildings and utilities which serve the City of Dallas Center. The availability, type and location of parks, schools, municipal facilities and utility systems are important to growth and development of Dallas Center. The community facilities are shown on Figure 6. A brief review of the community facilities is set forth as follows:

PARK SIZE AND PROXIMITY ANALYSIS

Park space per 1,000 residents is a commonly used metric to analyze the total amount of parkland in a community.

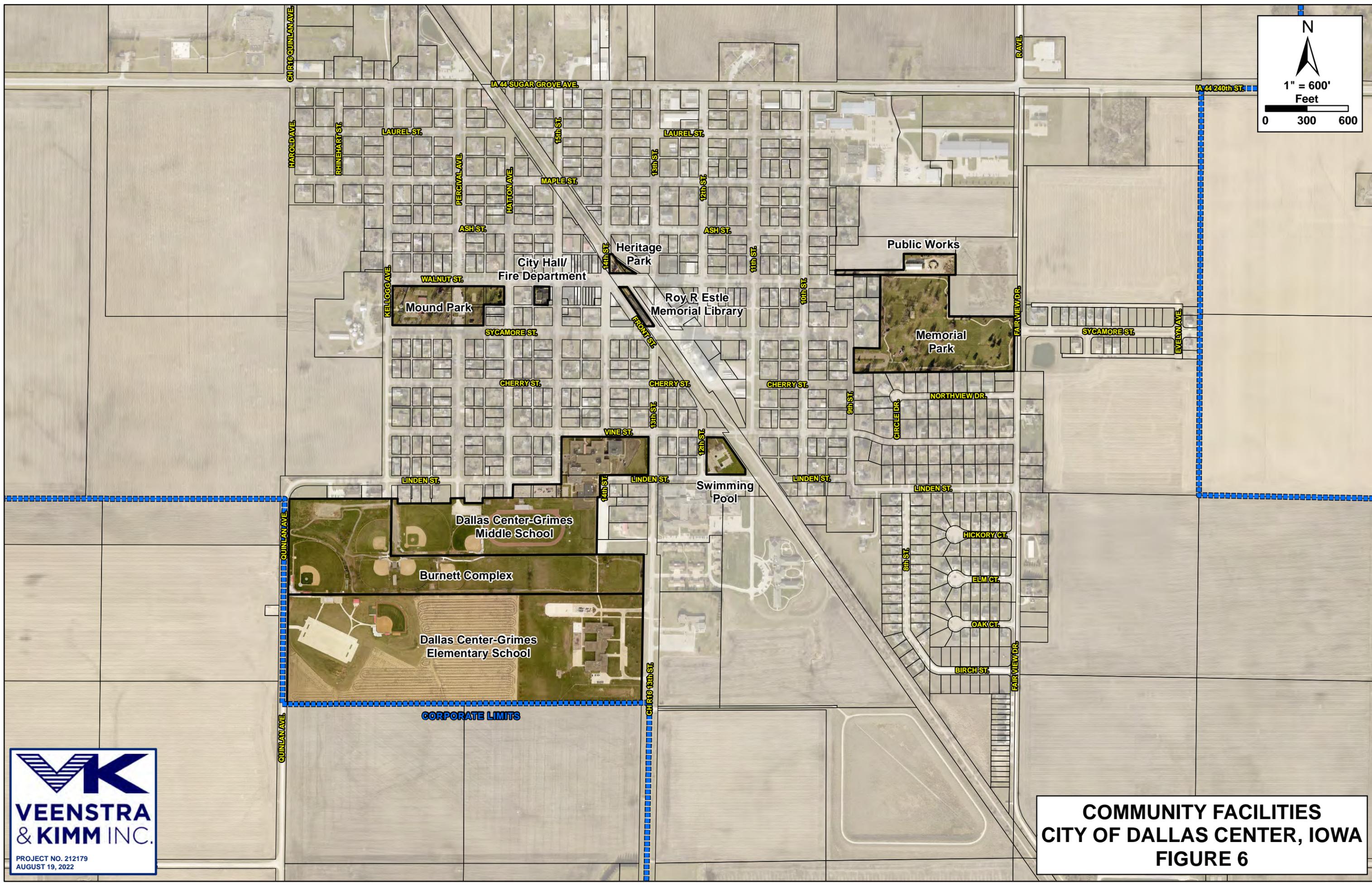
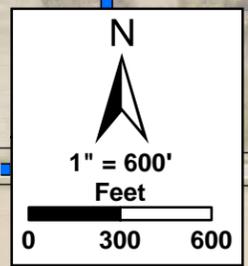
- Mound Park – 4 acres
- Memorial Park – 11.25 acres
- Burnett Recreational Complex – 25.52 acres
- Heritage Park – 0.8 acres
- Raccoon River Valley Trail – estimated at 10 acres
- New park area near the trail to include the pool – 2 acres

The total park space in Dallas Center is 53.57 acres.

Dallas Center had 1,901 residents in the 2020 census, which calculates to 28.18 acres of parkland per 1,000 residents.

A 2016 Des Moines Register article on parkland in Iowa said that the national average is 13.1 acres of parkland per 1,000 residents. Des Moines and most other central Iowa cities are above average with between 20 and 30 acres per 1,000 residents.

- Des Moines: 31.89 acres per 1,000 residents
- Clive: 30.59 acres per 1,000 residents
- Johnston: 26.35 acres per 1,000 residents
- Urbandale: 22.53 acres per 1,000 residents
- West Des Moines: 19.88 acres per 1,000 residents
- Waukee: 7.10 acres per 1,000 residents



**COMMUNITY FACILITIES
CITY OF DALLAS CENTER, IOWA
FIGURE 6**

Source: [Des Moines Register](#)

Park proximity is also important. A [2016 study](#) by the National Recreation and Park Association (NRPA) found that Americans are more likely to use parks if they are within walking distance. All of the historical portion of Dallas Center (excluding the far west subdivisions) is currently within ½ mile distance from one or more the City’s existing parks. Figure 7 shows the location of the existing parks and a one-half mile radius from the existing parks and a one-half mile distance from the Raccoon River Valley Trail through the City.

Based on this analysis, Dallas Center has adequate parkland for our current population, but the amount of parkland and its proximity to residents will likely need to expand as the City continues to grow.

Future Park Priorities

The Planning and Zoning Commission and the Parks and Recreation Board held a joint meeting in October 2021 to discuss planning for future park space.

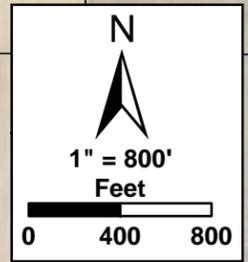
The City currently has an ordinance which requires 10 acres of new parkland to be provided for each 1,000 residents in new developments. The members present for the discussion supported this requirement.

For proximity, if a new development is within ½ mile of an existing park and residents can access the park without requiring crossing a highway, then the existing park may be able to serve the new development and dollars could be invested in improving the existing park instead of creating new parks.

However, if any residents in a new development are more than ½ mile from an existing park or if they would be required to cross a highway to access the park, then one or more new parks should be provided in the new development.

There also is a preference for multiple smaller neighborhood parks in larger developments instead of one large park.

In the joint meeting and also in the feedback received from the community survey and community workshops, there was a clear message that park space is very important to Dallas Center’s character and there is a strong desire to maintain above average parkland as the City grows. As one Parks & Recreation Board member noted, “we are a place with trees & parks & places where kids can play.” It will be important to carefully maintain that spirit even as our population increases in the future.

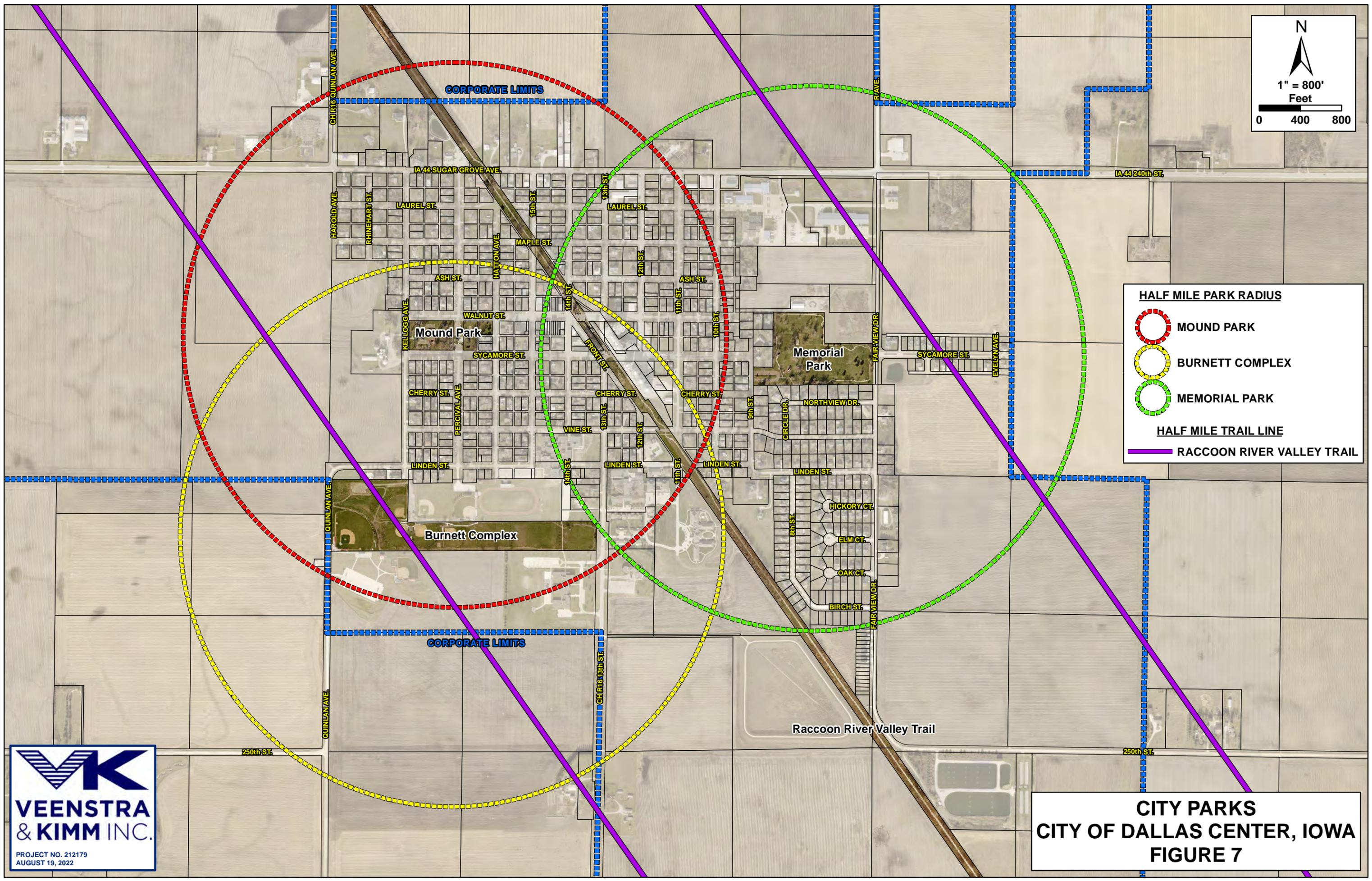


HALF MILE PARK RADIUS

-  MOUND PARK
-  BURNETT COMPLEX
-  MEMORIAL PARK

HALF MILE TRAIL LINE

-  RACCOON RIVER VALLEY TRAIL



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AUGUST 19, 2022

**CITY PARKS
CITY OF DALLAS CENTER, IOWA
FIGURE 7**

EDUCATIONAL FACILITIES

Dallas Center is served the Dallas Center-Grimes Community School District. The Dallas Center-Grimes Community School District currently operates two school facilities within Dallas Center.

The Dallas Center-Grimes Community School District operated a high school facility in Dallas Center for many decades. The school campus included building and recreational facilities. Following relocation of the high school facility to the new site along Highway 44, the campus was converted to the middle school facility. The middle school campus includes the continued use of the recreational and athletic fields.

In early 2002 a Dallas Center-Grimes Elementary School was opened along 13th Street (County Road R-16 or Ortonville Road). The elementary school is designed to serve Dallas Center and surrounding areas. The new elementary school is located on a larger campus area which was originally acquired for the purpose of constructing a high school.

The elementary school occupies the easterly part of the school site. The new elementary school site is located immediately south of the Burnett Complex and is located on the integrated campus facility which encompasses the two school facilities and the City of Dallas Center's Burnett Complex.

One additional consideration that was raised in follow-up P&Z conversations was whether Dallas Center has a need for additional recreational sports fields which is a common issue for other growing communities. At this time there does not appear to be a clear community demand for it, and there also may be the opportunity to add additional fields in the existing Burnett Complex. However, the issue is noted here as a topic to keep in mind as our city continues to grow in the future.

