



Future Land Use Plan - City

FUTURE LAND USE SUMMARY

A total of 2,032 acres of incorporated land is classified as easily developable, taking into account the environmental constraints within Indianola. A population growth-based demand of 1,173 acres is recommended to accommodate the growth to 2040. This does not consider the need for transportation and right-of-way uses provided through additional development. It also does not consider additional acreage needed to preserve competitive land pricing or provide consumers a choice. Annexation may be required to accommodate additional growth responsibly.

The city is also encouraged to monitor the number of building permits issued annually. Numbers closely resembling the average from 2000 to 2019 will result in a fairly accurate land use needs projection. Permits issued at a slower or faster rate will require changes to the land use demands.

FUTURE LAND USE PLAN

Iowa law requires the development of a Future Land Use Plan as a basis to regulate zoning. The plan identifies more land than is necessary for the planning period, but allows for multiple development opportunities throughout the planning area. The future land use plan is intended to provide general guidelines. Land use boundaries are conceptual in nature with an emphasis on the relationship between adjoining land uses and physical features.

The land use reflected in the 2011 Comprehensive Plan has largely been updated to accommodate mixed uses.

CLASS	DESCRIPTION / PERMITTED USES
ENVIRONMENTALLY SENSITIVE OVERLAY	Consists of 100-year floodplain, slopes of 10% or more, wetlands, and waterways including a 100-foot wide buffer on each side of the stream or creek Restricts development to that which can be compatible with the environmental challenges of the area This overlay shall not supersede Floodplain Development Regulations
PARKS & RECREATION	Parks and open space Recreational facilities Trails and trailheads Golf courses
AGRICULTURE	Agriculture Conservation Rural housing