



City of Durant, IA Comprehensive Plan 2013-2032



Cedar, Muscatine and Scott Counties, Iowa

Insert Adoption Resolution

Plan Amendments

This plan may be amended in the years between major updates (see Section 5.4 Plan Adoption and Amendment Procedures). Amendments should be noted here.

<u>Amendment Date</u>	<u>Page Number</u>	<u>Description</u>
-----------------------	--------------------	--------------------

Contents

Chapter 1: Introduction

- 1.1 The Plan as a “Living Guide” 1-3
- 1.2 A Snapshot of Durant 1-6
- 1.3 The Planning Process 1-9

Chapter 2: Goals, Objectives & Policies

- 2.1 Community Vision 2-2
- 2.2 Agricultural, Natural & Cultural Resources 2-4
- 2.3 Economic Development 2-7
- 2.4 Housing 2-11
- 2.5 Community Character 2-15
- 2.6 Transportation 2-21
- 2.7 Community Facilities & Utilities 2-25
- 2.8 Intergovernmental Collaboration 2-29
- 2.9 Hazards 2-31

Chapter 3: Land Use

- 3.1 Goals, Objectives & Strategies 3-2
- 3.2 Future Land Use Categories 3-4
- 3.3 Future Land Use Map 3-16
- 3.4 Interpreting Map Boundaries 3-17
- 3.5 Future Land Use Map Amendments 3-18

Chapter 4: Downtown Durant

- 4.1 Vision Statement 4-2
- 4.2 Goals & Objectives 4-3
- 4.3 Parking Study 4-4
- 4.4 Urban Context 4-6
- 4.5 Retail Market Study 4-11
- 4.6 Master Plan 4-14
- 4.7 Action Steps 4-20

Chapter 5: Implementation & Action Plan

- 5.1 Guiding Daily Decisions 5-2
- 5.2 Guiding Annual Decisions 5-4
- 5.3 Action Plan 5-5
- 5.4 Amending the Plan 5-36

Appendix A: Community Indicators

Appendix B: Public Input

Appendix C: Comprehensive Plan Maps

Acknowledgements

Prior to 2013

Durant City Council

Mayor of Durant – Dawn Smith
Council Member – Chris Gilroy
Council Member – Dean Maiers
Council Member – Bill Miller
Council Member – Ken Pennock
Council Member – Scott Spengler

Durant Planning and Zoning Commission

Commission Member – Andrea Shaffer
Commission Member – Jack Henderson
Commission Member – Tom Langbehn
Commission Member – Mick Gruemmer
Commission Member – Dan Alpen
Commission Member – Janet Paustian
Commission Member – Steve Young

City Staff

City Clerk – Deana Cavin
Dir of Public Works – Al Olderog

After January 1, 2013

Durant City Council

Mayor of Durant – Dawn Smith
Council Member – Chris Gilroy
Council Member – Brian Utter
Council Member – Doug Beland
Council Member – Ken Pennock
Council Member – Scott Spengler

Durant Planning and Zoning Commission

Commission Member – Andrea Shaffer
Commission Member – Cory Meincke
Commission Member – Kim Ralfs
Commission Member – Mick Gruemmer
Commission Member – Dan Alpen
Commission Member – Janet Paustian
Commission Member – Steve Young

City Staff

City Clerk – Deana Cavin
Dir of Public Works – Al Olderog

MSA Professional Services, Inc.

Christopher Janson

John Robbins

Shawn O'Shea

Jim Holz, AICP

Steve Tremlet, AICP

Introduction

This chapter provides the foundation for the Comprehensive Plan, outlining why we plan, the planning process, Iowa Smart Planning, and the planning area. In addition, Chapter 1 also provides selected community background information including key community indicators and existing plans and studies.

	Page
1.1 The Plan as a “Living Guide”	1-3
1.2 A Snapshot of Durant	1-6
1.3 The Planning Process	1-9

1.1 The Plan as a “Living Guide”

Why Plan?

It is difficult to know what the future may bring for Durant or for any community. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Durant to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Plan Maintenance

This planning document is a “living” guide for growth and change in the City of Durant. The plan represents the City’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.

Iowa Smart Planning

The Iowa Smart Planning Act (State Code Chapter 18B), signed into law on April 26, 2010, includes three primary components:

1. Ten Iowa Smart Planning Principles
2. Comprehensive Planning Guidance and 13 plan elements
3. Establishment of the Iowa Smart Planning Task Force

The Iowa Smart Planning Act does not mandate how communities should grow, rather it requires that communities and state agencies consider Smart Planning Principles when planning for the future and provides guidance concerning important elements local plans should include.

Smart Planning Principles

The Ten Iowa Smart Planning Principles must be considered and may be applied when local governments and state agencies deliberate all appropriate planning, zoning, development and resource management decisions. Application of these Principles is intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard Iowa’s exceptional quality of life.

Successful integration of the Principles also addresses the need for fair and equitable decision-making regarding the growth of communities, and can produce cost savings regarding the provision of public services. The ten Smart Planning Principles are:

- | | |
|--|--|
| 1. Collaboration | 6. Housing Diversity |
| 2. Efficiency, Transparency, & Consistency | 7. Community Character |
| 3. Clean, Renewable and Efficient Energy | 8. Natural Resources & Agricultural Protection |
| 4. Occupational Diversity | 9. Sustainable Design |
| 5. Revitalization | 10. Transportation Diversity |

Comprehensive Planning Guidance

The Iowa Smart Planning Act outlines 13 elements that may be included in a city or county’s comprehensive plan:

- | | |
|--|--------------------------------------|
| 1. Public Participation | 7. Economic Development |
| 2. Issues and Opportunities | 8. Agriculture and Natural Resources |
| 3. Land Use | 9. Community Facilities |
| 4. Housing | 10. Community Character |
| 5. Public Infrastructure and Utilities | 11. Hazards |
| 6. Transportation | 12. Intergovernmental Collaboration |
| | 13. Implementation |

The Act also stimulates that comprehensive plans developed using the 13 planning elements must also address prevention and mitigation of, response to, and recovery from catastrophic flooding.

Plan Organization

The organization of the plan is based both on the planning process and the guidance provided by the Iowa Smart Planning Act. The plan is divided into six chapters plus several important appendices.

Chapter 1: Introduction

Chapter 1 discusses the role of the plan, the Iowa Smart Planning Act, the planning area boundaries and regional context, and Durant’s previous planning efforts.

Chapter 2: Vision, Goals, Objectives and Policies

Chapter 2 includes a vision for the future of the City, as desired in 2032, and goals, objectives, policies, key indicators and action steps for each element of the plan, including:

- | | |
|---------------------------------|---------------------------------|
| Housing | Sustainability |
| Mobility & Transportation | Community Facilities & Services |
| Economic Prosperity | Community Character |
| Agriculture & Natural Resources | Hazards |
| | Collaboration |

Chapter 3: Land Use

Chapter 3 describes current land use characteristics, defines future land use categories and policies, and presents the future land use map. Detailed planning for several subareas within the City is also addressed.

Chapter 4: Downtown Durant

Chapter 4 outlines the goals, objectives, policies and physical improvements recommended for downtown Durant.

Chapter 5: Implementation & Action Plan

Chapter 5 describes the tools and procedures by which the plan will be implemented and provides a detailed timeline of action steps for successful implementation of the plan.

Appendix A: Community Indicators

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for the City of Durant. This data informs the planning process and should be updated from time to time to track progress and change in the City.

Appendix B: Public Input

Appendix B is a compilation of complete results from the public input process.

Appendix C: Action Plan

Appendix C is a set of actions to be pursued in the next 1-3 years to help the City realized the vision, goals and objectives in this plan. This action plan is to be updated every 1-2 years based on the long term action plan.

Appendix D: Public Input

Appendix D is a set of the existing conditions and future use maps with the entire plan area, including the 2 mile extraterritorial area.

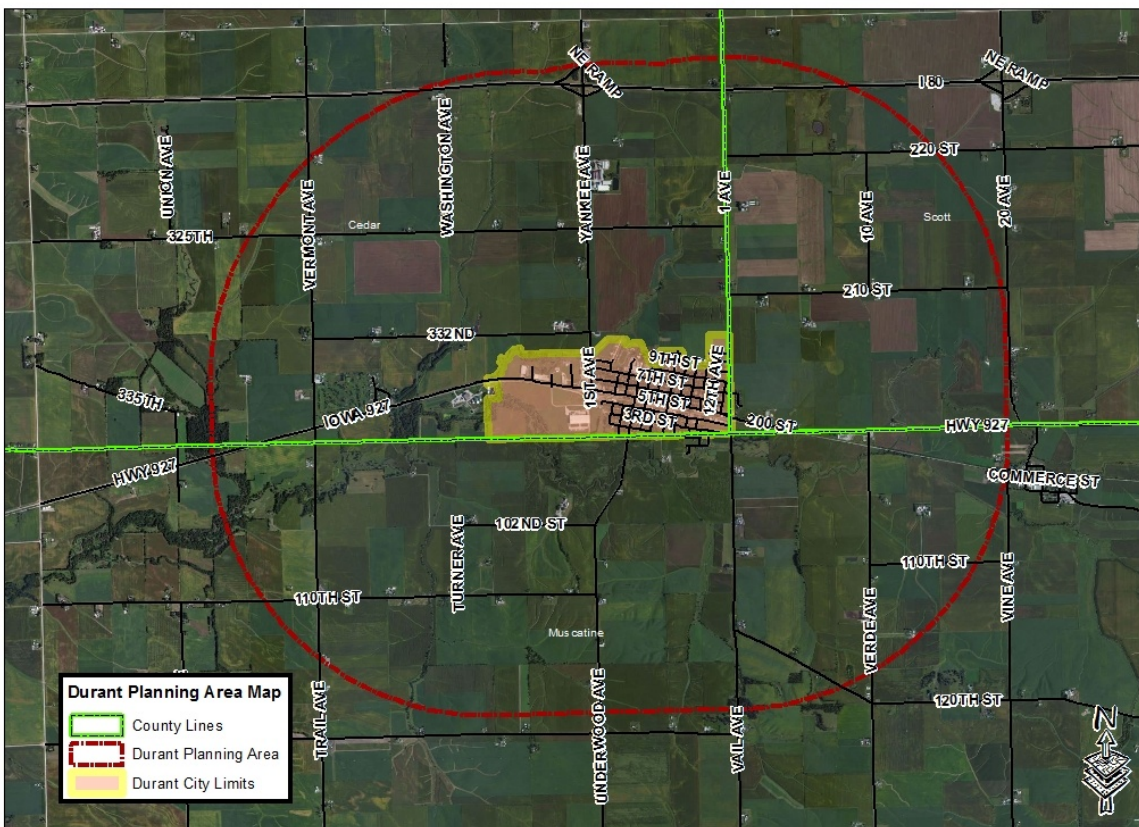
1.2 A Snapshot of Durant

History of Durant

In 1854, Benjamin B. Brayton, a civil engineer employed by the Rock Island Railroad, came to town to negotiate railroad business. During this time, Mr. Brayton laid out and platted the town. It was then that Mr. Thomas C. Durant, a close friend of Mr. Brayton's, announced that he would donate \$800 to be used for the construction of a schoolhouse for the children of this community. To honor this contribution, Mr. Brayton named this new town "Durant" in honor of his esteemed friend

Planning Area

The study area for this Plan includes all lands in which the City has both a short- and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the City's potential two-mile extraterritorial jurisdiction within Iowa. The City is approximately 679 acres (1.06 square miles). The entire Planning Area is approximately 14,902 acres (23.28 square miles).

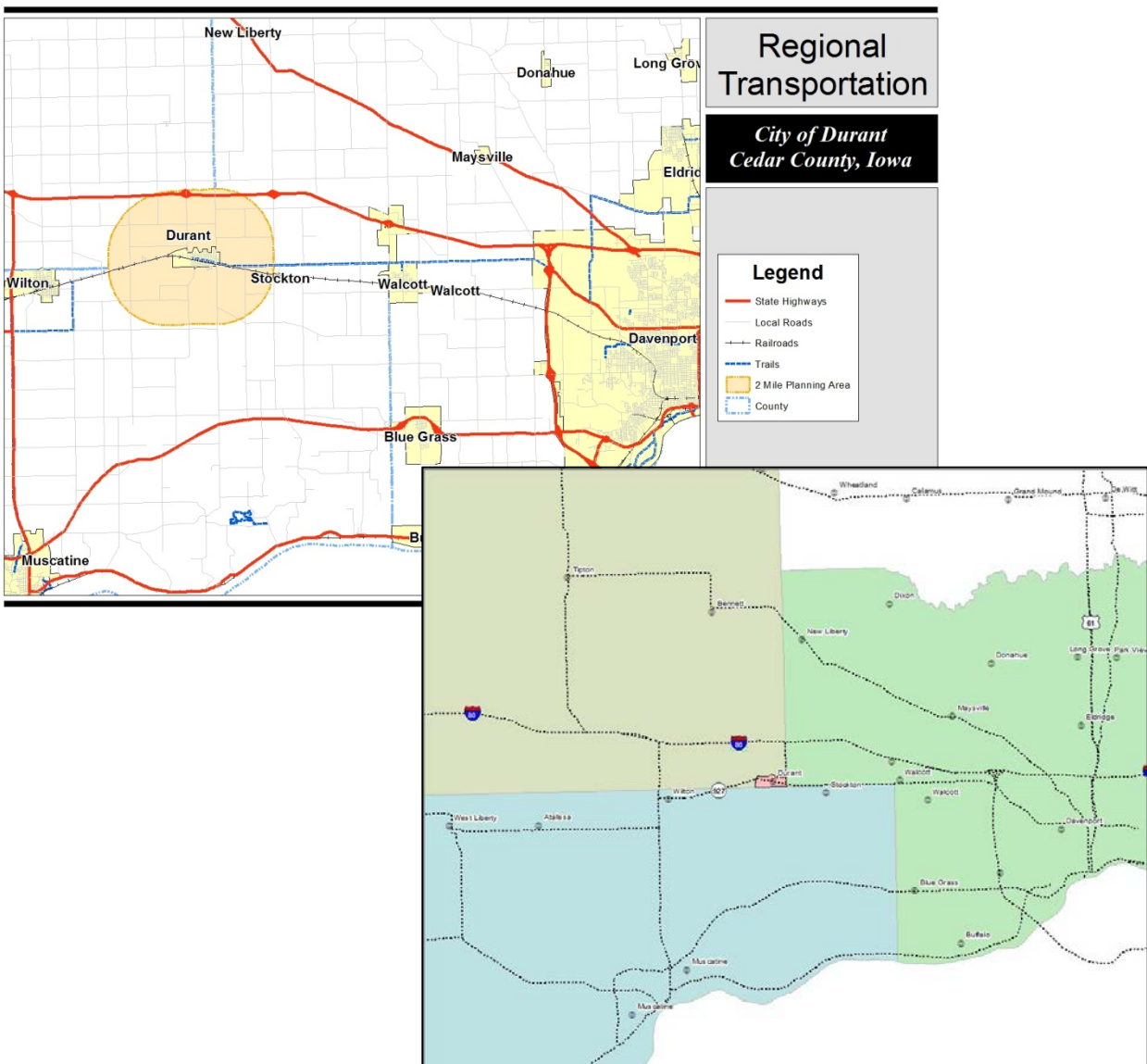


Regional Context

The City of Durant is located in Eastern Iowa, at the corner of three counties: Cedar, Muscatine and Scott. The City is just off of Interstate 80 on County Highway Y26 and State Highway F58. Durant is 20 minutes from Muscatine, as well as the Quad Cities area, a 30 minute drive to Iowa City and a few hours to major metropolitan areas. The City is approximately 679 acres in size and in 2010 the documented population was 1,852 persons.

Major Regional Cities

City	Population	Distance from Durant (approx. miles)
Quad Cities, IA/IL	253,408	25
Iowa City, IA	67,862	35
Cedar Rapids, IA	126,326	60
Des Moines, IA	203,433	150



Key Community Indicators

This section analyzes overarching population and demographic trends for the City of Durant. Examination of these trends provides a foundation for the planning process and implementation of the plan. Population in Durant has been steadily increasing since 1960. This is on par with the overall growth in the State of Iowa’s population. The population projections below are based on a continued 1% growth per year.

Past and projected population, 1970-2030

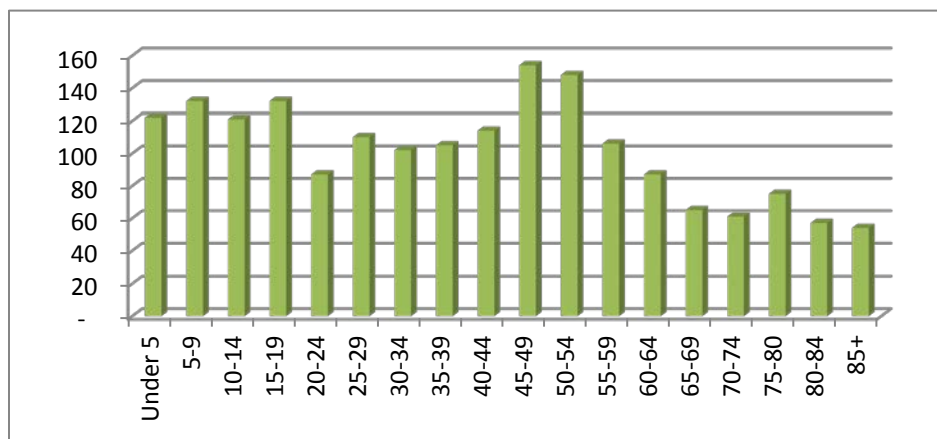
Source: US Census Bureau

Year	City of Durant	Iowa
1970	1,472	2,825,368
1980	1,583	2,913,808
1990	1,549	2,776,755
2000	1,677	2,926,324
2010	1,832	3,046,355
2015 Projection	1,916	3,097,663
2020 projection	2,004	3,172,237
2025 projection	2,097	3,249,751
2030 projection	2,193	3,328,308

The population in Durant is a good mix of young and old. The majority of the population consists of residents 55 years of age or lower. From the 2000 Census to 2010, Durant did lose in a few age cohorts; 10-14 down 15 residents, 35-39 down 33 residents, 40-44 down 41 residents, 65-69 down 7 residents and 70-74 down 11 residents. The rest of the age cohorts either stayed the same or grew in population. Although there was a mix of losses and gains the overall state of the population in Durant is very healthy for a community of this size.

2010 Population Trends

Source: US Census Bureau



1.3 The Planning Process

In the summer of 2011, the City of Durant engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Iowa’s Smart Planning legislation requirements.

As outlined in the Smart Planning Legislation, every community should adopt a public participation plan as part of the scope of the comprehensive planning process. The purpose of the public participation plan is to define procedures for public involvement during every stage of the planning process (*See Appendix A for the complete Public Participation Plan*). Key components of the planning process included:

- Two public meetings to solicit ideas about the future of the City and reactions to the draft plan document. Public meetings were noticed and the entire community was encouraged to attend.
- An initial community survey was distributed to the member of the Steering Committee and made publically available on the Durant Comprehensive Plan website. This survey was utilized by the MSA and Steering Committee to identify and come to consensus on the most important issues, weaknesses & liabilities and assets & strengths for the planning process to revolve around and consider in implementation.
- Twelve Steering Committee meetings to review project material and make policy recommendations. All Steering Committee working sessions were open to public attendance and comment.

Goals, Objectives & Policies

This chapter presents a vision for the future of Durant and describes goals, objectives, and policies to achieve that vision. Housing, Mobility & Transportation, Economic Prosperity, Agriculture & Natural Resources, Community Facilities & Services, Hazards, and Collaboration & Partnerships are each addressed.

	Page
2.1 Community Vision	2-2
2.2 Agricultural, Natural & Resources	2-4
2.3 Economic Development	2-7
2.4 Housing	2-11
2.5 Community Character	2-15
2.6 Transportation	2-21
2.7 Community Facilities & Utilities	2-25
2.8 Intergovernmental Collaboration	2-29
2.9 Hazards	2-31

2.1 Community Vision

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on public input and the information contained in Appendix A: Community Indicators. This section defines goals, objectives and policies, as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific rule of conduct or course of action intended to help the City achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the City – all future actions and decisions made by the City should be consistent with these policies. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for City decisions and actions.

Durant’s goals for a better future...

Agriculture & Natural Resources

- R1:** Protect and enhance the natural settings and unique environmental character of the area in and around Durant.
- R2:** Minimize conflicts and incompatibilities between agricultural and non-agricultural uses.

Economic Development

- E1:** Facilitate strategic economic growth within the City of Durant and increase the retail and service options available to Durant residents and visitors
- E2:** Maintain a strong employment base in Durant.
- E3:** Revitalize and continue to focus on Downtown Durant as the commercial center of the community.

Housing

- H1:** Attract and retain young families in Durant by providing a range of housing options and incentives.
- H2:** Encourage a mix of quality housing alternatives including apartments, townhomes and condos that are affordable and attractive to a variety of income levels.
- H3:** Strengthen community character by encouraging the maintenance and improvement of the existing housing stock.
- H4:** Residential development will occur in areas designated for residential growth by the community.

Community Character

- C1:** Promote and enhance Durant’s sense of place that provides lifestyle setting choices and amenities for the City’s diverse residents.
- C2:** Create and enhance community entrances and corridors that convey community quality.
- C3:** Durant will have quality, planned development of infill and new development areas that reinforces the character and value of the existing community.

Transportation & Mobility

- T1:** Provide a safe, efficient, multi-modal and well-maintained transportation network.
- T2:** Ensure that all areas of the community are accessible by a network of sidewalks and trails.
- T3:** Implement a community-wide directional graphics system; emphasis on directing traffic effectively from Highway 927 into downtown and towards community features.

Community Facilities & Utilities

- FS1:** Maintain reliable and high quality services, utilities and facilities.
- FS2:** Protect and enhance the parks and recreational opportunities for Durant’s residents and visitors.

Intergovernmental Collaboration

- CP1:** Maintain mutually beneficial relationships and partnerships with neighboring municipalities, Cedar, Muscatine and Scott Counties, State and Federal agencies, and the schools, colleges and universities serving Durant residents.

Hazards

- HZ1:** Minimize the vulnerability of people and their property in the City of Durant.
- HZ2:** Protect critical facilities, infrastructure and other community assets from the impacts of hazard’s; both man-made and natural.
- HZ3:** Improve education and awareness regarding hazards and the risk in the City of Durant.
- HZ4:** Strengthen communication within agencies and between agencies and the public they serve.

2.2 Agriculture & Natural Resources

The abundance and health of our agricultural and natural resources are vital to the well being of our community, the prosperity of our economy and the health of our regional ecological systems. This section outlines the objectives and policies for preserving, protecting, and restoring our natural and agricultural resources. Because all systems are interconnected, these policies address water, land, wildlife, air, vegetation, food systems, and the welfare of our citizens.

R1: Agriculture & Natural Resources Goal 1

Durant will protect, enhance and preserve the natural settings and unique environmental character of the area in and around the City.

Objective R1.1: Preserve productive agricultural lands for continued agricultural use whenever possible.

Policies

- The City will work with adjacent jurisdictions to minimize the impact of development on local farming operations.

Objective R1.2: Preserve the rural character of the community

Policies

- The City will require conservation or comparable restoration of natural features during the development process, including conservation or replacement of mature trees and natural waterways.
- The City will explore ways of creating and supporting community gardens, farmers' markets, food pantries, and other similar community- based food projects.
- The City will support and encourage educational programming targeted at preservation and appreciation of the environment.

Objective R1.3: Encourage preservation of privately owned natural areas.

Policies

- The City will use its zoning and subdivision powers to protect waterways, shorelines, wetlands, steep slopes and floodplain areas within the City's extraterritorial area. This is of great importance in guarding against unnecessary erosion as land gets developed.
- Emphasis will be placed on preserving and, in some cases, reconstructing natural waterways and riparian buffers.

R2: Agriculture & Nature Resources Goal 2

Durant will minimize conflicts and incompatibilities between agricultural and non-agricultural uses.

Objective R2.1: Durant will require areas of green space at the perimeter of new developments to provide for preservation and a visual break between developments.

Policies

- Durant will continue to increase access to natural areas and enhance recreation opportunities through the development of a Durant trail system.
- The City will plan for a greenway system in which parks and open spaces are linked and offer connected ecological habitats.

Objective R2.2: Separate agricultural uses from designated growth areas.

Policies

- The City of Durant will encourage development of agricultural enterprises in unincorporated areas, provided they don't present future conflicts with targeted development areas

Objective R2.3: Zone agricultural land for farm use in creation of zoning ordinance.

Policies

- The City discourages new development that is not contiguous with existing development.
- Newly annexed land will be zoned Agricultural until development requires rezoning.

R3: Agriculture & Natural Resources Goal 3

Durant's water resources will be effectively managed and conserved.

Objective R3.1: Durant will support healthy watersheds.

Policies

- The City will preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.
- The City will support and encourage sustainable agricultural practices to protect watershed and water resource health.

Objective R3.2: Durant will efficiently manage stormwater.

Policies

- The City will work to promote the use of stormwater as a resource and not a waste product.
- Emphasis will be placed on reducing the volume of runoff through best management practices; like permeable pavement.
- Whenever possible, the City will utilize stormwater best

“Permeable paving” utilizes porous materials and laying techniques to allow water to percolate and infiltrate the soil beneath the paving, instead of running off as with impervious

management practices in public facilities and projects.

Objective R3.3: Surface water quality will be improved and maintained.

Policies

- The City will seek to reduce point and non-point pollution to local streams and rivers through best management practices.
- Emphasis will be placed on working with local, regional and state agencies to improve the water quality of the Mississippi.
- The City will strictly enforce erosion control and Clean Water standards.

Agriculture & Natural Resources Action Items

- ✓ Develop a plan for creating an interconnected greenway system of parks and open spaces.
- ✓ Adopt best management practices (BMPs) for stormwater management and low-impact development.
- ✓ Adopt regulations for conservation and restoration of natural features during development.
- ✓ Adopt stormwater and low-impact BMPs for City facilities and operations.
- ✓ Work to identify local point and non-point source pollution and implement steps for remediation.
- ✓ Develop a stormwater education program to inform citizens of BMPs including the use of rain barrels, rain gardens, green roofs, permeable paving, etc.
- ✓ Require agricultural BMPs for operations within Durant's jurisdiction and encourage responsible agriculture region-wide.

2.3 Economic Development

Economic development is realized through the growth and retention of jobs, a diversity of businesses types, an increase in buying power, investment in the built environment, and a general improvement in the community's quality of life. Creating economic prosperity requires the collaborative efforts of public and private entities, and the support of the community overall. Durant's prosperity themes are education, diversity and growth from within.

The City recognizes that economic success requires extensive collaboration with other public and private entities - the City will be an active partner in these efforts and will avoid duplication of services. City "support" for these efforts may include staff time, funding, policies, or simply endorsement.

E1: Economic Development Goal 1

Facilitate strategic economic growth within the City of Durant and increase the retail and service options available to Durant residents and visitors.

Objective E1.1: Maintain strategies to promote sustainable economic development.

Policies

- The City supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.
- The City will support the needs of growing businesses and will work with local partners to provide programs, space and infrastructure necessary to support an expanding workforce.
- The City will ensure an adequate supply of land for commercial and industrial development.
- Emphasis will be placed on attracting businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community as a whole, and are responsible environmental stewards.
- The City will continue to support sustainable business education programs and initiatives.

Objective E1.2: Use the City's strengths and assets as economic drivers, especially agricultural assets.

Policies

- The City promotes business growth connected to the agricultural economy, including local food production, value-added products, farmers markets and specialty shops.
- The City may consider the use of public land acquisition to expand the industrial and commercial tax base of Durant.
- The City supports the development of farm-based businesses and cottage industries within its boundaries and extraterritorial area to support farm families and enhance the agricultural economy and identity of the area.

A **cottage industry** is generally defined as a small business located entirely within a dwelling, or in an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of an established local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.

Objective E1.3: Avoid land use conflicts between businesses and non-business uses.

Policies

- The City requires industrial or commercial businesses that generate large volumes of traffic or wastewater, or have a high water demand to locate where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments. The City will work with businesses that are looking for assistance with expanded City services.
- The City supports home occupations and home-based businesses in residential districts as a means to enhance residents' income opportunities, increase local employment, and foster business creation and entrepreneurship. However, activities that alter the residential character of the neighborhood, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be permitted.

Objective E1.4: Maintain a local presence and local and regional Economic Development Boards

Policies

- Durant will be an active participant in the Cedar County Economic Development Commission and the counties of Scott and Muscatine by maintaining representation on the boards of these entities.

Objective E1.5: Establish and promote a unique identity for the City of Durant to assist in marketing economic growth opportunities.

Policies

- The City promotes its downtown as a compact, pedestrian-friendly business district that supports employment, shopping, housing, and recreation opportunities.
- The City will create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.
- The City will support the creative arts, including live performance, public art installations, art galleries, etc., as an important element of workforce attraction and economic development.
- The City will support live/work spaces.
- The City will work to develop a cohesive and attractive "feel" to the Downtown through unique streetscaping, signage, and other public infrastructure.
- Key locations in downtown will be easy to locate through the appropriate use of wayfinding and signage.
- The City will work to maintain a pedestrian-friendly Downtown through streetscape improvements.
- Adaptation and reuse of existing structures that have historic architectural character is strongly encouraged, and the City will review and guide adaptations through the design review process.

E2: Economic Prosperity Goal 2

Maintain a strong employment base in Durant.

Objective E2.1: Diversify the local economic base by attracting businesses and manufacturing firms while encouraging and facilitating the expansion of existing firms.

Policies

- The City supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments.

Objective E2.2: Establish a low-interest loan pool with the help of local banks and businesses to aid financing the startup or expansion of local businesses.

Policies

- The City will continue to use development tools such as tax incremental financing districts and enterprise zones to offer incentives that support employment growth, and will target those incentives toward primary sector employers or businesses that have a direct impact on quality of life in the region.

Objective E2.3: Regularly communicate with Durant Schools and regional community college(s) regarding workforce labor skills assets and weaknesses.

Policies

- The City will work with area Colleges and Universities to develop and support internship programs to encourage businesses to hire and train area youth.
- The City will work with local school districts to encourage students to pursue local careers to retain workforce.

Objective E2.4: Promote available educational enrichment opportunities offered to adults to boost workforce skills.

Policies

- The City will work with local businesses, job agencies and educational facilities to help support ongoing education and training to the local workforce.

E3: Economic Prosperity Goal 3

Revitalize and continue to focus on Downtown Durant as the commercial center of the community.

Objective E3.1: Obtain state or federal grants to improve downtown infrastructure in conjunction with the creation of a downtown business incubator.

Policies

- The City will work to obtain any grants or other money available to assist in revitalization efforts in the downtown area.

Objective E3.2: Inventory all available commercial space and amenities and promote public investment in Durant's Downtown commercial areas.

Policies

- The City will look for creative ways to redevelop underutilized or vacant retail properties through rezoning, financial incentives, or other means.
- The City encourages brownfield or infill (re)development and development of existing business and industry parks in the region before considering creating new business or industry parks in Durant.

Brownfield development refers to the redevelopment of blighted or contaminated commercial or industrial parcels.

Infill development refers to developing or redeveloping vacant sites within built up areas.

Economic Prosperity Action Items

- ✓ Adopt a Vacant Building Ordinance to better manage and maintain the City’s vacant building stock through a mandatory annual license and fee. The program should support the costs of inspections and maintenance enforcement, and it should both prevent and help pay for emergency actions to protect public safety, including demolition.
- ✓ Identify and plan for infrastructure investments required to make priority development/redevelopment sites more competitive for economic development.
- ✓ Identify funding sources and mechanisms for public realm and capital improvements to support economic development.
- ✓ Identify target industries/business types and offer tax incentives to businesses in those sectors to locate or expand in Durant.
- ✓ Work with Durant Public Schools, local colleges and universities, and local businesses to develop and implement an internship job program.
- ✓ Coordinate with businesses and local educational institutions to plan for workforce transitions from manufacturing to knowledge-based and creative industries.
- ✓ Aggressively pursue grants and resources to improve infrastructure.
- ✓ Evaluate potential public/private partnerships for community benefit.
- ✓ Participate in monthly communications with key stakeholders to discuss the future of the area and maintain an open dialogue among entities.
- ✓ Adopt a design overlay area in Downtown Durant to promote and protect the character of the area.
- ✓ Promote vocational education/training to fill the needs of local employers.
- ✓ Create and enhance entry features to the community and to the downtown (e.g. landscaping, signage, banners, etc.).
- ✓ Complete periodic review of “business friendliness” as compared to comparable cities, including tax rate, utility rates, and regulatory processes.

2.4 Housing

As a city grows and changes, housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the City’s housing stock. Diversity, quality and affordability are overarching themes in Durant’s housing goals.

H1: Housing Goal 1

Attract and retain young families to Durant by providing a range of housing options and incentives

Objective H1.1: Introduce incentives for young professionals and young families to purchase new/existing homes in Durant.

Policies

- The City will promote the development of quality housing options that meet the needs of LMI residents, including both market-rate and subsidized or price-controlled products.
- The City will promote the geographical dispersal of affordable housing throughout the community, and encourage development of affordable housing on transit routes and corridors.
- The City will continue to support redevelopment of vacant homes by willing residential developers.

Objective H1.2: Create zoning standards that ensure a diversity of housing types are available including quality medium-density rental units targeted at young professionals.

Policies

- Neighborhoods should include housing for all ages and family types. The City will consistently encourage a mixture of housing unit sizes, types and price points through zoning standards.

H2: Housing Goal 2

Encourage a mix of quality housing alternatives including apartments, townhomes and condos that are affordable and attractive to a variety of income levels.

Objective H2.1: Design neighborhoods that integrate a range of housing types, densities and costs, consistent with the traditional character of the City.

Policies

- The City will evaluate allowing construction of accessory dwelling units (i.e. “granny flats”) and small lot housing to provide market-rate affordable housing options.
- The City encourages the use of universal design and

“universal design” refers to a broad spectrum of design and construction techniques meant to create housing that is accessible and comfortable for people with or without disabilities

“lifecycle housing” aims to create housing options that meet people’s needs and circumstances at all of life’s stages, from family to old age

“traditional neighborhood design” incorporates a mix of housing types, well-connected streets, public spaces, and neighborhood-serving amenities.

“Granny flats” are secondary dwelling units on a single family parcel, often located over the garage or in a standalone guesthouse. They can be used by a grandparent or college-age child, or simply rented out as an apartment.

development of lifecycle housing to facilitate the ability of residents to age in place, either in the same home or the same neighborhood.