COMMUNITY BUILDINGS AND FACILITIES

The City of Dallas Center includes several community facilities owned and operated by the City of Dallas Center. Some of these facilities are briefly summarized as follows:

Memorial Hall. The Memorial Hall complex located on Walnut Street houses several City and associated functions. The lower level of the Memorial Hall building includes the Dallas Center City Hall and the Dallas Center Fire Department. The lower level of Memorial Hall also includes the American Legion facility. The upper level of Memorial Hall includes a community room available for use by community groups and rental for other community functions. It also serves as the meeting place for the City Council and other City commissions.

Roy R. Estle Library. The Roy R. Estle Memorial Library is located on Walnut Street east of the central business district. The library facility has recently been expanded to include additional library and associated space.

Lena Moser Pool. The City of Dallas Center's pool complex is located in the south-central quadrant of the City. The Lena Moser Pool is approximately 40 years old and at the end of its useful life. The City's Lena Moser Pool was retired from service following the 2022 season. In November 2020 the residents of Dallas Center approved a bond issue to fund a replacement community swimming pool. The new pool is currently under construction and is scheduled to open in May 2023. The new pool is located at the same site as the existing pool facility.

TRANSPORTATION

The City's transportation system includes streets and highways. It is important the City's transportation systems be interconnected with the systems outside the community and to the regional transportation network.

A complete inventory and assessment of streets and highways is beyond the scope of this study. The development of street and highway facilities is an important component of the City's transportation facilities. The City of Dallas Center's transportation facilities include facilities under the jurisdiction of the State of Iowa, Dallas County and the City of Dallas Center.

The primary transportation facility in the City of Dallas Center is Highway 44. Highway 44 extends through the City of Dallas Center and continues easterly to Highway 141. Highway 44 extends westerly from the City of Dallas Center to west-central Iowa.

The Iowa Department of Transportation improved Highway 44 in the early 1980s to a modern two-lane roadway design. Over the past 20 years, Highway 44 has continued to experience increased traffic. During certain periods the traffic volume on Highway 44 has increased to a level where the level of service has been adversely impacted.

Highway 169 is a major north-south transportation facility. Highway 169 is located along the western corporate limits of the City of Dallas Center. Highway 169 is a two-lane highway which provides primary access from Interstate 80 northerly to Highway 141 and continuing northerly toward Highway 20.

Although Highway 169 affects transportation in the western area of the City of Dallas Center, Highway 169 would not be considered a major transportation facility for the City of Dallas Center.

A third stated-owned transportation facility affects the City of Dallas Center. Highway 6 is a major east-west highway located approximately 5 miles south of Dallas Center. Highway 6 provides a major transportation corridor from Dallas County to the Des Moines metropolitan area and especially the western suburban area.

The improvements to Highway 6 enhanced the transportation facilities from Dallas Center to the western suburban area of Des Moines. The improvements to Highway 6 may continue the outward movement of residential development in eastern Dallas County.

Dallas County farm to market road R-16 traverses the City of Dallas Center. County Road R-16 extends from Dallas Center southerly to intersect with Highway 6 at Ortonville. County Road R-16 southerly of Highway 44 is located in the eastern part of the City of Dallas Center. This southerly reach of County Road R-16 is a major transportation feeder from Dallas Center southerly to Highway 6. County Road R-16 provides the primary north-south access from Dallas Center to Interstate Highway 80.

County Road R-16 northerly of Highway 44 is located along the west edge of the developed part of the City of Dallas Center. County Road R-16 extends northerly from Dallas Center County Road R-16 can be used to carry traffic northerly toward Highway 141. County Road R-16 north of Highway 44 is not considered a major regional transportation facility. County Road R-16 provides local farm to market access, and generally improves the overall transportation network in the City of Dallas Center.

Long range transportation planning anticipates a major north-south transportation corridor extending through the eastern part of Dallas Center's planning area. This north-south beltway is in its early planning stages.

The street network within the City of Dallas Center consists of urban and rural cross section streets developed with an asphalt, portland cement concrete or seal coat surface. The urban design streets with curb and gutter and storm drainage are primarily located along the Walnut Street corridor and in the newer subdivisions in the eastern and southeast areas of the City. The City of Dallas Center subdivision standards for new subdivisions requires curb and gutter urban design streets paved with portland cement concrete pavement. Subdivisions constructed over the last 35 years have met this subdivision standard.

Starting in the mid-2000s the City of Dallas Center changed its focus on municipal streets. Historically the City's street program focused on maintaining and upgrading the seal coat streets. The City Council recognized this approach did not result in a long term upgrading of the streets in Dallas Center. The change in focus was to move toward focusing the investment on long term improvements to streets.

The City has undertaken paving improvements, including Fair View Drive and 12th Street. The City undertook a hot mix asphalt overlay program designed to improve select streets throughout the City. Currently, the City is using its annual road use tax funds to upgrade the most deteriorated streets in the City to permanent surfacing of portland cement concrete or hot mix asphalt.

The City's street system still includes a number of streets with seal coat surface. The number of seal coat streets has decreased over the last 20 years. Also, the streets in the poorest conditions have generally been upgraded to a more durable long term surface.

MUNICIPAL UTILITIES

This part of the report includes a brief review of the existing sanitary sewerage system, water system and storm sewer facilities serving the City of Dallas Center. The availability, capacity and expansion capabilities of utility systems are important factors that must be considered in analyzing the future growth potential of the community.

The City of Dallas Center periodically evaluates its utility facilities as a part of its on-going utility planning and development program. A detailed analysis of each of the utility facilities is beyond the scope of this report.

Sanitary Sewerage System

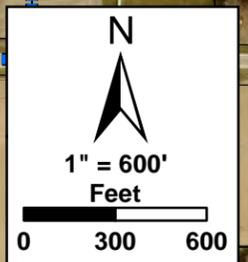
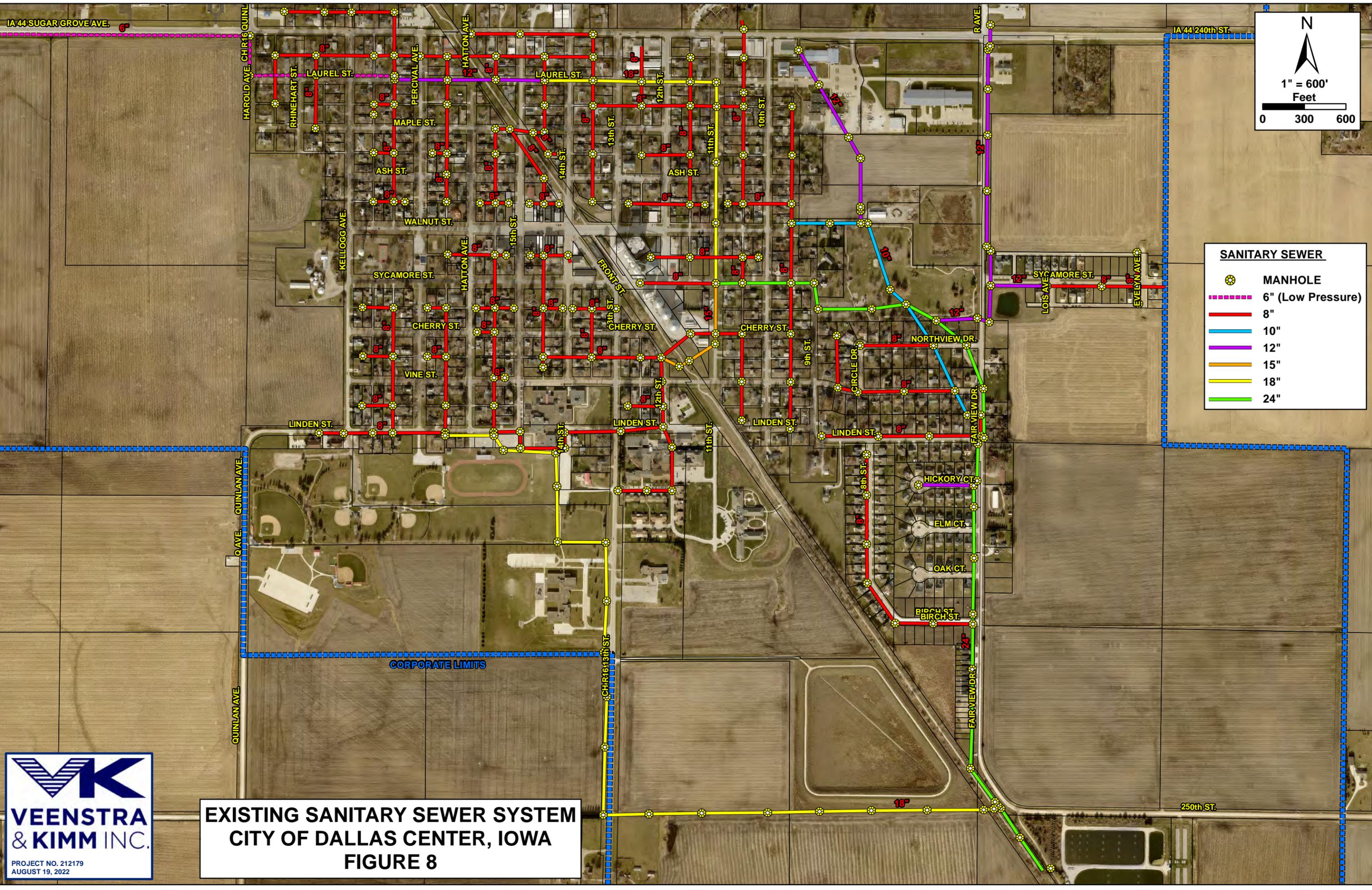
The existing sanitary sewerage system is municipally owned and operated. The system is made up of lateral and outfall sewers which convey wastewater to the wastewater treatment facility. The sanitary system is shown on Figure 8.

The Dallas Center wastewater treatment facility is a three-cell aerated lagoon facility located in the southeast corner of the City of Dallas Center. The lagoon facility was constructed in the mid-1980s and is near the intersection of Fair View Drive and Dallas County 250th Street.

The City's aerated lagoon facility is designed for a population somewhat greater than 2,000. From a capacity perspective the existing lagoon facility should be adequate through at least 2030 and potentially longer. The rate of growth in the City will determine when the lagoon will reach its capacity limit. If the City grows at the projected rate of 30% per decade the 2030 population of 2,470 will be nearing the maximum capacity of the existing facility.

In 2020 the City completed an improvement project designed to meet new regulatory requirements. The Wastewater Treatment Plant Improvement project added a new treatment facility to reduce the ammonia nitrogen levels in the effluent. A new ultraviolet disinfection facility was added to ensure the treatment plant meets the limits for E-coli in the effluent. As part of the recent Wastewater Treatment Plant Improvement project the pumps in the influent pump station were replaced, the aeration equipment was replaced and a new blower building constructed.

One of the major factors which will influence the capacity and adequacy of the wastewater treatment facility is the level of extraneous flow present in the sewer system. It is quite possible the governing criteria on the adequacy of the wastewater treatment lagoon system will be the hydraulic loading which includes wastewater flow and extraneous flow. To prevent the City from reaching the capacity of its wastewater treatment facility, the City should continue an



SANITARY SEWER	
	MANHOLE
	6" (Low Pressure)
	8"
	10"
	12"
	15"
	18"
	24"

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AUGUST 19, 2022

**EXISTING SANITARY SEWER SYSTEM
CITY OF DALLAS CENTER, IOWA
FIGURE 8**

on-going effort to identify, control and to the extent possible reduce extraneous flow from infiltration and inflow.

The City of Dallas Center sanitary sewer system serves the developed area of the City. The sewer system was originally constructed in the 1930s. The sewer system has been expanded as the City of Dallas Center has continued modest growth primarily in the southeast quadrant of the City.

The Dallas Center sewer system was constructed of pipe, which is subject to high levels of extraneous flow, particularly groundwater infiltration. The City's sewer system has experienced high levels of extraneous flow since shortly after its construction.

Until the mid-1980s the City of Dallas Center experienced frequent overloading and surcharging of its sewer system. As a part of the construction of the new wastewater treatment lagoon facility, the City constructed major improvements to the sanitary sewer system. The improvements included a new 24-inch outfall sewer extending northerly from the wastewater treatment lagoon to the City of Dallas Center. The improvements included construction of major relief sewers in the northerly and southeasterly quadrants of the City.

As a part of the 1980s sewer system improvements the design concept was to intercept and convey the flow including the wastewater flow and the extraneous flow. The improvements significantly reduced surcharging and basement backups in all areas except the southwest quadrant of the City. In the 1980s the City was unable to complete the improvements in the southwest quadrant of the City due to financial limitations.

In 2000 the City of Dallas Center completed its Southwest Trunk project. The trunk sewer project extended westerly from the wastewater treatment facility to County Road R-16 and continued northwesterly to connect to the sewer on Linden Street. The Southwest Trunk also provided sewer service to the new Dallas Center-Grimes Elementary School.

The Southwest Trunk sewer diverted a portion of the southwest area of the sewer system directly to the wastewater treatment facility. The improvements were designed to reduce the surcharging and basement backups experienced in the southwest quadrant of the City.