- New residential development should be connected to an existing or planned neighborhood area that incorporates traditional neighborhood design. Isolated, unconnected residential development is strongly discouraged.
- The City encourages the preservation and practical adaptation of historic housing whenever feasible.
- Redevelopment should be compatible with the character of the surrounding neighborhood.

Objective H2.2: Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Policies

- The City will work to improve walkability, lighting, streets and sidewalks in existing neighborhoods.
- The City will establish and enforce development and design guidelines for structures in designated historic districts.

Objective H2.3: Examine housing market conditions in the region and keep careful track of the housing stock available in Durant as it related to regional housing needs.

Policies

- The City will periodically analyze the housing needs of the community and promote appropriate programs, regulations, or incentives to meet these needs.

H3: Housing Goal 3

Strengthen community character by encouraging the maintenance and improvement of the existing housing stock.

Objective H3.1: Develop programs and incentives that encourage property owners to improve the appearance and maintain the appearance of their property.

Policies

- The City will continue to property maintenance.
- The City will encourage owner occupied rehabilitation programs.
- The City will actively enforce code violations related to housing standards and property maintenance.
- The City will monitor and support property maintenance at public and private low-income housing projects.
- The City encourages and supports the creation of neighborhood associations and locally-led neighborhood planning efforts.

Objective H3.2: Apply for housing improvement programs to assist property owners with the rehabilitation of their homes.

Policies

- The City will consider the development of rebate programs and other financial incentives, in conjunction with public and private partners, for homeowners undertaking energy efficient rehabilitation efforts.
- The City will continue to support opportunities for homeownership for low to moderate income families through grant opportunities.

H4: Housing Goal 4

Residential development will occur in areas designated for residential growth by the community.

Objective H4.1: Create and utilize a future land use plan that provides designated growth opportunities for a variety of housing choices in specific areas of the community.

Policies

- The City encourages a mixture of housing unit sizes, types and market-rate price points in all neighborhoods. Large developments with a limited range of sizes, types, and costs are discouraged, especially if isolated from other residential development that may offer a complementary mix of units.
- The City will be aware of market demand for various housing types and will encourage development of units that respond to market demand.

Housing Action items

- ✓ Update zoning and subdivision ordinances to remove barriers to affordable housing, including allowing dwelling accessory structures and small lot housing and increasing allowed maximum lot coverage.
- ✓ Develop inclusionary housing ordinances that provide incentives to development with certain percentages of affordable housing (including waiving taxes on affordable percentages of development).
- ✓ Provide developers with density bonuses for mixed price-points or affordable housing units.
- ✓ Update land development ordinances to require components of traditional neighborhood design and consideration of existing neighborhood context.
- ✓ Train and educate City staff to ensure proficiency in International Energy Conservation Code requirements.
- ✓ Create guidance for developers on requirements of the International Energy Conservation Code.
- ✓ Ensure compliance with energy codes.
- ✓ Develop and maintain affordable homeownership programs.
- ✓ Develop a sustainable funding source to address the residential tear-down and acquisition of abandoned properties (e.g. a percentage of code violation fees).

- ✓ Explore incentives to promote rehabilitation of existing housing, beyond current incentives.

2.5 Community Character

Community character is about identity – characteristics that define Durant in the minds of residents and visitors. Looking forward, the City is working to enhance the downtown area, build on strengths in recreation amenities and continue to grow as a community. Some of these objectives are addressed elsewhere in the plan (see Downtown Durant Chapter 4, Land Use, Economic Prosperity and Community Facilities & Services). This element addresses objectives not otherwise fully addressed, including support for the arts and historic preservation.

C1: Community Character Goal 1

Promote and enhance Durant’s sense of place that provides lifestyle setting choices and amenities for the City’s diverse residents.

Objective C1.1: Preserve and enhance the historic character of downtown.

Policies

- The City will continue to support the Historic Preservation Commission and the local designation of historic landmarks and districts.
- The City will develop and maintain design guidelines for (re)development in historic districts.
- The City will promote and safeguard the historical landscape in addition to structures and districts.
- The City will apply criteria for capital projects that require evaluation and mitigation of negative impacts to historic assets.
- The City encourages (adaptive) reuse and rehabilitation of historic structures.
- The City will support and recognize private historic rehabilitation.

C2: Community Character Goal 2

Create and enhance community entrances and corridors that convey community quality.

Objective C2.1: To promote the community to visitors and welcome them as they spend time in Durant.

Policies

- Welcome signs will be placed at the entrances of town.

Objective C2.2: To help familiarize new residents and businesses with the community and its assets.

Policies

- Development of cohesive way-finding signage to direct residents and others in the community to places of interest.

Objective C2.3: Guide the design of new development such that new development and existing development can coexist in an attractive manner.

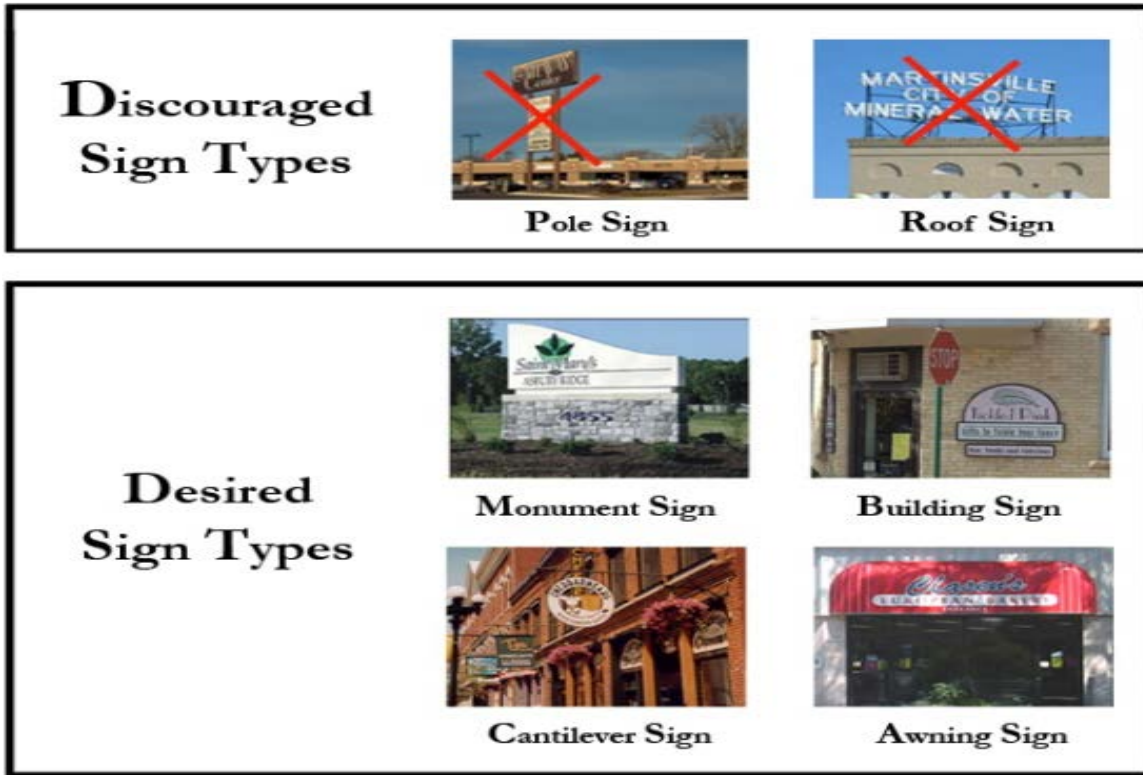
Policies

- The City will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.
- Any multi-family building should be of high quality, and should complement the design and character of the surrounding neighborhood. The general guidelines below apply to new multi-family development:
 - Parking and Buffering: Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen parking areas from the street and neighboring properties. Use landscape islands to limit the aesthetic and ecological impacts of large parking areas.
 - Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
 - Common Open Space: Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.

Objective C2.4: Maintain site and building design guidelines for new development, especially commercial development, which establish a small-town, “pedestrian-friendly” environment.

Policies

- Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade.
- Architectural Character: Design the building using architectural elements that provide visual interest and human scale that relates to the surrounding neighborhood context and the City’s overall character.
- Building Materials: Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.
- Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.

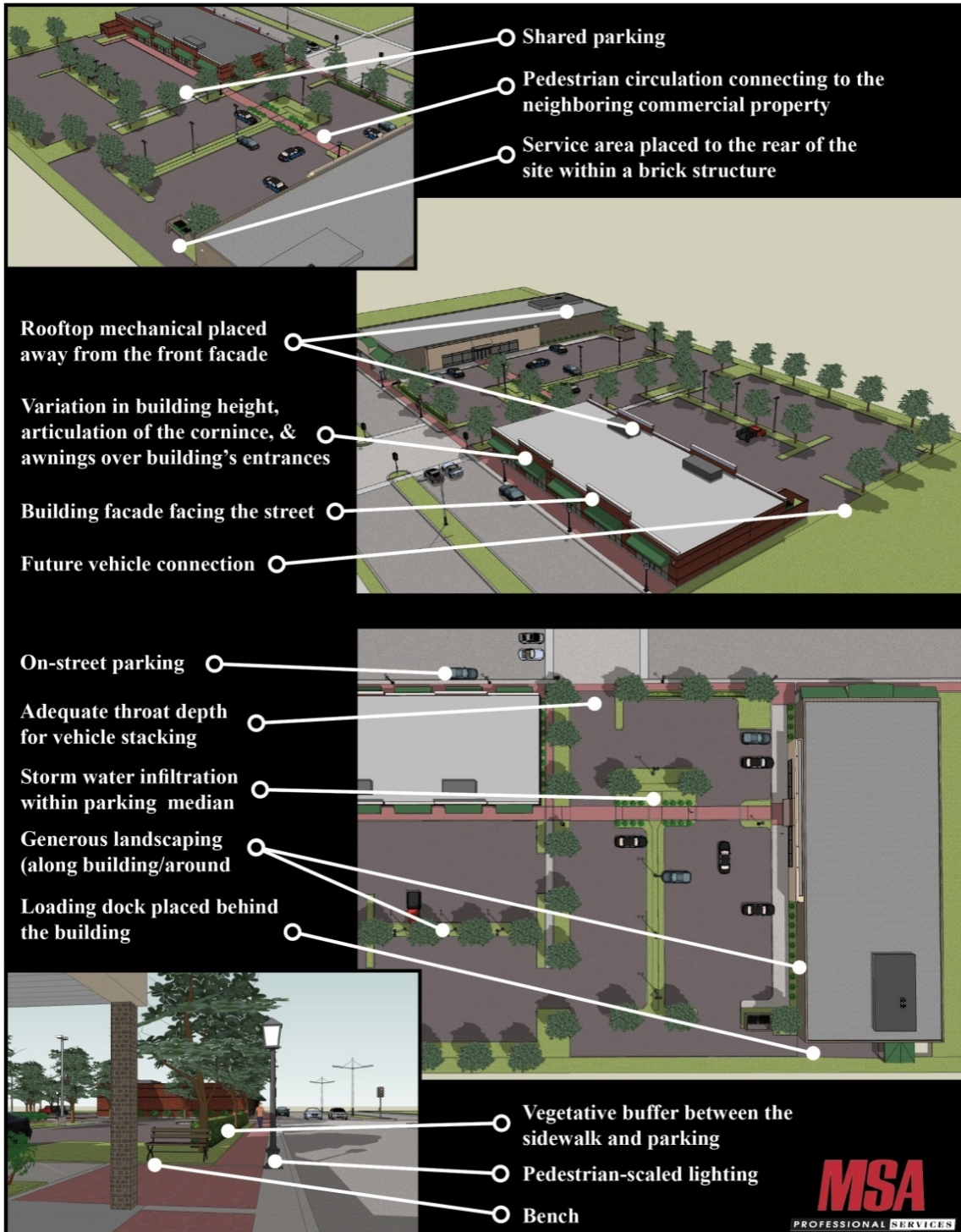


- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping and Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.



- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

Objective C2.5: Enhance the aesthetic appearance of the City, especially along the 5th Street corridor and around the school.



C3: Community Character Goal 3

Durant will have quality, planned development of infill and new development areas that reinforces the character and value of the existing community.

Objective C3.1: To preserve the existing fabric of the community and enhance development spaces through infill and new development.

Policies

- The City will consider the current aesthetics and historical nature of the current and surrounding communities prior to development of infill or new buildings.

Objective C3.2: To ensure new development is of a lasting quality and future land use conflicts are mitigated between old and new development.

Policies

- The City will consider zoning changes based on future land use and development plans.

Objective C3.3: Development and redevelopment areas, sites and buildings will be designated to be integrated and compatible with existing development.

Policies

- The City will consider zoning and ordinance changes based on future land use and development plans.

Objective C3.4: To provide developers and builders with the community's goals in terms of character and aesthetics.

Policies

- The City will consider using the comprehensive plan to provide a document that establishes the community's goals and terms of future and current character.

Community Character Action Items

- ✓ Include a public arts component in development Requests for Proposal for City-owned sites
- ✓ Update regulations to remove barriers to live-work studios and non-traditional venues
- ✓ Continue to support the Historic Preservation Commission and aid in the development of an Historic Preservation Action Plan
- ✓ Develop and maintain guidelines for development in historic districts, especially downtown Durant
- ✓ Continue to develop cohesive historic wayfinding signage

2.6 Transportation & Mobility

Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity. The City of Durant’s overarching transportation themes are safety, efficiency and pedestrian options.

T1: Transportation & Mobility Goal 1

Provide a safe, efficient, multi-modal, and well-maintained transportation network.

Objective T1.1: Manage access and design of transportation network in order to effectively maintain the safety and functional integrity of City streets.

Policies

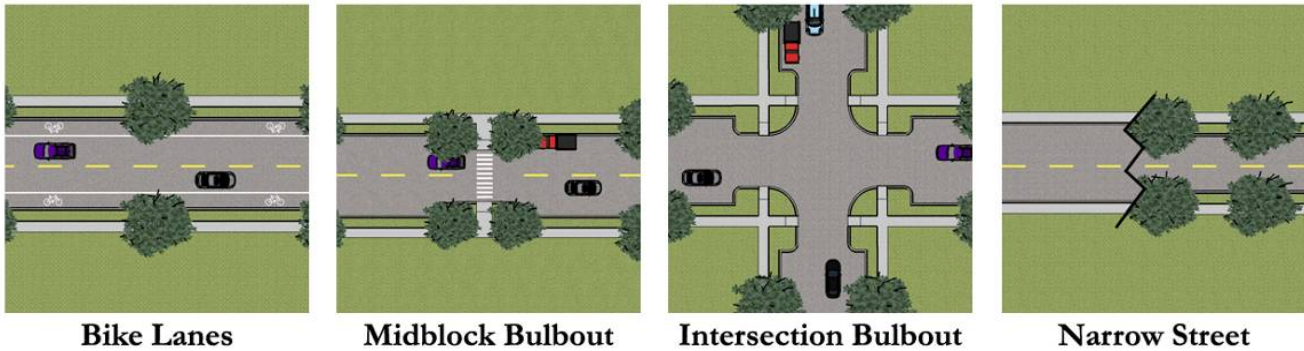
- The City will maintain an updated Major Streets Plan
- The City will develop corridor plans before significant development or growth occurs to seek the appropriate balance among competing issues, including efficiency, safety for all users, property access and impacts on adjoining land uses and neighborhoods.
- The City encourages a connected, flexible street grid.
- The City will consider land acquisition to widen existing collector and arterials only after all other alternatives have been explored, and then with a high level of scrutiny.
- The City encourages context sensitive design to minimize impacts to historic districts and existing neighborhoods and to preserve natural features.

Objective T1.2: Ensure roads and paths meet the needs of multiple users

Policies

- Street Design: Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- Traffic-Calming Devices: Traffic-calming devices and designs are encouraged, where appropriate. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, median and refuge islands, or turning circles.
- Pedestrian and Bicycle Improvements: The City will design streets for bike safety, and will consider pedestrian/bike facility improvements when roads are reconstructed/repaved/constructed, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

Alternative Transportation Designs



Objective T1.3: Maintain the City’s transportation network at a level of service desired by City residents and businesses.

Policies

- The City will strive to maintain an average PASER rating of 7 for all City streets dependent on budgetary constraints, and will establish and prioritize future road projects based on the applicable PASER scores, ADT data, current/future land use plans. The City will retrofit existing roadways to allow for safe bicycling (i.e. pave shoulder) when improving existing streets.

Objective T1.4: Continue to work and provide input to the Iowa DOT, Cedar, Muscatine and Scott County in evaluations and repairs on primary and secondary roads serving the City.

Policies

- The City will work with representatives from the Iowa DOT, Cedar, Muscatine and Scott Counties to raise awareness of local concerns when State and County highways in the area are slated for improvement. The City will coordinate improvements to adjacent local roads, when appropriate.

Objective T1.5: Ensure that new street networks, adjacent to existing neighborhoods, allow for access to and from the established community.

Policies

- When considering new development proposals the City may require intergovernmental agreements that define the responsibilities of the City, the developer and neighboring jurisdictions regarding any required improvements to City streets and funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes to protect local streets.

Objective T1.6: Create and implement a Capital Improvements Program that prioritizes and provides allocations of funds to street repairs or upgrades.

Policies

- The City will strive to find funding whenever available to alleviate and mitigate costs.

T2: Mobility & Transportation Goal 2

Ensure that all areas of the community are accessible by a network of sidewalks and trails.

Objective T2.1: Establish Trail linkages to important community facilities and neighborhoods.

Policies

- The City will continue to work with regional and state organizations to create a well-connected regional trail system.
- The City will continue to develop a connected network of on-street and off-street bike routes to make bike transit a viable, safe transportation option

Objective T2.2: Develop and implement a phased sidewalk construction program focusing on safe routes to school and sidewalks along arterial and collector roadways.

Policies

- The City will create a phased sidewalk plan that determines need to establish priority of the construction.

Objective T2.3: Enforce sidewalk maintenance ordinance to improve existing sidewalk conditions.

Policies

- The City will actively enforce sidewalk maintenance requirements and will continue to encourage sidewalk installation where gaps are present.

Objective T2.4: Ensure that installation of sidewalks in new subdivisions and with all lot/building improvements in existing neighborhoods.

Policies

- The City will establish and use a Complete Streets ordinance, requiring consideration and provision for bike and pedestrian users whenever a street is constructed or reconstructed, including ADA requirements.

T3: Transportation & Mobility Goal 3

Implement a community-wide directional graphics system; emphasis on directing traffic effectively from Highway 927 into downtown and towards community features.

Objective T3.1: Develop and implement a way-finding system incorporating the City's community access, Durant Schools and Downtown Durant.

Policies

- The City will collaborate to design a city-wide directional graphics system that will help navigation to main points of attraction in the City of Durant.

Objective T3.2: Improve City signage on Highway 927 at entrances and along downtown area.

Policies

- The City will use the directional graphics system along Highway 927 for way-finding from the main arterial to points throughout the community.

Mobility & Transportation Action Items

- ✓ Design of a community-wide directional graphics system.
- ✓ Actively participate in state-led highway improvement projects within the City to advocate for context sensitive design - streetscaping improvements should be designed with local input and should be unique to Durant.
- ✓ Develop a City-wide Bike and Pedestrian Plan to establish a contiguous, safe network of on-street and off-street bike and pedestrian routes.
- ✓ Prioritize sections of the City for sidewalk maintenance and installation and proactively react to needed improvements.
- ✓ Increase enforcement of sidewalk maintenance and safety violations.
- ✓ Analyze future road extensions and connections for future development areas to maintain proper street connections.
- ✓ Require sidewalks for all new development and major redevelopment projects, whether sidewalks currently exist adjacent or not. Encourage neighboring properties to install sidewalks.
- ✓ Work with DOT or County Engineers to ensure proper crossings at major arterial junctions.
- ✓ Assess need for bike racks throughout the community.
- ✓ Continue to develop trail systems and interconnectivity of parks.
- ✓ Increase accessibility throughout the community by increased installation of ADA curb ramps.

2.7 Community Facilities & Services

Local government is responsible for a broad array of essential services, from sewer and water service to park and recreation facilities, fire and police protection and public schools. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The overarching themes of the plan for these services are quality, efficiency, and equity.

FS1: Community Facilities & Services Goal 1

Maintain reliable and high quality services, utilities and facilities.

Objective FS1.1: Ensure that public/private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment and to reinforce the traditional character of the City.

Policies

- The City will plan for utility extensions on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve adjacent future growth.

Objective FS1.2: Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies

- The City will monitor the quality and quantities of water pumped from City wells to ensure the needs of the community are met in terms of health and sustainability.
- The City encourages programs and development techniques that support water conservation and both groundwater protection and recharge.

Objective FS1.3: Ensure that public facilities and services continue to meet the needs of residents and businesses, especially as new development increases demand for those facilities and services.

Policies

- The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns.
- The City generally requires all development that relies on municipal services to be located within the City of Durant's corporate limits.
- Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.
- The City requires that during development planning, and then site construction, natural drainage patterns (i.e. existing drainage corridors, streams, floodplains and wetlands) are preserved and protected whenever possible.

- Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with applicable local, county or state regulations.
- The City encourages the use of stormwater management devices that improve the quality and reduce the quantity of runoff (e.g. rain gardens, infiltration basins, vegetated swales) in the design of stormwater management plans and a general effort to reduce the amount of impervious surfaces within new or existing developments.
- The City will guide new urban growth to areas within the areas laid out in the Future Land Use plan. Development in these areas shall be designed so that it can be easily and efficiently served with municipal services.
- Non-farm development not served by public sanitary sewer and water is discouraged within these areas, except as approved through intergovernmental planning or related agreements, consistent with adopted comprehensive plans, and designed to potentially accommodate the long-term retrofitting of public services into the development.
- In areas not served by municipal sewer, the City requires adherence to the *Iowa State Code* and *County Sanitary Code*.

Objective FS1.4: Work with Durant’s Fire Department, Quick Response Services, Durant Police and County Sheriff(s) departments to continue to provide sufficient community service levels.

Policies

- The City works with the Durant Police Department, Durant Fire Department, to maintain adequate provision of emergency services (i.e. fire, police, EMS/QRS) for City residents and businesses, and will review service provision levels with the appropriate agencies annually. The City encourages opportunities for intergovernmental cooperation on emergency services.

FS2: Community Facilities & Services Goal 2

Protect and enhance the parks and recreational opportunities for Durant’s residents and visitors.

Objective FS2.1: The City will work with the Park Board to drive maintenance and improvements to community recreation facilities.

Policies

- As new facilities and programs are developed, the needs of youth and elderly residents will be specifically considered and addressed.
- The City will coordinate recreational planning with other public and private entities to maximize resources.
- The City will work to meet the recreational needs of its residents, and coordinate City activities through its website.
- The City encourages the connectivity of local parks and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads.

- The City requires all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation and open space acquisition and development (in accordance with most current State Statutes).

Objective FS2.2: Continue to promote and maintain existing parks and public open spaces.

Policies

- The City will work to provide outdoor recreational opportunities for all ages and abilities.
- The City will continue to develop recreational opportunities.
- The City will continue to improve existing park and recreation facilities and services to meet the needs of the community, while improving safety and efficiency of the facilities provided.

Objective FS2.3: Develop a Park, Outdoor Recreation and Open Space Plan to include recommendations for an on-street trail system connecting area parks, community facilities, and other locales.

Policies

- The City will create and maintain a Five-Year Park, Recreation and Open Space Plan to coordinate and prioritize long-term park and recreation improvements, and to maintain eligibility for park acquisition and improvement grant programs.
- The City will continue to coordinate with regional and state entities to create an interconnected regional trail system.

FS3: Community Facilities & Services Goal 3

Durant will continue to offer strong educational systems that attract families and support success and social interaction.

Objective FS3.1: Durant Public School District investments will keep pace with changes to the population it serves.

Policies

- The City will collaborate with the Durant Public School District to anticipate and plan for changes in the size or makeup of the City's school-age population.
- The City will make adequate financial and resource investment to ensure the success of Durant's youth.
- The City will work with the School District and regional economic development agencies to attract and retain high quality educators and staff.
- The City will support the renovation of schools to incorporate innovative and sustainable technology and systems, and will aid the district in seeking funding to do so.

Community Facilities & Services Action Items

- ✓ Continue to facilitate and improve park and recreation facilities, programs, amenities and special events.

- ✓ Improve supply of information (interpretive signage, websites, online forms, maps, etc.) at and for community facilities and key attractions.
- ✓ Pursue park space on East and South areas of community as opportunities become available.
- ✓ Pursue grants to update community facilities.
- ✓ Continue to expand local and regional trail systems.
- ✓ Conduct regular review of sewer/water capacities to serve future growth and development.
- ✓ Pursue shared services among governmental agencies as opportunities arise.
- ✓ Evaluate parks for compliance with ADA II standards and prepare a transition plan to make necessary changes over time.

2.8 Intergovernmental Collaboration & Partnerships

Successful and vibrant communities are built from collaborative efforts among city businesses and organizations and benefit from partnerships with regional organizations and state and federal agencies. This section defines the City's policies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

CP1: Collaboration & Partnerships Goal 1

Maintain mutually beneficial relationships and partnerships with neighboring municipalities, Cedar, Muscatine and Scott Counties, State and Federal agencies, and the schools and universities serving the Durant residents.

Objective CP1.1: Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.

Policies

- The City will continue to seek cost efficiencies through shared services with neighboring communities.
- When considering the addition or expansion of services and facilities, the City will consider the costs and benefits of developing partnerships with neighboring jurisdictions to meet local service demands.
- The City will make efforts to establish regional partnerships for special projects and issues, such as trail and recreation improvements, local food systems, and sustainability.

Objective CP1.2: Ensure adequate school facilities by coordinating and communicating growth plans with the Durant Community School District.

Policies

- The City will continue to communicate with the Durant Community School District to ensure adequate facilities are available to students and staff.

Objective CP1.3: Communicate clearly with Cedar, Muscatine and Scott Counties to establish mutually agreeable development goals and objectives in the City's extraterritorial area.

Policies

- Prior to the adoption of the Durant Comprehensive Plan, and for subsequent updates, the City will request comments from Durant Community School District officials, neighboring municipalities, and Cedar, Muscatine and Scott Counties.
- The City will continue to work with neighboring municipalities and Counties to identify opportunities for shared services or other cooperative planning efforts. This may include, for example, shared municipal facilities with Cedar, Muscatine and/or Scott Counties, sharing recreation facilities with the surrounding communities, and renting street maintenance equipment from neighboring municipalities if feasible.

Objective CP1.4: Leverage area universities and university extension resources to help the City further its planning and development interests.

Policies

- The City will seek a collaborative approach to future plans and projects with area universities and university extension offices.

Objective CP1.5: Work with COG's encompassing Cedar, Muscatine and Scott County and the Iowa Department of Transportation (HWY 927) to increase transportation connections into and throughout Durant.

Policies

- The City will seek a collaborative approach to increase transportation connections throughout the city by working with state and federal agencies.

Collaboration & Partnerships Action Items

- ✓ Develop an official City policy on the use of public incentives to support private development.
- ✓ Participate in meetings with regional partners to explore ways in which collaboration on programs or services can improve quality, access, and efficiency.

2.9 Hazards

The City of Durant is committed to protecting people and property from natural and man-made disasters. A community must first identify potential hazards and then mitigate for impacts pre-disaster, then respond efficiently during a disaster, and plan for a comprehensive recovery post-disaster. This section defines the overarching goals and policies for all phases of a disaster.

HZ1: Hazards Goal 1

Durant will mitigate for impacts before a disaster.

Objective HZ1.1: Durant residents and businesses will be prepared for potential disasters.

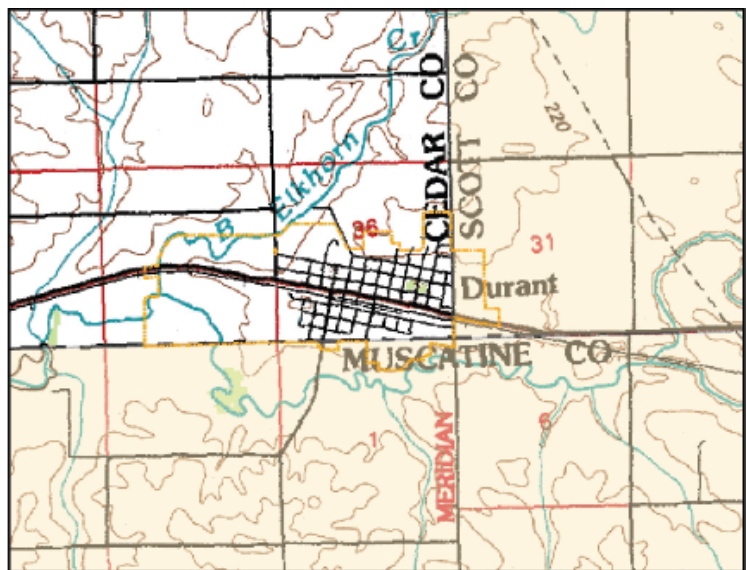
Policies

- When forewarning is possible, as with rising water levels, the City will strive to keep citizens apprised of the situation and possible outcomes.
- The City will collaborate with local agencies and organizations to inform the community about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- The City encourages private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- The City encourages and will implement programs to support participation in the National Flood Insurance Program (NFIP) and hazard proofing of residences and businesses.

Objective HZ1.2: The City's use of smart development practices will effectively limit disaster impacts to new development due to flooding.

Policies

- The City discourages private development in flood-prone areas and will work to restore the natural floodplain of Mud Creek and Big Elkhorn Creek and associated tributaries.
- The City will commit to the safe development of public facilities, and will evaluate the feasibility of re-siting and upgrading facilities to mitigate potential hazard.



Objective HZ1.3: The City will be prepared for the worst case scenario.

Policies

- The City will plan for the effective delivery of emergency services and basic human needs in the event of a worst case scenario, such as catastrophic flooding coupled with major wind damage.
- The City recognizes the potential for a disaster causing impacts beyond the City’s capacity to respond, and will develop procedures to request timely assistance from neighboring communities and County and State government.

HZ2: Hazards Goal 2

Residents and assets will be protected during a disaster.

Objective HZ2.1: Residents’ basic human needs will be met during a disaster

Policies

- The City will work with non-profits, human services agencies, and emergency management agencies to plan for efficient disaster response that meets the needs of all in the community.
- The City will call upon partners if unable to handle immediate needs in the event of a disaster, and will respond in-kind when asked.
- The City will collaborate with all engaged entities, including other government agencies and non-profit organizations, to meet residents’ immediate needs.

Objective HZ2.2: Assets and infrastructure will be protected during a disaster.

Policies

- The City will develop and maintain a plan for protecting community facilities, including emergency supplies acquisition, volunteer management, and prioritization of municipal sites to be protected.
- Protection emphasis will be placed on public and private utility infrastructure, including water, sewer, roads, gas and electricity.
- The City will recruit and safely utilize volunteers to protect public assets when necessary.

Objective HZ2.3: The City will be able to communicate and manage its available resources during a disaster.

Policies

- The City will work with Regional County Emergency Management to set up an efficient and effective Emergency Operations Center (EOC).

HZ3: Hazards Goal 3

Durant will successfully recovery from disasters.

Objective HZ3.1: Disaster victims will have prompt access to recovery resources throughout the recovery process.

Policies

- The City will advocate for quick and equitable disbursement of individual and business assistance funds.
- The City will partner with non-profits and regional, state and federal agencies to provide for the long-term needs of disaster victims by forming a Long Term Recovery Committee (LTRC).
- The City will work with recovery partners to create a “one-stop shop” for individual and business recovery assistance.

Long Term Recovery Committees (LTRCs) coordinate recovery resources for volunteer case management agencies and offer guidance and referral for disaster victims.

Objective HZ3.2: Reconstruction and recovery will be quick, safe and collaborative.

Policies

- The City will work with state and regional agencies to develop a Disaster Recovery Plan that includes lines of authority, interagency coordination, processes for expedited review and inspection/repair/reconstruction of structures and infrastructure.
- The City will develop and adopt an appropriate Recovery and Reconstruction Ordinance.
- The City will implement temporary regulations when necessary to facilitate safe and expedited recovery.

A Disaster Recovery Plan outlines the responsibilities of partners and actions to be taken after a disaster. Disaster Recovery Plans supplement Pre-Hazard Mitigation Plans and recognize that recovery is long-term.

A Recovery and Reconstruction Ordinance establishes a recovery organization and authorizes a variety of pre- and post- disaster planning and regulatory powers. Model sections include:

- Recovery Organization Formation and Duties
- Implementation of Disaster Recovery Plan
- Temporary Regulations
- Temporary and Permanent Housing
- Recovery and Reconstruction Strategy

Hazards Action Items

- ✓ Develop a Disaster Recovery Plan
- ✓ Develop and adopt a Recovery and Reconstruction Ordinance
- ✓ Conduct Disaster Recovery Plan table-top exercises

- ✓ Implement NFIP Community Rating System (CRS) credited activities and explore application to CRS designation
- ✓ Develop interagency agreements for aid during and after a disaster
- ✓ Coordinate with the Cedar, Muscatine, and Scott County Emergency Manager to develop a sustainable Community Organization Active in Disaster (COAD) to build a framework for meeting disaster victims needs
- ✓ Identify a Disaster Victim Assistance Officer (as part of the recovery organization established by the Recovery and Reconstruction Ordinance) to partner with the County EMA in advocating for quick disbursement of Other Needs Assistance and Disaster Case Management Funds.
- ✓ Actively participate in Flood Awareness Month activities
- ✓ Develop free disaster preparedness materials for individuals and businesses
- ✓ Conduct a public facilities audit for potential disaster impacts and implement mitigation strategies
- ✓ Implement mitigation strategies outlined in the Cedar County Hazard Mitigation Plan
- ✓ Purchase and/or accept easements to preserve the natural floodway

Land Use

This Chapter outlines the goals, objectives and strategies for land use, defines categories of land use and describes the desired future land use for the City of Durant.

	Page
3.1 Goals, Objectives & Strategies	3-2
3.2 Future Land Use Categories	3-4
3.3 Future Land Use Map	3-16
3.4 Interpreting Map Boundaries	3-17
3.5 Future Land Use Map Amendments	3-18

3.1 Land Use Goals, Objectives and Strategies

This chapter contains goals, objectives and policies established during the planning process (based on public input and the information contained in Appendix B: Community Indicators) and describes the desired future land uses for the City of Durant. The Future Land Use Categories (*Section 3.2*) correspond to the City of Durant Future Land Use Map (*see Section 3.3*), which depicts the desired pattern of land use in the City of Durant.