With the development of residential subdivisions along Highway 169 the City constructed a low pressure sewer system to serve the western part of the City. The City owns and operates the low pressure force mains in public rights-of-way. Individual property owners and associations own and operate the low pressure force mains along private roads and the individual grinder pumps.

The low pressure sewer serves the Highway 44 corridor and the Highway 169 corridor. The low pressure sewer system discharges to the west end of the gravity sewer system.

The low pressure sewer system was sized to serve current development and future development along the alignment of the low pressure sewers.

The existing sanitary sewer system provides service to the developed area of the City, including the rural subdivisions along Highway 169. However, the sanitary sewer system is not configured in a manner that allows for extension of the sanitary sewers at a significant distance from the existing sewer system. Especially along the easterly and northerly sides of the City the ground topography that slopes away from the developed area of the City significantly limits the potential for any extensions of the sanitary sewer system.

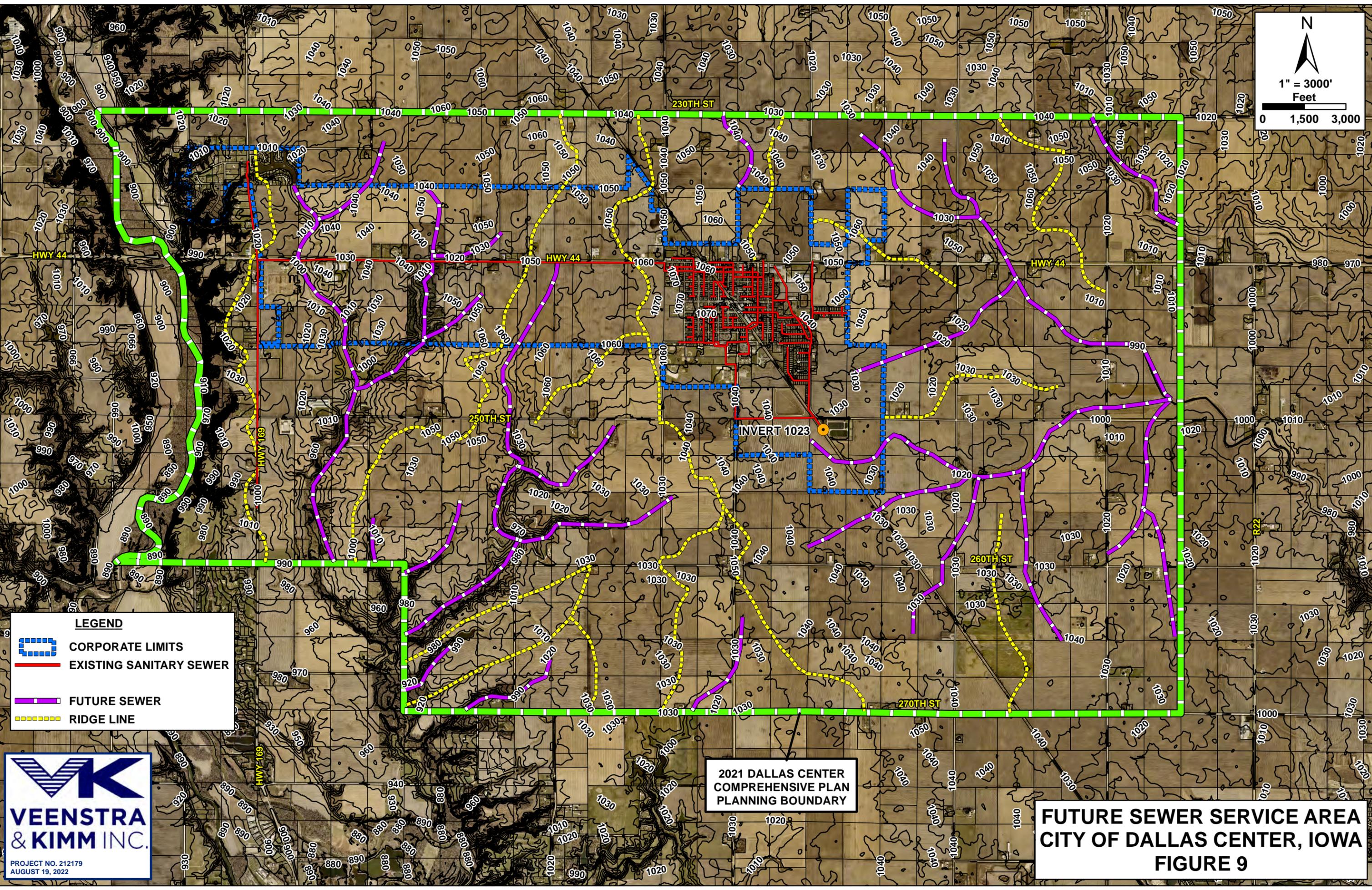
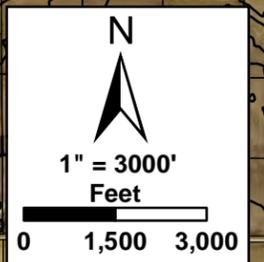
Although limited extensions of the sanitary sewer system are possible in some areas any extensive development especially to the east or to the north will require the City to construct one or more lift stations to provide sanitary sewer service. Figure 9 shows the existing sanitary sewer system as well as the topography of the planning area. Figure 9 shows a conceptual layout of future sanitary sewers. Figure 9 is not intended as a detailed sanitary sewer plan. Rather, the future sewers shown on Figure 9 are intended as a general illustration of the future facilities that will be necessary to serve the City, including lift stations. Figure 9 is based on a long range plan that would provide service to the planning area. It is more likely as the City develops outward from its existing developed area the sewers would be constructed in a phased manner and interim lift stations may be necessary to provide service especially for development to the east of the City's sanitary sewer system.

Water System

The City of Dallas Center owns and operates its municipal water system, including its water supply, water treatment and distribution systems. The existing water system is shown on Figure 10.

The City of Dallas Center's water supply is from shallow alluvial wells located along the North Raccoon River approximately 3 miles west of the developed area of the City of Dallas Center. The wells draw water from a shallow sand and gravel aquifer located along the river. The City currently operates four active wells. The capacity of the wells ranges from approximately 75 gpm to 200 gpm. The capacity of the wells will vary over time depending on the frequency of well cleaning and the water level within the aquifer. The water level in the Raccoon River also has a minor impact on the water supply.

The City of Dallas Center has utilized its well field along the North Raccoon River for several decades. The City's experience has indicated the life of shallow wells ranges from 20 to 30 years. While the City operates four active wells on an alternating basis, the City needs to continue exploration and evaluation of future well sites. The well field is located outside of the City limits.



LEGEND

-  CORPORATE LIMITS
-  EXISTING SANITARY SEWER
-  FUTURE SEWER
-  RIDGE LINE

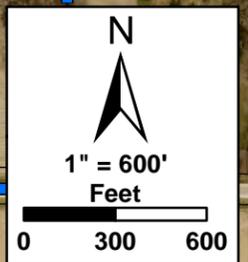


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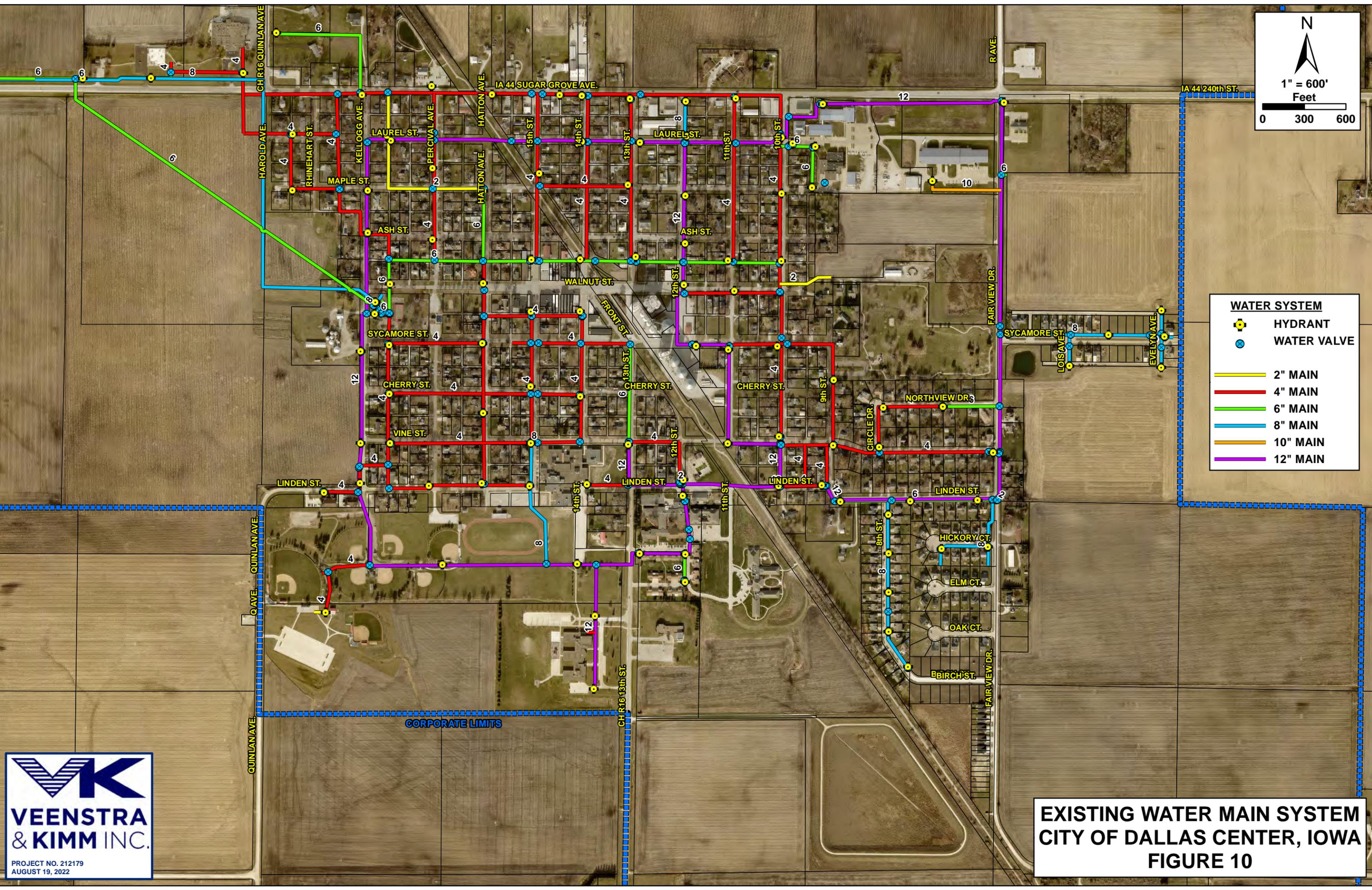
2021 DALLAS CENTER
COMPREHENSIVE PLAN
PLANNING BOUNDARY

**FUTURE SEWER SERVICE AREA
CITY OF DALLAS CENTER, IOWA
FIGURE 9**



WATER SYSTEM

- HYDRANT
- WATER VALVE
- 2" MAIN
- 4" MAIN
- 6" MAIN
- 8" MAIN
- 10" MAIN
- 12" MAIN



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**EXISTING WATER MAIN SYSTEM
CITY OF DALLAS CENTER, IOWA
FIGURE 10**

Water from the shallow well field is pumped to the water treatment plant located on the north side of Highway 44 west of Highway 169. The water plant is located just west of the Dallas Center corporate limits. Water treatment includes aeration and detention for iron removal followed by sand filtration for iron and manganese removal and zeolite softening to reduce the total finished water hardness.

The capacity of the water treatment plant is 300 gallons per minute (gpm), or approximately 425,000 gallons per day. The capacity of the water treatment plant should be adequate to serve the City through a population between 2,500 and 2,800. In 2021 the City replaced the three pressure filters at the water treatment plant. The City also replaced the zeolite in the three softeners.

During the zeolite replacement project it was determined the two original softeners that were constructed as part of the treatment plant in the early 1970s are experiencing deterioration of the metals and structure and painting. It is anticipated these two softeners will reach the end of their useful life by approximately 2030. At that time the City will need to determine whether the zeolite softeners will be replaced with new softeners or if the City will consider an alternate treatment process for water softening. If the City pursues an alternate process it is anticipated a membrane treatment process will be utilized.

About 2000 the City constructed a new 8-inch water main from the water plant to the ground storage reservoir in Mound Park. The new 8-inch water main has the capacity of delivering approximately 600 gpm to the ground storage reservoir.

As part of the new transmission main project the City converted the original 6-inch transmission main to a local service main to provide stable pressure to customers located along Highway 44. That water main that is approximately 50 years old is experiencing deterioration and an increased frequency of main breaks. Starting in 2022 the City will undertake a phased improvement program to replace the 6-inch main with a new distribution main. That project is expected to be completed by 2030.

Water storage in Dallas Center consists of a 300,000 gallon below ground storage reservoir located in Mound Park and a 300,000 gallon elevated storage tank located in Mound Park. All water from the water treatment plant is first discharged to the ground storage reservoir. A booster pump station at the ground storage reservoir is used to lift water to the distribution system by pumping to the elevated storage tank. The booster pumps at the ground storage reservoir include standby power.

The water distribution system in Dallas Center consists primarily of 4-inch and 6-inch water mains. Until the late 1980s the City's water distribution system lacked a large diameter feeder main system to provide adequate flow to the areas of the distribution system located remote from Mound Park. From the late 1980s through the mid-1990s the City of Dallas Center completed a 12-inch loop water main which now completely surrounds the City of Dallas Center. The water main loop is designed to increase the fire flow capability and capacity

throughout the City of Dallas Center. The 12-inch feeder main has provided a solid looped feeder main system to meet the requirements of the water distribution system.

The City has an emergency connection to the Xenia Rural Water system. The connection is located near the northeast corner of the water distribution system. The connection will be used by the City during emergency conditions to ensure an adequate water supply.

The City of Dallas Center has an agreement with Xenia Rural Water relative to service territory surrounding the City. For areas where Xenia provided service prior to 1998 Xenia effectively has the right to provide sewer service up to and adjacent to the corporate limits as they existed in 1998. For areas where Xenia developed service after 1998 the City service territory is established by agreement with Xenia. The City did not reserve all of its potential two mile service area. Rather, the City selected a limited area for future water service by the City. Figure 10 shows the area where the City has the right to provide water service. All other areas are currently in the Xenia service territory.

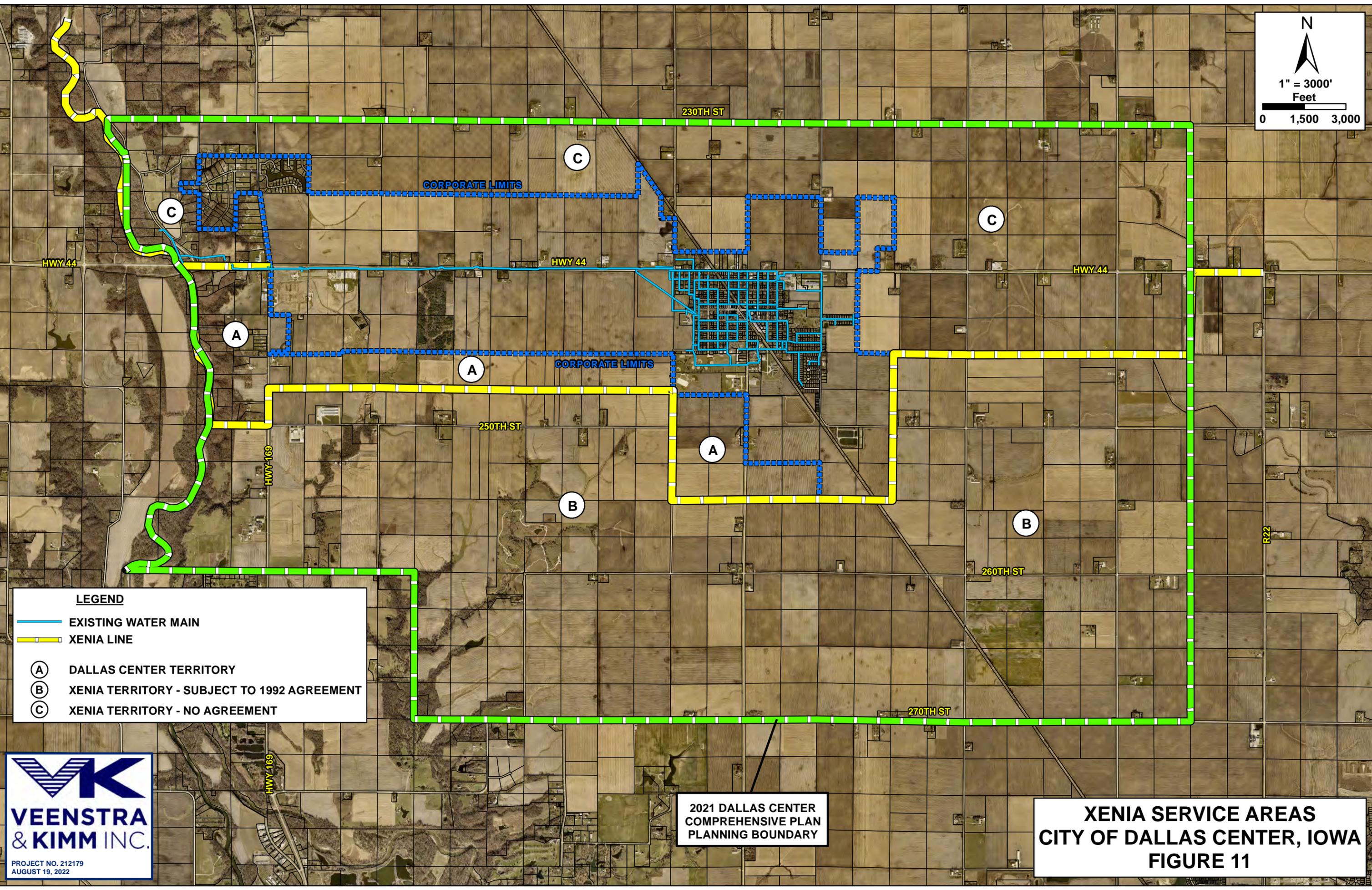
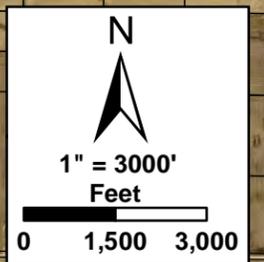
Under federal law annexation of an area within the Xenia service territory does not allow the City to serve the area. The area remains part of the Xenia service territory.

While Xenia Rural Water has the right to provide water service within its territory Xenia Rural Water does not have an obligation to provide a level of fire protection to a level the City would consider essential. Many cities in Iowa have experienced this conflict between a rural water districts right to provide service and the level of service that the rural water district is required to provide.

While the City cannot automatically serve areas within the Xenia service territory the City could enter into an agreement with Xenia relative to changing the service area boundaries. Xenia's attitude toward selling territory to a city has varied over the years. The two mile agreement between the City of Dallas Center and Xenia includes some area where the City has the right to purchase the territory under a formula set forth in the agreement. The area where the City has the ability to purchase under a formula provides a distinct and clearly definable method for the City to purchase territorial interest. Figure 11 shows the Xenia service areas surrounding the City of Dallas Center.

In the area that is not covered by the agreement Xenia has varied in its position regarding the sale of territory. In some instances, Xenia has been willing to sell territory. There have also been periods of time where Xenia has not been willing to sell territory and recently Xenia has appeared to express an interest in selling territory for an appropriate level of compensation.

When the Dollar General Store was developed Xenia's position was it would not sell the territory to the City. As a result, the Dollar General Store is served by Xenia. Fire protection is provided by the City's water system located on the south side of Highway 44. At the time of the completion of this Comprehensive Plan the Dallas Center City Council expressed its position the City should, if at all possible, purchase territory from Xenia Rural Water as development occurs



LEGEND

- EXISTING WATER MAIN
- XENIA LINE
- DALLAS CENTER TERRITORY
- XENIA TERRITORY - SUBJECT TO 1992 AGREEMENT
- XENIA TERRITORY - NO AGREEMENT

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2021 DALLAS CENTER
COMPREHENSIVE PLAN
PLANNING BOUNDARY

**XENIA SERVICE AREAS
CITY OF DALLAS CENTER, IOWA
FIGURE 11**

in order to allow the City to serve the area with its municipal water system. As of the time of the completion of this Comprehensive Plan update the City had not reached any agreement with Xenia regarding the willingness or terms and conditions under which the City could purchase territory from Xenia Rural Water.

Storm Sewer System

The City of Dallas Center is primarily located on an upland area with poorly defined drainage patterns. Throughout much of the 1900s the City of Dallas Center's storm drainage relied on the agricultural drainage tile system constructed in the early 1900s. The City of Dallas Center developed limited capacity storm drainage facilities primarily involving the construction of small capacity intakes on various reaches of small diameter agricultural drainage tile.

The small diameter agricultural drainage tile system provided a low capacity storm sewer system. The storm sewer did not provide adequate capacity to accommodate the runoff from major events at the time of precipitation. The storm drainage system relies on slowly draining ponded areas after the end of the rainfall event.

For several decades the City of Dallas Center has recognized the limitations and inadequacies of its storm drainage system. The lack of available resources has limited the City's ability to construct storm drainage improvements.

In the early 1980s the Iowa Department of Transportation improved Highway 44 to a modern two-lane facility. The Iowa Department of Transportation constructed a longitudinal storm sewer flowing easterly along Highway 44. The City of Dallas Center was obligated to provide an outlet for the Highway 44 storm sewer. With its lack of an available outlet the City of Dallas Center modified the lagoon at the former wastewater treatment plant to store stormwater runoff from the Highway 44 storm sewer. The lagoon facility is used to store the peak runoff for discharge to the limited capacity agricultural tile system.

After completion of the Highway 44 storm sewer the City completed limited improvements to the storm sewer system in the 1980s and early 1990s. An example of the limited improvements include the extension of a storm sewer from Highway 44 southerly to the area of the co-op.

The lack of available outlet storm sewer capacity resulted in poor drainage in certain areas of the City. With its limited outlet capacity the stormwater holding pond did not provide a suitable long term storm drainage outlet.

In 2001 the City of Dallas Center completed a major storm drainage facility, referred to as the East Dual Purpose Sewer. This approximately 3 mile long storm sewer constructed of a 42-inch diameter pipe extends from the stormwater holding pond southeasterly and easterly to discharge to a drainage channel tributary to Walnut Creek.

The East Dual Purpose Sewer is designed to provide a modest capacity outlet storm sewer. The storm sewer will operate in conjunction with the existing stormwater holding pond. The East Dual Purpose Sewer does not have adequate capacity to accommodate the runoff during a major precipitation event.

In 2006 the City of Dallas Center developed a long range drainage plan. The plan is the first comprehensive drainage analysis developed for the City of Dallas Center. The drainage plan focuses on east flowing storm sewers that would convey the majority of runoff in the developed area of the City easterly to the Walnut Creek basin.

The comprehensive drainage plan provides a basis for long term improvements to stormwater drainage. It is anticipated development of the stormwater drainage improvements will take as long as 20 years to complete.

Between 2017 and 2019 the City completed its second major stormwater drainage improvement. This project was focused on improving stormwater drainage in the southwesterly area of the City. That project includes a stormwater detention basin located in the southern part of the City. The stormwater detention basin stores the flow from a flow released to the East Dual Purpose Sewer. The Southwest Stormwater Drainage project included a storm sewer that extended westerly to County Road R16 and northwesterly to the area of Hatton Avenue and Ash Street. This storm sewer serves as the backbone and outlet for additional stormwater drainage improvements in the southwest area of the City. The City anticipates a second phase of the southwest area storm sewer project to extend storm sewers into the neighborhood areas.

With the completion of the major storm sewer improvements in the southwest quadrant of the City the major area of inadequate stormwater drainage remaining in the City is in the central and east central area of the City. The City has not yet developed a plan for addressing stormwater drainage in the central and east central area of the City. It is anticipated the City will develop a stormwater drainage plan for this area and implement improvements as resources are available over the next 20 years.

PART 4 - DEVELOPMENT POLICIES

GENERAL

The policy plan approach has been used in the development of a comprehensive plan for the City of Dallas Center. The policy plan is a series of statements that define the direction and character of future community development. The intentions of the community are identified in the policy statements and are used as criteria in developing the land use, major streets and utility plans. The policy statements serve as a tool for decision making related to community growth and development in the future.

To formulate policy statements and to develop the policy plan, it was first necessary to collect background information about the community and to identify the principal land use planning concerns, issues and the needs and development constraints in the community. The background information reviewed in Part 2 is a general overview of the community. The background information was compiled from available information.

To develop the issues and needs which form the foundation for the policy statements, the Dallas Center Planning and Zoning Commission spent time evaluating and discussing areas of concern and opportunities for the community. In addition to information from the Planning and Zoning Commission the community concerns, issues and needs were identified from discussions with the Dallas Center City Council, City staff and a community survey.

POLICY STATEMENTS

To provide direction in the preparation of the Comprehensive Plan and to provide management during the planning period the policy statements or statements of intent have been formulated in this section. The policy statements are based on the planning issues, needs and concerns identified during the development of the Comprehensive Plan. A brief discussion prefacing each policy statements summarizes the methodology and analysis supporting the statements.

The basic objectives and policy statements were utilized as a guide in the preparation of this plan and should be utilized as a decision making tool regarding the growth and development issues arising in the future.

POLICY ON URBAN GROWTH

Discussion

Urban growth, and in particular residential growth, is related to future population growth. To estimate population growth many studies rely on population projections. Population projections may be a simple straight line projection, or may be a detailed projection based on more complex methods of analysis.