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Strategy: A strategy is a course of action that is designed to achieve an overall goal. Strategies are the implementation of the objective.

L1: Land Use Goal 1

Develop a land-use plan consistent with Durant’s ability to serve existing, infill and new development.

Objective L1.1: Provide for industrial and commercial growth areas that can be effectively served by the community’s infrastructure systems.

Strategies

- The City will ensure that newly created zoning and land development ordinances are consistent with this plan.

Objective L1.2: Adopt growth areas in a concept plan that limits the unnecessary extension of sewer mains, streets and water lines into the agricultural areas around Durant.

Strategies

- The City will consider the long-term impacts of growth on existing development areas when creating and updating the future land use plan and map.

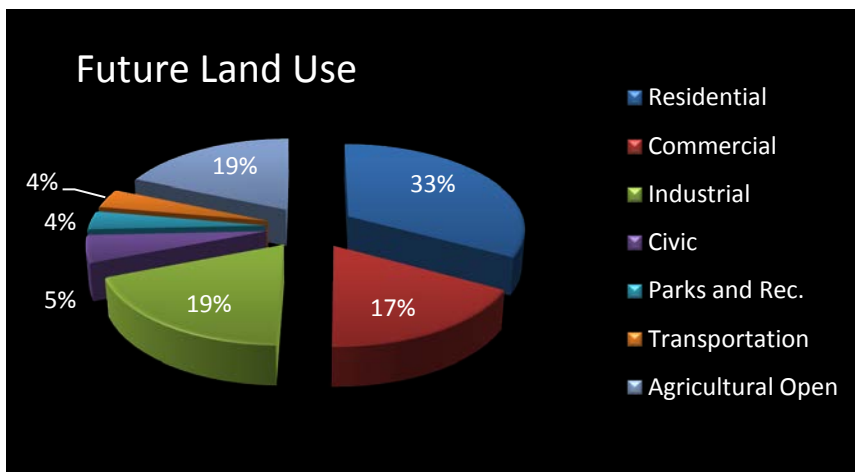
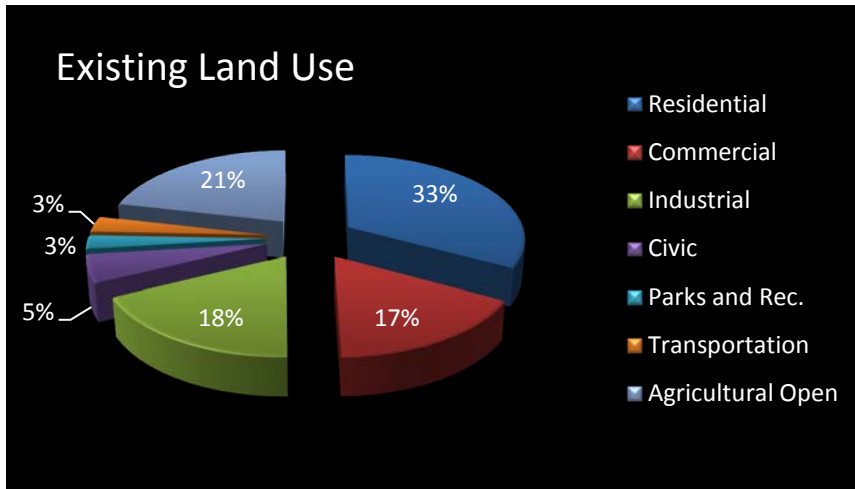
L2: Land Use Goal 2

Maintain a compact community pattern and promote efficiency in circulation and public services.

Objective L2.1: Durant will develop an annexation policy consistent with the community’s planned growth areas.

Strategies

- Durant will pursue land use decisions that are consistent with the principles of the comprehensive plan, the elements of the plans and the future land use plan concept map.



The current land use is based on an area within the city limits. The pie charts show little change in the percentage of future land use because the City will grow outside of the existing limits while maintaining the current character that defines the City of Durant.

L3: Land Use Goal 3

Reduce land use conflicts between commercial, industrial and residential uses city wide.

Objective L3.1: Durant will utilize a future land use concept plan, zoning and subdivision ordinances to separate or mitigate the negative association between incompatible land uses.

Strategies

- The City will consult and adhere to the future land use plan when considering land subdivision and zoning amendment petitions.
- The City will allow landowners or other stakeholders to petition for changes to the Future Land Use Map and will consider the goals of the plan when evaluating any proposed change.

3.2 Future Land Use Categories

The future land use categories identify areas of similar character, use and density. These land use classifications are not zoning districts – they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify those City of Durant Zoning Ordinance districts that currently fit with each future land use category. The strategies listed with each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category.

The nine categories designated on the Future Land Use Map are:

- RL - Rural Lands
- LDR – Low Density Residential
- MDR – Medium Density Residential
- C – Commercial
- I – Industrial
- CV – Civic
- P – Parks and Recreation
- OS – Open Space
- URA – Urban Reserve Area

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2032. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries and limited rural residential on well and septic.



Low Density Residential (LDR)

Low Density Residential areas are intended for housing with densities that range from two to five units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units with the potential for some doubles and other lower density attached housing products.



Medium Density Residential (MDR)

Medium Density Residential areas are intended for housing at densities exceeding five units per acre. Uses in this category include single-family detached, duplexes, townhouses, row houses, apartment buildings, and senior housing.



Commercial (C)

Commercial areas are intended for retail, service and office uses that serve neighborhood, community and regional markets. The type and size of use will be determined by location and market forces.



Industrial (I)

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses.



Civic (CV)

This land use category includes properties owned by the City, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the center of the City to continue to conveniently serve residents.



Parks and Recreation (P)

Parks and Recreation areas are intended for active and passive recreation uses or preservation of natural areas.



Open Space (OS)

Open Space areas are intended for passive recreation uses where there is typically no commercial or residential use. Cities, counties or states usually own these properties. P/OS lands can be public or privately owned. Some uses in these areas are open green space, stormwater management or other utility uses.



Urban Reserve Area (URA)

This land use category includes areas that are generally in agricultural or open space use but may be in the path of urban development beyond the planning horizon contained in this plan. These areas present development opportunities for the City that may or may not materialize but were thought to be areas where future land use planning consideration was important to the Plan Steering Committee.



RL- Rural Lands

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2032. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

Suitable Zoning Districts

Most of the Rural Lands areas are outside the City limits and will likely remain so through 2032. Prior to annexation these lands are subject only to Cedar, Muscatine and Scott County’s Two Miles Zoning Ordinance from the Durant City Limits. County zoning districts most consistent with the Rural Lands intent are the A-1, R-1, and C-1 districts. For those areas in the City, R-1 (Single Family Residential) districts are the most applicable district, as it allows farming use. However, a separate zoning district could be developed for this category to more accurately reflect the intentions of the Rural Lands category.

Land Use Strategies

RL-1: New homes should be sited on nonproductive soils in ways that minimize disruption of agricultural use and avoid the creation of new access points to state highways. Small lots (e.g. 1.5 acres) are preferred, especially if the remaining land is in agricultural use.

RL-2: Rural residential subdivisions containing 5+ homes are discouraged, except in areas where urban development is unlikely to occur, even many years from now.

RL-3: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.



Discouraged Layout



Desirable Layout #1



Desirable Layout #2

LDR - Low Density Residential

The Low Density Residential areas are intended for housing with densities that range from two to five units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units with the potential for some doubles and other lower density attached housing products. In growth areas designated for LDR use it may be appropriate to consider pockets of higher-density residential or nonresidential uses, as described in the strategies below.



Suitable Zoning Districts

R-1 (Single Family Residential)

R-2 (Single Family Residential-Non Traditional)

R-3 (Two Family Residential)

Land Use Strategies

LDR-1: Urban services will be required for all new development, including municipal water, wastewater, and stormwater management systems.

LDR-2: Though low density housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. learning center, library, fire station, etc.)
- Community centers
- Places of worship
- Day care centers
- Small pockets of higher-density residential (see MDR)
- Small commercial that serves neighborhood needs

LDR-3: The City will encourage and support the creation of neighborhood plans for growth areas and for existing neighborhoods experiencing redevelopment pressure, to proactively determine how varied housing types and uses can be appropriately integrated into the neighborhood, and to establish a unique identity for each neighborhood.

LDR-4: Infill development will protect the character of existing residential neighborhoods.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between. Consider the following techniques:

- The front door should face the street and there should be a clear route to the door from the street or sidewalk.
- There should be windows on the street facade
- Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.
- Incorporate a covered front porch, or at least a raised stoop, preferably covered.
- Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.

Relationship among buildings: Buildings within a neighborhood should be both cohesive and varied. Consider the following techniques:

- Homes along a street should utilize similar setbacks to establish a consistent “street wall”.
- Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.
- The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floor plans or colors is strongly discouraged, especially for adjacent buildings.

Remodeling and Additions: Changes and additions to existing structures should complement the design of the existing structure. Consider the following techniques:

- Select window types and proportions that match the rest of the house.
- New exterior materials should match, or be complementary, to existing materials.
- Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

Garages: Place garages at least 10 feet behind the front façade of the home or in the rear yard to avoid a “garage-scape” street appearance.

Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

MDR - Medium Density Residential

Medium Density Residential areas are intended for housing at densities exceeding five units per acre. Uses in this category include single-family detached, duplexes, townhouses, row houses, apartment buildings, and senior housing.



Suitable Zoning Districts

R-3 (Two Family Residential)

R-4 (Multi Family Residential)

Land Use Strategies

MDR-1: MDR uses will generally be located where there is access to multiple transportation modes, including the bike and pedestrian network and transit services.

MDR-2: MDR uses will generally be located where there is convenient access to restaurants, retail and service businesses.

MDR-3: MDR uses are an appropriate transition use between commercial areas and Low Density Residential areas.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood. The following strategies apply mostly to multi-family formats - for higher density single-family developments, see the LDR design strategies.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building, with layers of increasingly private space in between. Consider the following techniques:

- There should be a clear route to the front door from the street or sidewalk, and the door or entry way should be clearly visible from the street.
- There should be windows on the street facade.
- Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.

- Utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.

Relationship among buildings: Buildings within a neighborhood, or within a single development, should be both cohesive and varied. Consider the following techniques:

- When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.
- The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.

Garages: Street-facing garage doors should be avoided whenever possible. When necessary, street-facing garages should be set back at least 10 feet behind the front façade of the building.

Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of residents.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

C- Commercial

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities, hotels, restaurants and entertainment businesses, storage, and automobile



sales and services. The type and size of use will be determined by location and market forces.

Suitable Zoning Districts

C-1 (Limited Commercial District)

C-2 (General Commercial District)

Land Use Strategies

C-1: Commercial areas should generally be served by public transit, a contiguous sidewalk network, and safe bike routes.

C-2: The City encourages and supports investment in small neighborhood commercial uses and sites in existing neighborhoods. Sites deemed no longer viable for commercial use should be considered for redevelopment with housing.

Design Strategies

The City encourages for all commercial projects the use of design strategies that will maintain property values over time. This section offers different strategies for highway settings and neighborhood settings in some categories.

Relationship to the Street: The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

Architectural Character: The building should be designed using architectural elements that provide visual interest and a human scale that relates to the surrounding neighborhood context.

Building Materials: The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic.

Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Signs: Signs should be not larger or taller than necessary based on the context of the site, and within the limits established by the zoning ordinance. Highway commercial desired sign types include building-mounted, monument. Neighborhood commercial desired sign types include building-mounted, window, projecting, monument and awning.

Parking: Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian

circulation routes and vehicular parking/circulation. Access drive lanes should be separated from parking stalls to reduce congestion.

Landscaping: Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

I- Industrial

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses.

Suitable Zoning Districts

M-1 (Light Industrial District)

M-2 (Heavy Industrial District)

Land Use Strategies

I-1: Industrial areas should be located near regional transportation routes.



CV – Civic

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or



quasi-public entity. This category does not include parks and recreation areas.

Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

CV-1: Decommissioned public properties, such as schools, be reused or redeveloped in ways compatible with the surrounding neighborhood.

P – Parks and Recreation

Parks and Recreation areas are intended for active and passive recreation uses or preservation of natural areas. P/OS lands can be public or privately owned.



Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

P-1: Decommissioned public properties, such as schools, be reused or redeveloped in ways compatible with the surrounding neighborhood.

OS – Open Space

Open Space areas are intended for passive recreation uses where there is typically no commercial or residential use. Cities, counties or states usually own these properties. Some uses in these areas are open green space, stormwater management or other utility uses.



Suitable Zoning Districts

These uses are permitted in almost all zoning districts.

Land Use Strategies

OS -1: The development and improvement of future Open Space areas should be focused on

waterfront areas and in floodplain and floodway areas.

URA – Urban Reserve Area

This land use category includes areas that are generally in agricultural or open space use but may be in the path of urban development beyond the planning horizon contained in this plan. These areas present development opportunities for the City that may or may not materialize but were thought to be areas where future land use planning consideration was important to the Plan Steering Committee.



Suitable Zoning Districts

The recommended zoning district for these areas should be conservancy if annexed and remain as such until a comprehensive land use plan amendment is approved for the areas.

Land Use Strategies

URA-1: Recreational development and activities which are compatible with natural resource protection are permitted.

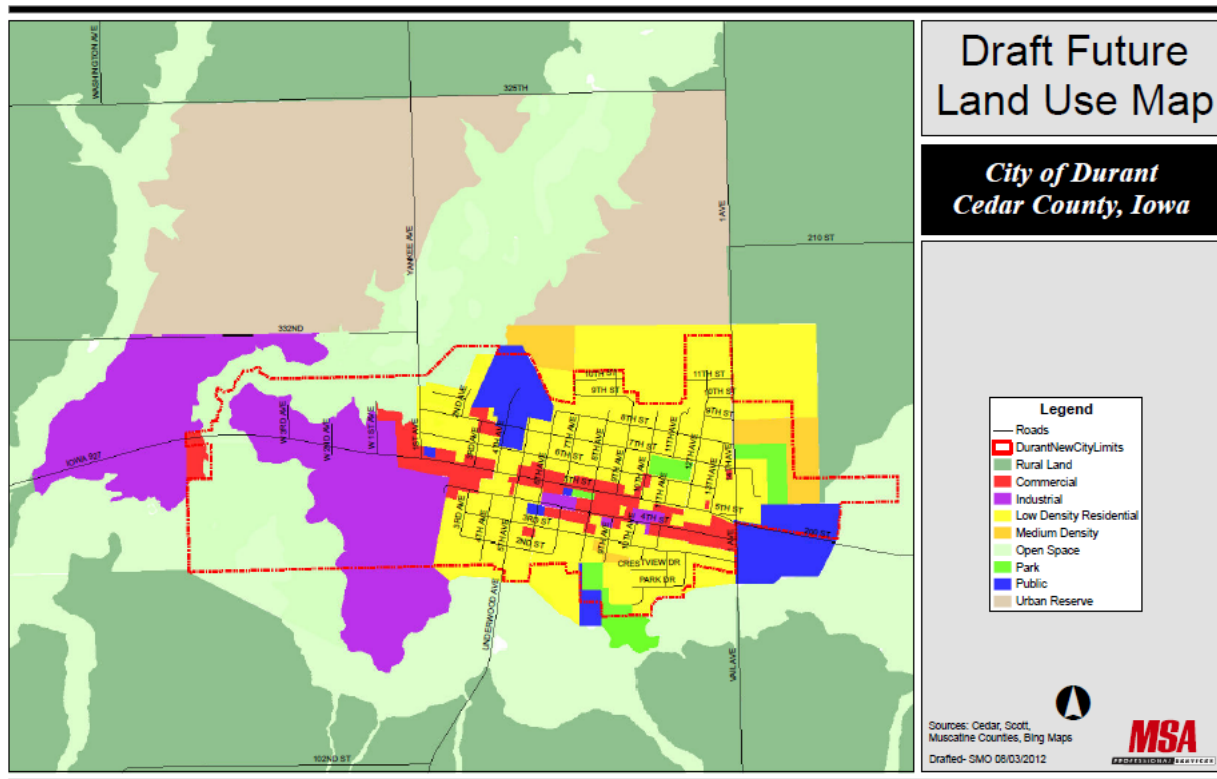
URA-2: Primary uses through planning period will remain agricultural.

URA-3: These areas should be reserved for long-term urban development.

URA-4: Any interim residential development outside the City boundaries in these areas (County) should not obstruct future subdivision techniques by the City of Durant.

3.3 Future Land Use Map

The Future Land Use Plan has been designed to accommodate a larger population and more growth than what is projected by the Consultant’s forecasts (see the *Community Indicators Appendix A*). The City does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The City does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, the ability to provide services to the site, and the phasing of development.



3.4 Interpreting Map Boundaries

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys will be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water will be construed to follow such centerlines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map

3.5 Future Land Use Map Amendments

The City of Durant recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition¹ for a change to the Future Land Use Map². The City will consider petitions based on the following criteria:

Agricultural

The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Compatibility

The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations, business operations, public institutions, park & recreational uses, environmental resources and residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of a floodplain zone (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. The petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services

Provision of public facilities and services will not place an unreasonable burden on the ability of the City to provide and fund those facilities and services. Petitioners may demonstrate to the City that the current level of services in the City, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potential water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

¹ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the City, by City Officials, County Officials or by officials from adjacent municipalities.

² Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the City Planning and Zoning Commission, a public hearing, and City Council approval.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.

Downtown Revitalization

Durant's downtown is the heart and soul of the community. However, the downtown has been underachieving due to business closings, conflicting land uses (i.e. storage sheds, single family, etc.), deteriorating/missing sidewalks, aging buildings, and a general lack of a unified theme and pedestrian amenities.

	Page
4.1 Vision Statement	4-2
4.2 Goals & Objectives	4-3
4.3 Parking Study	4-4
4.4 Urban Context	4-6
4.5 Retail Market Study	4-10
4.6 Master Plan	4-13
4.7 Action Steps	4-19

4.1 Vision Statement

Downtown Durant is a vibrant place and the cultural heart and identity of the community. A diverse business mix is thriving and profitable. Arrival to the downtown district is distinctive and appealing, and parking is easy to find. Visitors discover reasons to linger and explore.

The purpose of this chapter is to provide a “game plan” that will help to reinvigorate and revitalize the downtown. This “game plan” includes six steps, as shown below:

- 1. Create a Vision**
- 2. Establish Goals & Objectives**
- 3. Evaluate & Analyze the Existing Urban Fabric (*includes a retail market study*)**
- 4. Develop a Concept/Master Plan**
- 5. Set Action Steps – *Timeline & Responsible Party***
- 6. Implement the Plan – *Marketing, Funding & Construction***

4.2 Goals & Objectives

Goals and objectives are derived from citizen concerns that were gathered at the beginning of the planning process. Some of these concerns were: the need for improved streets/sidewalks, aesthetics of Downtown, a lack of community events/activities, the need for more rental property, limited retail options, the need for stronger customer base and local support, conflicts between businesses and the City, business retention, and the lack of Downtown character.

Goal: A goal is a long-term target that states what the community wants to accomplish with regard to the Downtown area. Written in general terms, the statement offers a desired condition.

Objectives: An objective is a statement that identifies a course of action to achieve a goal. Objectives are more specific than goals and are usually attainable through planning and implementation activities.

Downtown Revitalization Goal 1

Create an identity for the downtown and enhance the existing business climate.

Objective 1: Create and maintain standards and limitations for development within the community, especially downtown.

Objective 2: Encourage the rehabilitation of existing structures to be consistent with the downtown character.

Objective 3: Establish a plan for future improvements to the downtown (i.e. Master/Concept Plan).

Objective 4: Provide adequate supply of parking that is easy to find (*visible from the street or a good wayfinding system*) for downtown residents, customers, and employees.

Downtown Revitalization Goal 2

Attract and retain businesses that strengthen and diversify the local economy.

Objective 1: Seek local and regional businesses and diversify the economic base, expand and enhance the tax base and utilize the resident labor force.

Objective 2: Develop a long-term strategy to promote sustainable economic growth in the City, especially for the downtown area.

Objective 3: Encourage the market development that will make downtown Durant a destination for our community and the surrounding area. This may include public endeavors, such as a Farmers Market permanent/temporary structure.

4.3 Parking Study

The availability of parking can leave a lasting impression on how people view, or how often they visit a downtown. Convenient parking is considered a sign of welcome. Parking that is difficult to find, inadequate, or inconvenient will frustrate users and can make people reluctant to visit a particular location. In order to understand the existing parking inventory within Downtown Durant, a parking study was conducted. The purpose of the study was to observe current utilization of existing parking spaces within the downtown (5th Avenue to 9th Avenue) and to identify specific issues and opportunities related to existing parking infrastructure.

Methodology

The occupancy of parking spaces was documented by observing the number of occupied parking spaces during what is considered the peak period for parking demand within the planning area. This peak period was determined to be on weekdays during normal business hours, and to minimize the impact of weather and seasonal variation, occupancy observations were conducted during fine weather conditions.

Although parking occupancy observations were conducted during weekday peak periods, it should be acknowledged that other land uses have different peak parking times (see table below). For example, a block with a popular bar may experience a peak parking period during Friday or Saturday evenings, while the rest of the planning area has relatively low occupancy rates.

Weekday	Evening	Weekend
Banks and public services	Auditoriums	Religious institutions
Professional offices	Bars and meeting halls	Parks
Park and ride facilities	Hotels	Shops and malls
Schools, daycare centers	Restaurants	
Factories/distribution centers	Theaters	

Source: Victorian Transport Policy Institute 2007: Parking Management Strategies, Evaluation and Planning

Parking occupancy refers to the accumulation of parking over the course of the day. Occupancy during peak periods is the primary measure of parking usage and the need for additional parking. Occupancy rates at or close to 100 percent are generally considered undesirable because motorists must hunt for available parking and/or may be tempted to park illegally or not stop at all. Thus when evaluating parking we look at the “effective” supply instead of the full supply. The effective supply is the maximum number of parking spaces that can realistically be used within a given district. An effective supply “cushion” can help to protect against the inevitable loss of spaces resulting from temporary disturbances such as construction, mis-parked cars, etc. Parking supply is considered “effective” when approximately 75% of the parking spaces are occupied.

Inventory

On January 11th, 2012, between 12:30-3:00pm, MSA counted all marked and unmarked parking spaces within the downtown core (5th Street to 9th Street), including any spaces between 5th Street and the alleyway to the north and the railroad to the south. A total of 145 on-street spaces and 209 off-street spaces were identified (excluding garages). Additionally, there were twenty-five vehicles parked within the railroad corridor, which were excluded in the “available” spaces, as these spaces are not officially designated parking areas. There are no public parking lots within the downtown and no hour restrictions during regular business hours in the downtown core (only overnight parking restrictions).

Results

Parking supply is not the issue within Downtown Durant, as only 28% of the spaces were occupied at the time of the study (100 out of 354 spaces). The 500 block was the only block with considerable occupied spaces with 57% occupied. The most significant issue with the parking infrastructure in Downtown Durant is the lack of well-marked spaces, as the majority of the spaces are either unmarked or the markings have faded substantially. Future improvements should help define parking spaces/areas within the downtown. Techniques include building protective curbs, adding landscaping at the edges and within parking areas and stripe parking stalls.

PARKING INVENTORY			
	Available	Used	%
Northside	204	47	23%
Southside	150	53	35%
TOTAL	354	100	28%
Block			
9th-8th	135	28	21%
8th-7th	82	16	20%
7th-6th	77	22	29%
6th-5th	60	34	57%
TOTAL	354	100	28%

4.4 Urban Context

Many factors can influence how citizens perceive the downtown of their community. These factors combine to create the urban fabric, which can be simplified into three categories: districts, streets, and individual parcels/buildings. Studying the existing urban context provides insights on what properties are assets to enhance versus those that are strong candidates for redevelopment in order to revitalize the downtown.

District

A district is a cohesive area with an identifiable character. Building uses, types, and styles establishes this character. Durant’s downtown district can be broken down into three sections; 1) downtown core – properties abutting 5th Street from 5th Avenue to 9th Avenue; 2) CR-Y30 Corridor – properties abutting 5th Street outside the downtown core from 1st Avenue to Vail Avenue; 3) 4th Street – properties abutting 4th Street from 6th Avenue to Vail Avenue.

Overall the downtown has a good mix of uses (i.e. residential, retail, office, industrial, and public); however, storage buildings/sheds and single family residences within the “downtown core” (5th Avenue to 9th Avenue) do not complement a downtown setting. They are good for the tax base, but may be better suited in another section of the downtown or outside the downtown. See *Figure 4.1* (on the next page) for land uses within the downtown.

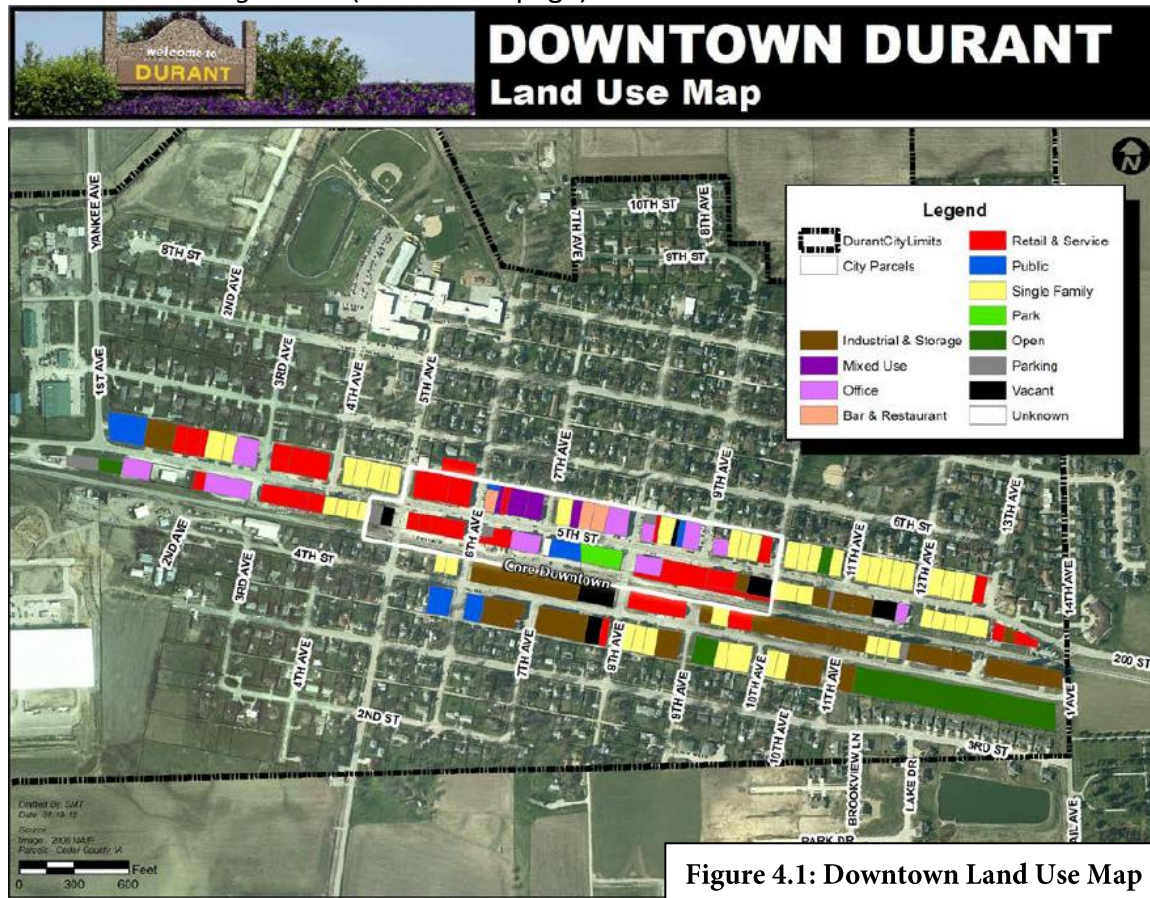


Figure 4.1: Downtown Land Use Map

Streets

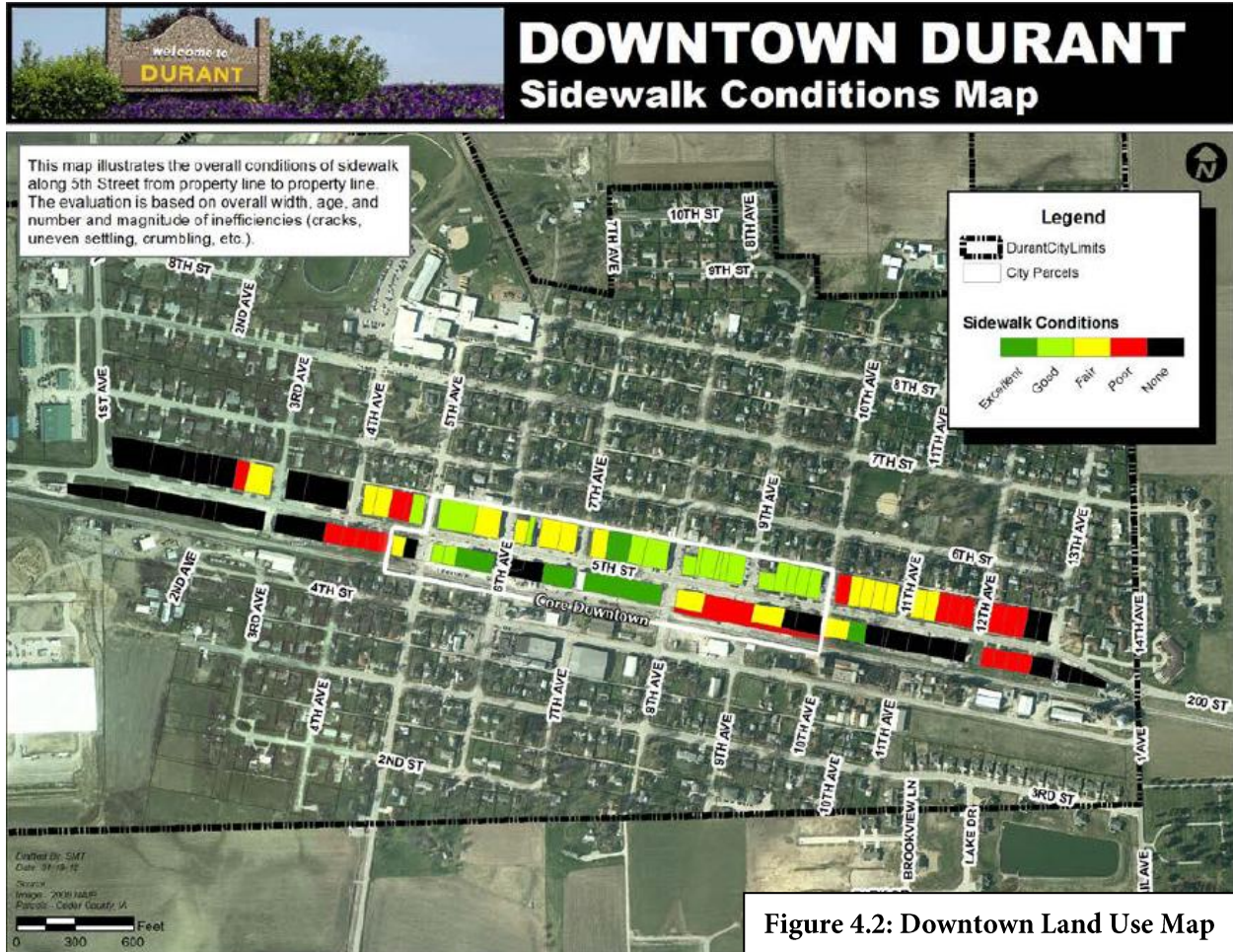
A Street is a public thoroughfare, but it is also a public space that evokes a feeling. The streetscape is simply the landscape of the street - it can be barren or inviting. Common streetscape improvements include features that break up the harsh hardscape that exists within a downtown (*e.g. trees, shrubs, benches, planters, crosswalks, fountains, and special light fixtures*). In reviewing 5th Street and the surrounding cross streets within the downtown, the following statements can be made:

Weaknesses

- Missing sidewalk/walkway, or blocked by vehicle parking (see *Figure 4.2*)
- The majority of walkways are not defined
- No separation between sidewalk and private drive/parking
- Several intersections lack ADA compliant ramps
- Almost all intersections lack crosswalks
- Some curb areas are in poor shape
- Light pole are not pedestrian-friendly and their electrical wires clutter an already busy overhead wire network
- Street markings are faded or non-existent
- No consistent themed streetscaping (i.e. city banners, decorative lighting, decorative paving)

Strengths

- Sections of sidewalk in the downtown core are sufficiently wider than 4-5 feet standard sidewalk
- Some banners do exist along the corridor
- There are garbage containers and planters (albeit empty during the winter season) within the downtown core section
- There are sporadic benches in the downtown core section, primarily around the park space

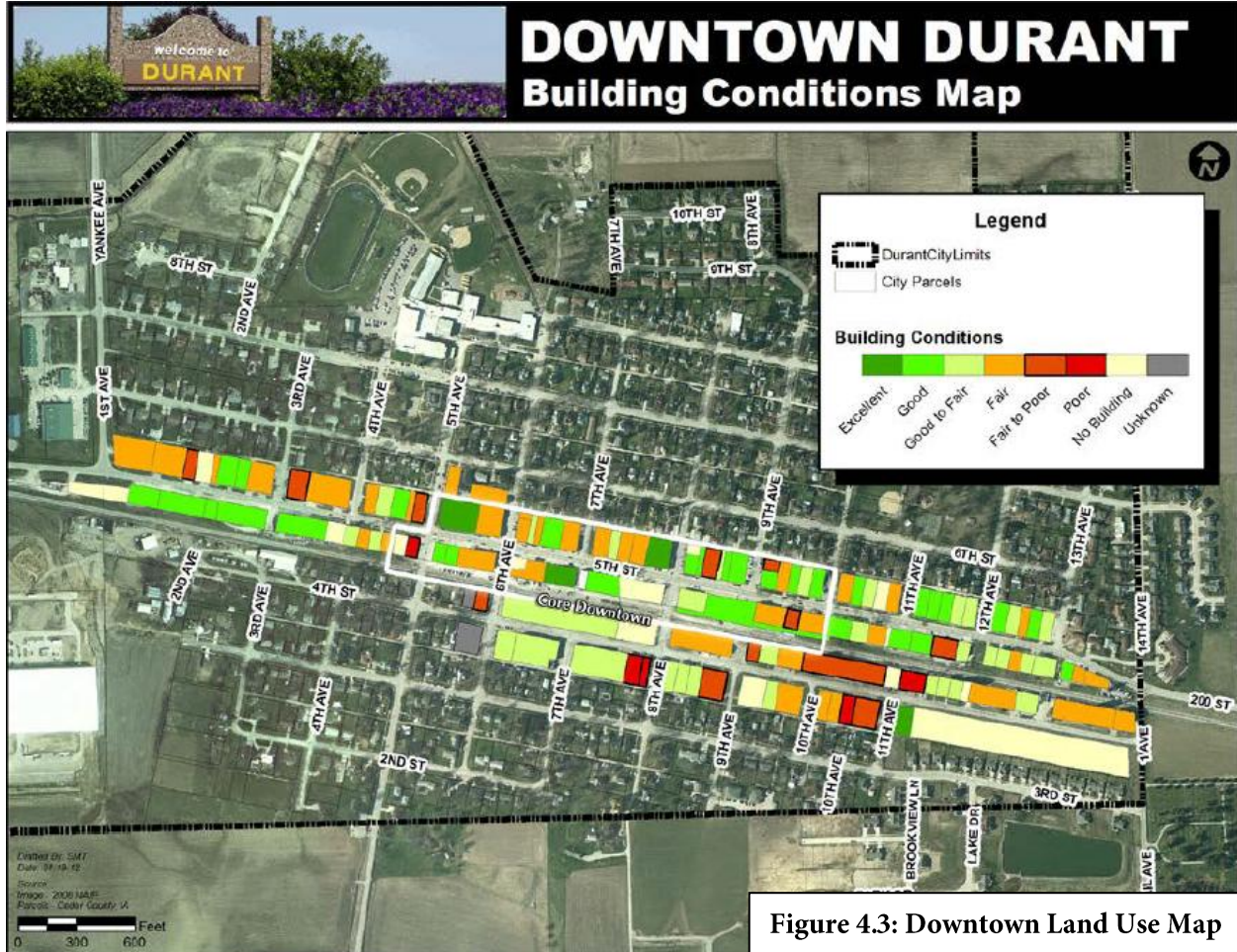


Buildings & Parcels

Individual parcels/buildings can have a lasting impression on a person’s perception of an area, both positively and negatively. For instance, a building could be so well-designed, unique, or historically significant that it is the first thing someone thinks of when someone mentions the City of Durant. Examples of a parcel/building that can leave a negative impression would be a poorly designed or dead public space, a rundown/falling apart building, and a large vacant parcel.