The primary purpose of a policy on urban growth as a part of the Comprehensive Plan is to identify the demographic factors and characteristics of the community relating to growth. Growth can either occur or not occur in a community for several reasons.

For some communities growth will occur due to the location of the community and economic and demographic constraints. The City of Dallas Center has shown a trend for modest growth. This trend is reflective of the City's location, as well as the economic factors which influence the City of Dallas Center.

The City of Dallas Center's location approximately 20 miles west of the Des Moines metropolitan area will be a major factor on future urban growth. For at least the next 20 years it is anticipated the City of Dallas Center will continue to experience growth due to its proximity to the Des Moines metropolitan area.

It is anticipated the Des Moines metropolitan area will continue to expand westerly. As the western development area of the Des Moines suburbs approaches the Dallas Center area, it is anticipated economic factors may change and could allow the City of Dallas Center to grow at a more rapid rate.

Historically, the City of Dallas Center has identified itself as a smaller community detached from the urban environment of the Des Moines metropolitan area. Many residents of the City of Dallas Center selected Dallas Center because of its life style and economic development pace.

Dallas Center is located far enough from the Des Moines metropolitan area to remain typical of a smaller Iowa community. Many residents of the City of Dallas Center believe rapid growth such, as experienced in Grimes, Urbandale, Clive and Waukee over the past two decades, is not consistent with the life style of the City of Dallas Center.

While there are residents of the community who would support more rapid growth, it appears there is a significant opinion in the City of Dallas Center to support limited or modest growth and to balance growth with maintaining of the City of Dallas Center's traditional life style. Rapid growth could be considered inconsistent with the life style which is a primary objective of many residents of the City of Dallas Center.

The historical population of Dallas Center over the last 50 years is summarized as follows:

<u>Year</u>	<u>Population</u>
1970	1,128
1980	1,360
1990	1,454
2000	1,595
2010	1,623
2020	1,901

Over the last 60 years the City's population has increased by 76%, or a linear growth of approximately 12.5% per decade. Although the City has grown at an average rate of 12.5% per decade the growth has been irregular.

The 2002 Comprehensive Plan projected growth rates of 10% year and 20% per year. The population in 2020 of 1,901 would be just slightly below the 10% population growth projection line from the 2002 Comprehensive Plan.

Based on the historical growth rate the 12.5% growth rate per decade would appear conservative. At the time this Comprehensive Plan is being prepared in 2022 the City is experiencing an increased interest in residential growth. This increased interest occurs as a result of two potentially large residential development projects. These projects would be a departure from the historical trend of occasional modest sized residential subdivisions.

Although the two residential subdivisions could potentially result in a significant increase in the population of the City, there are other demographic factors that tend to impact the growth rates of communities. Because the City of Dallas Center has not experienced large residential subdivisions it is anticipated there will be a slower buildout of these developments than might be experienced in some of the more rapidly growing communities.

A midrange growth scenario of 30% per decade would not be considered unrealistic if the current trend of interest were to continue over the 40 year planning period. At a 30% decade over decade growth rate the population of the City would increase to 5,425 in the year 2060. The projected population in 2060 would be an increase in the population of 286% above the current population.

The City should continue to monitor the expansion of the growth patterns in eastern Dallas County. The City should be prepared to react to changes in economic conditions and growth patterns which could accelerate the City's growth as a suburban community.

The Comprehensive Plan is based on an underlying concept of modest growth consistent with the current desires and objectives of the community. The City has selected a planning area which extends well beyond the current growth need of the community. The larger planning area is designed to reflect the City's potential for growth, particularly easterly and southeasterly toward Waukee, Urbandale and Grimes.

Objective

Provide for orderly growth and development of Dallas Center while maintaining the well-being of the community and its current life style.

Policies

- Encourage orderly growth at a rate in keeping with the City's ability to provide public services.
- Encourage orderly growth at a rate in keeping with the City's desire to maintain its current quality of life and small town character.
- Encourage urban development that will expand the tax base of the City to provide for the economic support necessary to maintain the quality of services for a modestly growing community.
- Encourage commercial development, including small business and retail, that will support the existing population and attract growth consistent with the City's growth objectives.
- Encourage development that provides opportunities for a healthy, active lifestyle for residents including outdoor activities, walking and biking.
- Continue to monitor growth patterns from the Des Moines metropolitan area westerly toward the City of Dallas Center to identify potential factors which would increase growth rates or change growth patterns.

POLICY ON ECONOMIC DEVELOPMENT

Discussion

The City has identified a long term goal of managing growth to maintain the character and nature of the City as a small community. The City has generally identified the disadvantages of uncontrolled or rapid growth and its potential impact on the character and quality of life of the City.

While the City has identified a target of growth management it is important to recognize the need for ongoing economic development. For the City to remain economically viable there needs to be a balance of residential and nonresidential development. The residential development increases the population of the City and provides a basis for retail and other similar uses. However, the tax revenue collected from residential property is limited and generally is not supportive of the goals and objectives of many communities regarding community facilities and infrastructure.

Commercial and industrial development provides a much greater revenue return due to the more limited rollback on assessed valuations. Commercial and industrial development generally require a lower level of service demands compared to residential development. Communities that achieve a balance between residential and nonresidential development are the most economically viable and provide the resources to maintain the desired quality of life.

Historically, the City of Dallas Center has viewed economic development from a passive perspective. The City has not actively engaged in pursuing residential or nonresidential development. Rather, the City has reacted to prospects that have approached the City regarding development. While the passive approach has yielded both residential and nonresidential development, almost all of the development that has occurred over the last 40 years is the result of a relationship that already existed with the City of Dallas Center.

Over the last 20 years there has been a significant shift in central Iowa concerning economic development. With the growth in the overall Des Moines area there are now more opportunities for cities to pursue economic development, especially for nonresidential development. While the passive approach to economic development has proven successful the City has not been successful in encouraging no relationship driven, or opportunity based development. The City generally has not pursued the potential capture of non-relationship based development.

If the City wishes to continue or improve the balance between residential and nonresidential development the City must consider whether it would be appropriate to adjust its approach to economic development. The proposed approach for economic development is a moderate active approach to economic development. The proposed change would be a limited transition from the passive approach that is focused on relationship based economic development to an approach for opportunity based economic development. The opportunity based economic

development would be designed to pursue potential development projects that are not based solely on existing relationships to the City and to more actively pursue opportunity based economic development.

Objective

Achieve a balance between residential and nonresidential development through the use of a moderately active approach to opportunity based economic development.

Policies

- Manage future growth of the City through a balance of residential and nonresidential development in order to provide a sufficient tax base to provide the desired service level within a manageable tax structure.
- Adopt a policy of moderate pursuit of nonresidential economic development prospects based on both opportunity and relationship driven development.
- Identify areas for future economic development prospects to allow the City to be prepared to respond to economic development prospects.
- Develop planning for infrastructure improvements to serve areas identified as potential locations for economic development prospects.
- Adopt a strategy of pursuing economic development prospects through existing and future partnerships, such as the Greater Dallas County Development Alliance.
- Define and articulate the types and levels of economic development incentives the City would provide or make available for economic development prospects.

POLICY ON RESIDENTIAL LAND USE

Discussion

Residential housing units in the City of Dallas Center consist primarily of single family residential units. A limited number of multi-family dwelling units are located within the City of Dallas Center. Housing for senior citizens is available from commercial establishments, such as Spurgeon Manor. Spurgeon Manor includes townhome type facilities which are available on its campus.

The majority of the housing in Dallas Center was constructed prior to 1960. In the 1960s and the 1970s the Meadow View Acres area in the southeast portion of the City was developed. In the 1980s and 1990s there was limited development in the City with few new subdivisions.

Since 2000 there have been two areas of residential development in the City. One area of development is in the east and southeast area of the City and involved the development of the multi phased Lyn Crest Estates and the Trail View Pointe and Neighborhood at Dallas Center developments.

In the early 2000s both the Cross Country Estates and Country Living Estates were developed along Highway 169 north of Highway 44.

Most of the development over the last 20 years occurred in the period 2000 to 2010. In the 2010 decade there was limited development except for the continuation of the various projects in Lyn Crest Estates.

At the time of the preparation of this Comprehensive Plan the City has for two residential developments. One residential development is located in the remainder of the Neighborhood of Dallas Center property. The other residential development is located adjacent to the City north and east of Highway 44 and Fair View Drive.

A review of the housing stock and housing patterns in the City of Dallas Center has identified several areas of concern to be addressed as a part of the City's long term planning. One primary concern is the affordability of housing, particularly for starter housing. Affordable starter housing generally the secondary or resale housing market, as well as the new housing market.

The availability of rental units is a concern for the long term planning of the City. Rental units are primarily characterized by multi-family living units, such as apartments. The long term planning should focus on achieving a balance of availability of multi-family housing units on a rental basis while maintaining the characteristic and quality of life desired by the City of Dallas Center. The City's long term planning should identify appropriate areas for multi-family housing, as well as appropriate standards and requirements for the design and construction of multi-family housing units.

The City's long term planning should recognize the popularity of townhome development in both the starter home market and the mature housing market. The City currently does not have available townhome development, except for the facilities available on the Spurgeon Manor campus. To widen the option of residential housing types available in the City, the City should foster and encourage development of alternative housing styles including townhomes, patio homes, condominiums and other types of similar housing units as an equity based alternative to single family residential housing.

The City should encourage development of housing which facilitates the movement of housing through the housing cycle. The availability of adequate number of housing units for a natural market progression is a critical component of maintaining accessibility and availability for housing.

Objective

Preserve existing housing stock and complement the existing housing with the construction of new housing designed to meet the needs and objectives of the City.

Policies

- Encourage the rehabilitation and repair of existing housing.
- Encourage programs designed to provide for affordable housing in the City.
- Encourage the development of housing on existing residential lots and the development of new lots at a rate consistent with housing growth in the City of Dallas Center.
- Encourage the development of a variety of housing types, sizes and price points to provide housing choice and availability for citizens in all stages of their lives, including early career, mid-career/family growth, and retirement.

POLICY ON COMMERCIAL LAND USE

Discussion

The commercial development in the City of Dallas Center consists primarily of retail and service sector development. The commercial development in the City of Dallas Center is primarily concentrated in two areas.

The primary commercial land use is located within the City of Dallas Center along Highway 44 and the central business district. One commercial area is the traditional central business district located along and adjacent to Walnut Street. The second commercial area is the corridor located along Highway 44. The Highway 44 commercial development consists of businesses interspersed with residential development.

The Highway 44 commercial corridor includes a limited number of commercial enterprises located in the City of Dallas Center between County Road R-16 and the west corporate limits near Highway 169.

Like many small Iowa communities, the central business district has experienced a transition over the past several decades. The slow change in the central business district has been accompanied by a transition from predominantly retail business sector to a combination of service and retail business sectors.

Over the past several decades a commercial area has developed along Highway 44. The highway commercial corridor consists of retail and service businesses interspersed within the traditional residential corridor. The City's land use planning anticipates the eventual transition of the Highway 44 corridor from residential land use to a highway commercial corridor.

In evaluating long term planning, the City should recognize the need to maintain and promote the vitality of both the Highway 44 corridor and the central business district.

The central business district has transitioned to a destination oriented commercial corridor where access to Highway 44 is not critical to business vitality. The highway commercial corridor along Highway 44 will consist of both destination and drive by commercial enterprises.

In developing and promoting both the central business district commercial corridor and the Highway 44 commercial corridor, the City should recognize the limited potential for commercial enterprise which exists within the City of Dallas Center. The City's proximity to larger retail trade centers, primarily the Des Moines metropolitan area, will limit the opportunities available for retail commercial development.

Long term planning for the City should recognize the future potential for commercial development which may involve parcels which are not suitable for either the Highway 44 commercial corridor or the central business district corridor.

Objective

Provide for a managed commercial land use consistent with the long term strategic objectives of the City of Dallas Center.

Policies

- Encourage the orderly development and growth of commercial property along highway corridors and pursuant to the future land use plan.
- Encourage the continued vitality of the central business district.
- Encourage the redevelopment of the central business district with a development theme to continue its function as the service and retail center for the community and its surrounding trade area.

POLICY ON INDUSTRIAL LAND USE

Discussion

Industrial land use in the City of Dallas Center primarily developed prior to the City's use of zoning as a method of managing land use. Industrial land use in the City of Dallas Center consists of tracts located throughout the City. The industrial land use consists of some uses which may be characterized as light industrial rather than the traditional heavy industrial users.

The major areas of industrial land use include the elevator located along the former railroad corridor south of Walnut Street and the agribusiness parcels located along Highway 44. Industrial land use in the City includes Hy-Line facilities located at the northwest corner of the developed area of the City.

Most of the industrial development consists of enterprises with ties or origins in the Dallas Center area. The City has not identified any industrial or light industrial development area and has generally not pursued business opportunities in an open market or competitive environment.