Building Conditions

In general, buildings within the downtown are in fair to good condition, especially along 5th Street. There are a few sites that are vacant or have dilapidated buildings that would cost more to update than to tear down. The largest concentration of these types of parcels is on 4th Street.



Property Assessment

Land and improvement (building) values are assessed annually and provide an objective evaluation of the state of properties within the city; with the exception of tax exempt properties for which no data exists. *Figure 4.4* illustrates the ratio of improvement value to land value within the downtown. In general, strong candidates for redevelopment are properties with land that is more, or almost as, valuable as the improvements (*0-1.9 ratio*). There are two important trends that are evident:

- Overall there are a significant number of parcels contributing significantly to the tax base (5.0 or more—green and blue)
- There are a number of parcels that are strong candidates for redevelopment/reinvestment (as they are not contributing significantly to the tax base) in the western portion of 5th Street and all along 4th Street.

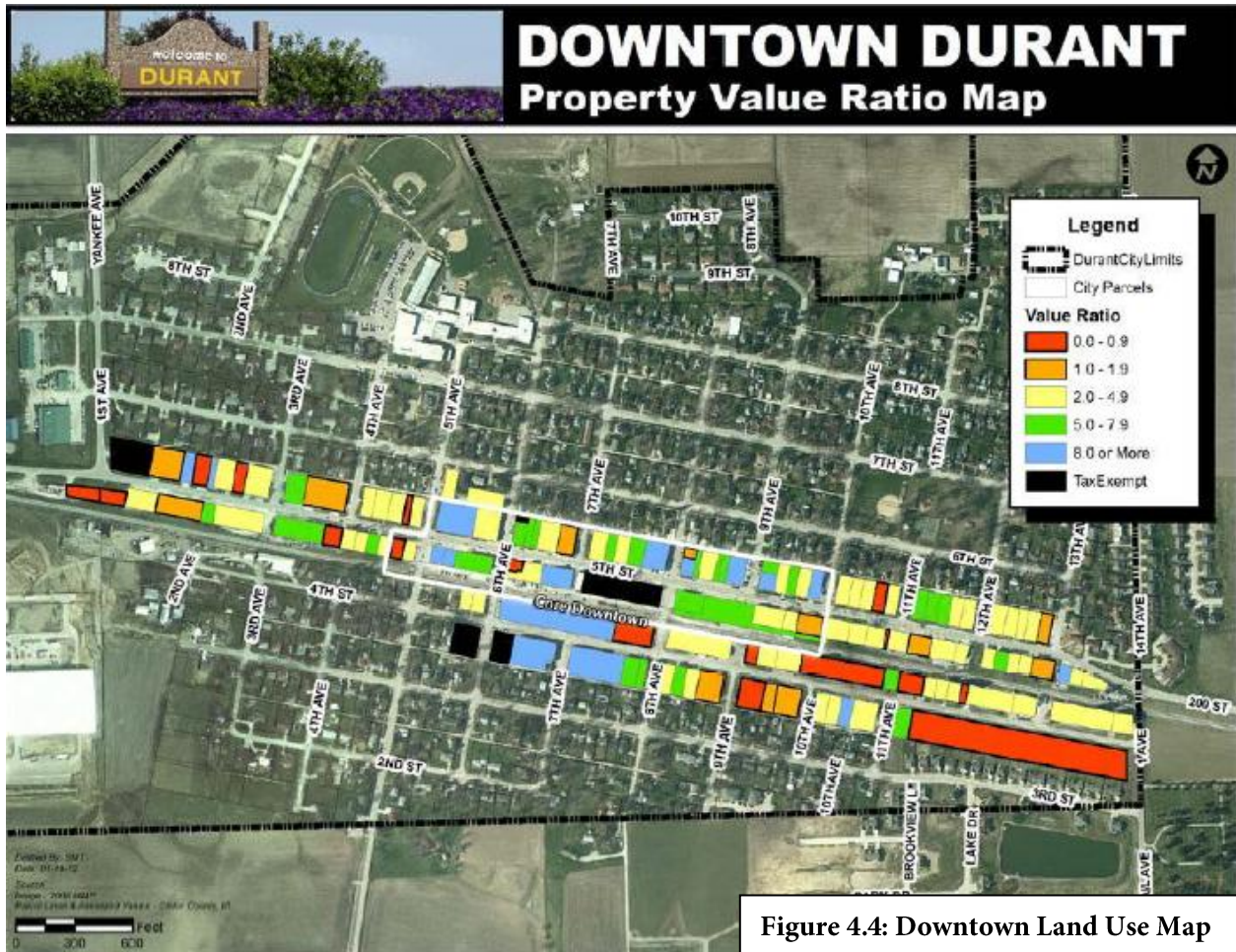


Figure 4.4: Downtown Land Use Map

4.5 Retail Market Study

The retail analysis is based on three trade areas: 5-, 15-, and 30-minute drive time from downtown Durant (as shown in *Figure 4.5*). The 5-minute travel time encompasses the entire Durant community, while the 15-minute drive time includes Wilton, Stockton, and Walcott. The 30-minute travel time reaches Davenport and Bettendorf to the east, not quite to Rochester to the west, and several smaller communities to the north/south.

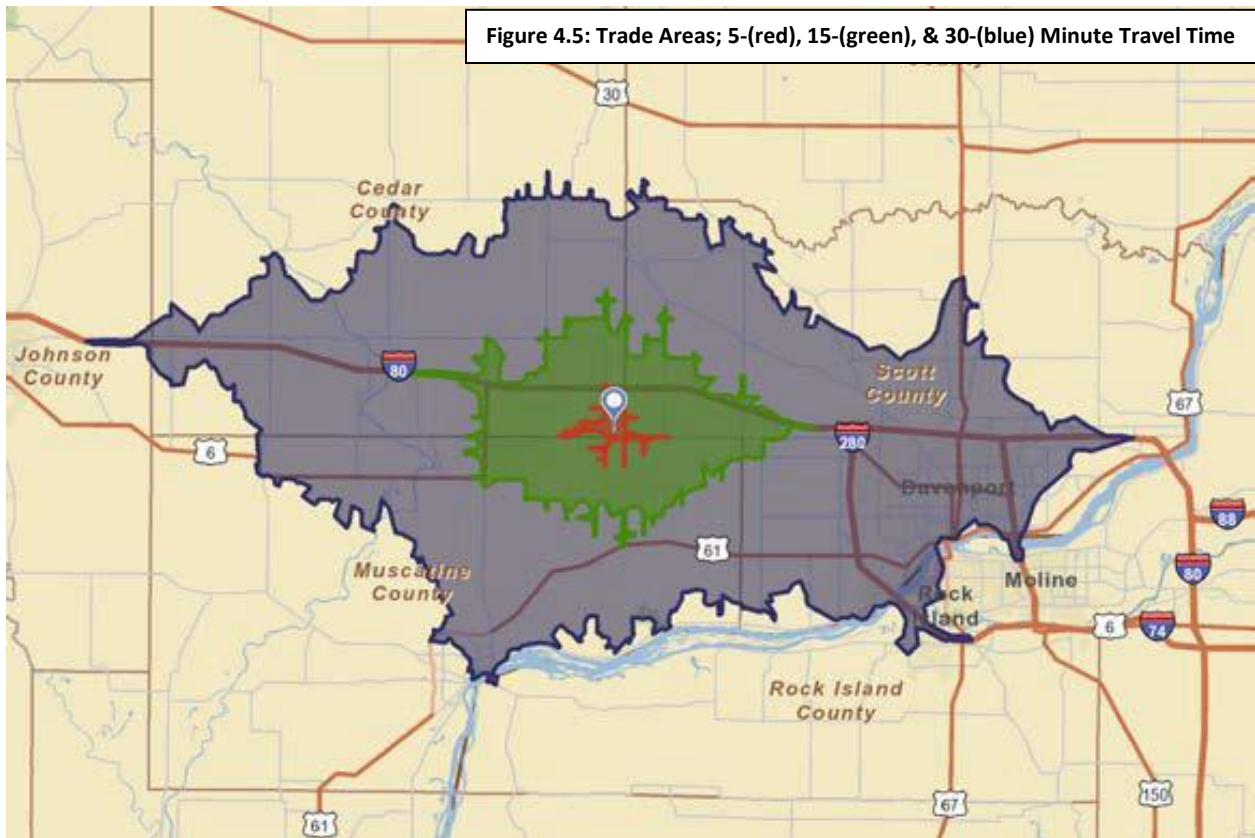


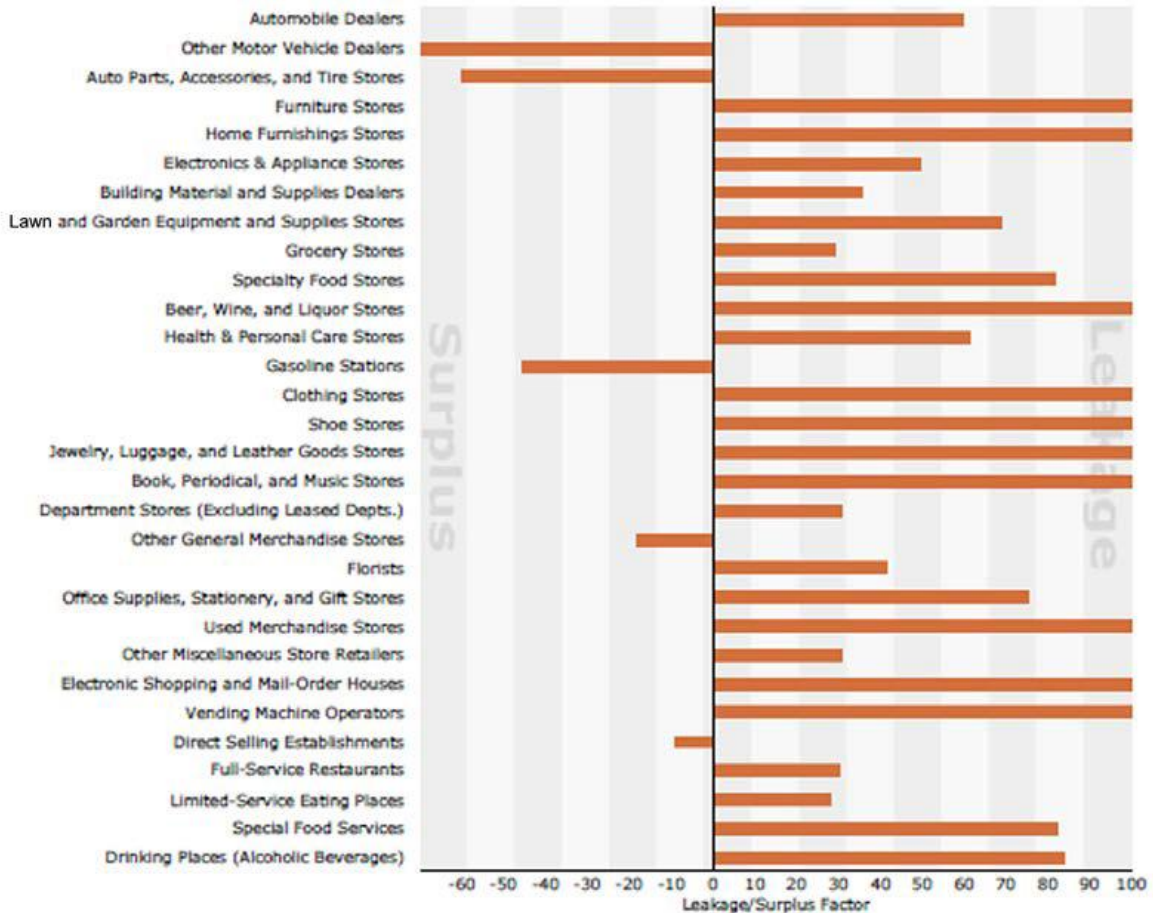
Figure 4.6 summarizes the supply vs. demand for various retail categories. Demand is the expected amount spent by consumers at retail establishments and supply estimates sales to consumers by establishments. The Retail Gap represents the difference between retail potential and retail sales. The Leakage/Surplus Factor presents a snapshot of retail opportunity, (supply vs. demand), ranging from +100 (total leakage) to -100 (total surplus). A positive value indicates there is more demand than supply in the area (i.e. consumers are “leaking” outside the trade area to acquire goods and services). A negative value indicates there is a surplus of retail services (i.e. consumers are drawn in from outside the trade area and demand within the trade within the trade area is being met). This summary indicates significant retail leakage from Durant itself (about a 5-minute drive), especially food and drink establishments; however, the entire analysis area shows a surplus of retail, reflecting the fact that the Quad City area serves a wider market.

Figure 4.6: Retail Market Profile Summary

Retail Market (Industry Summary)	5-Min Drive Time	15-Min Drive Time	30-Min Drive Time
Retail Trade (NAICS 44-45)			
Demand	\$14,510,664	\$64,547,942	\$1,356,254,848
Supply	\$12,018,034	\$71,174,847	\$2,373,437,636
Retail Gap	\$2,492,630	-\$6,626,905	-\$1,017,182,788
Surplus/Leakage Factor	9.4	-4.9	-27.3
Number of Businesses	10	34	1,088
Food & Drink (NAICS 722)			
Demand	\$1,928,059	\$9,957,572	\$230,727,458
Supply	\$560,766	\$5,038,619	\$248,599,050
Retail Gap	\$1,367,293	\$4,918,953	-\$17,871,592
Surplus/Leakage Factor	54.9	32.8	-3.7
Number of Businesses	5	18	456
Retail Trade and Food & Drink (NAICS 44-45, 722)			
Demand	\$16,438,723	\$74,505,515	\$1,586,982,306
Supply	\$12,578,800	\$76,213,466	\$2,622,036,686
Retail Gap	\$3,859,923	-\$1,707,951	-\$1,035,054,380
Surplus/Leakage Factor	13.3	-1.1	-24.6
Number of Businesses	15	51	1,544

Figure 4.7 indicates mismatches between supply and demand for more detailed retail industry types within a 15-minute drive from downtown Durant, which is the City’s market area. As shown, there just a few industry types that are being met in the trade (market) area with numerous potential growth opportunities in the remaining categories, especially those near or at 100+. Of this list, only grocery stores and gasoline stations are sufficiently supplied within the City limits (5-minute drive time).

Figure 4.7: Retail Market Profile by Industry Group



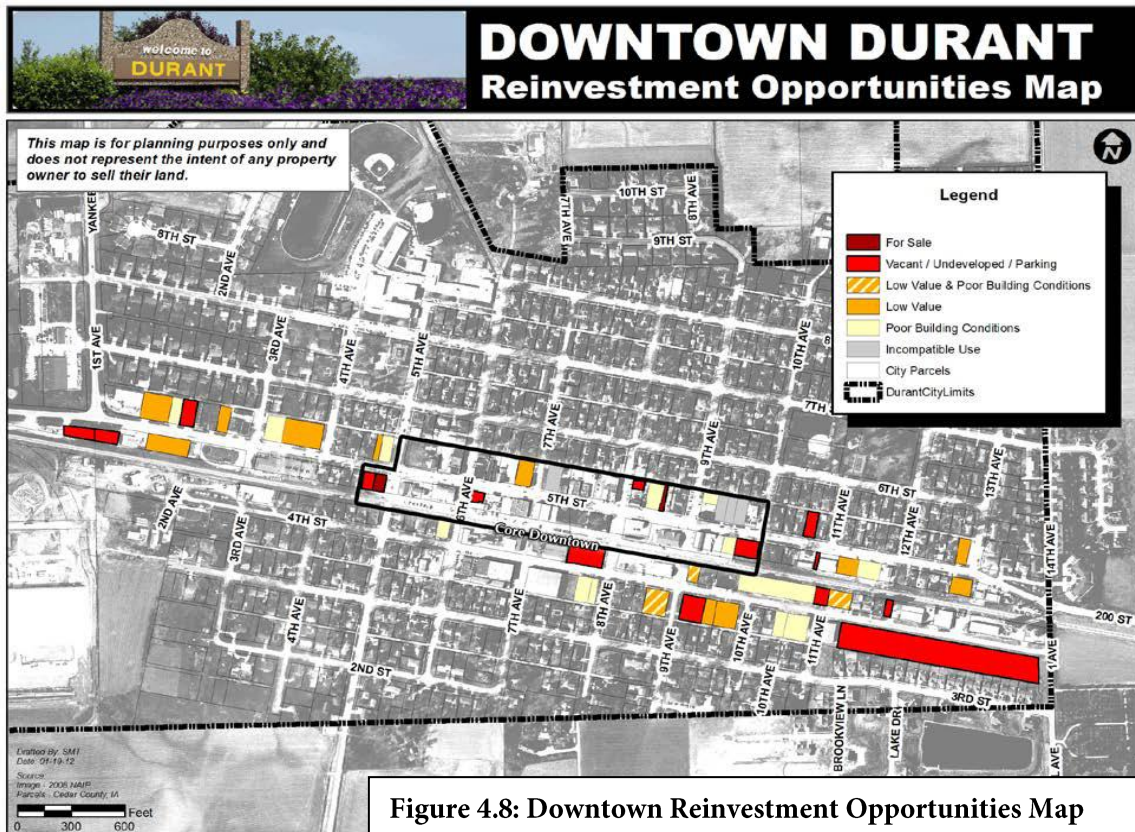
4.5 Master Plan

The Master Plan section provides a vision for the revitalization of downtown Durant in the form of planning, public improvements, and redevelopment recommendations. This plan is intended to enhance existing assets and identify opportunities for redevelopment sites that detract from the downtown. It presents the framework to guide future efforts to enhance the downtown as a place to work, live, shop, eat, and play.

Reinvestment Opportunities

Within the downtown area there are several parcels that offer significant opportunities for redevelopment. Parcels that are strong candidates for redevelopment are either vacant or are for sale, have low improvement value (relative to land value), have buildings that are in poor condition, or have uses that are ill-suited for a downtown environment. *Figure 4.8* illustrates reinvestment opportunities within the downtown area.

- **Red parcels** are the most viable for redevelopment, as they do not have structures (bright red) or they are currently for sale (dark red).
- **Orange parcels** are viable for redevelopment due to low values, but they are not for sale and they are not vacant.
- **Yellow parcels** are less viable for redevelopment due to stronger values, but are candidates for reinvestment to improve poor exterior conditions.



Streetscaping Guidelines



A major step in revitalizing the downtown is to make public improvements that show residents and businesses owners that the City is taking the initiative in revitalizing the area. These improvements also help to create a district identity for the downtown, which separates it from other areas within Durant. When planning for road (re)construction, the guidelines and recommendations discussed below should be considered.

The design of streets directly affects the quality of life in a community. A well designed streetscape incorporates crosswalks, sidewalks, light fixtures, trees, planters, trash receptacles, banners/flags, benches and green spaces within the public right of way. There is no single component that will meet the preceding goals, but a balanced mix of these components can lead to a successful revitalization of the downtown. Guidelines in this chapter are intended to assist in the design reconstruction of streets.




In general, a “friendly” street has features that provide safety, comfort, and mobility. Examples of these features are described and illustrated on the following pages.

Safety



- 1) Good sight distance
 - Limit obstructions at crossings (newspaper/ advertising & electrical boxes, over-grown vegetation, etc.)



- 2) Separation & buffering from other modes of travel
 - Wide sidewalks
 - Parking areas
 - Sidewalk terrace
 - Limit curb-cuts


- 3) Pedestrian visibility
 - Adequate lighting

- 4) Adequate height clearance
 - Well maintained landscaping
 - Adequate Awning heights

- 5) Limit crossing distances
 - Provide bump outs
 - Reduce corner radii
 - Provide refuge medians at ped. crossings

Comfort

1) At human scale

- Establish a 1:3-1:2 street width to building height ratio



2) Soften the urban, hardscape

- Add planters, street trees, landscaped spaces, etc.



3) Buildings designed w/ pedestrian-friendly features

- Awnings, large and clear windows on the ground-floor, building entrances, view of products/activities, etc.



4) Limit automobile/truck traffic issues

- Lower vehicle speed limits
- Provide traffic calming devices



5) Provide pedestrian amenities

- Add benches, table and chairs, bike racks, etc.



6) Well-maintained infrastructure

- Well-maintained sidewalks, streets, street fixtures, and street trees



Mobility

1) Clear path

- No obstructions within areas of travel



2) Accessible to all citizens

- ADA-compliant sidewalks and building entrances



3) Clear connections

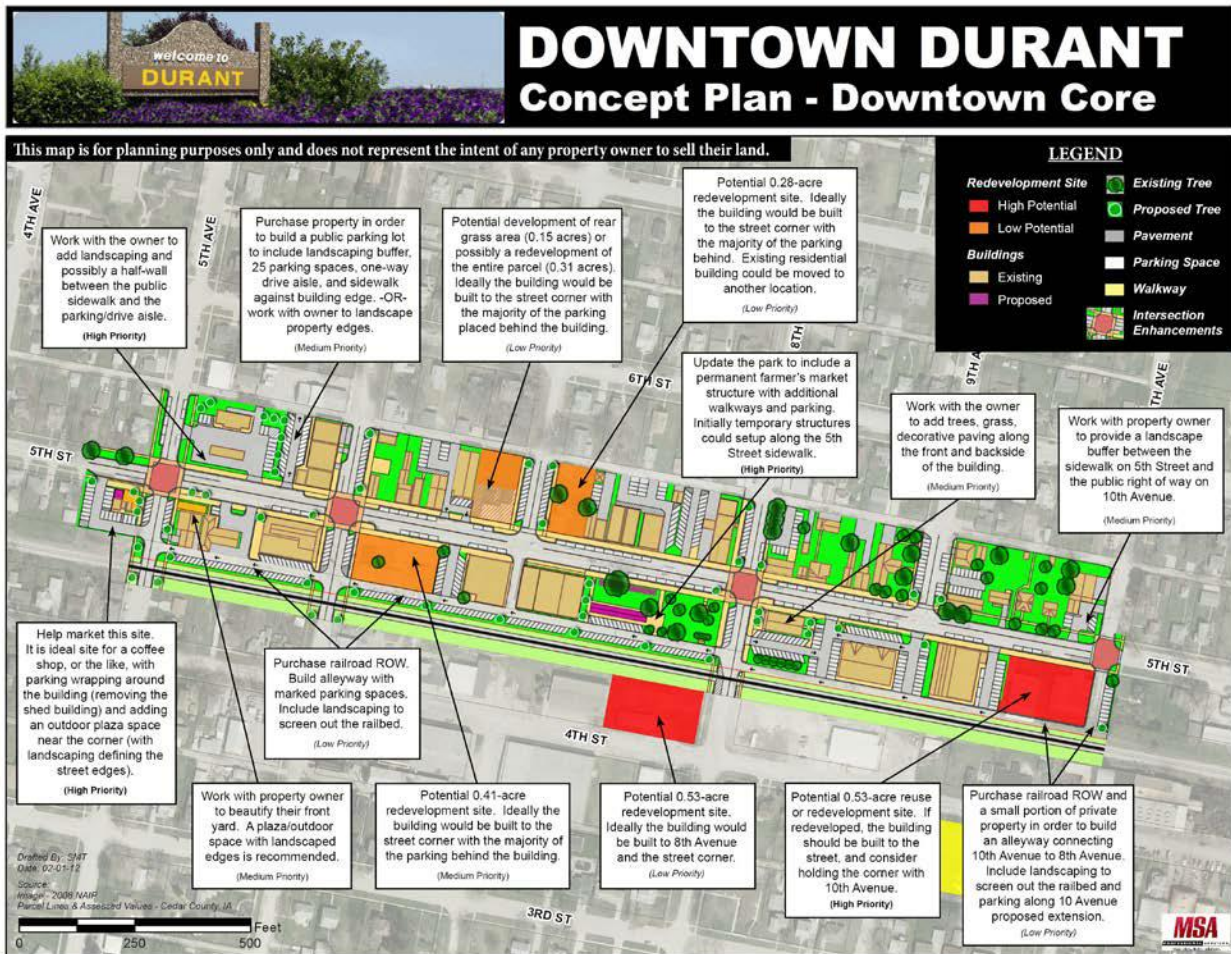
- Pedestrian pathways to building entrances



Concept Plan

The City desires a mixed use downtown district, consisting of retail, office, and other type of services on the ground floor with opportunities for residential units or additional office space on the upper floors. Incorporating housing within the downtown provides demand for businesses and increases the pedestrian activity within the area. The Concept Plan shown in Figure 4.9 illustrates the proposed improvements to the downtown core area.

Figure 4.9: Concept Plan



The images below further illustrate the recommendations for downtown Durant based on specific enhancements. The action steps to meet these recommendations are provided in Section 4.5.



Bumpouts



Sidewalk & Terrace Treatments



Public Landscaping



Parking Landscaping (buffering)



Lighting & Banners



Street Furniture & Other Streetscape Features



Farmer's Market



4.6 Action Steps

This section seeks to provide both short and long-term recommendations for the redevelopment of both private and public properties with the goal of creating a more vibrant and sustainable downtown. This chapter contains a compilation of the various actions recommended throughout the plan to translate this vision to reality. The actions are broken down into general improvements, block-by-block specific improvements, and other suggestions. Accompanying each action is a designation of those responsible parties and recommended timeframes for completion. Since many of the recommendations rely on coordination with the private market it is likely that the full breath of this Plan's vision will take many years to achieve.

Actions - General Improvements

1. Actively market redevelopment/reuse of the most viable properties within the heart of downtown (see Figures 4.8-4.9).

Responsible Party: Plan Commission

Timeframe: Ongoing

2. Upgrade public parking areas with pavement, landscaped medians, rain gardens, and striped parking stalls (or, at minimum, define the edges and buffer from the street). Encourage property owners to also upgrade their parking areas. Incentives could be provided if a revolving loan fund is created.

Responsible Party: Public Works, Plan Commission, City Council, Property Owners

Timeframe: 2012-2014

3. Continue the wider sidewalks (10-12 feet) on 5th Street and adjacent cross streets within the heart of downtown (5th Avenue to 10th Avenue). The sidewalk should include decorative paving, minimal street trees, and ample street furniture. Introduce curb bump-outs at intersections and consider decorative paving, or colored concrete, for crosswalks and/or within major intersections in the downtown core (see Figure 4.9).

Responsible Party: Public Works, Plan Commission, City Council

Timeframe: 2016-2020

4. Replace lighting with pedestrian-scaled lights with banners and hanging (flower) baskets.

Responsible Party: Public Works, Plan Commission, City Council

Timeframe: 2016-2020

5. (Re)Construct angled parking along several cross-streets within the downtown core, as shown in the *Figure 4.9*.

Responsible Party: Public Works, Plan Commission, City Council

Timeframe: 2016-2020

6. Create a Downtown Design Guidelines (or Standards) Overlay District to guide (or regulate) future public/private improvements and construction. These design guidelines (or standards) will be implemented over time as property owners or leaseholders modify their properties and buildings. Project costs associated with implementing design guidelines/standards on private property will be the responsibility of the property owner; however, the City may supplement private financing through the use of revolving loan funds, façade improvement grants, or developer incentives.

Responsible Party: Consultant, Plan Commission, City Council

Timeframe: 2012-2015

7. Consider providing façade improvement and/or landscaping (site design) beautification funds for downtown businesses based on adopted design guidelines/standards (*see Action 6*). The City may also hire a consultant to provide cost effective façade improvement illustrations for each building within the downtown core, or within the entire 5th Street Corridor. This proactive step could encourage property owners to make updates to their building(s) with knowledge of what it may look like and what it may cost.

Responsible Party: Consultant, City Staff, Plan Commission, City Council

Timeframe: 2012-2015

8. Plant flowers in existing planters on a season basis.

Responsible Party: City Staff, Volunteers

Timeframe: annual

9. Add bike racks at key destinations (parks, school facilities, public facilities, restaurant, etc.)

Responsible Party: Plan Commission, City Staff

Timeframe: 2012

10. Add at least one bench on each block (both sides of the street) and garbage containers near a few key intersections. Recommendation: be consistent with color palette for all streetscaping elements (i.e. light poles, benches, trash cans, etc.), and consider using a bold color such as blue or black.

Responsible Party: Plan Commission, City Council
Timeframe: 2012

11. Add a welcome to downtown sign prior to the 5th Avenue (westbound) and 10th Avenue (eastbound).

Responsible Party: Plan Commission, City Council
Timeframe: 2012-2013

12. Purchase the necessary land to provide a one-way alley way between 8th Avenue and 10th Avenue with a connection to 5th Street at 10th Avenue, as shown in Figure 4.9.

Responsible Party: Public Works, Plan Commission, City Council
Timeframe: 2020+

13. Purchase 25 to 40 feet of the railroad right-of-way in order to pave an alleyway with parking from 5th Avenue to 8th Avenue. This will meet the parking needs of future redevelopment sites in the downtown and will enhance the overall character of the area. The design and total parking spaces provided is dependent on the amount of land purchased from the railroad company, as described below:

- 25 feet: *One-way with parallel parking and no landscaping buffer*
- 30 feet: *One-way with parallel parking and a 5-foot landscaping buffer*
- 35 feet: *One-way with angled parking and a no landscaping buffer*
- 40 feet*: *One-way with angled parking and a 5-foot landscaping buffer (as shown in the concept plan), or a narrow two-way with angled parking with no landscaping*

**purchasing 40 feet will leave approximately 12 feet from sloped rail bed and 20 feet from the rail line.*

Responsible Party: Public Works, Plan Commission, City Council
Timeframe: 2020+

Actions - Block by Block Specific (see Figure 4.9)

400 block

1. Help market the property on the southwest corner of 5th Avenue and 5th Street. As shown in the concept plan, this site could be redeveloped as coffee shop, or the like, with parking wrapping around the building (removing the shed building) and an outdoor (plaza) space near the corner (with landscaping defining the street edges).

Responsible Party: City Staff, Plan Commission
Timeframe: On-going

500 block

1. Work with the gas station owner at the northeast corner of 5th Street and 5th Avenue to add landscaping and possibly a half-wall between the public sidewalk and the parking/drive aisle. See *Figure 4.9* and “parking buffering” on *page 4-18*.

Responsible Party: *City Staff*

Timeframe: *2012*

2. Work with the owner on the northwest corner of 5th Street and 6th Avenue to reconstruct the paved area between their buildings and the gas station parking lot. As shown in *Figure 4.9*, the space would allow for a ten-foot strip of landscaping (including trees), 25 parking spaces with a one-way drive aisle, and a six-foot sidewalk. If the property owner does not have a need for this paved area, the City could purchase this land and build it as a public parking lot.

Responsible Party: *City Staff, Plan Commission, City Council*

Timeframe: *2012-2015*

600 block – no specific actions

700 block

1. Build a farmer’s market structure with parking in the existing park space. Paved parking and landscaping is shown along the back alleyway (parallel to the railroad tracks). Authorization from the railroad company will be needed prior to final plans are developed. The farmer’s market structure would start near the existing path through the center of the park and run west towards the fire station. During the short term the farmers market could use the street frontage along the sidewalk (purple hatch in *Figure 4.9*) until the permanent farmer’s market structure is built. The existing trees on-site are strong assets to the park and the downtown; and therefore, any structure/design should look to preserve them.

Responsible Party: *City Staff, Plan Commission, City Council*

Timeframe: *2012*

800 block

1. Work with the property owner on the southeast corner of 5th Street and 8th Avenue to add trees, grass, decorative paving along the front and backside of the building. Currently the site is not very pedestrian-friendly, as the majority of the site is paved and the building does not hold the corner. Restriping and/or reconstruction of the pavement

behind the building could provide enough parking spaces, allowing the front/rear building entryways to be reconstructed as green/plaza spaces.

Responsible Party: City Staff

Timeframe: On-going

900 block

1. Work with property owner on the northwest corner of 5th Street and 10th Avenue to provide a landscape buffer between the parking area and the sidewalk on 5th Street and the public right-of-way on 10th Avenue.

Responsible Party: City Staff

Timeframe: 2012

2. Market this 0.53-acre site for reuse or redevelopment. In general, this site offers a good opportunity for a signature “gateway” building, as it lies on the border of the downtown core. This would be a good location for a public facility as well. If the site is redeveloped, the building should be built to the street, and should hold the 10th Avenue corner.

Responsible Party: City Staff

Timeframe: On-going

Actions - Other Suggestions

1. Consider moving the Police Station (0.75 acres) to another location within the 5th Street Corridor or along 4th Street. Its current location has significant commercial marketability, as it sits on the corner of two major roadways. A larger development may look to purchase the adjacent parcel as well (106 5th Street--0.58 acres), as its current assessed value ratio is low (see Figure 4.4).