Industrial land uses often considered to be inconsistent in areas which are adjacent to residential uses. Siting of industrial development is a key element of long term planning for the City of Dallas Center.

The City should recognize the importance of continuing the vitality of the existing industrial properties, including the remarketing of vacated properties.

Objective

Preserve and protect the existing industrial development and to develop facilities to accommodate future light industrial and industrial development.

Policies

- Encourage the continued use of existing industrial properties including assistance in marketing and resale of vacated industrial properties.
- Facilitate the potential expansion of existing industrial properties in a manner which is consistent with surrounding land use.

POLICY ON COMMUNITY FACILITIES

Discussion

Community facilities are an integral part of any city and form the fabric of its life style. The City of Dallas Center has several public, semi-public and private community facilities which support the residents of the City of Dallas Center.

The City of Dallas Center has four park facilities. The oldest park is Mound Park located in the west central area of the City. Mound Park dates from the original platting of the City and provides a typical urban park setting.

Memorial Park is located in the southeast area of the City. For many years Memorial Park was the least developed and utilized park facility in the City. Over the last 20 years the City has increased its efforts to develop and improve Memorial Park.

The Burnett Complex is a 25 acre recreational area located adjacent to the Dallas Center Grimes school complex. Although there are multiple functions of the Burnett Complex, the primary uses of the Burnett Complex are the 1.2 mile walking path and the baseball, softball and soccer fields used by local organizations and the School District.

The newest park facility is Heritage Park located at 14th Street and Walnut Street. Heritage Park is located adjacent to the Raccoon River Valley Trail and across the street from the Roy R. Estle Memorial Library. Heritage Park is the smallest of the four parks in the City, but includes a year round restroom facility, an outdoor ice rink for winter use as well as other passive recreational facilities.

The City of Dallas Center's park area in relationship to the City population significantly exceeds the typical level of park facilities. However, as the City continues to grow additional park facilities will be necessary. At least for the near term large park facilities similar to the existing facilities appear to be less critical than the development of smaller neighborhood park facilities that would be located adjacent to or part of newer residential development areas.

The Raccoon River Valley Trail traverses the City along the former railroad right-of-way. Over the last 10 years the trail has become a focal point due to the significant volume of recreational users. The development of Heritage Park was directly tied to the increased usage of the trail facility.

In recent years there has been significant interest within the City for creating a healthy environment, including an increased interest in sidewalks and recreational trails. The City recently adopted design standards that focus on connectivity for pedestrian and bicycle traffic.

The City of Dallas Center recently completed a major expansion and renovation of the Roy R. Estle Library. The expansion and renovation of the library addressed the long standing need for additional spaces and functionality in the library.

In August 2022 the City began construction to replace the 40 year old Lena Moser swimming pool facility. The new pool facility will be located at the same site as the existing pool facility which reached the end of its useful life.

The Memorial Hall, with its community room, currently meets the short term needs of the City. During the 1990s the City expanded the Fire Department portion of the Memorial Hall building complex. Although Memorial Hall currently meets the needs of the City, the City has identified the need for additional space to relocate the Fire Department from Memorial Hall. Relocation of the Fire Department would provide the City an opportunity to remodel and expand the space available within the Memorial Hall complex.

The Public Works facility located in the east central portion of the City no longer meets the needs of the City. In 2021 the City developed a long term plan for an expanded and redeveloped Public Works facility that would include spaces for both Public Works and Public Safety. Although the project is still in the conceptual stage elements of the Public Works and Public Safety facility will be developed over the planning period.

Objective

Preserve and improve the community based facilities owned by the City of Dallas Center and to facilitate and foster the preservation and development of other public and private community based facilities.

Policies

- Encourage and support the residential housing facilities which serve the needs of senior citizens.
- Complete design and construction of a new swimming pool facility.
- Encourage the continued development of existing and new park facilities.
- Evaluate the community support for a recreational trail improvement program and implement community based trail improvements.
- Continue the planning and development of adequate public works and public safety facilities.
- Continue community based support for the Roy R. Estle Memorial Library to meet the future library needs of the community.

POLICY ON TRANSPORTATION

Discussion

The City's municipal transportation facility consists primarily of local streets serving the commercial and residential properties within the City of Dallas Center.

Highway 44 extends in an east-west direction through the City of Dallas Center along the northerly edge of the City. Highway 44 is under the jurisdiction of the Iowa Department of Transportation. Highway 44 was upgraded to a modern 2-lane design with adequate storm drainage in the early 1980s. Long term planning would anticipate the need to upgrade Highway 44 to accommodate the additional traffic on the Highway 44 corridor. Highway 169 extends north-south through the far western part of the City.

Dallas County Road R-16 extends northerly from Highway 44 and southerly from Dallas Center to Highway 6. County Road R-16 continues southerly to Interstate 80. Long term planning would anticipate increased traffic movement on County Road R-16 southerly toward Highway 6 and Interstate 80. It is anticipated the County Road R-16 corridor may be a catalyst for future southerly development of the City of Dallas Center.

Several rural design Dallas County roadways connect to City of Dallas Center streets in the southeast, northeast and southwest areas of the City. The City should complete long term planning with Dallas County to identify maintenance and capital needs for county roadways, including roadways with shared jurisdiction with the City of Dallas Center.

The majority of the streets in the City of Dallas Center are rural design with ditch drainage rather than curb and gutter drainage. The street surfacing is a combination asphaltic cement seal coat, asphaltic cement pavement and portland cement concrete pavement.

New subdivisions constructed since the 1960s have been required to install portland cement concrete pavement for the streets. The portland cement concrete pavement streets constitute a small percentage of the City's overall transportation network.

Over the last 20 years the City has changed its approach to municipal streets. Historically the City maintained and upgraded most of its residential streets using seal coating.

In the mid-2000s the City changed its approach to street improvements and decided to move away from continued seal coating. The current policy of the City is to upgrade streets to a more permanent surface, either concrete or Hot Mix Asphalt.

In 2011, the City undertook a major Hot Mix Asphalt overlay project. The City has completed paving improvements to Fair View Drive, 12th Street and 13th Street. The City has adopted an approach of annual upgrades of streets based on condition and traffic volumes. The City's long term goal is to eventually upgrade all of the seal coat streets to a more durable long term surface.

The long term plan anticipates completion of an east-west connector between County Road R-16 and Fair View Drive. The long term plan anticipates the roadway extending westerly to Q Avenue near the intersection with 250th Street. A long term goal would be the development of a north-south extension of Quinlan Avenue northerly to Highway 44 near the intersection with County Road R-16.

Long range transportation planning anticipates a major north-south transportation corridor extending through the eastern part of the City of Dallas Center's planning area. Although long range planning for this transportation corridor is in its early stages, the City should consider adopting appropriate land use and development policies that would encourage the preservation of the transportation corridor. The viability of the beltway along the eastern side of the City of Dallas Center is partially dependent on the ability to preserve a suitable corridor free of development that would be inconsistent with the transportation corridor requirement.

Objective

Preserve and maintain the quality of the City's transportation network including the quality and condition of state highways and county roadways which provide transportation links to the City of Dallas Center.

Policies

- Continue the program to upgrade seal coat streets to permanent surfacing, including PCC and HMA pavement.
- Develop and implement a long term policy of coordinating street improvements with drainage improvements. The intent of the coordinated planning is to ensure the City's transportation improvements are completed after the City has addressed deficiencies in its storm drainage facilities.
- Continue to plan for increased transportation needs as the City grows.
- Encourage planning for foot and bicycle traffic in addition to motor vehicle traffic, and require or encourage sidewalks as appropriate.
- Evaluate and finalize an alignment corridor leading to the eventual construction of an east-west connector between Fair View Drive and County Road R-16.

- Identify a long term plan for a future east-west connector extending from County Road R-16 westerly approximately 1/2 mile to connect to the intersection of Quinlan Avenue and 250th Street.
- Develop and implement a long term plan for a north-south connector street located in the westerly area of the City to facilitate through traffic movement and to facilitate future development.
- Continue to monitor and participate in the planning for a western beltway located through the eastern part of the City of Dallas Center's planning area.

POLICY ON MUNICIPAL UTILITIES

Discussion

The City of Dallas Center owns and operates a municipal sanitary sewer system, a municipal water system and a municipal storm drainage system. Since 1980 the City of Dallas Center has focused much of its public investment on improvements to its municipal utilities.

The original sanitary sewer system for the City of Dallas Center was constructed as a WPA project in the 1930s. The sanitary sewers were constructed of clay pipe with joints prone to infiltration and groundwater leakage.

In the mid-1980s the City of Dallas Center constructed a series of sanitary sewer improvements to increase the capacity of the sewer system and to reduce the recurrence of sewer overloading and basement backups. The City constructed the sanitary sewer improvements to provide “relief” capacity to the smaller diameter trunk sewers that were overloaded due to the elevated levels of extraneous flow. At that time the City replaced the original wastewater treatment plant with an aerated lagoon facility located in the southeast area of the City.

In the late 1990s the City constructed the South Trunk Sewer. The South Trunk Sewer was designed to provide sewer service to the south area of the school, including the new Dallas Center-Grimes Elementary School. In 2001 the City’s sanitary sewer system benefited from the completion of the East Dual Purpose Sewer. The East Dual Purpose Sewer allowed the City to provide a new effluent sewer from the wastewater treatment plant to a discharge point in the upper reaches of Walnut Creek.

In the early 2000s the City constructed a low pressure sewer system to serve the two residential areas located along each side of Highway 169 north of Highway 44. The low pressure sewer system is designed to provide sanitary sewer service to development within the City located along Highway 44 and Highway 169.

In 2020 the City completed the construction of a major upgrade to its wastewater treatment plant. The upgrade involved replacing much of the mechanical equipment from the original 1980s facility. The project included the installation of a new treatment process to allow the City to meet ammonia nitrogen limits in its effluent. The project included ultraviolet disinfection to allow the effluent to meet the standards for bacterial contamination

The City’s Capital Improvement Program includes the start of a sewer lining program. The lining program is intended to reduce the extent of extraneous flow into the older sanitary sewers.

The upgrade of the wastewater treatment plant completed the last major project in capital improvements to the sanitary sewer system, except for the ongoing lining program. It is anticipated the lining program will continue for a number of years on an annual project basis.

While the City has significantly upgraded its existing sanitary sewer system the sewer service boundaries for most of the City are relatively close to the existing sewers. Additional development outward from the core of the City will require the City to expand its sanitary sewer system. Most of those expansions cannot be completed by gravity sanitary sewer due to the topography of the area.

The current depth of the sanitary sewers in the City significantly limits the potential for growth using gravity sanitary sewers. If the City experiences growth outward from the existing City it will need to develop one or more lift stations to expand the service area boundary for the sanitary sewer system. The City should develop a longer term plan for sanitary sewers in order to focus future investment in areas of the greatest return on City investment.

Over the last 40 years the City has also invested significantly in the upgrading of its water system. Over the last 40 years the City replaced all of its shallow wells with new shallow wells. The most recent well project was completed in 2020.

The existing water treatment plant was constructed in the early 1970s and was expanded in the 1990s. The City recently replaced the three pressure filters at the water treatment plant and replaced the media in the zeolite softeners.

With the exception of the zeolite softeners the basic components of the City's water treatment plant should remain viable for at least 20 years. The two original zeolite softeners are nearing the end of their useful life and should be scheduled for replacement within the next 5 to 10 years. The City will need to determine whether to replace the existing softeners using the zeolite process or to change to an alternative process, such as membrane treatment.

Over the last 40 years the City constructed a new finished water transmission main leading from the water treatment plant to the water tower and is in the early stages of a phased program of replacing the distribution main that serves customers along Highway 44.

The City constructed a new water tower and a 12-inch water main loop around the developed areas of the City. The City has constructed one north south intermediate connector water main to create a second loop within the distribution system.

Much like the sanitary sewer system, the City's capital investment in the water system has upgraded the system to address most of the critical needs. Future improvements to the water system over the next 20 years will include replacement of the softeners at the water treatment plant, the continued development of new wells as existing wells reach the end of their useful life and expanding the water distribution system as growth requires. The City may wish to consider constructing higher capacity water main in high value and high risk areas of the City.

Of the three major utilities, the City's stormwater system has received the least capital investment of the last 40 years and still remains with significant capital needs. The City of Dallas Center is located on a plateau area between several watersheds. While most of the City

naturally drains to the east southeast, the City lacks a defined overland flow channel to serve as an outlet for stormwater drainage.

In 2001 the City completed the construction of the East Dual Purpose Sewer. The primary purposes of the East Dual Purpose Sewer was to increase the outlet capacity for the stormwater pond located in the east-central portion of the City. The stormwater pond was originally constructed as part of the wastewater treatment plant and was converted to a stormwater pond in the early 1980s. With the completion of the East Dual Purpose Sewer the City no longer uses the stormwater detention pond to manage outlet flows.

While the 42-inch East Dual Purpose Sewer significantly increased the outlet capacity the East Dual Purpose Sewer does not have sufficient capacity to serve address the stormwater needs of the City. The East Dual Purpose Sewer will only function in the long term in a system that involves stormwater collection and detention with managed releases to the East Dual Purpose Sewer.

In 2016 the City developed a longer range plan to provide improved stormwater drainage to the western part of the City. Between 2017 and 2019 the City constructed the first phase of the Southwest Stormwater Improvements. That project involved a detention facility located in the southeast quadrant of the City along with a storm sewer that extended northwesterly to the southwest quarter of the City. The purpose of this project was to intercept stormwater flow and convey it to the new detention facility. The detention facility stores flows for a managed release to the East Dual Purpose Sewer.

Significant stormwater drainage issues still remain in the central and eastern portion of the City. These areas are not tributary to either the original stormwater detention facility or the new stormwater detention facility constructed in the southeast quadrant of the City. The East Dual Purpose Sewer does not have sufficient capacity to accommodate the runoff from the undetained portions of the City.

Approximately 10 years ago the City adopted a Stormwater Management Ordinance that requires new development to limit the release rate from the new development in a 100 year storm event to no greater than the runoff of a 5 year storm event in the predevelopment condition. While this requirement mitigates the impact of development on increases of stormwater flow it does not meaningfully address the stormwater drainage issues in the central and eastern portions of the City.

While the City has invested significantly in stormwater drainage improvements the lack of adequate drainage facilities in the central and eastern portion of the City remain one of the largest utility needs to be addressed. With the completion of major improvements to the sanitary sewer system and water system the next focus for municipal utilities will be to continue the improvement to stormwater drainage in the eastern and central portions of the City.

Objective

Preserve and improve the municipal sanitary sewer system, water system and storm drainage facilities.

Policies:

- Develop and implement extensions of sanitary sewer system to provide sewer service to newly developing areas surrounding the municipal sanitary sewer system.
- Evaluate and implement programs of flow management and flow reduction. The programs would be designed to reduce the levels of extraneous flow in the sanitary sewer system in a cost effective manner.
- Continue the City's program of approximately every 7 to 10 years constructing a new well in the City's well field area to ensure adequate water supply.
- Develop and implement a plan to annex the City's well field area to allow the City use of its zoning ordinance to assist in the regulation of land uses in the vicinity of the well field.
- Continue the implementation of the Highway 44 Distribution Main Replacement project.
- Continue planning for water main improvements in the general vicinity of high risk properties in the Central Business District corridor.
- Facilitate and coordinate extension of water mains to newly developing areas.
- Continue planning for improvements to the water treatment plant to replace the zeolite softening process with reverse osmosis or another alternative process of a similar nature.
- Develop and implement a strategy to deal with Xenia Rural Water service rights in areas surrounding the City of Dallas Center.
- Continue planning for an implementation of the Phase 2 of the Southwest Stormwater Improvements.
- Develop and implement a plan for stormwater improvements in the eastern and east central areas of the City that lack adequate stormwater drainage facilities.

PART 5 - GENERAL LAND USE PLAN

GENERAL

This part of the comprehensive plan presents a general land use plan, and a plan for future streets and utilities based on the land use policies outlined in this report. The land use plan takes into consideration existing land use characteristics and zoning. The plan includes a review of development constraints in the area, a general summary of land suitability for development and a general assessment of land use needs.

DEVELOPMENT CONSTRAINTS

Development constraints are related to land that is environmentally sensitive to urban development. The land forms in the Dallas Center area poses only limited constraints for development.

Low lying areas located along the North Raccoon River in the westerly part of the planning area are subject to flooding. The flood prone areas along the North Raccoon River should remain in land uses which are not considered consistent with urban development. There are some areas of steep slopes along the valley wall of the North Raccoon River. These steep slope areas are generally very sensitive to development and may be very erosive when disturbed.

Throughout the planning area there are small, localized waterways and creeks which may be subject to localized flooding. Although these small drainage swales and drainage channels are not formally defined by the Federal Emergency Management Agency as designated floodplains, these areas can be subject to flooding during periods of intense precipitation and runoff.

These localized areas subject to flooding would not be considered suitable for urban development. The limited size of these drainage areas subject to flooding would allow development to occur adjacent to the flood prone areas with the flood prone areas being reserved for localized drainage.

The lack of suitable drainage is a concern throughout much of the planning area. With the planning areas location in an upland area, there is a defined lack of overland flow to provide suitable drainage.

Much of the agricultural area within the planning boundary relies on subsurface agricultural drainage through the tile system. The capacity of the agricultural tile system is not sufficient to allow for urban drainage. The existing developed areas of the City of Dallas Center lack suitable drainage due to the lack of a natural drainage outlet. Future development within the City of Dallas Center and its planning area should be limited to those areas where adequate drainage is available.

WOODLAND AND WETLAND AREAS

Most of the woodlands in the Dallas Center area are located along the North Raccoon River in the far westerly area of the City's planning area. Much of this woodland area is located along and adjacent to the valley and valley wall area of the North Raccoon River. The wooded areas along the easterly side of the North Raccoon River have attracted residential development.

In addition to the floodplains there are a limited number of wetlands located in the Dallas Center area which have been identified by the U.S. Fish and Wildlife Service and are summarized on the National Wetlands Inventory maps (NWI). In general, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface.

The single feature that most wetlands share is hydric soils that are at least periodically saturated with or covered by water. Wetlands typically include swamp, marshes, bogs and other similar areas. Most of the wetland areas located in the Dallas Center area include small drainage swales, ponds and other areas of limited natural drainage.

LAND USE SUITABILITY

Various urban types of land use generally have different preferences for optimum development. For example, low and moderate density residential development usually consider areas with varied topography, proximity to existing residential development, community facilities such as schools, churches and parks, service by local streets with access to major streets and the availability of municipal utilities including fire protection. Low density residential development is often attracted to wooded areas.

Due to their generating of higher traffic volumes high density residential land uses consider locations in proximity to major streets. This tendency to locate near major transportation facilities is a characteristic in addition to the factors which generally attract residential development.

Retail commercial development usually considers sites in close proximity to potential markets, such as the flow of vehicular traffic and pedestrian concentrations. Such locations require access to major streets and convenient driving or walking distance from residential development. Reasonably level sites served by municipal utilities with good drainage are considered desirable for commercial development.

Industrial, light industrial and non-retail commercial facilities are generally located on level land accessible to major transportation routes.

Industrial land is usually serviced by municipal utilities. Industrial land sites are generally located in areas where the industrial land use would not be considered a conflict with adjoining land uses, such as residential development. Suitable industrial land use sites can be considered inconsistent with adjoining residential land use if adequate buffers for separation are not provided.

GENERAL LAND USE PLAN

The general land use plan is shown on Figure 12. The general land use plan indicates the type and location of urban land use anticipated for future growth and to provide flexibility and choice of location for development. The general land use plan is based on land use policies, development constraints, zoning and plan coordination. Considerably more land is shown in the general land use plan than the estimated need.

The general land use plan shows the existing land use within the City of Dallas Center as reflected from its zoning classification. The zoning classification is used as the basis for land use because of the City of Dallas Center's long standing policy of zoning based on land use.

Future land uses within the planning area are shown based on categorization of uses. The future land use categorizations are general in nature and are intended to show the general characteristics anticipated for future land use.

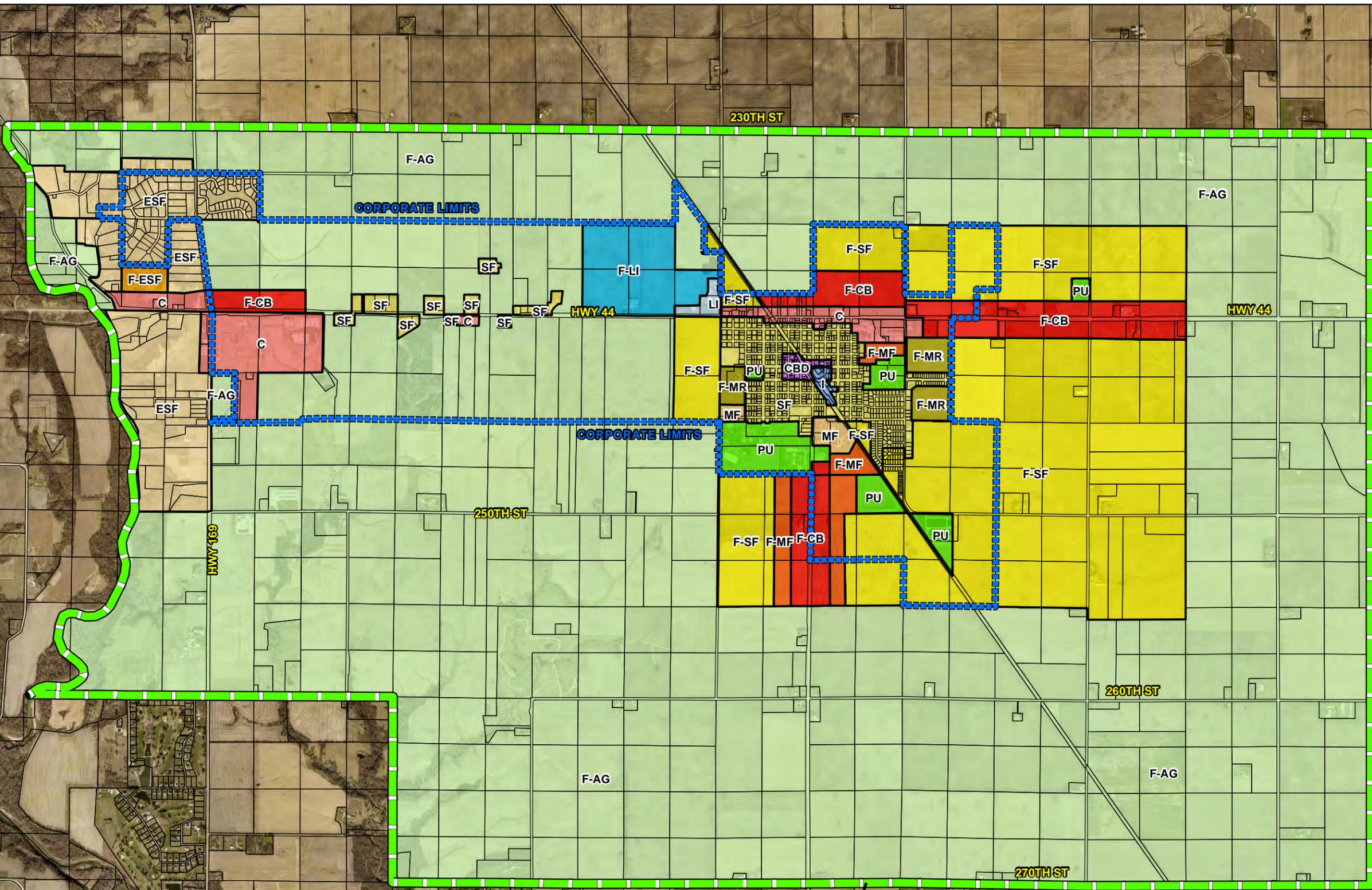
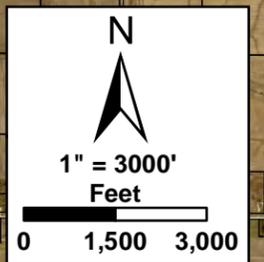
RESIDENTIAL LAND USE

The general land use plan shows a total of seven categories of residential land use. The land use plan shows three existing residential land uses.

- Existing Single Family Residential
- Existing Estate Single Family Residential
- Existing Multi-Family Residential

The existing single family residential is primarily located in the developed area of the City. The existing multi-family residential development encompasses the limited multi-family residential areas located within the developed area of the City. The estate residential is located in the western part of the City generally in the residential subdivisions located along the Highway 169 corridor.

With respect to the residential land uses the general land use plan is a reflection of the existing residential land uses. It is not the intent of the general land use plan to set forth a future change in the characterization of the existing residential land uses.



GENERAL LAND USE	
EXISTING	
	SINGLE FAMILY RESIDENTIAL
	ESTATE SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	CENTRAL BUSINESS DISTRICT
	COMMERCIAL DISTRICT
	LIGHT INDUSTRIAL DISTRICT
	INDUSTRIAL DISTRICT
	PUBLIC USE AREA
FUTURE	
	FUTURE AGRICULTURE/NO DEVELOPMENT
	SINGLE FAMILY RESIDENTIAL
	ESTATE SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	MIXED RESIDENTIAL
	TOWN HOME RESIDENTIAL
	COMMERCIAL BUSINESS
	LIGHT INDUSTRIAL

2021 DALLAS CENTER
COMPREHENSIVE PLAN
PLANNING BOUNDARY

**FUTURE LAND USE MAP
CITY OF DALLAS CENTER, IOWA
FIGURE 12**

**VEENSTRA
& KIMM INC.**
PROJECT NO. 212179
AUGUST 19, 2022

The general land use plan shows the following five future residential land use:

- Single Family Residential
- Estate Single Family Residential
- Multi-Family Residential
- Town Home
- Mixed Residential

The largest future residential land use is the traditional single family residential. The land use plan generally shows future single family residential adjacent to the eastern, southern, northern and western boundaries of the developed area of the City of Dallas Center.