Responsible Party: Plan Commission, City Council

Timeframe: 2020+

2. Consider moving City Hall to 5th Street if the current spaces/building becomes obsolete. There are several parcels within the downtown that are prime for redevelopment and a new public building (if designed well) could help elevate the overall architectural character in the downtown. It also provides an opportunity to bring more activity to the downtown core.

Responsible Party: Plan Commission, City Council

Timeframe: 2020+

3. Work with Wilton (and possibly Stockton) to build a Mud Creek Bike Trail, connecting into downtown Durant. This could lead to future trail connections to the City of Walcott and City of Davenport. Check with Iowa DNR, as there may be grant moneys available to help kick start this effort.

Responsible Party: Plan Commission, City Council

Timeframe: 2020+

Implementation & Action Plan

This Chapter outlines how the vision of the Plan is implemented in everyday decisions and annual goal-setting and budgeting, and how the Plan should be amended when necessary. The Chapter also provides a plan for implementing the action items described in Chapter 4, including who is responsible for each action and by approximately when it should be completed

	Page
5.1 Guiding Daily Decisions	5-2
5.2 Guiding Annual Decisions	5-4
5.3 Action Plan	5-5
5.4 Amending the Plan	5-36

5.1 Guiding Daily Decisions

City Roles & Responsibilities

This chapter describes how the Plan can be used to help guide City Staff and City Committees on daily decisions. The responsibility for implementing this plan lies primarily with the City Council, City Planning & Zoning Commission, and City Staff.

City Council

City Council sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each council member should have a copy of this plan and should be familiar with the major goals and objectives described herein. City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

City Planning & Zoning Commission

Land use and development recommendations are a core component of this plan, and the Planning & Zoning Commission has a major role in guiding those decisions. Planning & Zoning Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 3: Land Use. It is generally the responsibility of Planning & Zoning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning & Zoning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in City functions.

City Staff

City staff has significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. These personnel should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Development and Parks Director
- Public Works Director
- Finance Director

Staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All other staff should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is

to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions. The City Mayor, as lead administrative official of the City, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Education and Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than City government. The Action Plan (see Section 5.4) indicates responsible parties that the City of Durant does not control or direct. These include, but are not limited to:

- Durant Community School District
- Cedar County
- Muscatine County
- Scott County
- Iowa Department of Transportation
- Army Corps of Engineers

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing collaboration
- Know and communicate the intent of relevant objectives and strategies – partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of City ordinances and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Land Use Regulations
- Site Design Standards
- Building and Housing Codes
- Zoning Ordinance

Funding Tools

- Tax Abatement
- Tax Incremental Financing (TIF) Districts
- State and Federal Grant Programs

5.2 Guiding Annual Decisions

Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform these annual processes, City staff will prepare, with input from other departments and the Mayor, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Staff recommendations for action items to pursue during the next 12 months.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions. Plan Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

About the Action Plan

The following pages feature a compilation of actions identified in Chapter 2 to help the City achieve its various goals and objectives.

Deadlines

The "deadlines" identified to achieve these actions are not firm - rather they are indications of when the City may choose to pursue an action based on its importance or difficulty. Where multiple deadlines are noted, this indicates an ongoing or repetitive activity.

Responsible Parties

Most of these actions require leadership and effort by multiple people and organizations. These tables indicate those parties considered necessary to implementation.

Funding Sources

Most of these actions come with some cost. It is presumed that most *could* be supported by tax revenue from the City's general fund. Where other sources of potential funding may exist, such as grant programs, these are noted.

5.3 Action Plan

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Goal 1

Durant will protect, enhance and preserve the natural settings and unique environmental charter of the area in and around the City.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Preserve productive agricultural lands for continued agricultural use whenever possible.	X				Planning and Zoning Commission, City Council	
2	Preserve the rural character of the community.	X				Planning and Zoning Commission, City Council	
3	Encourage preservation of privately owned natural areas.	X				Planning and Zoning Commission, City Council	

Policies

1	The City will work with adjacent jurisdictions to minimize the impact of development on local farming operations.		X	X	X	Planning and Zoning Commission, City Council	DNR, CDBG, Revenue
2	The City will require conservation or comparable restoration of natural features during the development process, including conservation or replacement of mature trees and natural waterways.	X				Planning and Zoning Commission, City Council	
3	The City will explore ways of creating and supporting community gardens, farmers' markets, food pantries, and other similar community-based food projects.	X				Planning and Zoning Commission, City Council	
4	The City will support and encourage educational programming targeted at preservation and appreciation of the environment.	X				Planning and Zoning Commission, City Council	DNR, DOT, Fees & Membership

5	The City will use its zoning and subdivision powers to protect waterways, shorelines, wetlands, steep slopes and floodplain areas within the City’s extraterritorial area. This is of great importance in guarding against unnecessary erosion as land gets developed.	x				Planning and Zoning Commission, City Council	DNR
6	Emphasis will be placed on preserving and, in some cases, reconstructing natural waterways and riparian buffers.	x				Planning and Zoning Commission, City Council	DNR, SRF, CDBG, Stormwater Utility

Goal 2

Durant will minimize conflicts and incompatibilities between agricultural and non-agricultural uses.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Require areas of green space at the perimeter of new developments to provide for preservation and a visual break between developments.	x				Planning and Zoning Commission, City Council	
2	Separate agricultural uses from designated growth areas.	x				Planning and Zoning Commission, City Council	
3	Zone agricultural land for farm use in creation of zoning ordinance.	x				Planning and Zoning Commission, City Council	

Policies

1	Durant will continue to increase access to natural areas and enhance recreation opportunities through the development of a Durant trail system.		x	x	x	Planning and Zoning Commission, City Council	DNR, DOT, Fees & Membership
2	The City will plan for a greenway system in which parks and open spaces are linked and offer connected ecological habitats.	x	x			Planning and Zoning Commission, City Council	
3	The City of Durant will encourage development of agricultural enterprises in unincorporated areas.	x				Planning and Zoning Commission, City Council	
4	The City discourages new development that is not contiguous with existing development.	x				Planning and Zoning Commission, City Council	

Goal 3

Durant's water resources will be effectively managed and conserved.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Durant will support healthy watersheds.	X				Planning and Zoning Commission, City Council	DNR, SRF, CDBG, Stormwater Utility
2	Durant will efficiently manage stormwater.	X				Planning and Zoning Commission, City Council	DNR, SRF, CDBG, Stormwater Utility
3	Surface water quality will be improved and maintained.	X				Planning and Zoning Commission, City Council	DNR, SRF, CDBG, Stormwater Utility

Policies

1	The City will preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.		X	X	X	Planning and Zoning Commission, City Council	DNR, CDBG, Revenue
2	The City will support and encourage sustainable agricultural practices to protect watershed and water resource health.	X	X			Planning and Zoning Commission, City Council	
3	The City will work to promote the use of stormwater as a resource and not a waste product.	X				Planning and Zoning Commission, City Council	Stormwater Utility
4	Emphasis will be placed on reducing the volume of runoff through best management practices like permeable pavement.	X				Planning and Zoning Commission, City Council	
5	Whenever possible, the City will utilize stormwater best management practices in public facilities and projects.	X				Planning and Zoning Commission, City Council	DNR, CDBG, Revenue
6	The City will seek to reduce point and non-point pollution to local streams and rivers through best management practices.	X	X			Planning and Zoning Commission, City Council	DNR, SRF, CDBG, Stormwater Utility

7	The City will strictly enforce erosion control and Clean Water standards.	X				Planning and Zoning Commission, City Council	
---	---	---	--	--	--	--	--

ECONOMIC DEVELOPMENT

Goal 1

Facilitate strategic economic growth within the City of Durant and increase the retail and service options available to Durant residents and visitors.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Maintain strategies to promote sustainable economic development.	X				City Council	Tax Abatement, TIF, SSMID
2	Use the City’s strengths and assets as economic drivers, especially agricultural assets.	X				City Council	
3	Avoid land use conflicts between businesses and non-business use.	X				City Council	
4	Maintain a local presence and local and regional Economic Development Boards.	X				City Council	
5	Establish and promote a unique identity for the City of Durant to assist in marketing economic growth opportunities.		X			City Council	

Policies:

1	The City supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.	X				City Council	TIF, SSMID
2	The City will support the needs of growing businesses and will work with local partners to provide programs, space and infrastructure necessary to support an expanding workforce.	X				City Council	Tax Abatement, TIF, SSMID
3	The City will ensure an adequate supply of land for commercial and industrial development.	X				City Council	

4	Emphasis will be placed on attracting businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community as a whole, and are responsible environmental stewards.	X	X			City Council	Grants, TIF, Tax Abatement
5	The City will continue to support sustainable business education programs and initiatives.	X				City Council	
6	The City promotes business growth connected to the agricultural economy, including local food production, value-added products, farmers markets and specialty shops.		X	X	X	City Council	
7	The City may consider the use of public land acquisition to expand the industrial and commercial tax base of Durant.		X	X	X	City Council	
8	The City supports the development of farm-based businesses and cottage industries within its boundaries and extraterritorial area to support farm families and enhance the agricultural economy and identity of the area.	X				Planning and Zoning Commission, City Council	
9	The City requires industrial or commercial businesses that generate large volumes of traffic or wastewater, or have a high water demand to locate where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.	X				Planning and Zoning Commission, City Council, Unlimited	
10	The City supports home occupations and home-based businesses in residential districts as a means to enhance residents' income opportunities, increase local employment, and foster business creation and entrepreneurship. However, activities that alter the residential character of the neighborhood, such as objectionable changes in traffic, noise, etc. will not be permitted.	X				Planning and Zoning Commission, City Council	

11	Durant will be an active participant in the Cedar County Economic Development Commission and the counties of Scott and Muscatine by maintaining representation on the boards of these entities.	X				Planning and Zoning Commission, City Council	
12	The City promotes its downtown as a compact, pedestrian-friendly business district that supports employment, shopping, housing, and recreation opportunities.	X				Planning and Zoning Commission, City Council	
13	The City will create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.		X	X		Planning and Zoning Commission, City Council	
14	The City will support the creative arts, including live performance, public art installations, art galleries, etc., as an important element of workforce attraction and economic development.	X				Planning and Zoning Commission, City Council	
15	The City will support live/work spaces.	X				Planning and Zoning Commission, City Council	
16	The City will work to develop a cohesive and attractive “feel” to the Downtown through unique streetscaping, signage, and other public infrastructure.		X	X	X	Planning and Zoning Commission, City Council	
17	Key locations in downtown will be easy to locate through the appropriate use of way-finding and signage.		X			Planning and Zoning Commission, City Council	
18	The City will work to create a pedestrian-oriented Downtown through streetscape improvements.		X	X		Planning and Zoning Commission, City Council	
19	Adaptation and reuse of existing structures that have historic architectural character is strongly encouraged, and the City will review and guide adaptations through the design review process.	X	X	X		Planning and Zoning Commission, City Council	

Goal 2

Maintain a strong employment base in Durant.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Diversify the local economic base by attracting businesses and manufacturing firms while encouraging and facilitating the expansion of existing firms.	X				City Council, Durant Economic Development	
2	Establish a low-interest loan pool with the help of local banks and businesses to aid financing the startup or expansion of local businesses.		X			City Council	
3	Regularly communicate with Durant Schools and regional community college(s) regarding workforce labor skills assets and weaknesses.	X				City Council, City Staff	
4	Promote available educational enrichment opportunities offered to adults to boost workforce skills.	X				City Council, City Staff	
5	Establish and promote a unique identity for the City of Durant to assist in marketing economic growth opportunities.		X			City Council, City Staff, Durant Economic Development	

Policies:

1	The City supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments.	X				City Council, City Staff	
2	The City will continue to use development tools such as tax incremental financing districts and enterprise zones to offer incentives that support employment growth, and will target those incentives toward primary sector employers or businesses that have a direct impact on quality of life in the region.	X				City Council	

3	The City will work with area Colleges/Universities to develop and support internship programs to encourage businesses to hire and train area youth.	X				City Council, City Staff	
4	The City will work with local school districts to encourage students to pursue local careers to retain workforce.	X				City Council	
5	The City will work with local businesses, job agencies and educational facilities to help support ongoing education and training to the local workforce.	X				City Council, City Staff, Durant Economic Development	

Goal 3

Revitalize and continue to focus on Downtown Durant as the commercial center of the community.

Objectives:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Obtain state or federal grants to improve downtown infrastructure in conjunction with the creation of a downtown business incubator.	X	X	X		City Council	CDBG, SSMID
2	Inventory all available commercial space and amenities and promote public investment in Durant’s Downtown commercial areas.	X	X			City Council, City Staff	

Policies:

1	The City will work to obtain any grants or other money available to assist in revitalization efforts in the downtown area.		X			City Council	CDBG, IEDA, SSMID
2	The City will look for creative ways to redevelop underutilized or vacant retail properties through rezoning, financial incentives, or other means.	X				City Council, Durant Economic Development	SSMID, CDBG
3	The City encourages brownfield or infill (re)development and development of existing business and industry parks in the region before considering creating new business or industry parks in Durant.	X				City Council, Durant Economic Development	TIF, SSMID

HOUSING

Goal 1

Attract and retain young families to Durant by providing a range of housing options and incentives.

Objective:

		Timeframe			Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y		
1	Introduce incentives for young professionals and young families to purchase new/existing homes in Durant.		X	X	X	City Council, Planning and Zoning Commission IFA, Regional/County Housing Funds, CDBG
2	Create zoning standards that ensure a diversity of housing types are available including quality medium-density rental units targeted at young professionals.		X	X	X	City Council, Planning and Zoning Commission

Policies:

1	The City will promote the development of quality housing options that meet the needs of all residents, including both market-rate and subsidized or price-controlled products.		X	X	X	City Council, Planning and Zoning Commission
2	The City will promote the geographical dispersal of affordable housing throughout the community, and encourage development of affordable housing on transit routes and corridors.		X	X	X	City Council, Planning and Zoning Commission
3	The City will continue to support redevelopment of vacant homes by willing residential developers.	X				City Council, Planning and Zoning Commission
4	Neighborhoods should include housing for all ages and family types. The City will consistently encourage a mixture of housing unit sizes, types and price points through zoning standards.	X				City Council, Planning and Zoning Commission

Goal 2

Encourage a mix of quality housing alternatives including apartments, townhomes, and condos that are affordable and attractive to a variety of income levels.

Objective:

		Timeframe			Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y		
1	Design neighborhoods that integrate a range of housing types, densities and costs, consistent with the traditional character of the City.		X	X	X	City Council, Planning and Zoning Commission
2	Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.	X				City Council, Planning and Zoning Commission
3	Examine housing market conditions in the region and keep careful track of the housing stock available in Durant as it relates to regional housing needs.		X	X	X	City Council, Planning and Zoning Commission

Policies:

1	The City encourages the integration of varied housing types and lot sizes throughout the community to meet the needs of residents of varied income, age and health status. This may include a blend of single-family, two-family, multiple family or senior housing choices within the same development area.	X				City Council, Planning and Zoning Commission
2	The City will evaluate allowing construction of accessory dwelling units (i.e. “granny flats”) and small lot housing to provide market-rate affordable housing options.		X	X		City Council, Planning and Zoning Commission
3	The City encourages the use of universal design and development of lifecycle housing to facilitate the ability of residents to age in place, either in the same home or the same neighborhood.	X				City Council, Planning and Zoning Commission

4	New residential development should be connected to an existing or planned neighborhood area that incorporates traditional neighborhood design. Isolated, unconnected residential development is strongly discouraged.	X				City Council, Planning and Zoning Commission	
5	The City encourages the preservation and practical adaptation of historic housing whenever feasible.	X				City Council, Planning and Zoning Commission	
6	Redevelopment should be compatible with the character of the surrounding neighborhood.	X				City Council, Planning and Zoning Commission	

Goal 3

Strengthen community character by encouraging the maintenance and improvement of the existing housing stock.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Develop programs and incentives that encourage property owners to improve the appearance and maintain the appearance of their property.	X	X			City Council, Planning and Zoning Commission	CDBG, Regional/County Housing Funds
2	Apply for housing improvement programs to assist property owners with the rehabilitation of their homes.	X	X			City Council, Planning and Zoning Commission	CDBG, Regional/County Housing Funds

Policies:

1	The City will continue to promote property maintenance.	X				City Council, Planning and Zoning Commission	
2	The City will encourage owner occupied rehabilitation programs.	X				City Council, Planning and Zoning Commission	
3	The City will actively enforce code violations related to housing standards and property maintenance.	X				City Council, Planning and Zoning Commission	
4	The City will monitor and support property maintenance at public and private low-income housing projects.	X				City Council, Planning and Zoning Commission	

5	The City encourages and supports the creation of neighborhood associations and locally-led neighborhood planning efforts.	X	X	X		City Council, Planning and Zoning Commission	
6	The City will consider the development of rebate programs and other financial incentives, in conjunction with public and private partners, for homeowners undertaking energy efficient rehabilitation efforts. Priority will be given to elderly, disabled and low-income homeowners.		X	X	X	City Council, Planning and Zoning Commission	
7	The City will continue to support opportunities for homeownership for low to moderate income families through grant opportunities.	X				City Council, Planning and Zoning Commission	

Goal 4

Residential development will occur in areas designated for residential growth by the community.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Create and utilize a future land use plan that provides designated growth opportunities for a variety of housing choices in specific areas of the community.		X			City Council, Planning and Zoning Commission	

Policies:

1	The City encourages a mixture of housing unit sizes, types and market-rate price points in all neighborhoods. Large developments with a limited range of sizes, types, and costs are discouraged, especially if isolated from other residential development that may offer a complementary mix of units.	X				City Council, Planning and Zoning Commission	
2	The City will be aware of market demand for various housing types and will encourage development of units that respond to market demand.	X	X	X		City Council, Planning and Zoning Commission	

COMMUNITY CHARACTER

Goal 1

Promote and enhance Durant's sense of place that provides lifestyle setting choices and amenities for the City's diverse residents.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Preserve and enhance the historic character of downtown.	X				City Council, Planning and Zoning Commission	

Policies:

1	The City will continue to support the Historic Preservation Commission and the local designation of historic landmarks and districts.	X				Planning and Zoning Commission, City Council	
2	The City will develop and maintain design guidelines for (re)development in historic districts.		X	X		Planning and Zoning Commission, City Council	
3	The City will promote and safeguard the historical landscape in addition to structures and districts.	X				Planning and Zoning Commission, City Council	
4	The City will apply criteria for Capital Projects that require evaluation and mitigation of negative impacts to historic assets.		X	X	X	Planning and Zoning Commission, City Council	
5	The City encourages (adaptive) reuse and rehabilitation of historic structures.	X				Planning and Zoning Commission, City Council	
6	The City will support and recognize private historic rehabilitation.	X				Planning and Zoning Commission, City Council	

Goal 2

Create and enhance community entrances and corridors that convey community quality.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Promote the community to visitors and welcome them as they spend time in Durant.	X				City Council	
2	To help familiarize new residents and businesses with the community and its assets.	X	X			City Council	
3	Guide the design of new development so that future and existing development can coexist in an attractive manner.		X	X	X	City Council, Planning and Zoning Commission,	
4	Maintain site and building design guidelines for new development, especially commercial development, which establish a small-town, “pedestrian-oriented” environment.		X	X	X	City Council, Planning and Zoning Commission,	
5	Enhance the aesthetic appearance of the City, especially along the 5 th Street corridor and around the school.		X	X	X	City Council, Planning and Zoning Commission,	

Policies:

1	Welcome signs will be placed at the entrances of town.		X			Planning and Zoning Commission, City Council	
2	Development of cohesive way-finding signage to direct residents and others in the community to places of interest.		X	X		Planning and Zoning Commission, City Council	
3	The City will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.	X				Planning and Zoning Commission, City Council	
4	<u>Parking and Buffering:</u> Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen parking areas from the street and neighboring properties. Use landscape islands to limit the aesthetic and ecological impacts of large parking areas.	X				Planning and Zoning Commission, City Council	

5	<u>Service Areas:</u> Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.	X				Planning and Zoning Commission, City Council	
6	<u>Common Open Space:</u> Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.	X				Planning and Zoning Commission, City Council	
7	<u>Relationship to the Street:</u> Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade.	X				Planning and Zoning Commission, City Council	
8	<u>Architectural Character:</u> Design the building using architectural elements that provide visual interest and human scale that relates to the surrounding neighborhood context and the City's overall character.	X				Planning and Zoning Commission, City Council	
9	<u>Building Materials:</u> Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.	X				Planning and Zoning Commission, City Council	
10	<u>Building Projections:</u> Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.	X				Planning and Zoning Commission, City Council	
11	<u>Signage:</u> Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.	X				Planning and Zoning Commission, City Council	

12	<u>Parking:</u> Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.	X				Planning and Zoning Commission, City Council	
13	<u>Landscaping and Lighting:</u> Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.	X				Planning and Zoning Commission, City Council	

Goal 3

Durant will have quality, planned development of infill and new development areas that reinforces the character and value of the existing community.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Preserve the existing fabric of the community and enhance developed spaces through infill and new development.			X	X	Planning and Zoning Commission, City Council	
2	Ensure new development is of a lasting quality and future land use conflicts are mitigated between old and new development.	X				Planning and Zoning Commission, City Council	
3	Development and redevelopment areas, sites, and buildings will be designed to be integrated and compatible with existing development.		X	X	X	Planning and Zoning Commission, City Council	
4	Provide developers and builders with the community's goals in terms of character and aesthetics.	X	X	X	X	Planning and Zoning Commission, City Council	

Policies:

1	The City will consider the current aesthetics and historical nature of the current and surrounding communities prior to development of infill or new buildings.	X				Planning and Zoning Commission, City Council	
2	The City will consider zoning and ordinance changes based on future land use and development plans.		X	X		Planning and Zoning Commission, City Council	
3	The City will consider using the comprehensive plan to provide a document that establishes the community's goals and terms of future and current character.	X	X			Planning and Zoning Commission, City Council	

TRANSPORTATION

Goal 1

Provide a safe, efficient, multi-modal, and well-maintained transportation network.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Manage access and design of the transportation network in order to effectively maintain the safety and functional integrity of City streets.	X				City Council, City Staff, Planning and Zoning Commission	
2	Ensure roads and paths meet the needs of multiple users	X				City Council, City Staff	Iowa DOT, County Transportation
3	Maintain the City's transportation network at a level of service desired by City residents and businesses.	X				City Council, City Staff, County Engineers, Iowa DOT	Iowa DOT, County Transportation
4	Continue to work and provide input to the Iowa DOT, Cedar, Muscatine and Scott County in evaluations and repairs on primary and secondary roads serving the City.		X	X	X	Planning and Zoning Commission, City Council, Parks Boards	
5	Ensure that new street networks, adjacent to existing neighborhoods, allow for access to and from the established community.		X	X	X	City Council, City Staff	

6	Create and implement a Capital Improvements Program that prioritizes and provides allocations of funds to street repairs or upgrades.		X	X	X	Planning and Zoning Commission, City Council, Parks Boards	
---	---	--	---	---	---	--	--

Policies:

1	The City will maintain an updated Major Streets Plan	X				Planning and Zoning Commission, City Council, City Staff	
2	The City will develop corridor plans before significant development or growth occurs to seek the appropriate balance among competing issues, including efficiency, safety for all users, property access and impacts on adjoining land uses and neighborhoods.		X	X		Planning and Zoning Commission, City Council, City Staff	
3	The City encourages a connected, flexible street grid.	X				Planning and Zoning Commission, City Council, City Staff	
4	The City will consider land acquisition to widen existing collector and arterials only after all other alternatives have been explored, and then with a high level of scrutiny.	X				Planning and Zoning Commission, City Council, City Staff	
5	The City encourages context sensitive design to minimize impacts to historic districts and existing neighborhoods and to preserve natural features.	X				Planning and Zoning Commission, City Council, City Staff	
6	<u>Street Design:</u> Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead	X				Planning and Zoning Commission, City Council, City Staff	

<p>end roads, is strongly encouraged.</p>						
<p>7 <u>Traffic-Calming Devices:</u> Traffic-calming devices and designs are encouraged, where appropriate. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, median and refuge islands, or turning circles.</p>	<p>X</p>				<p>Planning and Zoning Commission, City Council, City Staff</p>	
<p>8 <u>Pedestrian and Bicycle Improvements:</u> The City will design streets for bike safety, and will consider pedestrian/bike facility improvements when roads are reconstructed/repaved/constructed, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.</p>	<p>X</p>				<p>Planning and Zoning Commission, City Council, City Staff</p>	

<p>9</p> <p>The City will strive to maintain all City streets dependent on budgetary constraints, and will establish and prioritize future road projects based on the applicable PASER scores, ADT data, current/future land use plans. The City will retrofit existing roadways to allow for safe bicycling (i.e. pave shoulder) when improving existing streets.</p>		<p>X</p>	<p>X</p>		<p>Planning and Zoning Commission, City Council, City Staff</p>	
<p>10</p> <p>The City will work with representatives from the Iowa DOT, Cedar, Muscatine and Scott Counties to raise awareness of local concerns when State and County highways in the area are slated for improvement. The City will coordinate improvements to adjacent local roads, when appropriate.</p>	<p>X</p>				<p>Planning and Zoning Commission, City Council, City Staff</p>	
<p>11</p> <p>When considering new development proposals the City may require intergovernmental agreements that define the responsibilities of the City, the developer and neighboring jurisdictions regarding any required improvements to City streets and funding of such improvements. The City may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the City may designate weight restrictions and truck routes to protect local streets.</p>	<p>X</p>				<p>Planning and Zoning Commission, City Council, City Staff</p>	
<p>12</p> <p>The City will strive to find funding whenever available to alleviate and mitigate costs.</p>	<p>X</p>				<p>Planning and Zoning Commission, City Council, City Staff</p>	

Goal 2

Ensure that all areas of the community are accessible by a network of sidewalks and trails.

Objective:

1	Establish trail linkages between important community facilities and neighborhoods.		X	X	X	Planning and Zoning Commission, City Council, City Staff	
2	Develop and implement a phased sidewalk construction program focusing on school safe routes and sidewalks along arterial and collector roadways.		X	X	X	Planning and Zoning Commission, City Council, City Staff	
3	Enforce sidewalk maintenance ordinance to improve existing sidewalk conditions.	X	X			Planning and Zoning Commission, City Council, City Staff	
4	Ensure the installation of sidewalks in new subdivisions and with all lot/building improvements in existing neighborhoods.	X				Planning and Zoning Commission, City Council, City Staff	

Policies:

1	The City will continue to work with regional and state organizations to create a well-connected regional trail system.	X	X	X		Planning and Zoning Commission, City Council, City Staff	
2	The City will continue to develop a connected network of on-street and off-street bike routes to make bike transit a viable, safe transportation option.	X	X			Planning and Zoning Commission, City Council, City Staff	
3	The City will create a phased sidewalk plan that determines need to establish priority of the construction.		X			Planning and Zoning Commission, City Council, City Staff	
4	The City will actively enforce sidewalk maintenance requirements and will continue to encourage sidewalk installation where gaps are present.	X				Planning and Zoning Commission, City Council, City Staff	

5	The City will establish and use a Complete Streets ordinance, requiring consideration and provision for bike and pedestrian users whenever a street is constructed or reconstructed, including ADA requirements.	X	X			Planning and Zoning Commission, City Council, City Staff	
---	--	---	---	--	--	--	--

Goal 3

Implement a community-wide directional graphics system; emphasis on directing traffic effectively from Highway 927 into downtown and towards community features.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Develop and implement a way-finding system incorporating the City's community access, Durant Schools and Downtown Durant.		X	X		City Council, School District	
2	Improve City signage on Highway 927 at entrances and along downtown area.		X	X		City Council, Iowa DOT	

Policies:

1	The City will collaborate to design a city-wide directional graphics system that will help navigation to main points of attraction in the City of Durant.		X	X		Planning and Zoning Commission, City Council, City Staff	
2	The City will use the directional graphics system along Highway 927 for way-finding from the main arterial to points throughout the community.		X	X		Planning and Zoning Commission, City Council, City Staff	

COMMUNITY FACILITIES & UTILITIES

Goal 1

Maintain reliable and high quality services, utilities and facilities.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Ensure that public/private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment and to reinforce the traditional character of the City.	X				City Council, QRS, Fire Department County	FEMA, County, State
2	Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.	X				City Council, QRS, Fire Department County	FEMA, County, State
3	Ensure that public facilities and services continue to meet the needs of residents and businesses, especially as new development increases demand for those facilities and services.	X				City Council, QRS, Fire Department County	FEMA, County, State
4	Work with Durant's Fire Department, Quick Response Services, Police and County Sheriff's departments to continue to provide sufficient community service levels.	X				City Council, QRS, Fire Department County	FEMA, County, State

Policies:

1	The City will plan for utility extensions on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve adjacent future growth.	X				Planning and Zoning Commission, City Council, City Staff	
2	The City will monitor the quality and quantities of water pumped from City wells to ensure the needs of the community are met in terms of health and sustainability.	X				Planning and Zoning Commission, City Council, City Staff	

3	The City encourages programs and development techniques that support water conservation and both groundwater protection and recharge.	X				Planning and Zoning Commission, City Council, City Staff	
4	The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns.	X				Planning and Zoning Commission, City Council, City Staff	
5	The City generally requires all development that relies on municipal services to be located within the City of Durant's corporate limits.	X				Planning and Zoning Commission, City Council, City Staff	
6	Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.	X				Planning and Zoning Commission, City Council, City Staff	
7	The City requires that during development planning, and then site construction, natural drainage patterns (i.e. existing drainage corridors, streams, floodplains and wetlands) are preserved and protected whenever possible.	X				Planning and Zoning Commission, City Council, City Staff	
8	Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with applicable local, county or state regulations.	X				Planning and Zoning Commission, City Council, City Staff	
9	The City encourages the use of stormwater management devices that improve the quality and reduce the quantity of runoff (e.g. rain gardens, infiltration basins, vegetated swales) in the design of stormwater management plans and a general effort to reduce the amount of impervious surfaces within new or existing developments.	X				Planning and Zoning Commission, City Council, City Staff	

10	The City will guide new urban growth to areas laid out in the Future Land Use plan. Development in these areas shall be designed so that it can be easily and efficiently served with municipal services.	X	X	X		Planning and Zoning Commission, City Council, City Staff	
11	Non-farm development not served by public sanitary sewer and water is discouraged within these areas, except as approved through intergovernmental planning or related agreements, consistent with adopted comprehensive plans, and designed to potentially accommodate the long-term retrofitting of public services into the development.	X				Planning and Zoning Commission, City Council, City Staff	
12	In areas not served by municipal sewer, the City requires adherence to the Iowa State Code and County Sanitary Code.	X				Planning and Zoning Commission, City Council, City Staff	
13	The City works with the Durant Police Department, Durant Fire to maintain adequate provision of emergency services (i.e. fire, police, EMS/QRS) for City residents and businesses, and will review service provision levels with the appropriate agencies annually. The City encourages opportunities for intergovernmental cooperation on emergency services.	X	X			Planning and Zoning Commission, City Council, City Staff	

Goal 2

Protect and enhance the parks and recreational opportunities for Durant's residents and visitors.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Continue to promote and maintain existing parks and public open spaces.	X				Parks Board, City Council	

2	Develop a Park, Outdoor Recreation and Open Space Plan to include recommendations for an on-street trail system connecting area parks, community facilities, and other locales.		X	X			Parks Board, City Council
---	---	--	---	---	--	--	---------------------------

Policies:

1	As new facilities and programs are developed, the needs of youth and elderly residents will be specifically considered and addressed.	X					Planning and Zoning Commission, City Council, City Staff
2	The City will coordinate recreational planning with other public and private entities to maximize resources.	X	X	X			Planning and Zoning Commission, City Council, City Staff
3	The City will work to meet the recreational needs of its residents, and coordinate City activities through its website.	X					Planning and Zoning Commission, City Council, City Staff
4	The City encourages the connectivity of local parks and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads.	X					Planning and Zoning Commission, City Council, City Staff
5	The City requires all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation and open space acquisition and development (in accordance with State Statute).	X					Planning and Zoning Commission, City Council, City Staff
6	The City will work to provide outdoor recreational opportunities for all ages and abilities.	X					Planning and Zoning Commission, City Council, City Staff
7	The City will continue to develop recreational opportunities.	X					Planning and Zoning Commission, City Council, City Staff

8	The City will continue to improve existing park and recreation facilities and services to meet the needs of the community, while improving safety and efficiency of the facilities provided.	X				Planning and Zoning Commission, City Council, City Staff	
9	The City will create and maintain a Five-Year Park, Recreation and Open Space Plan to coordinate and prioritize long-term park and recreation improvements, and to maintain eligibility for park acquisition and improvement grant programs.	X	X	X		Planning and Zoning Commission, City Council, City Staff	
10	The City will continue to coordinate with regional and state entities to create an interconnected regional trail system.	X				Planning and Zoning Commission, City Council, City Staff	

Goal 3

Durant will continue to offer strong educational systems that attract families and support success and social interaction.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Durant Public School District investments will keep pace with changes to the population it serves.	X				School District	

Policies:

1	The City will collaborate with the Durant Public School District to anticipate and plan for changes in the size or makeup of the City's school-age population.	X	X			Planning and Zoning Commission, City Council, City Staff, School District	
2	The City will make adequate financial and resource investment to ensure the success of Durant's youth.	X				Planning and Zoning Commission, City Council, City Staff	
3	The City will work with the School District and regional economic development agencies to attract and retain high quality educators and staff.	X				Planning and Zoning Commission, City Council, City Staff, School District	

4	The City will support the renovation of schools to incorporate innovative and sustainable technology and systems, and will aid the district in seeking funding to do so.	X				Planning and Zoning Commission, City Council, City Staff, School District	
---	--	---	--	--	--	---	--

HAZARDS

Goal 1

Durant will mitigate for impacts before a disaster.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Durant residents and businesses will be prepared for potential disasters.	X				City Council	FEMA, State, County
2	The City's use of smart development practices will effectively limit disaster impacts to new development due to flooding.	X				City Council, County Officials	
3	The City will be prepared for the worst case scenario.	X	X	X	X	City Council, City Staff	DNR, CDBG, FEMA, Revenue

Policies:

1	When forewarning is possible, as with rising water levels, the City will strive to keep citizens apprised of the situation and possible outcomes.	X				Planning and Zoning Commission, City Council, City Staff	
2	The City will collaborate with local agencies and organizations to inform the community about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.	X				Planning and Zoning Commission, City Council, City Staff	
3	The City encourages private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).	X				Planning and Zoning Commission, City Council, City Staff	

4	The City encourages and will implement programs to support participation in the National Flood Insurance Program (NFIP) and hazard proofing of residences and businesses.	X				Planning and Zoning Commission, City Council, City Staff
5	The City discourages private development in flood-prone areas and will work to restore the natural floodplain of Mud Creek and Big Elkhorn Creek and associated tributaries.	X				Planning and Zoning Commission, City Council, City Staff
6	The City will commit to the safe development of public facilities, and will evaluate the feasibility of re-siting and upgrading facilities to mitigate potential hazard.	X				Planning and Zoning Commission, City Council, City Staff
7	The City will plan for the effective delivery of emergency services and basic human needs in the event of a worst case scenario, such as catastrophic flooding coupled with major wind damage.	X				Planning and Zoning Commission, City Council, City Staff
8	The City recognizes the potential for a disaster causing impacts beyond the City's capacity to respond, and will develop procedures to request timely assistance from neighboring communities and County and State government.	X				Planning and Zoning Commission, City Council, City Staff

Goal 2

Residents and assets will be protected during a disaster.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Residents' basic human needs will be met during a disaster.	X				City Council	FEMA, State, County
2	Assets and infrastructure will be protected during a disaster.	X				City Council, County Officials	
3	The City will be able to communicate and manage its available resources during a disaster.	X	X	X	X	City Council, City Staff	DNR, CDBG, FEMA, Revenue

Policies:

1	The City will work with non-profits, human services agencies, and emergency management agencies to plan for efficient disaster response that meets the needs of all in the community.	X				Planning and Zoning Commission, City Council, City Staff	
2	The City will call upon partners if unable to handle immediate needs in the event of a disaster, and will respond in-kind when asked.	X				Planning and Zoning Commission, City Council, City Staff	
3	The City will collaborate with all engaged entities, including other government agencies and non-profit organizations, to meet residents' immediate needs.	X				Planning and Zoning Commission, City Council, City Staff	
4	The City will develop and maintain a plan for protecting community facilities, including emergency supplies acquisition, volunteer management, and prioritization of municipal sites to be protected.	X	X	X		Planning and Zoning Commission, City Council, City Staff	
5	Protection emphasis will be placed on public and private utility infrastructure, including water, sewer, roads, gas and electricity.	X				Planning and Zoning Commission, City Council, City Staff	
6	The City will recruit and safely utilize volunteers to protect public assets when necessary.	X				Planning and Zoning Commission, City Council, City Staff	
7	The City will work with Area County Emergency Management to set up an efficient and effective Emergency Operations Center (EOC).	X				Planning and Zoning Commission, City Council, City Staff	

Goal 3

Durant will successfully recover from disasters.

Objective:

		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Disaster victims will have prompt access to recovery resources throughout the recovery process.	X				City Council	FEMA, State, County
2	Reconstruction and recovery will be quick, safe and collaborative.	X				City Council, County Officials	

Policies:

1	The City will advocate for quick and equitable disbursement of individual and business assistance funds.	X				Planning and Zoning Commission, City Council, City Staff	
2	The City will partner with non-profits and regional, state and federal agencies to provide for the long-term needs of disaster victims by forming a Long Term Recovery Committee (LTRC).	X				Planning and Zoning Commission, City Council, City Staff	
3	The City will work with recovery partners to create a “one-stop shop” for individual and business recovery assistance.	X				Planning and Zoning Commission, City Council, City Staff	
4	The City will work with state and regional agencies to develop a Disaster Recovery Plan that includes lines of authority, interagency coordination, processes for expedited review and inspection/repair/reconstruction of structures and infrastructure.	X				Planning and Zoning Commission, City Council, City Staff	
5	The City will develop and adopt an appropriate Recovery and Reconstruction Ordinance.	X				Planning and Zoning Commission, City Council, City Staff	
6	The City will implement temporary regulations when necessary to facilitate safe and expedited recovery.	X				Planning and Zoning Commission, City Council, City Staff	

5.4 Amending the Plan

Although this Plan is intended to guide decisions and action by the City over a 20-year period, it is impossible to predict future conditions in the City. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the City will review its content prior to any important decisions, especially those that will affect land use. From time to time the City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.4. Amendments may be proposed by either the City Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process; however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and City Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by City Board (March or April).

As indicated in Section 4.2, some of the aspects of this plan require proactive action by the City. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.2 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not require an amendment to the plan and can be approved simply by City Board resolution.

Appendix A

Community Indicators

City of Durant, IA
Comprehensive Plan
2012-2032

Contents

	<u>Page</u>		<u>Page</u>
A.1 Demographics	A-2	A.6 Sustainability	A-22
About the Data		Renewable Energy & Conservation	
Population & Age Trends		Sustainability Circles	
A.2 Housing	A-5	A.7 Community Facilities & Services	A-23
Household Counts		Community Facilities Map	
Occupancy & Housing Stock		General Facilities	
Affordability & Value		Parkland Service Area Map	
Housing Programs		Parks & Recreation	
A.3 Mobility & Transportation	A-8	Utilities & Services	
Commuting		A.8 Community Character	A-26
Major Modes of Travel		Historic Preservation	
Transportation Map		Historic Preservation Map	
Bike, Pedestrian & Transit Travel		A.9 Hazards	A-27
Transit Map		Floodplain	
Trails Map		Floodplain Map	
A.4 Economic Prosperity	A-10	A.10 Collaboration	A-28
Education & Income		Existing Areas of Collaboration	
Existing Labor Force		Potential Areas of Collaboration	
Labor Projections		A.11 Land Use	A-29
Business & Industry		Existing & Projected Land Uses	
Development Tools		Existing Land Use Map	
Development Tools Map		Existing Land Use Map- Downtown	
A.5 Agriculture & Natural Resources	A-19	Existing Land Use Map- Insets	
Physiography		Existing Land Use Map- Redevelopment Opportunities	
Water Resources		Property Value Ration Map	
Development Limitations Map			
Natural Resources			

A.1 Demographics

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities larger than 20,000 but smaller than 65,000, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error data makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and 2008-2010 ACS data, it is not possible to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Durant, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

	Village of Malibu		Chevrolet County		
	No.	Per	No.	Per	
1980	124	2.2	79,564	5.0	← Census data
1990	138	3.4	100,601	6.0	
2000	145	10	145,452	7.0	
<hr/>					
Avg. 2005-2009	378		<u>253,053</u>		← ACS data
	↑ error exceeds 10%		↑ error less than 10%		

Population & Age Trends

Both the County and the State of Iowa are projected to continue to grow at a modest rate. It is difficult to project the population of Durant given the historic fluctuations.

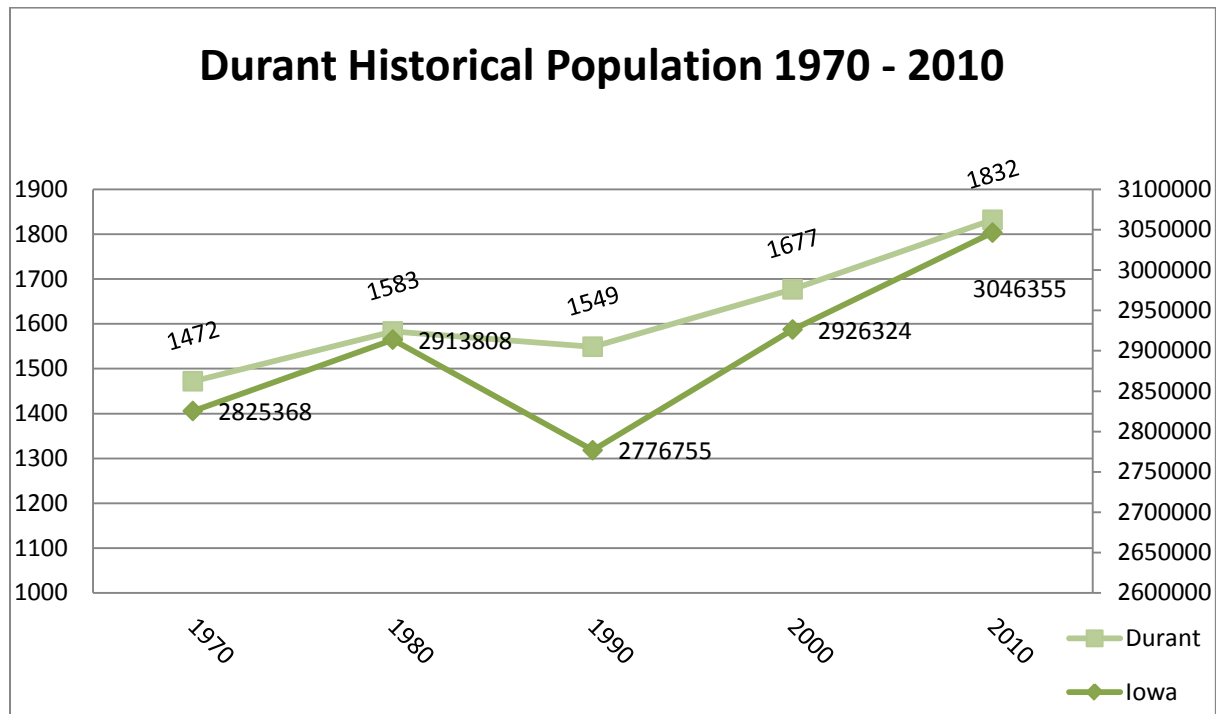
Population Trends & Projections

Source: Iowa Data Center, U.S. Census Bureau, MSA

	City of Durant	Iowa
1970	1,472	2,825,368
1980	1,583	2,913,808
1990	1,549	2,776,755
2000	1,677	2,926,324
2010	1,832	3,046,355
2015 Projection	1,932	3,097,663
2020 projection	1,956	3,172,237
2025 projection	1,980	3,249,751
2030 projection	2,005	3,328,308

Population Trends & Projections, 1980-2010

Source: Iowa Data Center, U.S. Census Bureau, MSA



The age group with the highest population in the City is those 35 to 44 years old (14.5%). The median age in the City is 40.5, which is higher than the median age for the County (35.4). Approximately 23.6% of the population is at or near retirement age (60+), which is much higher than the percentage for the County (15.6).

Sex & Age, 2010

Source: U.S. Census Bureau

	City of Durant		Cedar County		Muscatine County		Scott County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Male	862	47.1%	9,151	49.5%	21,227	49.7%	80,977	49.0%
Female	970	52.9%	9,348	50.5%	21,518	50.3%	84,247	51.0%
Median Age	40.3	---	42.4		38.2		37.7	---
Under 5 years	122	6.7%	1,148	6.2%	3,069	7.2%	11,253	6.8%
5-9 years	132	7.2%	1,259	6.8%	3,076	7.2%	11,403	6.9%
10-14 years	121	6.6%	1,279	6.9%	3,116	7.3%	11,127	6.7%
15--19 years	132	7.2%	1,240	6.7%	3,013	7.0%	11,046	6.7%
20-24 years	87	4.7%	747	4.0%	2,312	5.4%	10,499	6.4%
25-29 years	110	6.0%	946	5.1%	2,616	6.1%	11,502	7.0%
30-34 years	102	5.6%	1,018	5.5%	2,551	6.0%	10,591	6.4%
35-39 years	105	5.7%	1,041	5.6%	2,640	6.2%	10,094	6.1%
40-44 years	114	6.2%	1,233	6.7%	2,793	6.5%	10,869	6.6%
45-49 years	154	8.4%	1,511	8.2%	3,190	7.5%	11,883	7.2%
50-54 years	148	8.1%	1,520	8.2%	3,172	7.4%	12,494	7.6%
55-59 years	106	5.8%	1,323	7.2%	2,924	6.8%	11,387	6.9%
60-64 years	87	4.7%	1,141	6.2%	2,430	5.7%	9,471	5.7%
65-69 years	65	3.5%	847	4.6%	1,742	4.1%	6,506	3.9%
70-74 years	61	3.3%	645	3.5%	1,318	3.1%	4,911	3.0%
75-79 years	75	4.1%	544	2.9%	1,009	2.4%	3,860	2.3%
80-84 years	57	3.1%	507	2.7%	872	2.0%	2,993	1.8%
86-89 years	32	1.7%	318	1.7%	574	1.3%	2,150	1.3%
90 years and over	22	1.2%	232	1.3%	328	0.8%	1,185	0.7%
2010 CENSUS	1,832	100.0%	18,499	100.0%	42,745	100.0%	165,224	100.0%

A.2 Housing

The number of persons per household in the City has been declining at rates similar to the County and the State. This decline in household size is projected to continue in the future. This is consistent with national trends attributed to smaller family size and increases in life expectancy.

Household Counts

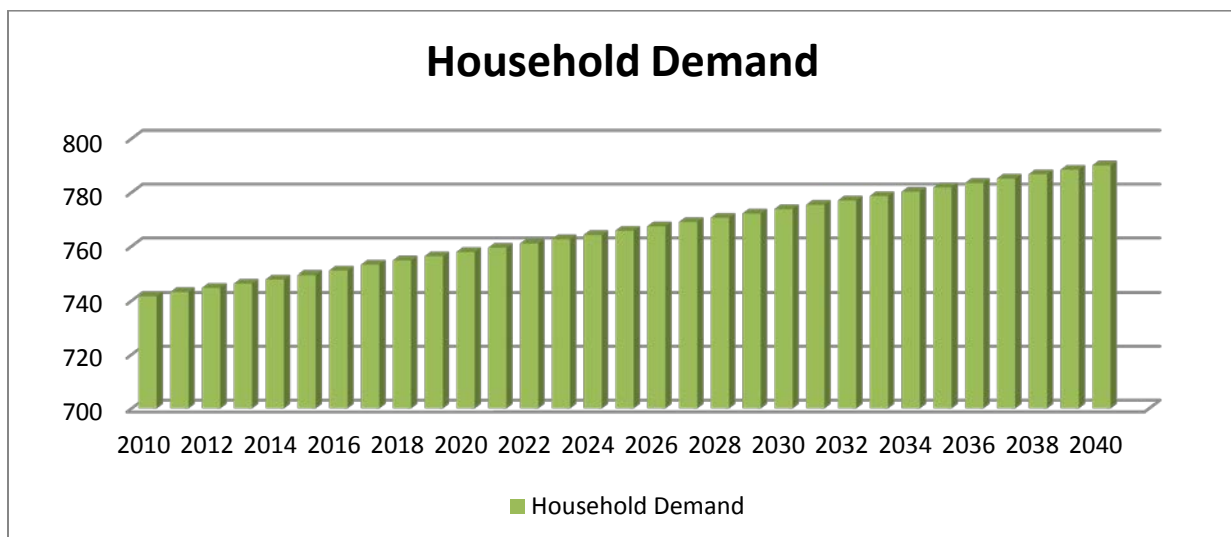
Source: U.S. Census Bureau

	City of Durant		Cedar County		Muscatine County		Scott County		Iowa	
	No.	Per Person	No.	Per Person	No.	Per Person	No.	Per Person	No.	Per Person
1980		No Data		No Data		No Data	56,677	2.8	1,053,033	2.8
1990		No Data		No Data		No Data	57,438	2.6	1,064,325	2.6
2000	704	2.4	7,147	2.5	15,847	2.6	62,334	2.5	1,146,276	2.6
2010	743	2.5	7,511	2.5	16,412	2.6	66,765	2.5	1,221,576	2.5

The majority of the City residents (77.4%) live in owner occupied housing. It is important for any City to have a mixture of owner-occupied and renter occupied housing. The relatively high rental vacancy rate (15.6%) indicates that there is not a shortage of rental units. This data demonstrates that the optimal mixture for the City of Durant of owner-occupied housing to rental housing is probably higher than the traditional 3:2 ratio that is optimal most places.

Household Projections, 2000-2040

Source: U.S. Census Bureau, MSA



Occupancy & Housing Stock

The majority of City residents (70.8%) live in owner-occupied housing. The vacancy rate (5.2%) is in range of where the community should be. A healthy rental vacancy rate is 5-6%.

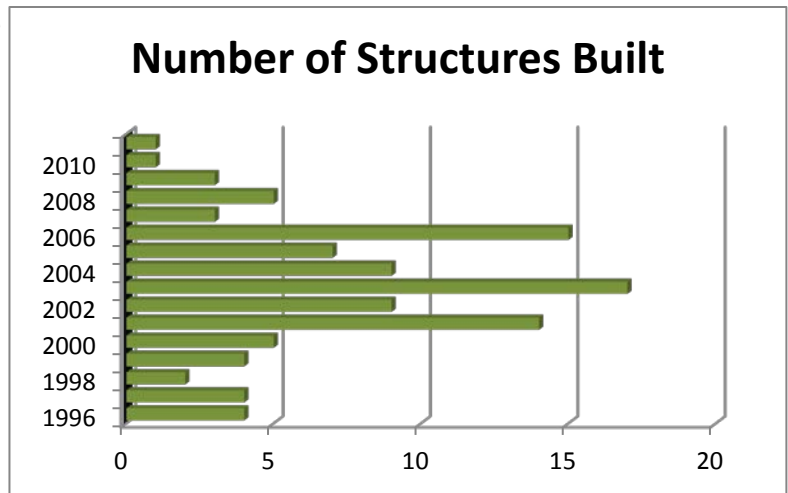
A large number of homes were built between 2001 and 2006. Approximately 71 of the 103 homes built after 1996 were built in this time period. The building of residential homes has since tapered off to one to six homes per year.

Durant's history of population growth and decline is reflected in the age of its housing stock. Nearly 30% of residential structures in Durant were built prior to 1940 and 71.9% were built prior to 1980.

The diversity of Durant's housing stock is typical of small cities in the Midwest, with 76% consisting of single family homes. Multi-family housing in the City varies in number of units per dwelling with 12% having two to four units, 5% having five to nine units, and 3.5% having 10 or more units.

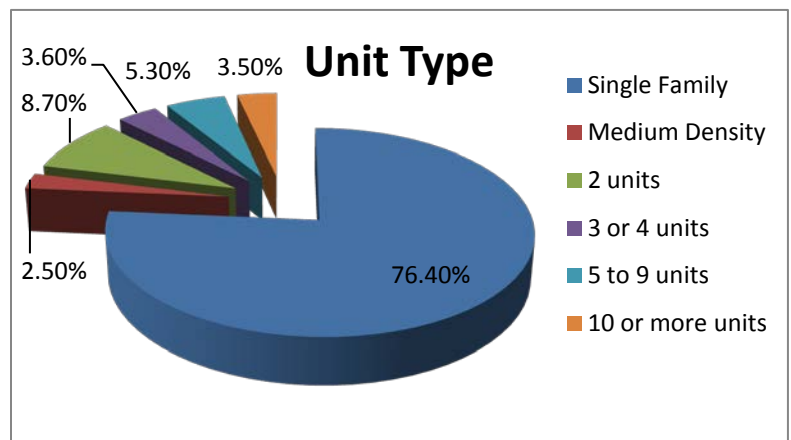
Year Structure Built, 1996-2010

Source: American Community Survey



Unit Type, 2008-2010 Avg.

Source: American Community Survey



Occupancy

Source: U.S. Census Bureau

City of Durant Housing Occupancy	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied	508	72.4%	555	70.8%
Renter Occupied	164	23.3%	188	24.0%
Vacant	30	4.3%	40	5.2%
<i>Homeowner Vacancy Rate</i>		1.2%		1.2%
<i>Rental Vacancy Rate</i>		5.2%		7.4%

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Nearly 25.2% of City homeowners and approximately 40.5% of renters exceeded the “affordable” threshold during 2006-2010. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

Despite the fact that more renters do not have “affordable” housing, the median rent in the City (\$533) is less than the County median rent (\$605).

The median value of a home in the City has increased steadily since 2000, but is significantly above Cedar County’s median home value of \$125,900.

Gross Rent as a Percentage of Income

Source: American Community Survey

Gross Rent as a Percentage of Household Income	Percent
Less than 15%	18.3%
15.0% to 19.9%	18.3%
20% to 24.9%	9.1%
25% to 29.9%	5.6%
30% to 34.9%	5.6%
35% or more	34.9%
Not computed	8.2%

Gross Rent

Source: U.S. Census Bureau, American Community Survey

Durant	2000	2010
Less than \$300	16.5%	4.7%
\$300 to \$499	34.1%	15.6%
\$500 to \$699	37.2%	25.0%
\$700 to \$999	1.2%	4.7%
\$1,000 or more	0.6%	50.0%
No Cash Rent	10.4%	10%
Median Rent	\$476	\$533
Total number	164	188

Value (For Homes with Mortgages)

Source: U.S. Census Bureau, American Community Survey

Durant	2000	2010	Avg. 2006-2010
Less than \$50,000	3.4%	0%	0%
\$50,000 to \$99,999	56.7%	14.8%	17.9%
\$100,000 to \$149,999	29.8%	39%	37.1%
\$150,000 to \$199,999	8.8%	30.5%	28.8%
\$200,000 to \$299,999	0.8%	15.7%	11%
\$300,000 to \$499,999	0%	0%	5.3%
\$500,000 or more	0%	0.2%	0.0%
Median Value	\$89,900	\$144,800	\$141,600

Selected Monthly Owner Costs

Source: American Community Survey

Selected Monthly Owner Costs as a Percentage of Household Income	Percent
Less than 20%	47.6%
20% to 24.9%	20.3%
25% to 29.9%	6.9%
30% to 34.9%	11.3%
35% or more	13.9%
Not computed	0.0%

A.3 Mobility & Transportation

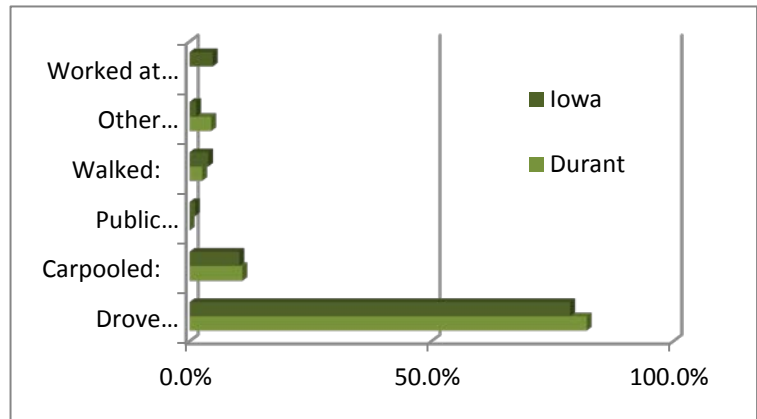
Commuting

Approximately 64.4% of the workers are employed outside Cedar County. The percentage of those who work out of state is relatively low at 4.9%.

These commuters, on average, have a travel time to work of 20.5 minutes, which is slightly less than the State as a whole (18.5 minutes). A large percentage of Durant workers have a commute that is less than 15 minutes.

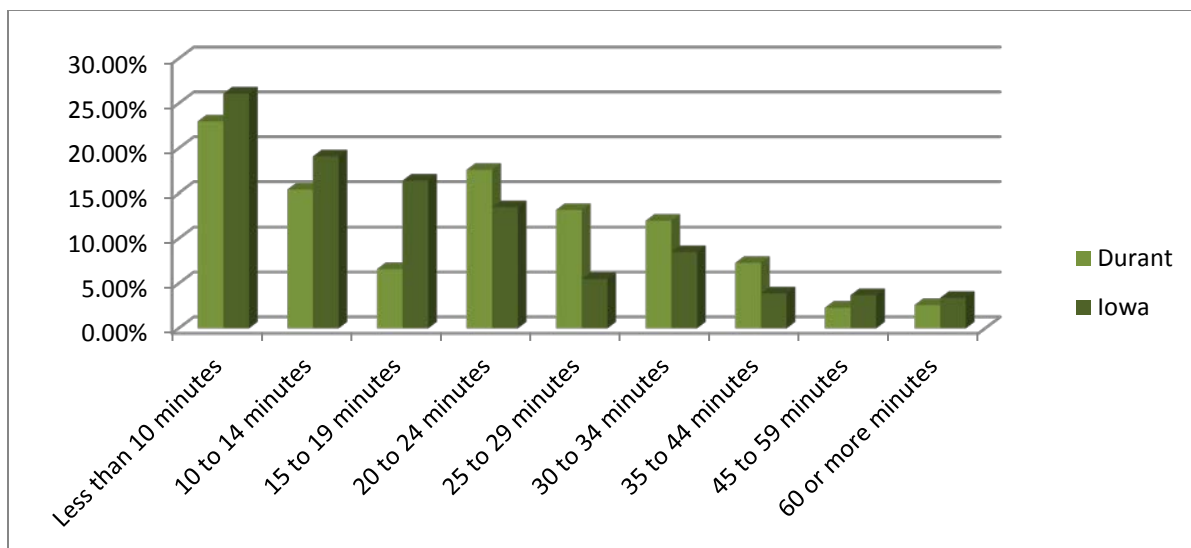
These times suggest most residents work in the City or in nearby areas.

Commuting Methods to Work, 2006-2010 Avg.
Source: American Community Survey



Commuting in Durant is mostly done by car, with 82.1% of commuters traveling in a single occupant vehicle. This number is slightly higher but similar to the State of Iowa (78.7%). Only 1.1% of commuters in Durant utilize public transportation (which includes taxis).

Commuting Time to Work, 2006-2010 Avg.
Source: American Community Survey



Major Modes of Travel

Aviation Service

The Quad City International Airport (QCI) serves travelers throughout Eastern Iowa and Western Illinois. There are currently 4 airlines serving 10 nonstop hubs, or connecting cities. The commercial airlines services include Allegiant, American Airlines, Delta and United.

Railroad Service

Passenger rail will be provided by Amtrak service to the Quad Cities and Iowa City. The design and construction of this project is scheduled to be completed by 2015.

Transportation Map (See Appendix C)

Transit Map (See Appendix C)

A.4 Economic Prosperity

Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Durant residents 25 years or older who have at least a high school diploma (90%) is roughly the same as the State of Iowa (90.3%, respectively). The percentage of residents who have obtained a bachelor’s degree is also lower (13%) compared to the State (17.2%). This may indicate a need for additional vocational and adult learning programs. However the level of associate degrees in Durant (10.3%) is slightly higher than the State (9.9%) indicating there may be a workforce with specific skill sets in the area.

As with education levels, Durant’s median and per capita income levels are also higher than the State. Median household income in Durant is \$50,455 compared to Iowa’s \$48,827.

The City also has a relatively high percentage of individuals living below the poverty level. In the City, 12.5% of the population is below the poverty level, compared to 11.9% in Iowa. The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being “below the poverty level”.

Educational Attainment

Source: U.S. Census, American Community Survey

		Avg. 2006-2010
Durant	HS Grad	42%
	Some College	21.2%
	Associate Degree	10.3%
	Bachelor's Degree	13.0%
	Graduate/Prof. Degree	3.5%
	High School Grad or Higher	90.0%
Iowa	HS Grad	33.6%
	Some College	22.1%
	Associate Degree	9.9%
	Bachelor's Degree	17.2%
	Graduate/Prof. Degree	7.6%
	High School Grad or Higher	90.3%

Income Trends

Source: U.S. Census, American Community Survey

		Avg. 2006-2010
Durant	Per Capita	\$25,440
	Median Family	\$64,265
	Median Household	\$50,455
	<i>Below Poverty</i>	12.5%
Iowa	Per Capita	\$25,357
	Median Family	\$61,724
	Median Household	\$48,827
	<i>Below Poverty</i>	11.9%

Existing Labor Force

A community’s labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force include students, homemakers, and retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

The largest notable difference for Durant is that the unemployment rate has dropped substantially over the last decade and is far better than the State of Iowa as a whole.

Employment Status

Source: U.S. Census, American Community Survey

	City of Durant	Iowa
In Labor Force (2000)	900	1,556,581
Unemployment Rate	2%	2.8%
In Labor Force (2010)	1068	1,670,300
Unemployment Rate	0.9%	6.2%

Durant’s labor force overall is similar to that of the State Iowa.

- The vast majority (87.8%) of workers in Durant earn a *private* wage and salary similar to Iowa (78.7%).
- Occupations in Durant are relatively evenly split between “Management, Professional & Related”, “Service”, “Sales & Office”, and “Production, Transportation and Materials Moving”.
- The largest industries in the City include Manufacturing (22.3%), Educational, Health & Social Services (19.1%), and Retail Trade (12.5%).

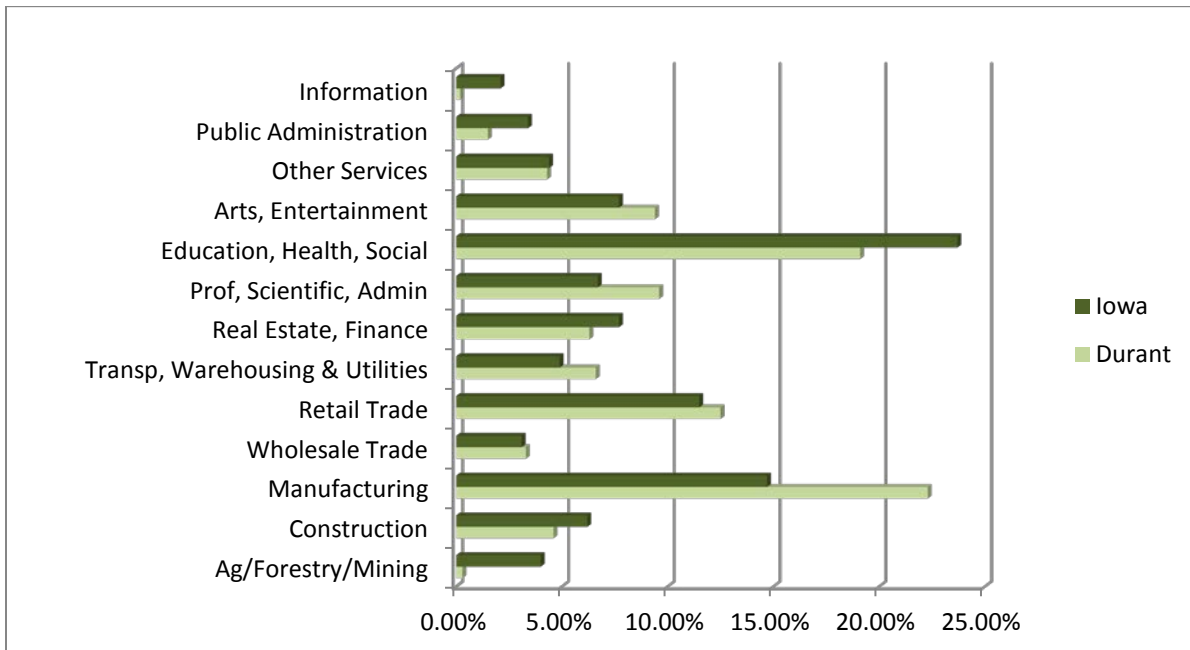
Class of Worker, 2006-2010 Avg.

Source: American Community Survey

	City of Durant	Iowa
Private Wage & Salary	87.8%	78.7%
Government Worker	8.5%	14.1%
Self-Employed	3.7%	7.0%
Unpaid Family Worker	0.0%	0.2%

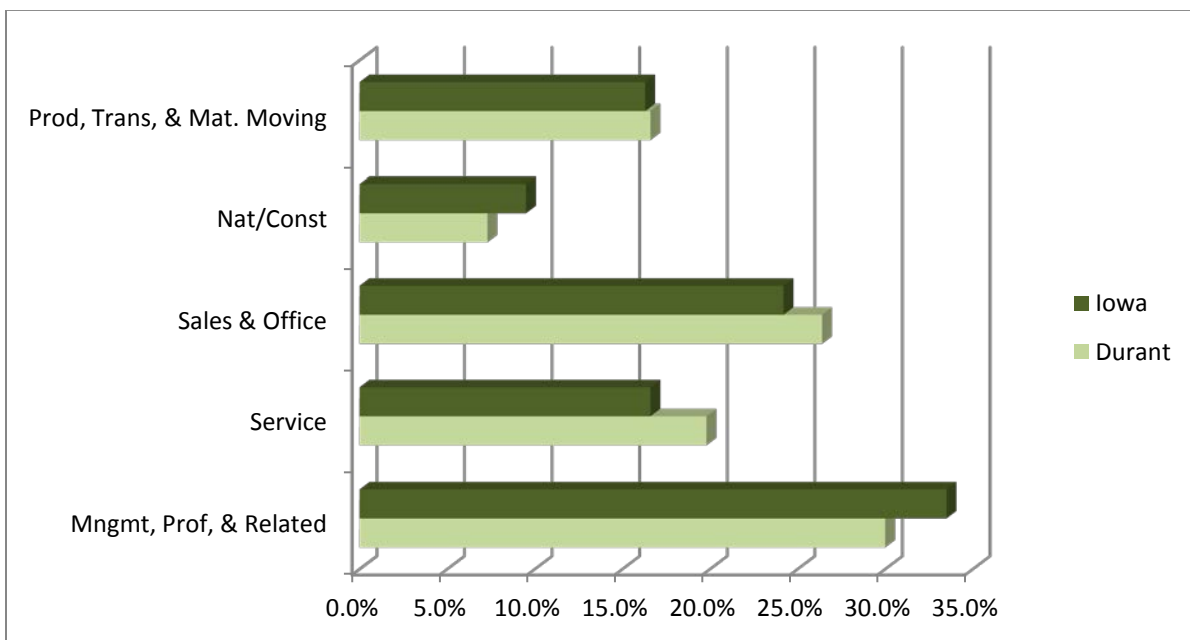
Industry, 2006-2010 Avg.

Source: American Community Survey



Occupation, 2006-2010 Avg.

Source: American Community Survey



Labor Projections

Iowa Workforce Development develops occupation projections by region. Region 10 includes Benton, Cedar, Iowa, Johnson, Jones, Linn, and Washington counties. Statewide, the fastest growing occupation is Network Systems/data Communications Analysts and that is also the case in Region 10. Healthcare jobs in general are also growing rapidly, both regionally and statewide.