The largest future single family residential land use to the south and east along both sides of County Road R-16. The land use plan anticipates County Road R-16 and Highway 44 will eventually serve as the catalyst for easterly and southerly expansion of the residential development.

The land use plan shows a 1/4 mile strip of future single family residential along the west side of the developed core of the City of Dallas Center. This land use is to reflect a westerly expansion of the City. Although limited growth has recently occurred in this area, the land use plan contemplates future residential development.

The future estate residential development is located in the western part of the City along the Highway 169 corridor. The land use plan recognizes the land forms in the area adjacent to Highway 169 is suited to large lot estate residential development.

The land use plan shows smaller areas anticipated for future multi-family residential and future townhome development. These smaller multi-family and townhome development areas are in the eastern areas of the City and south along R-16.

The intent of future multi-family residential and future townhome development area is to serve as a transition between single family residential and other land uses. The land use plan recognizes a variety of factors may serve as the catalyst for the development of multi-family residential or townhomes.

Although the general land use plan identifies areas designated for multi-family residential and townhome development, the plan recognizes the need for some flexibility in accommodating future multi-family and townhome development.

It is the intent of the land use plan to remain flexible in accommodating these types of land uses. The primary objective of the land use plan is to recognize the appropriateness of these types of land uses to serve the future residential needs of the City and to do so as a transitional use area that does not compete for single family residential land use.

COMMERCIAL LAND USE

The general land use plan shows the following categories of commercial land use:

- Central Business District
- Existing Commercial

The general land use plan is intended to reflect the current boundaries of the Central Business District and its unique commercial nature. The land use plan recognizes the highway oriented commercial development located along Highway 44. This development is located both in the developed area of the City and along the lesser developed areas extending westerly toward Highway 169.

The general land use plan shows the following future commercial land uses:

- Future Commercial

The land use plan recognizes the primary commercial corridors for the City of Dallas Center are along Highway 44 and along R-16 to the south. Although other land uses will exist along the Highway 44 corridor, the land use plan contemplates reserving most of this corridor for future commercial and business development.

INDUSTRIAL LAND USE

The general land use plan designates one industrial land use. The industrial land use area is the existing elevator facility located in the central area of the City of Dallas Center.

The long range land use plan designates no future industrial land uses. The City of Dallas Center does not anticipate its future growth patterns will foster and encourage development that would be considered traditional industrial development.

The land use plan shows one future light industrial area on the north side of Highway 44 just west of the development area of the City. The City's long range land use plan focuses on light industrial and business development that is more appropriately characterized as a commercial land use.

AGRICULTURAL LAND USE

The largest component of the City's general land use plan is area designated for agricultural use. While the land use plan identifies corridors for residential, commercial and industrial development, these areas constitute only a small portion of the City's long range planning area. The balance of the planning area is anticipated to remain in agricultural use through at least a 20 year planning period.

It is anticipated most of the City's future annexation will involve areas designated for agricultural or open space use. Due to the predominant nature of the City's proposed agricultural land use areas, the City should develop policies and procedures conducive to continued use and sustainability of agricultural areas within the corporate limits of the City.

PUBLIC AND OPEN SPACE LAND USE

The general land use plan includes designations of areas for current and future public use and open space. The public use designation is primarily reserved for publicly owned facilities for current and future uses. Examples of the current public uses include:

- Parks and Burnett Complex
- Community Swimming Pool
- City Public Works Facility
- City Wastewater Treatment Facility
- Schools

TRANSPORTATION PLAN

The general land use plan anticipates the City's long term transportation plan will predominantly rely on existing and proposed regional transportation facilities. The City of Dallas Center is well served by its existing transportation facilities. These facilities include Highway 44 along the central access of the City and Highway 169 extending north-south through the western part of the City.

The third major transportation facility is County Road R-16. Although County Road R-16 extends both northerly and southerly of Highway 44, the reach of County Road R-16 extending south to Highway 6 is a significant transportation connector to the City of Dallas Center. County Road R-16 provides direct access to Highway 6 and continuing southerly to Interstate 80.

The long range regional transportation plan for the Des Moines area includes the identification of a corridor for a future beltway or bypass extending along the western and northwestern fringes of the Des Moines metropolitan area.

Current planning identifies a possible alignment for this western beltway extending through the eastern part of the City of Dallas Center's long range planning area. The general land use plan shows a corridor for the future transportation corridor.

The general land use plan recognizes the importance of this future transportation corridor to serve as a catalyst for both commercial and residential development.

The 2002 Comprehensive Plan contemplated a future connector street between 250th Street and Fair View Drive and County Road R-16 along the 250th Street corridor. This extension of 250th Street between Fair View Drive and County Road R-16 provides access from the southeastern quadrant of the City of Dallas Center to the County Road R-16 corridor.

The City's long range land use plan should anticipate the preservation of a corridor for, and eventual construction of, a connector between Fair View Drive and County Road R-16 generally along the 250th Street corridor. There are alternative alignments available for this corridor and the comprehensive plan does not attempt to establish a specific transportation corridor.

It is anticipated development surrounding the City of Dallas Center will utilize the existing street network and county road system. As areas develop the City will need to identify arterial and collector streets. Due to the long range nature of the land use plan, the comprehensive plan does not attempt to identify a long range street corridor.

APPENDIX A

COMMUNITY SURVEY RESULTS

Examples of responses (edited for brevity):

- A beautiful, caring small community
- A great place to live
- Awesome
- Best place to raise a family
- Charming, welcoming, homey
- Cliques small town with deteriorating values
- A proud heritage and a promising future
- Diamond in the rough
- Family friendly pretty little town
- Great small town feel, great place to raise a family
- Home town friendly!
- Nice small town but difficult for newcomers
- Norman Rockwell-wish
- Old fashioned small town living
- On the cusp, well positioned, forward thinking
- Peaceful
- Outdated
- Quaint
- Safe and caring
- Small town feel but close to big city amenities
- Small town living at its finest
- Full of potential
- Small, fun, kind, caring, progressive, helpful
- Unfriendly to new comers
- Walkable
- Welcoming and energetic
- Well kept
- Wonderful, friendly
- Xenophobic

What are the three most important reasons you or your family chose to live in Dallas Center?

- 73.2% - Small town feel
- 46.0% - Family friendly
- 36.8% - Quality of school district
- 34.9% - Near friends and/or family
- 24.6% - Raised here
- 22.4% - Cost of homes
- 21.0% - Proximity to work

Other comments in response to this question:

- Tax abatement
- Away from the city
- Close to nature
- Pool, skate rink, festivals/celebrations
- Des Moines is too crowded

How would you rate the overall quality of life in Dallas Center?

- 93.4% - Excellent or good

Over the next 5-10 years, I expect the quality of life in Dallas Center will:

- 89.3% - Improve or stay the same

What types of housing are needed most in Dallas Center?

- 56.4% - Mid-level single family homes
- 50.4% - Entry-level single family homes
- 25.4% - Townhomes
- 18.6% - Apartments
- 14.8% - Senior housing (independent and assisted living)
- 12.1% - Large estate single family homes

Other comments in response to this question:

- Affordable apartments/townhomes for single parents
- Do not make it sprawled out like Grimes/Waukee and Adel
- Another Amy Gene Acres!
- None – we’re a great size!
- Not sure that it needs housing. If it did, quality and affordable slow growth.

Please indicate your level of agreement with the following statement, “Dallas Center needs more affordable entry-level single family housing.”

- 62.5% - Agree or strongly agree
- 22.1% - Disagree or strongly disagree

Please indicate your level of agreement with the following statement, “Dallas Center needs more multi-family housing options such as apartments, townhomes, condos or senior housing.”

- 46.4% - Agree or strongly agree
- 43.4% - Disagree or strongly disagree

What type of dwelling do you live in?

- 82.6% - Single family detached home
- 14.1% - Rural estate or farm home

Do you own or rent your home?

- 95.2% - Own

In your opinion, what should Dallas Center have more of?

- 60.4% - Retail options
- 38.5% - Parks, recreation opportunities and open space
- 38.5% - Entertainment opportunities
- 37.0% - Housing options
- 32.5% - Office development and employment opportunities
- 20.4% - Industrial growth and development

Other comments in response to this question:

- At least one fast food restaurant like McDonald's
- Clean water, less hog lots
- Grocery/fresh food options
- Mindful growth
- New swimming pool
- We like it "as is" thank you

Which of the following best describes your primary current place of employment?

- 64.8% - Work outside the home
- 15.8% - Work from home
- 18.7% - Retired

If you work outside the home, where is your place of employment located?

- 27.9% - In Dallas Center
- 23.0% - In a neighboring city (Grimes, Waukee, Adel, etc.)
- 39.2% - In other parts of the Des Moines Metro Area

Please indicate your level of agreement with the following statement, "Current retail, commercial and restaurants in Dallas Center meet your needs."

- 48.5% - Disagree or strongly disagree
- 47.8% - Agree or strongly agree

How do you feel in general about Dallas Center's future growth?

- 49.4% - We should allow growth to happen but we don't need to actively encourage it
- 37.3% - We should actively be encouraging growth, including new developments
- 7.4% - We should discourage growth and try to stay small

Examples of responses (edited for brevity):

- No tax abatements. The right people will come without needing extra incentives.
- Focus on improving the downtown area and improving the older buildings in town
- More retail options, Mainstreet revitalization
- A grocery store
- A new pool
- Activity for youth
- Add more stores in town and paved roads for all communities (Country Living Estates)
- Affordable housing
- Aquatic center
- Be careful what you wish for. Look at Grimes and Waukee
- Better roads, water system, possibility of another gas station
- Better start annexing east and south of the city before Waukee, Urbandale or Adel swallow it all up
- Can our current infrastructure support growth? Fire, police, sewer, water systems, streets and street lights
- Commercial development
- Continued street upgrades, continue storm water control improvement
- Only allow local and privately owned small businesses to be options for retail and food
- Controlled growth
- We need to remove the Quietly from our town motto. Let's be simply progressive!
- Decent water!!!
- Do not change the community's feel and residential dynamics by building low income subsidized housing units. Completely opposed.
- Do NOT make the same mistakes Grimes made. They grew TOO fast and ruined their small town feel. Too many people and low cost multi-family housing turned Grimes into just another rude, overcrowded community DIRTY town. I love DC, please don't ruin it.
- Downtown storefronts need updated
- Entry level housing
- Fiber optic Internet
- Improve the look of the main stretch on Walnut
- It looks sloppy to not have cohesive sidewalks and roads combining our old and new neighborhoods
- Fix the antique water supply system
- Fix current roads and sidewalks before adding more housing
- Focused, organized growth rather than sprawl
- Get emotional intelligence training for your city council. They should treat everyone with respect regardless of their political affiliation.
- Get rid of the pig manure odor
- Hog confinements
- How to attract more young families to encourage growth in our town

- I am not opposed to residential development but see no reason why we can't require new developments to match the look and feel of the nicest parts of old town Dallas Center
- I believe P&Z has been overly deferential to developers out of concern they might choose to build somewhere else
- Construction of concentrated animal feeding operations near Dallas Center in recent years has reduced our quality of life due to the unpleasant smells they produce
- I would like to see an aggressive program of annexation to give us some say over what will be built near our town
- Inclusive of those with disabilities
- Infrastructure
- Keep the unique feel of Dallas Center, not 70 homes that all look alike
- Keeping the small business and small town feel as a major priority
- Keep the small town feel – trees, parks, sidewalks/bike trails, small stores
- Keeping the town clean and safe for children
- Keeping the uptown area intact and the center of the community for retail, commercial and entertainment options. If uptown is not where the restaurants and entertainment options are located, the town will turn into featureless suburbia like Grimes and Waukee.
- Lots of people live here because of the small town feel. Dallas Center is special because it's a hidden gem in all these neighboring towns that has kept its charm. Hard to have such a nice small town this close to the city.
- Maintain the small town feel
- Middle range homes go so quickly on the market—just days! We know many who are looking to live here but cannot seem to find anything to buy.
- New swimming pool and townhomes and small houses for our young people, our poor and our disabled and elderly
- I want to see a balance of residential, retail and green space
- Please make sure city limits are safe to keep surrounding communities from encroaching
- Restaurants, streets repaired, some new growth but not a ton
- Retail: grocery store, another convenience store/gas station
- Shopping, grocery, restaurants, and entertainment to attract families
- Sidewalks that go places
- Staying true to what Dallas Center is as a community—a small town that values quality recreation, invests wisely in its community, and cares deeply about its residents
- Take care of the water plant and fix the roads
- The culture and safety felt in the community is a major draw for us and other families
- To keep the small town feeling and continue to have the downtown remain the center of town!
- Water and streets
- We don't need to be a Grimes or Waukee
- Well thought out and planned growth