Fastest Growing Occupations in Region 10

Source: Iowa Workforce Development, Labor Market & Workforce Information Division

Occupation	SC Iowa 2008	SC Iowa 2018	Percent Change
Network Systems and Data Communications Analysts	695	1055	51.8%
Personal and Home Care Aides	650	945	45.4%
Home Health Aides	1470	2105	43.2%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	430	600	39.5%
Social and Human Service Assistants	280	390	39.3%
Dental Assistants	485	665	37.1%
Dental Hygienists	260	355	36.5%
Fitness Trainers and Aerobics Instructors	445	600	34.8%
Medical and Public Health Social Workers	335	450	34.3%
Compliance Officers, Except Agriculture, Construction, Health and Safety, and Transportation	280	375	33.9%
Medical Assistants	415	555	33.7%
Employment, Recruitment, and Placement Specialists	295	390	32.2%
Compensation, Benefits, and Job Analysis Specialists	345	455	31.9%
Production, Planning, and Expediting Clerks	695	900	29.5%
Pharmacy Technicians	460	595	29.3%
Paralegals and Legal Assistants	300	385	28.3%
Insurance Sales Agents	825	1055	27.9%
Computer Software Engineers, Applications	1990	2540	27.6%
Civil Engineers	310	395	27.4%
Coaches and Scouts	995	1265	27.1%
Cost Estimators	315	400	27.0%
Occupational Therapists	190	240	26.3%
Physical Therapists	285	360	26.3%
Computer Systems Analysts	725	910	25.5%
Truck Drivers, Heavy and Tractor-Trailer	10815	13520	25.0%
Customer Service Representatives	4635	5785	24.8%
Security Guards	1120	1390	24.1%
Medical Secretaries	810	1005	24.1%
Registered Nurses	6005	7370	22.7%
Preschool Teachers, Except Special Education	735	900	22.4%
Plumbers, Pipefitters, and Steamfitters	935	1125	20.3%
Medical Records and Health Information Technicians	330	395	19.7%
Legal Secretaries	280	335	19.6%

Business & Industry

Industrial Sites

Industrial development is expanding because of Durant's excellent location with railroad and interstate access. The industrial site south currently has 10 acres to expand. For a complete, current listing, please visit the Cedar County Economic Development Commission at <http://www.cedarcountya.org/>.

Major Employers & Manufacturers, 2010

Source: Hoovers

Durant Community School District	Education	98
Liberty Trust and Savings Bank	Financial	35
Russelloy Foundry	Iron Foundry	30
D & D Trucking	OTR Trucking	20
Schumacher Company	Mfg Farm Equip	20
Durant Iron & Metal Corp	Wholesale Scrap	19
MCF Enterprises	OTR Trucking	16
Thoma Enterprises	Grocery	11
Paper's Lumber & Supply	Lumber	10
Genesis Medical Group	Health Care	9

Major Employers

The largest employer in the City of Durant is the Durant Community School District, with 98 employees. There is a good deal of diversity from the other major employers which range from manufacturing and foundry work to financial and health care providers.

Development Tools

The City of Durant, along with Cedar County employs several tools to support economic development within the City.

Community Economic Betterment Account (CEBA)

CEBA, is a state program for Iowa. It is available to provide forgivable loans, no-interest loans, low interest loans, or a combination of loan packages to companies that create new jobs in Iowa.

Tax Increment Financing (TIF)

A community may utilize the future increase in property taxes to provide financial assistance to a company for development

Revitalizing Iowa's Sound Economy (RISE)

The state of Iowa provides grants to improve public roadways and rail lines serving businesses that create new jobs in Iowa.

Iowa Industrial New Jobs Training Program

This program may provide education for new employees of new and expanding companies.

There is little or no cost to the business. This program is not offered anywhere else in the United States. This program is very flexible

Economic Development Set-Aside (EDSA)

This is a state grant/loan program, funded with federal monies, available to industries creating jobs in Iowa. This is for communities with less than 50,000 population or unincorporated areas.

New Jobs Tax Credit

This is a credit available to businesses that have increased their Iowa base employment level by at least 10%. To qualify, you must be involved in the Iowa Industrial New Jobs Training Program. The credit may be carried forward for up to 10 years against your Iowa corporate income tax.

Development Tools Map (See Appendix C)

Retail Gap Analysis

The retail and food & drink segments of the local economy can be quickly evaluated in terms of supply and demand. We can estimate the demand for various goods and services based on population and income data in a given area, and the supply of those goods and services in the same area. Gaps between demand and supply may indicate opportunities for business growth in Durant. The map below shows three analysis areas –drive times from downtown Durant. These areas roughly correspond to the City of Durant by itself (5 minute drive time), the Greater Durant area as a whole (10 minute drive time), and the wider market area in which Davenport and Iowa City are included into the market area (40 minute drive time).

There is a net surplus of supply in all three geographic market areas when considering the Retail Trade and Food & Drink “industries” as a whole. The City of Durant has a total surplus of 10.1%, comparing retail sales to retail potential, the Durant area has a surplus of 17.8% and the 40-minute market area has a small leakage due to the inclusion of Iowa City and Quad Cities into the marketing area. But, as revealed by the leakage/surplus graphic on the opposite page, there is apparent opportunity for growth in certain sectors. There is a gap between supply and demand in the wider market area, most notably in used merchandise stores.

Some of the data requires skepticism, for example the apparent demand for Book, Periodical, and Music Stores does not account for the recent shift away from storefront retailers to online merchants for those purchases. Along similar trend lines, the apparent demand for Electronic Shopping & Mail-Order Houses is likely being met via major online retailers (e.g. Amazon.com) with data centers and logistics facilities located in larger economic centers.

While each retailer must and will evaluate the local market opportunity using their own criteria, there is reason to look more closely for opportunity in the following retail segments:

- *Used Merchandise Stores*
- *Home Furnishing Stores*

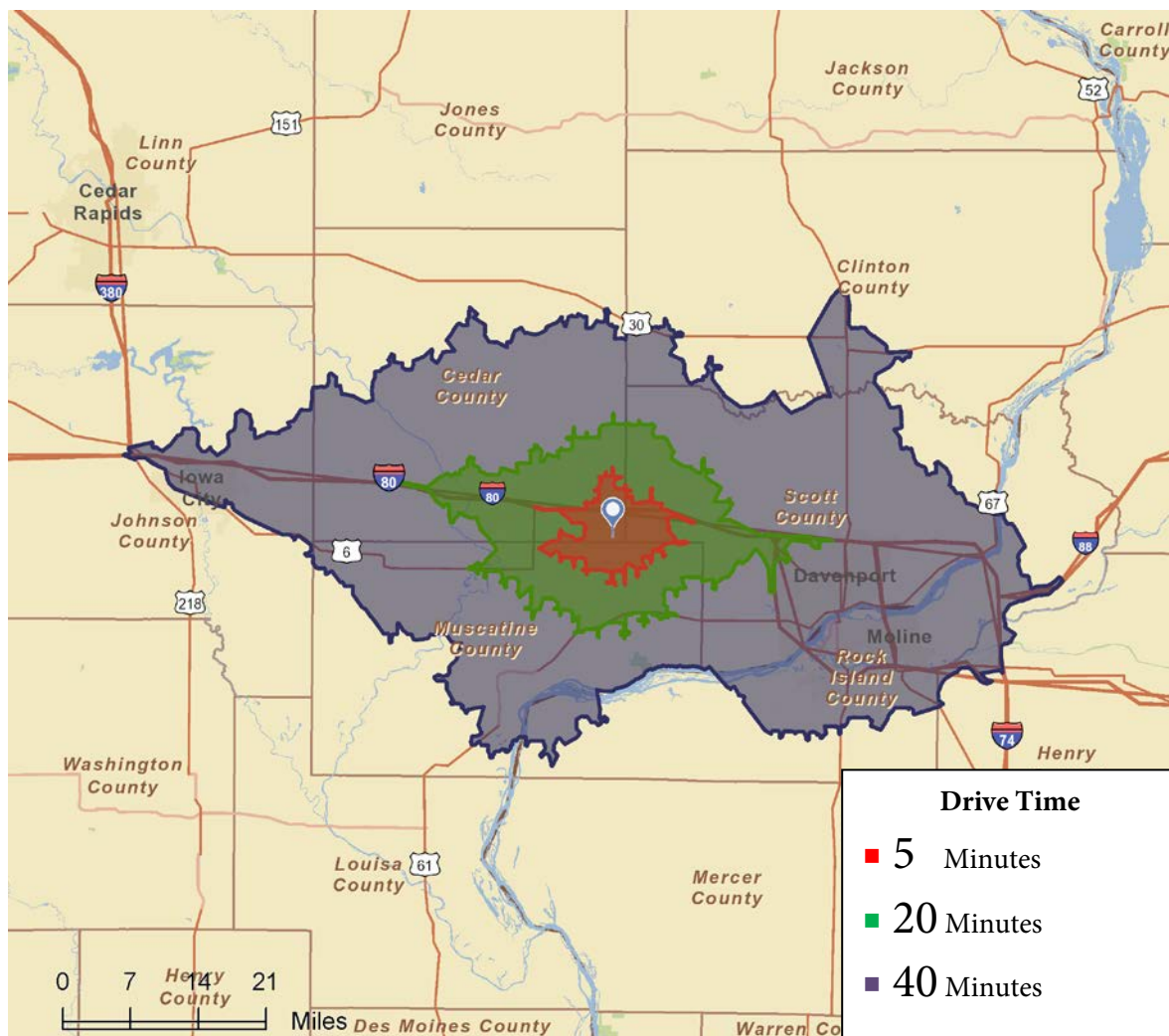
- Specialty Food Stores
- Automotive Stores
- Lawn and Garden Equipment and Supply Stores

Summary Demographics for Analysis Zones

Source: ESRI Business Analyst Online

	City of Durant	10 minute Drive Time	40 minute Drive Time
Population	1731	4,602	434,723
Households	701	1,821	175,902
Median Disposable Income	\$44,861	\$44,463	\$39,862
Per Capita Income	\$24,818	\$24,762	\$25,491

Drive Time Analysis Zones



Industry Summary Comparison

Source: ESRI Business Analyst Online

		Total Retail Trade and Food & Drink	Total Retail Trade	Total Food & Drink
City of Durant	Demand (Retail Potential)	\$16,917,257	\$14,932,347	\$1,984,909
	Supply (Retail Sales)	\$12,768,087	\$12,199,077	\$569,010
	Retail Gap	\$4,149,170	\$2,733,270	\$1,415,899
	Leakage/Surplus Factor	14.0	10.1	55.4
	Number of Businesses	16	11	5
10 minute Drive Time	Demand (Retail Potential)	\$44,022,794	\$38,272,359	\$5,750,434
	Supply (Retail Sales)	\$27,883,165	\$26,697,347	\$1,185,818
	Retail Gap	\$16,139,629	\$11,575,013	\$4,564,617
	Leakage/Surplus Factor	22.4	17.8	65.8
	Number of Businesses	27	19	8
20 minute Drive Time	Demand (Retail Potential)	\$104,239,133	\$90,366,085	\$13,873,047
	Supply (Retail Sales)	\$176,153,077	\$166,483,308	\$9,669,769
	Retail Gap	\$71,913,944	\$76,117,223	\$4,203,279
	Leakage/Surplus Factor	-25.6	-29.6	17.9
	Number of Businesses	78	53	25
40 minute Drive Time	Demand (Retail Potential)	\$4,089,367,395	\$3,489,000,125	\$600,367,270
	Supply (Retail Sales)	\$5,053,890,156	\$4,396,944,882	\$656,945,274
	Retail Gap	(\$964,522,761)	(\$907,944,757)	(\$56,578,004)
	Leakage/Surplus Factor	-10.5	-11.5	-4.5
	Number of Businesses	3,823	2,626	1,197

Leakage/Surplus Factor for 40 Minute Drive Time

Source: ESRI Business Analyst Online

Leakage/Surplus Factor by Industry Group



A.5 Agriculture & Natural Resources

Physiography & Open Space

Physiography

Durant is centrally located in the heart of eastern Iowa, uniquely extending into Cedar, Muscatine and Scott Counties. The City is roughly two miles south of Interstate 80 and only 20 minutes to the Quad Cities and a 40 minute drive to Iowa City.

Agricultural Land and Open Space

There is approximately 173.5 acres of agricultural land and open space in the city limits. This is approximately 21.9% of the land.

Soils

The soils in Des Moines County include: loam, silty loam, and silty clay loam. The most prominent soil associations are the Tama and Muscatine Associations.

Water Resources

Surface Water

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

The following graphic shows waters that are on the Section 303(d) list. Purple indicates that TMDLs are still needed and brown indicates that TMDLs are not needed.

Watersheds

The City of Durant is located along the banks of Mud Creek. The City lies within the Mississippi River drainage basin. The City is in the Mud Creek watershed.

Ground Water

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater

contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

Susceptibility to groundwater contamination is determined based on five physical resource characteristics: bedrock depth, bedrock type, soil characteristics, superficial deposits, and water table depth. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

Impaired Waters

Source: Iowa DNR



Development Limitations Map (See Appendix C)

Natural Resources

Iowa State Preserves

There are five categories of preserves which exist in the State of Iowa. Some designated areas qualify for preserve status in more than one category.

1. Natural Preserves highlight the State's outstanding biological features.
2. Geological Preserves highlight Iowa's ancient past.
3. Archaeological Preserves provide a glimpse of the original inhabitants.
4. Historical Preserves include significant structures or objects associated with early Euro-American occupation.
5. Scenic Preserves are areas which highlight the natural beauty of Iowa.

The preserves are often open to hiking and photography, and many of the preserves are also Wildlife Management Areas. Currently there are no State Preserves in or around the City of Durant.

Wildlife Management Areas

The Iowa DNR Wildlife Bureau manages over 356,000 acres of land that is available for public recreational use every day of the year. These wildlife management areas provide habitat for Iowa's native wildlife species and those species which migrate through the state. The primary objective of these areas is to ensure that wildlife species have a safe place to breed, rest, and feed, though there are also passive recreational opportunities at these areas. There are no Wildlife Management Areas in the City; however, there are several areas within twenty miles of the City, Saulsbury Bridge Recreation Area, Wiese Slough State Game Management Area and Pike Run Wildlife Area.

A.6 Sustainability

Renewable Energy & Conservation

To manage rising energy costs, promote local economic development, and protect the natural environment, many Iowa communities are looking at renewable energy resources to meet community energy demands and grow jobs. Currently, there are no publicly-owned renewable energy systems in the City of Durant, and there is no tracking system for privately-owned systems.



A.7 Community Facilities & Services

Community Facilities Map (See Appendix C)

General Facilities

Health Care Facilities

The City of Durant is served by the Genesis Health Group Family Practice of Durant.

Hein Manor is the only assisted living facilities in Durant.

Police & Emergency Facilities

Law enforcement in the City is provided by the Durant Police Department, located at 102 5th Street. Fire protection and emergency services are provided by the Durant Volunteer Fire Department. The Department protects 2,500 people living in an area of 88 square miles. The fire station and ambulance stations are located at:

Fire Station: 701 5th Street

Ambulance Services: 703 5th Street

Cemeteries

The Durant Cemetery is located in the Fulton Township in Muscatine County, Iowa.

Library Facilities

Durant is serviced by the Durant Public Library, located at 402 6th Street.

School & College Facilities

The City is served by the Durant Public School District. The Durant Public School District is a K-12 public school system. The district operates one elementary combined with middle school and one high school.

Durant is also home to Southeastern Community College, with 3,500 registered students. While there are no four year universities in Durant, there are several nearby including:

- *University of Iowa - located 30 miles west in Iowa City, this major state university enrolls over 30,000 students.*
- *Augustana College – located 20 miles from Durant in Rock Island, IL a small private nonprofit college.*
- *Saint Ambrose University – located 18 miles from Durant in Davenport, IA a small private nonprofit university.*
- *Ashford University- located 27 mile from Durant in Clinton, IA large private for-profit university.*

Other Government Facilities

- City Hall is located at 402 6th Street
- Durant Municipal Electric Plant is located at 601 4th Street
- US Post Office is located at 818 5th Street

Parkland Service Area Map (See Appendix C)

Parks & Recreation

In total, the City of Durant has approximately 20.96 acres of parkland. Based on the National Recreation and Park Association's (NRPA) standards, the City currently has a surplus of 9.96 acres using the standard of six acres per 1000 people. Assuming the population projections are correct and the City doesn't add additional parkland, the City will have a surplus of 7.96 total acres of park space by year 2030.

Although the total acreage is an easy indicator that a community needs recreation and parkland, it is not the only indicator. Access to parkland is also an important indicator. Generally speaking, any park is accessible by vehicle; however, walkability is even more important, especially for children and young adults. Therefore neighborhood parks need to be within a 1/4 mile in order to service that neighborhood. As the Parkland Service Map on the previous page illustrates, there are several neighborhoods (red areas) lacking easy walkable access to parkland primarily on the southern end of Durant. This could indicate a need for another park area on the south side of town.

The following are the park spaces within the City:

- **Jaycee Park** – One lighted ball diamond, two lighted tennis courts, two picnic shelters, new playground equipment and restroom facilities.
- **Pythian Sisters Park** – Located on the main street, lush with beautiful trees to provide much needed shade during the Iowa summer and benches for people watching. The park also is home to the Veterans' Memorial, donated to the city by William Hartz.
- **West Park** – Located in front of the Community Center, this lovely greenspace provides much desired shade during the hot Iowa summers.
- **Feldhahn Park** – Three ball diamonds, nature area with walk-jog path, picnic shelter and restroom facilities.

Parkland Needs

	2010	2020	2030
Population	1832	2004	2,193
Demand (6 acres/1,000)	11	12	13
Demand (12 acres/1,000)	22	24	26
Total Supply	20.96	20.96	20.96
Surplus/Deficit (6 acres/1,000)	9.96	8.96	7.96

Utilities & Services

Stormwater Management

Each of the watershed areas within the City of Durant are serviced by the municipal storm sewer system. The city is situated approximately one-half mile east of the confluence of Big Elkhorn Creek and Mud Creek. Big Elkhorn Creek flows from the northeast to the southwest, and drains the northern portion of the City. Mud Creek flows from east to west, and drains the southern portion of the City.

Development within the City is beginning to occur near the southeast area of the community adjacent to Mud Creek, and in the northwest area adjacent to Big Elkhorn Creek. To minimize the potential for future damage by Mud Creek and Big Elkhorn Creek flooding, the City should implement ordinances with prohibit development within the regulatory flood plain.

Sanitary Sewer System

All sanitary wastewater generated in the City is treated by the Durant Wastewater Treatment Plant. The Durant Wastewater Treatment Plant is a secondary treatment facility located south of the city. The plant was last upgraded in 1998 and is designed to treat a maximum wet weather flow of 0.850 million gallons per day (MGD). The average flow is 0.135 MGD. Currently, the City of Durant is working with a consultant and making improvements to wastewater treatment plant which will ultimately increase the facility's BOD capacity.

Solid Waste & Recycling Facilities

Currently the City of Durant has a contract with Overson waste and disposal for trash and recycling. The solid waste is collected weekly and disposed of at the county landfill.

Water Supply

The City of Durant currently has a total capacity of 504,000 gallons per day (elevated capacity of 315,000 gallons). The system averages 210,000 gallons per day and has a peak demand of 454,100 gallons per day.

A.8 Community Character

Historic Preservation

The Iowa Site Inventory contains information on more than 112,000 architectural, historical and National Register listed archaeological properties around the state. Information on each property includes location information, property name, historic and current functions, building materials, architect and builder, architectural style, and National Register status.

The State Historical Society of Iowa is currently in the process of converting this system to a digital registry that would be available for public queries. Information about specific sites can be obtained by contacting the Historical Society. At this time, there are over 1500 sites listed on the Iowa Site Inventory as “Opinion of Eligibility”, “Listed on NRHP”, “Contributing in District”, “Contributing in Potential District”, “Not Eligible”, or “More Research Recommended”, “Eligible”, or “More Research Recommended” .

National Register of Historic Places:

The National Register of Historic Places lists St. Paul’s Episcopal Church and Parish Hall as a historical place in the City of Durant.

Historic Preservation Map (See Appendix C)

A.9 Hazards

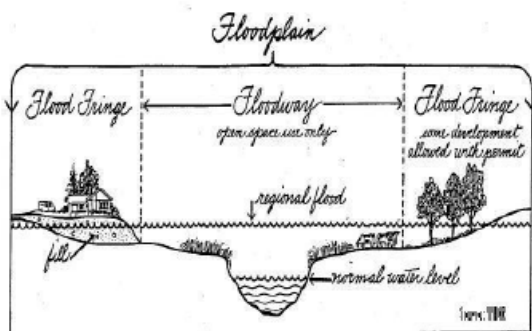
Floodplain

The floodplain includes the floodway, the flood fringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The flood fringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).

One hundred and sixty-four (164) acres within the City is within the 100-year or 500-year floodplain. Most of this is undeveloped lowlands along the river at the west edge of the city, but a portion extends into and through neighborhoods and other developed property.

FEMA Hazard Mitigation Plan

The City of Durant is included in the FEMA-approved Cedar County Hazard Mitigation Plan. The Plan identifies applicable hazards and offers strategies for damage prevention and mitigation.



Floodplain Map (See Appendix C)

A.10 Collaboration & Partnerships

Existing Areas of Collaboration

Local Unit of Government	Existing Collaboration Efforts
Cedar County Muscatine County Scott County	<ul style="list-style-type: none"> • Collaboration on snow plowing, public works equipment & services • Shared Safety Director and Assistant • Shared E911 Communication Center • Provide officers with County for Tactical Response Unit • Provide backup law enforcement when needed • Parks & Forestry- share equipment
City of Wilton City of Stockton	<ul style="list-style-type: none"> • Collaboration on snow plowing, public works equipment & services • Shared E911 Communication Center • Provide backup law enforcement when needed
Durant Community School District	<ul style="list-style-type: none"> • Parks & Forestry- share equipment
Iowa DNR	<ul style="list-style-type: none"> • The City’s Water and Sewer Utilities are permitted and regulated by the DNR.
State of Iowa	

Potential Areas of Collaboration

Local Unit of Government	Existing Collaboration Efforts
Cedar County Muscatine County Scott County	<ul style="list-style-type: none"> • Continual collaboration at the local level and welcome opportunities to strengthen their relationship
City of Wilton City of Stockton	<ul style="list-style-type: none"> • Continual collaboration at the local level and welcome opportunities to strengthen their relationship
Durant Community School District	<ul style="list-style-type: none"> • Safe Routes to School
Iowa DNR	<ul style="list-style-type: none"> • Durant will continue to work with the DNR to meet permit regulations.
State of Iowa	

A.11 Land Use

Existing & Potential Land Uses

The City of Durant is bordered to the south by Mud Creek and to the west and northwest by Big Elkhorn Creek. Most of the open land available for development and not encumbered by wetlands and floodplains is located in a small area to the south and to a larger degree to the north and northeast of the City.

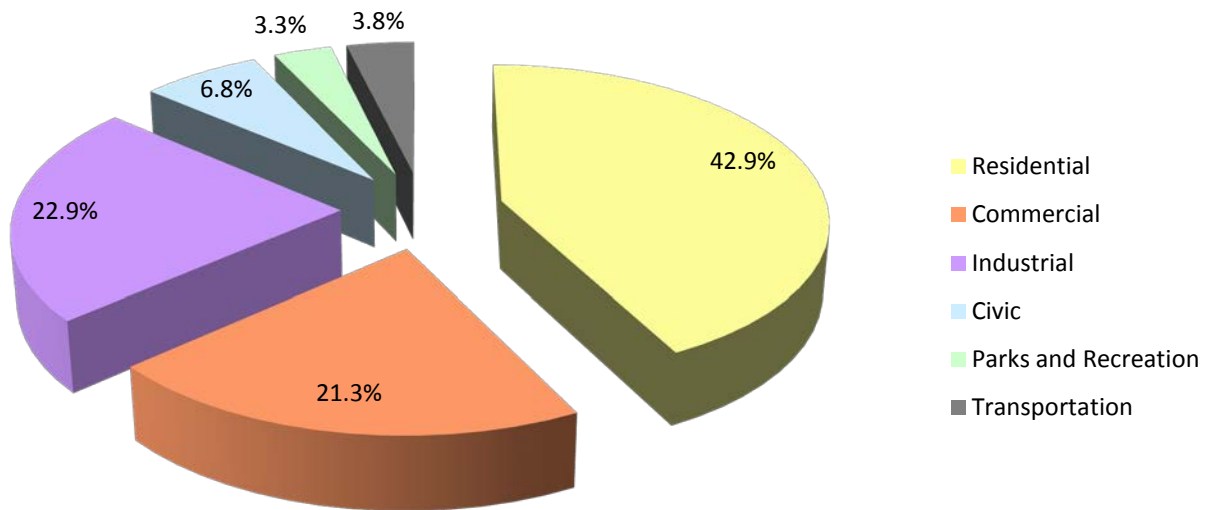
Durant is made up of a developed and undeveloped land use approximately 21% of the land within the City limits is currently agriculture or open space use, 3% is transportation, about 33% of the City is residential uses, and 7% public/institutional uses, including schools, parks, and City buildings.

The “planning area” identified on the existing land use map is the City limits plus a buffer of two miles from those limits, corresponding to the City’s extraterritorial land use and subdivision review jurisdiction. The planning area consists of agricultural or open space use.

Developable land is limited by several natural features including floodplains, slopes greater than 20%, and wetlands. Using the projected population and household sizes, it is expected that Durant will need an additional 40.9 acres of residential land, 26.8 acres of commercial land and 28.9 acres of industrial land in the next 20 years.

Durant Existing Land Uses, 2012

<u>Land Use Category</u>	<u>Acres</u>	<u>% Of Developed Land</u>	<u>Acres per 100 People</u>
Residential	267.56	42.9%	14.60
Commercial	136.13	21.3%	7.43
Industrial	146.72	22.9%	8.01
Civic	43.35	6.8%	2.37
Parks and Rec.	20.96	3.3%	1.14
Transportation	24.32	3.8%	1.33
Total Developed Land	639.04	100.0%	
Agriculture and Open Space	173.50		
Total Area	812.54		



Estimated Residential Land Needs					
	% of Demand	Units	Gross Density (du/A)	Land Needs (acres)	Designated Land (x2)
2010-2020					
Single Family Detached	65%	49	3	16.3	32.6
Single Family Attached	20%	15	6	2.5	5.0
Multi-family	15%	11	12	0.9	1.9
Total	100%	75		19.7	39.5
2020-2030					
Single Family Detached	65%	53	3	17.5	35.0
Single Family Attached	20%	16	6	2.7	5.4
Multi-family	15%	12	12	1.0	2.0
Total	100%	81		21.2	42.4
Total 2010-2030		156		40.9	81.9

Source: MSA Professional Services, Inc.

Estimated Commercial Land Needs					
	2010	2020	2030	Conversion Need	Designated Land (x1.5)
Population Proportion Method					
Projected Population	1,832	2,004	2,193		
Commercial Use/100 res.	7.43	7.43	7.43		
Projected Commercial Use (acres)	136.1	148.9	163.0	26.8	40.2
Residential Use Proportion Method					
Residential Land (acres)	267.6	287.3	308.5		
Commercial/Residential Ratio	0.509	0.509	0.509		
Projected Commercial Use (acres)	136.1	146.2	157.0	20.8	31.2
Source: MSA Professional Services, Inc.					

Estimated Industrial/Business Park Land Needs					
	2010	2020	2030	Conversion Need	Designated Land (x3)
Population Proportion Method					
Projected Population	1,832	2,004	2,193		
Industrial Use/100 res.	8.01	8.01	8.01		
Projected Industrial Use (acres)	146.7	160.5	175.6	28.9	86.8
Residential Use Proportion Method					
Residential Land (acres)	267.6	287.3	308.5		
Industrial/Residential Ratio	0.54836	0.54836	0.54836		
Projected Industrial Use (acres)	146.7	157.5	169.2	22.5	67.4
Source: MSA Professional Services, Inc.					

Existing Land Use Map (See Appendix C)

Existing Land Use Map-Downtown (See Appendix C)

Existing Land Use Map-Insets (See Appendix C)

Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the City. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable.

Property Value Ratio Map

The property value ratio maps on these pages illustrate the ratio of improvement value to land value within the City of Durant, excluding municipal properties (black) and undeveloped land (gray). These maps offer one means of identifying parcels and parcel groups that may be redevelopment opportunities because the improvements on the parcel (buildings, parking, etc) are worth relatively little compared to the land. Parcels in red are those with improvements value lower than land value, and should be considered redevelopment candidates.

Property Value Ratio Map-Downtown (See Appendix C)**Property Value Ration Map (See Appendix C)**

Appendix B

Public Input

City of Durant, IA
Comprehensive Plan
2012-2032

Contents

	<u>Page</u>
B.1 Public Participation Plan	B-2
About the Plan	
Adoption Procedures	
B.2 Public Meeting Discussions	B-4
Transportation	
Agricultural, Natural and Cultural Resources	
Housing	
Economic Development	
Community Services	
B.3 Community Survey Results	B-6
Commuting	
Major Modes of Travel	
Transportation Map	
Bike, Pedestrian & Transit Travel	
Transit Map	
Trails Map	

B.1 Public Participation Plan

About the Plan

The City of Durant has developed guidelines for involving the public as part of the public participation element of the Iowa Smart Planning Law (SF 2389). The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advanced notice has been provided, in every stage of the preparation of a comprehensive plan.

The City of Durant has elected to use a Steering Committee to work with MSA Professional Services, Inc. to develop the Comprehensive Plan. The Steering Committee will have the responsibility for developing the Comprehensive Plan. The Planning and Zoning Commission will recommend the Comprehensive Plan to the City Council; and the City Council shall have the authority to adopt the Comprehensive Plan

The following details the public participation plan the City of Durant will use for developing its Comprehensive Plan.

- **Project Meetings:** It is anticipated the project will take twelve meetings to complete. These meetings will be working sessions with the Steering Committee. The purpose of the working sessions is to review, discuss, and create project material related to the creation of the Draft Comprehensive Plan. There will also be two open house meetings, a Planning & Zoning Commission meeting to recommend Plan adoption, and one City Council hearing and meeting to formally adopt the Plan.
- **Public Notice:** Meeting times will be published and posted in accordance with City procedures and State law. All Steering Committee meetings are open to the public unless otherwise indicated in the posted meeting notice. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting.

Adoption Procedures

- The Steering Committee shall forward the Comprehensive Plan to the Plan Commission.
- The Plan Commission shall, by majority vote, adopt a resolution recommending that the City Council pass an ordinance to adopt the Draft Comprehensive Plan.
 - A Public Informational Meeting (PIM) will be held upon completion of the Draft Plan. Residents will be encouraged to provide comments before the Plan Commission recommends a resolution to the City Council for the approval of the Draft Plan. All written comments, which should be forwarded to Clerk, will be consolidated and presented at the Plan Commission meeting.

- An electronic copy of the Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, providing 30 days for written comments. In addition, a copy of the Draft Plan will be accessible at the local public library.
 - Cedar County
 - Scott County
 - Muscatine County
 - City of Stockton, Iowa
 - City of Wilton, Iowa
 - City of Walcott, Iowa
 - Administrator for the Durant Community School District
 - Bi-State Regional Commission
 - East Central Intergovernmental Association

- The City Council, by a majority vote, shall enact the ordinance adopting the recommended plan. The Adopted Plan and adopting ordinance will be disseminated to the same neighboring jurisdiction, County, and State governments as listed above.
 - Before City Council adoption, a Public Hearing will be held for presentation of the Recommended Draft Comprehensive Plan. The hearing will be preceded by a class 1 notice.

- Any comments by the above-mentioned governing bodies, or public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as necessary by the City Council into the Adopted Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.

Other public participation activities may be added as deemed necessary by the Steering Committee with approval of the City Council.

B.2 Public Meeting Discussions

On December 8th, 2011, The City's consultant facilitated a public meeting at City Hall to gather information on Assets and Liabilities and discuss what a Comprehensive Plan can do for the City. The following is a summary of the public input from that meeting.

Transportation

- Well Maintained Streets/New Street Projects (+)
- Interstate Access/Close to Metro Areas (+)
- Lack of Congestion/Smooth Traffic Flow (+)
- Walkability (+)
- Need Sidewalk Improvements (-)
- Lack of Public Transportation (-)
- Need More Bike and Walking Paths (-)
- Signage/Safety Concerns (-)

Agricultural, Natural and Cultural Resources

- Land for Quality Farming (+)
- Rural Character (+)
- Air and Water Quality (+)
- Community Venues (+)
- Sense of Community/Quality People (+)
- Lack of Cultural Resources (-)
- Agricultural Externalities (-)
- Overflowing Storm Water System (-)
- Need More Recreational Opportunities (-)
- Property Aesthetics (-)
- Lack Community Events/Activities (-)

Housing

- Land Availability (+)
- Quality of Housing Stock (+)
- Steady Property Values (+)
- Need More Affordable Options (-)
- Lack of Small and Starter Homes (-)
- Need More Rental Properties (-)
- Upkeep and Maintenance to Existing Homes (-)

Economic Development

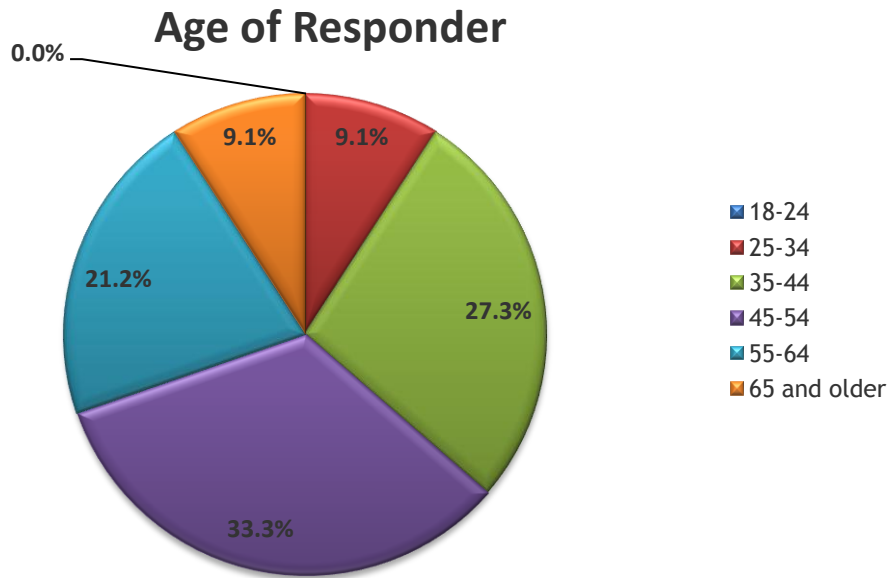
- Variety of Businesses (+)
- Options for Business Expansion (+)
- Economic Development Leadership/Strong Existing Businesses (+)
- Accessible Businesses/Business Involvement in the Community (+)
- Skilled Labor Pool (+)
- Limited Retail Options (-)
- Lack of Community Promotion (-)
- Need Stronger Customer Base and Local Support (-)
- Need Increased Business Involvement in Community (-)
- Need More/Better Location Options (-)
- Conflicts between Businesses and City (-)
- Business Retention (-)
- Lack of Downtown Character (-)

Community Services

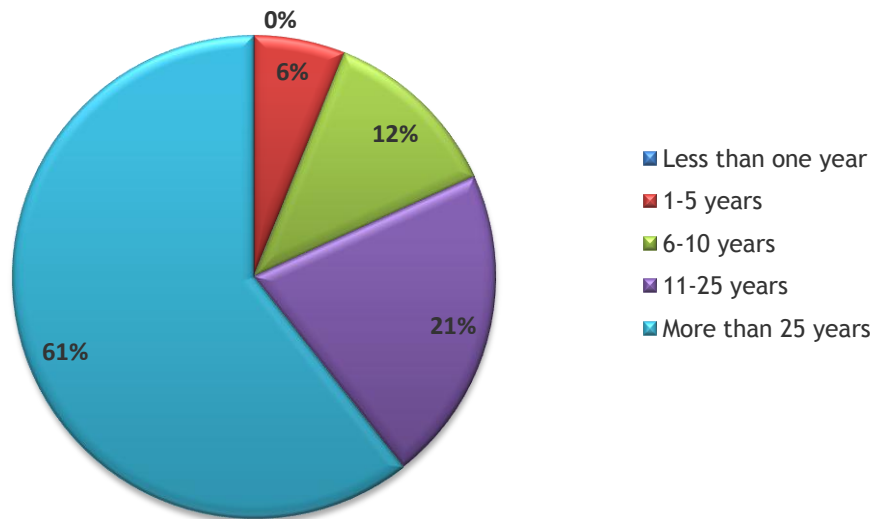
- Quality Ambulance, Fire and Police Protection (+)
- Quality Services such as Public Utilities (+)
- Quality School System (+)
- Public Library (+)
- Meets Citizens Needs (+)
- Customer Service (+)
- Volunteerism (+)
- Need More Personnel (-)
- Lack of Public Knowledge of Available Services (-)
- Could Use More Responsive Snow Removal (-)
- Limited Services (-)

B.3 Community Survey Results

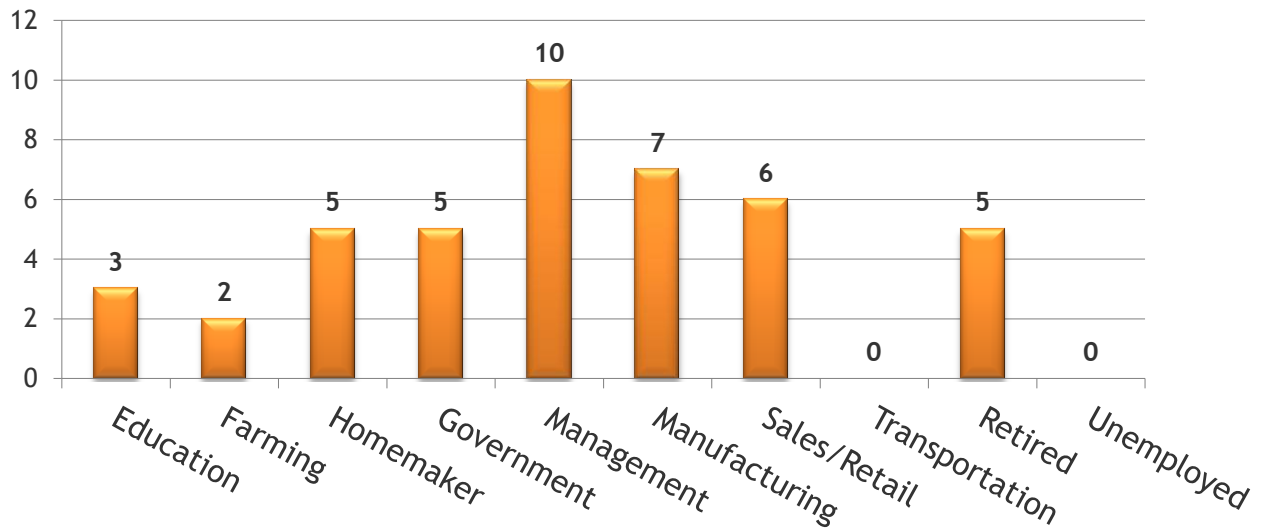
A community survey was available in several locations: digitally using SurveyMonkey and a downloadable version on the Comprehensive Plan website. Approximately 1.9% (35) of citizens responded to the survey.



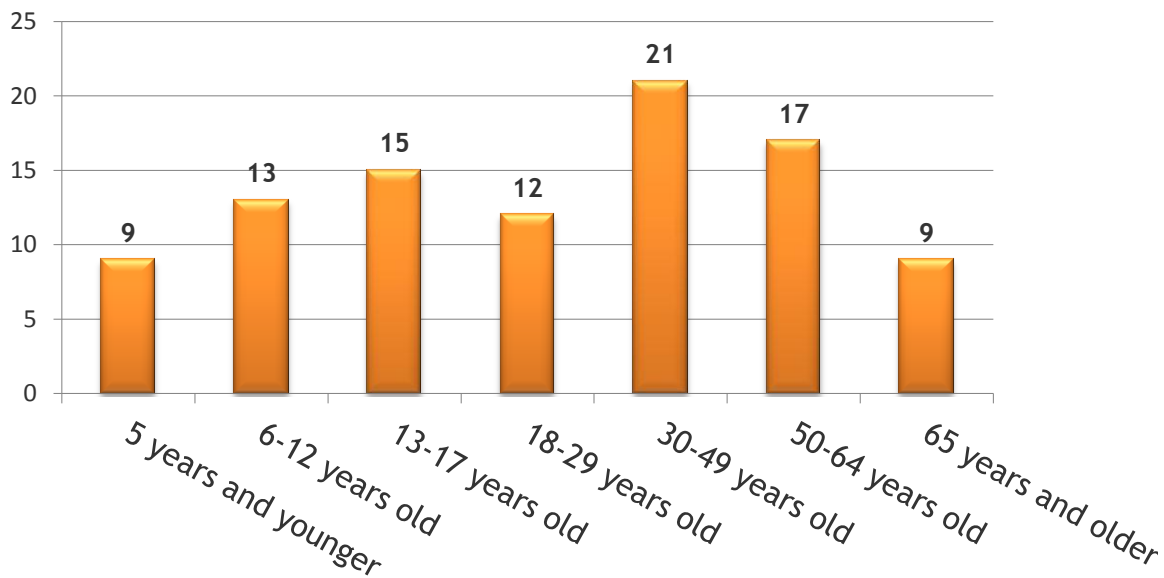
How long have you lived in the City of Durant?



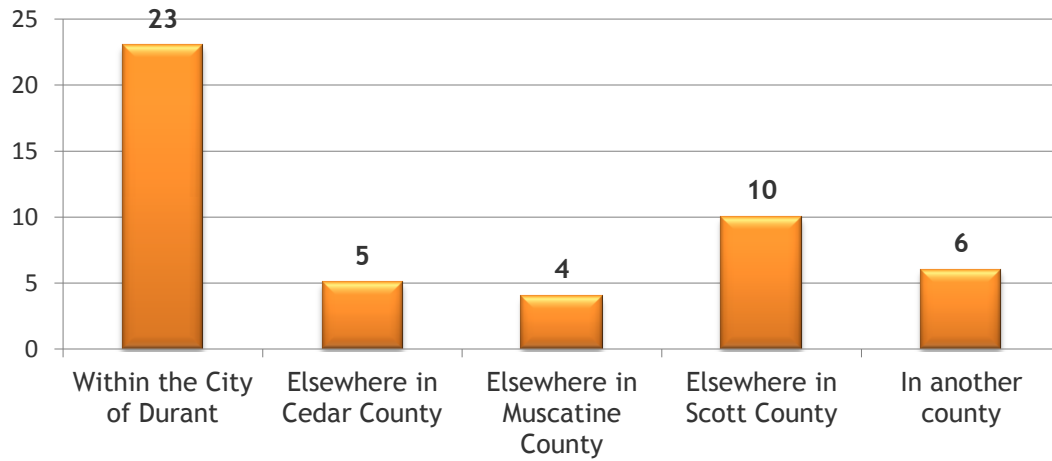
What occupations are household members employed in?



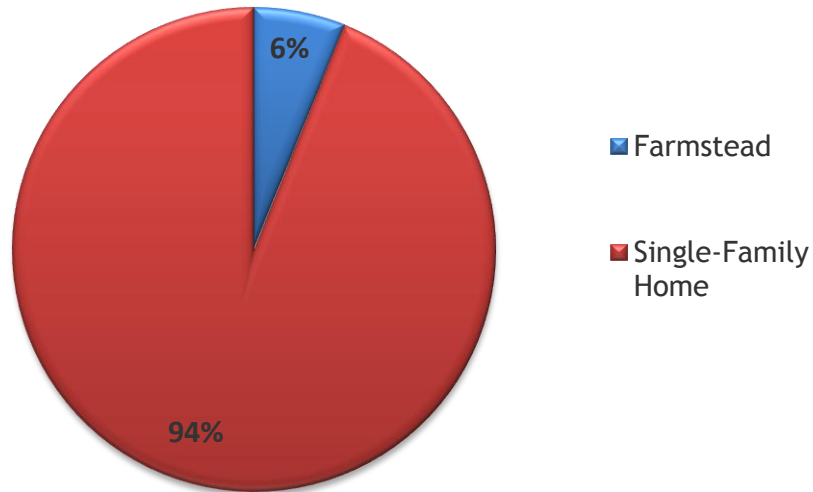
How many people in each of the following age groups live in your household?



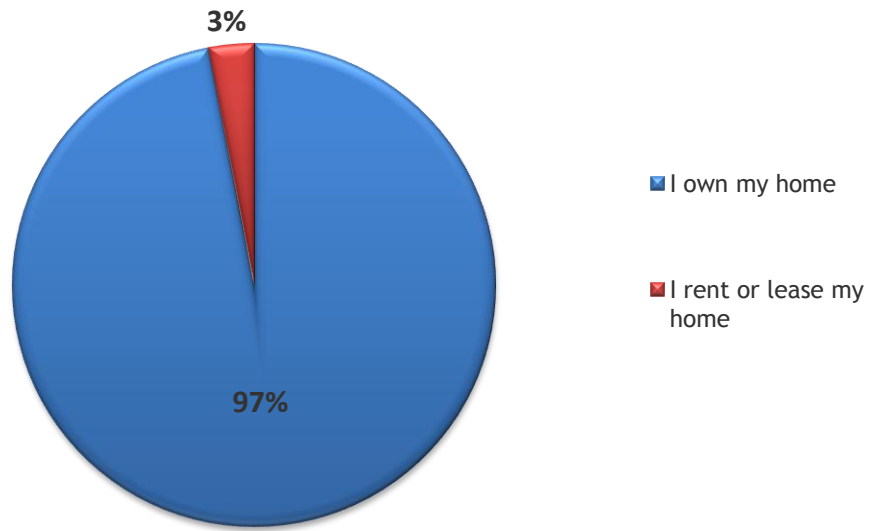
Where are your places of employment?



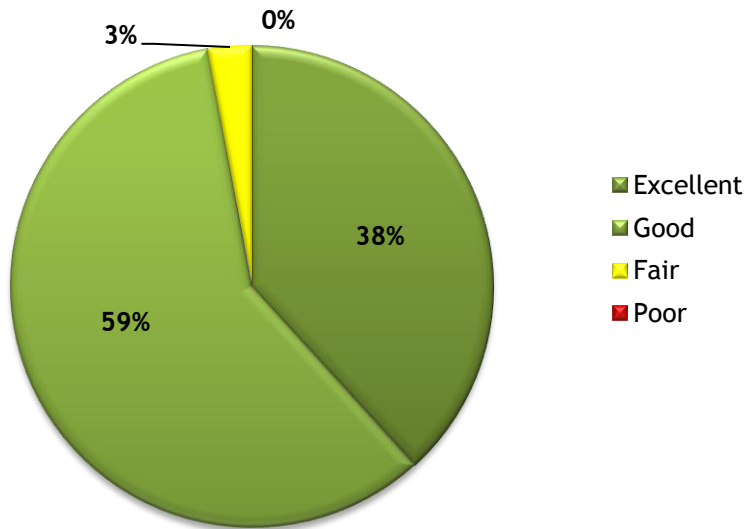
What type of dwelling do you live in?



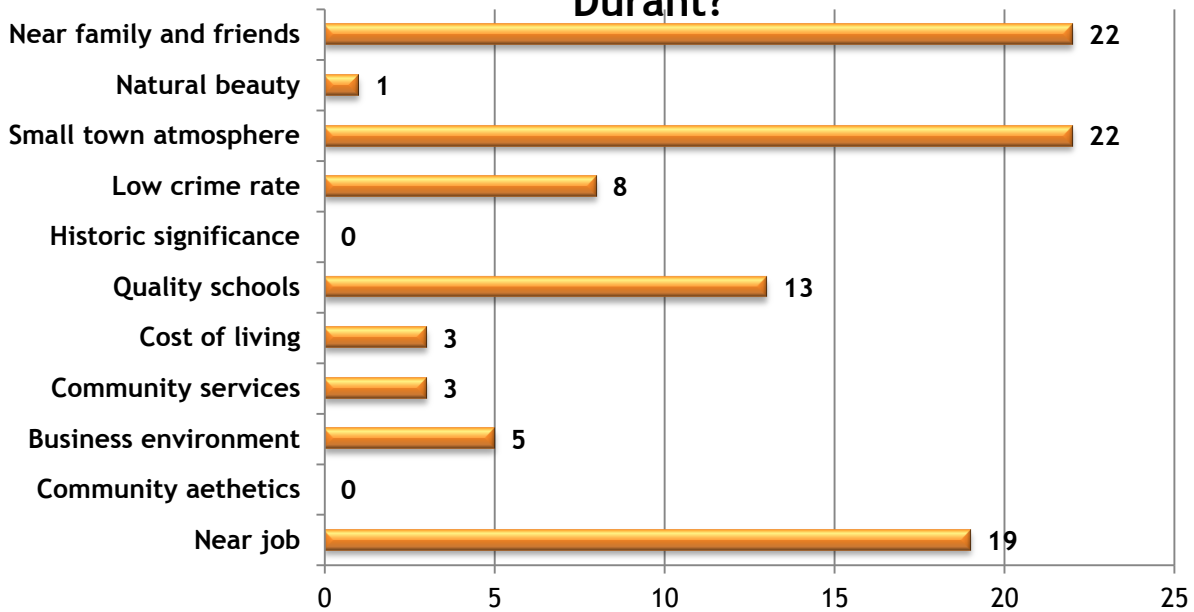
Do you rent or own your dwelling?



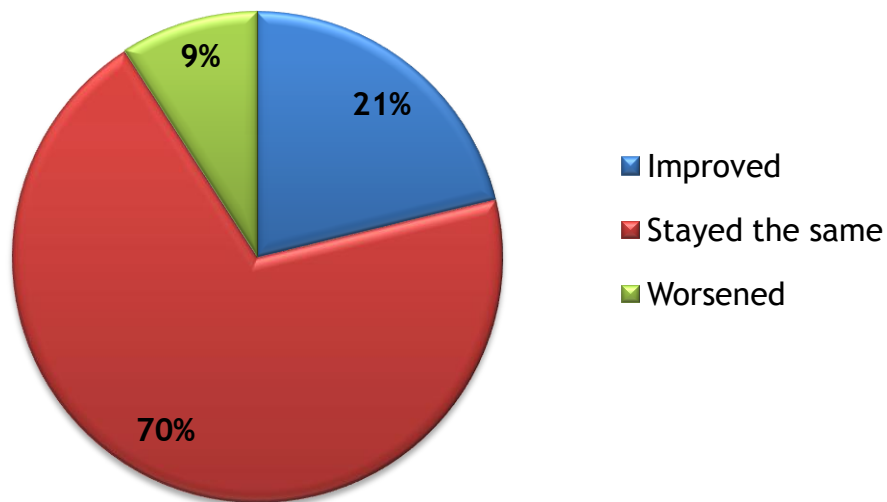
Overall, how would you rate the quality of life in Durant?



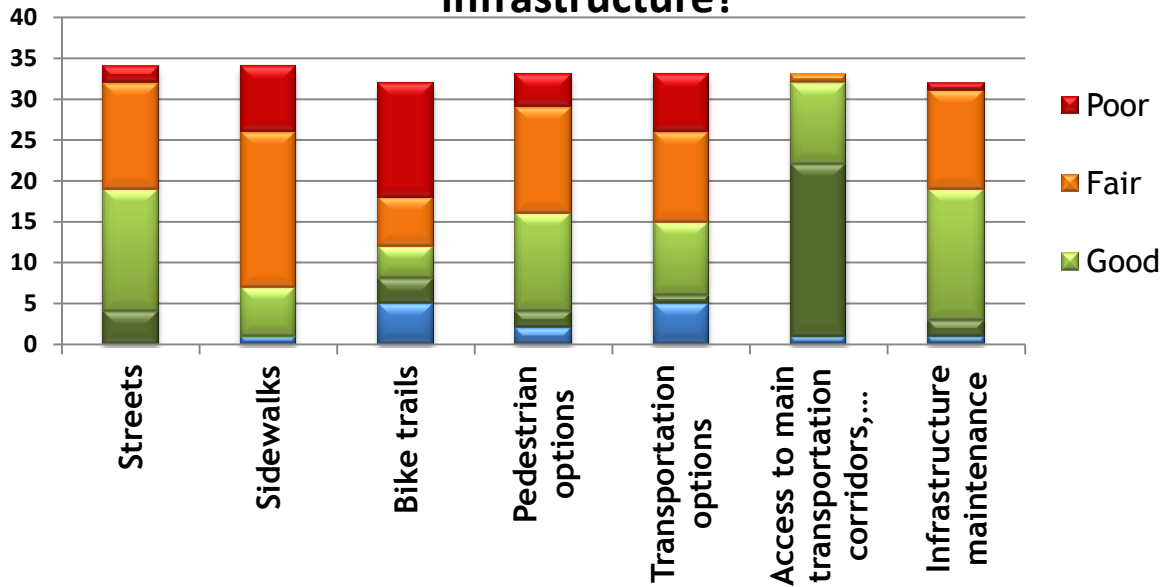
What are the three most important reasons you and your family choose to live in the City of Durant?



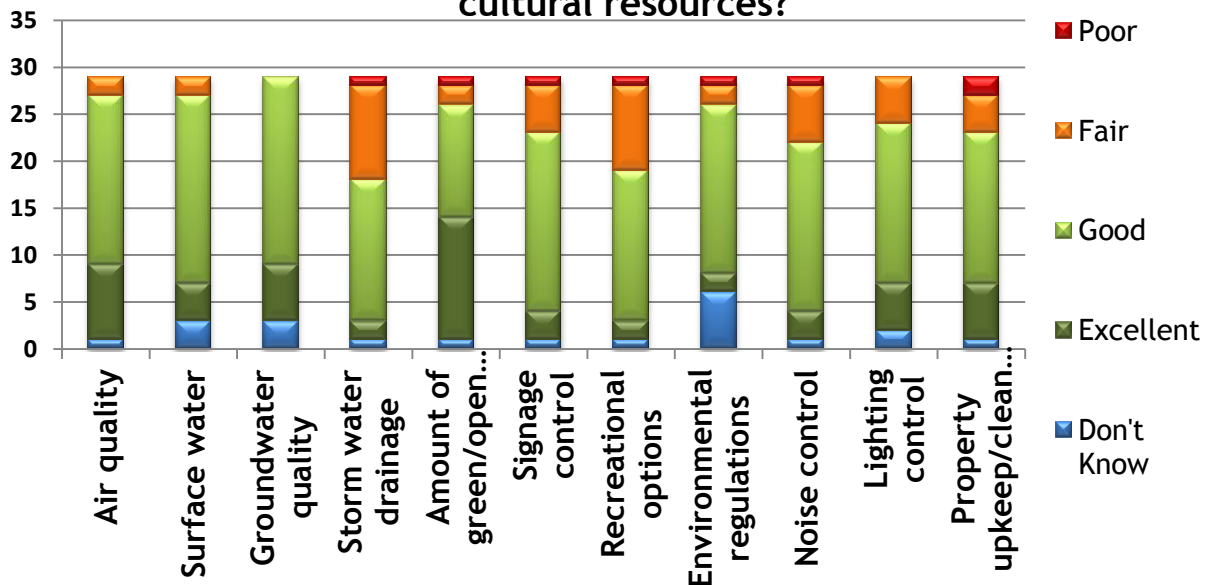
In your opinion has the quality of life in Durant in the last 1-5 years improved, stayed the same, or worsened?



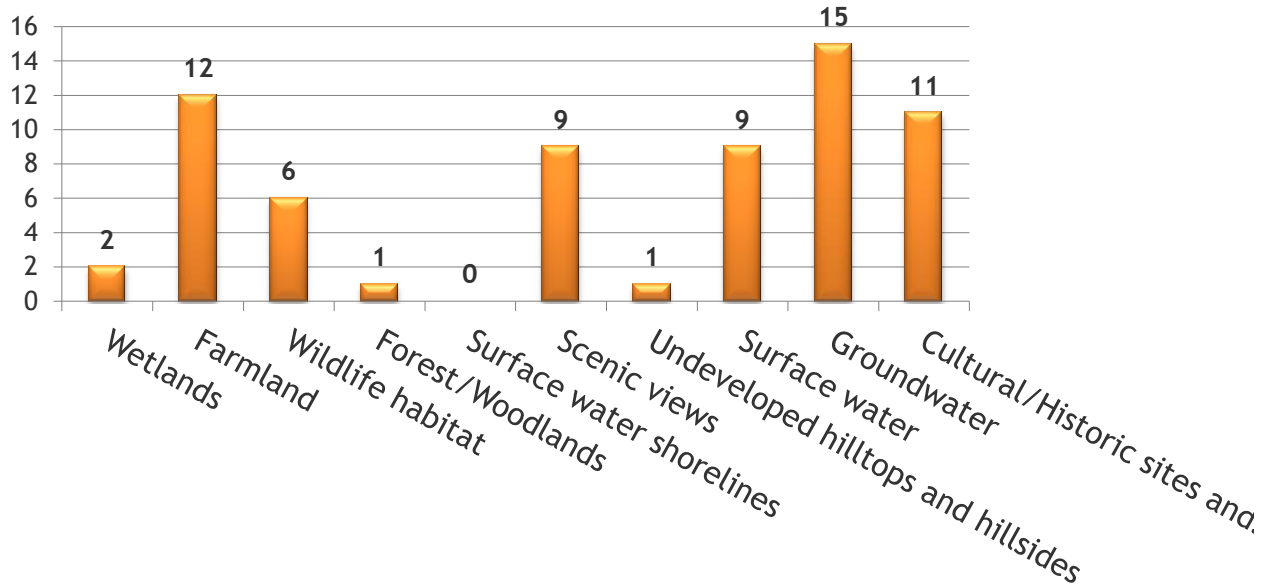
How would you rank the quality of each of the following regarding Durant's transportation infrastructure?



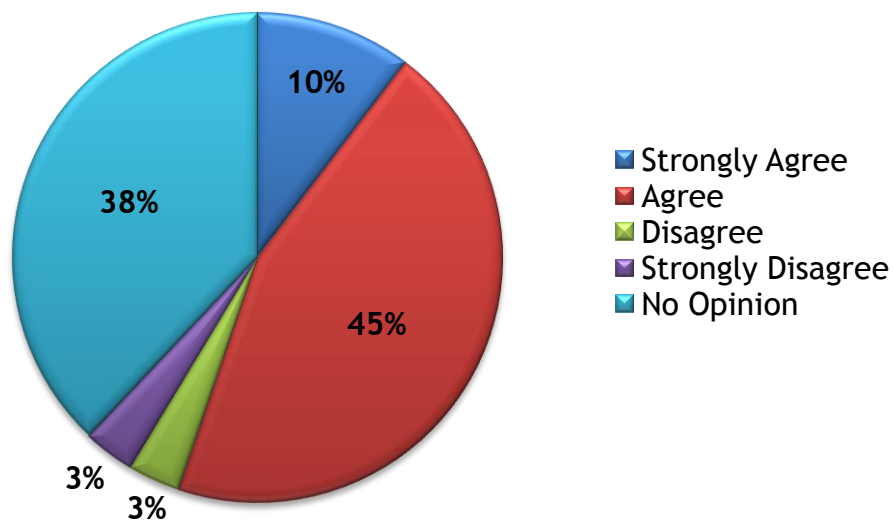
How would you rank the quality of each of the following regarding Durant's agricultural, natural, and cultural resources?



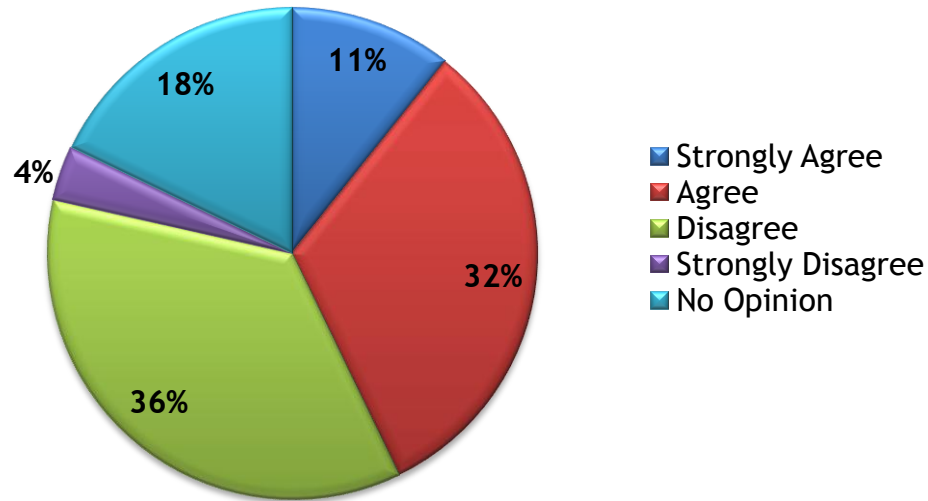
Which of the following features would you consider important for the City of Durant to preserve? (Select all that apply.)



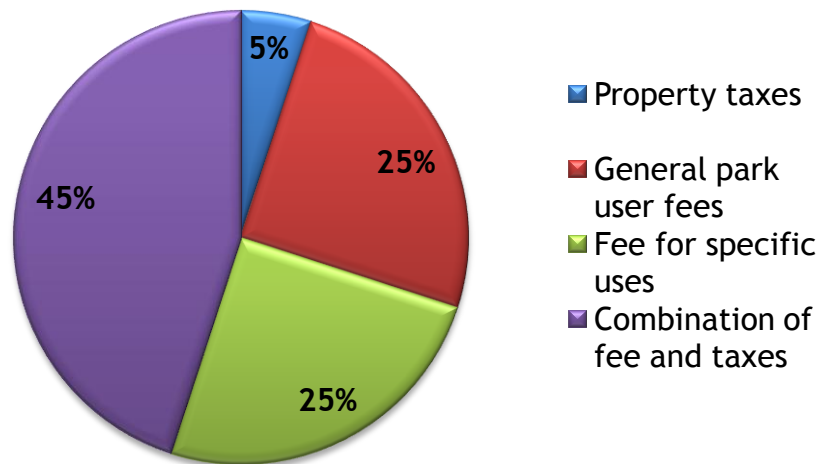
Current environmental policies and regulations in the City of Durant adequately protect environmental areas from damage or disruption.



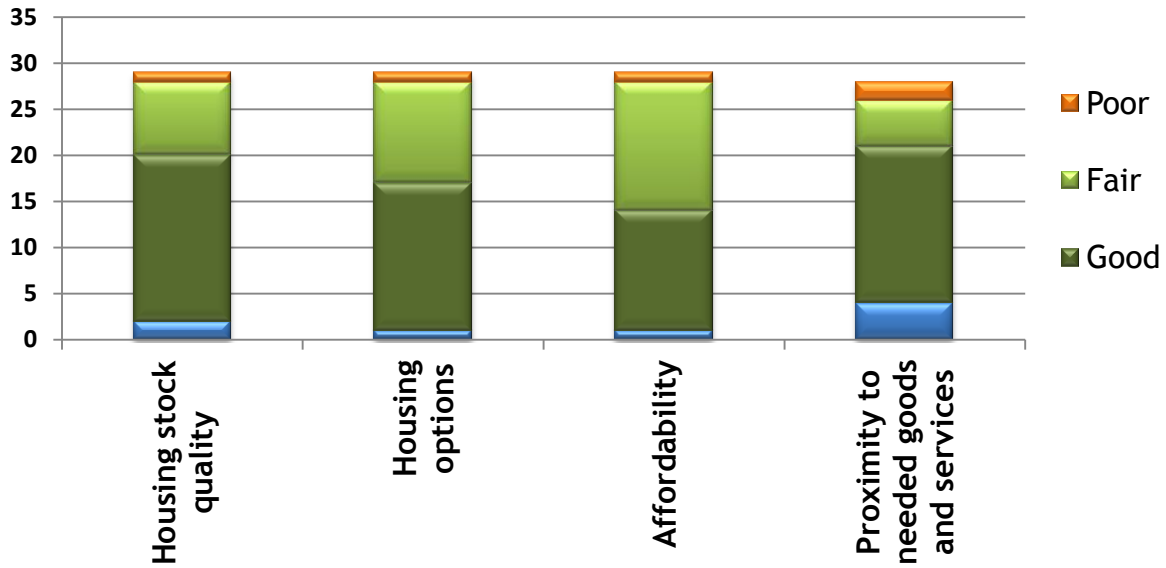
Developers should be required to provide neighborhood parks or other recreational facilities as part of subdivision approval.



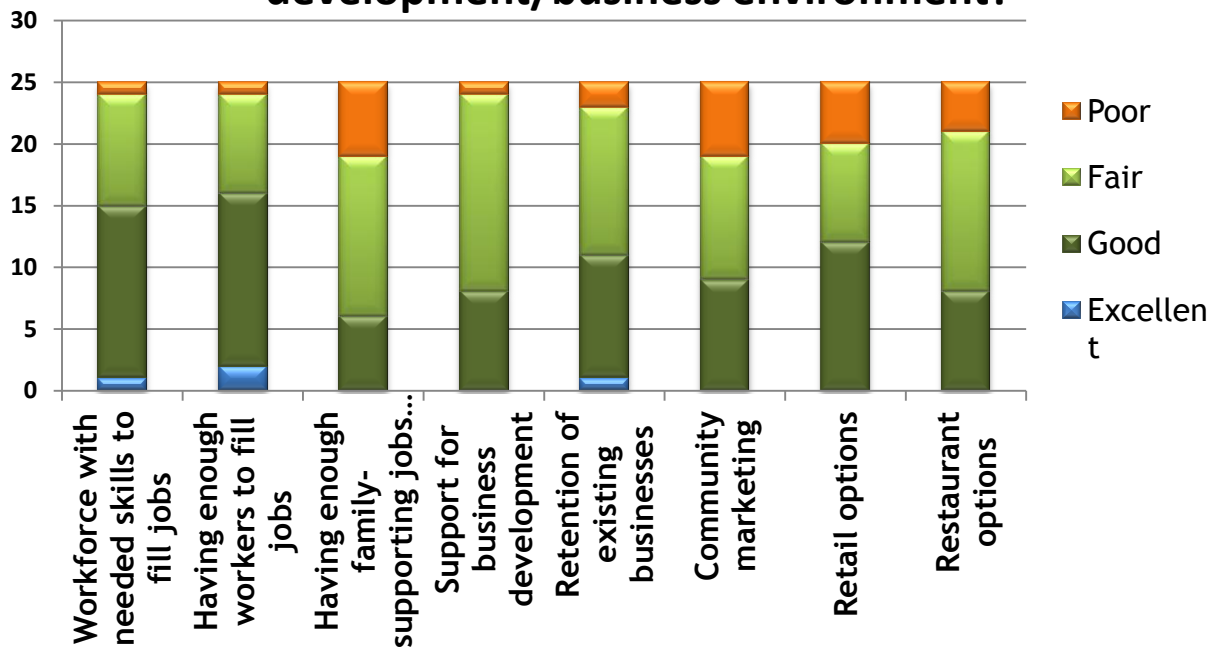
If you believe that any recreational facilities should be created or expanded, how should the improvements be paid for?



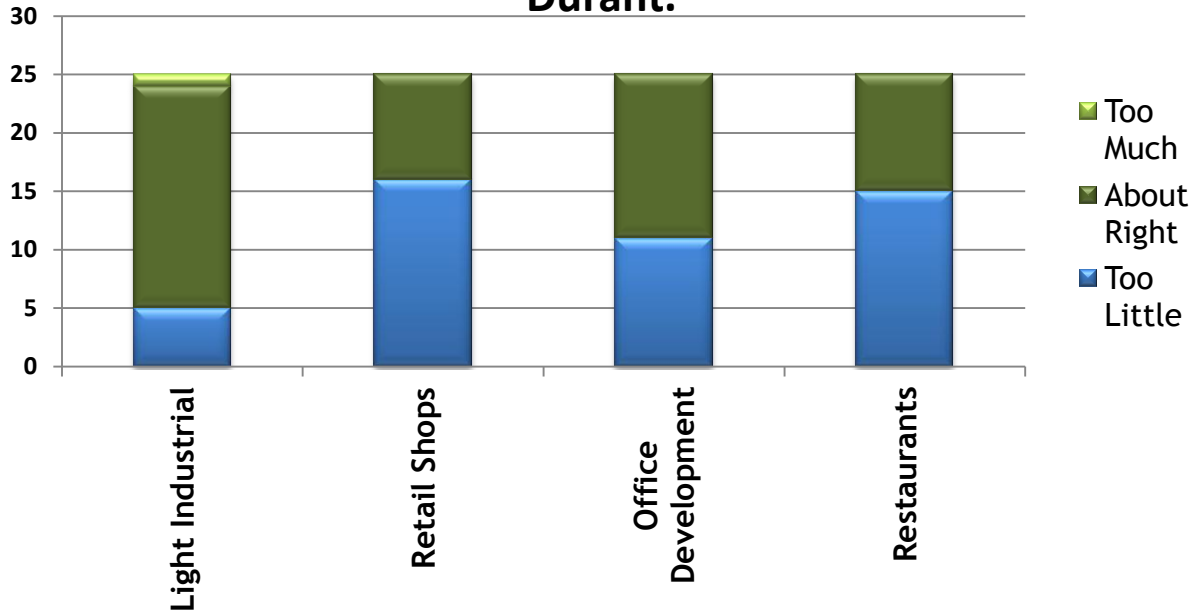
How you would you rank the quality of each of the following?



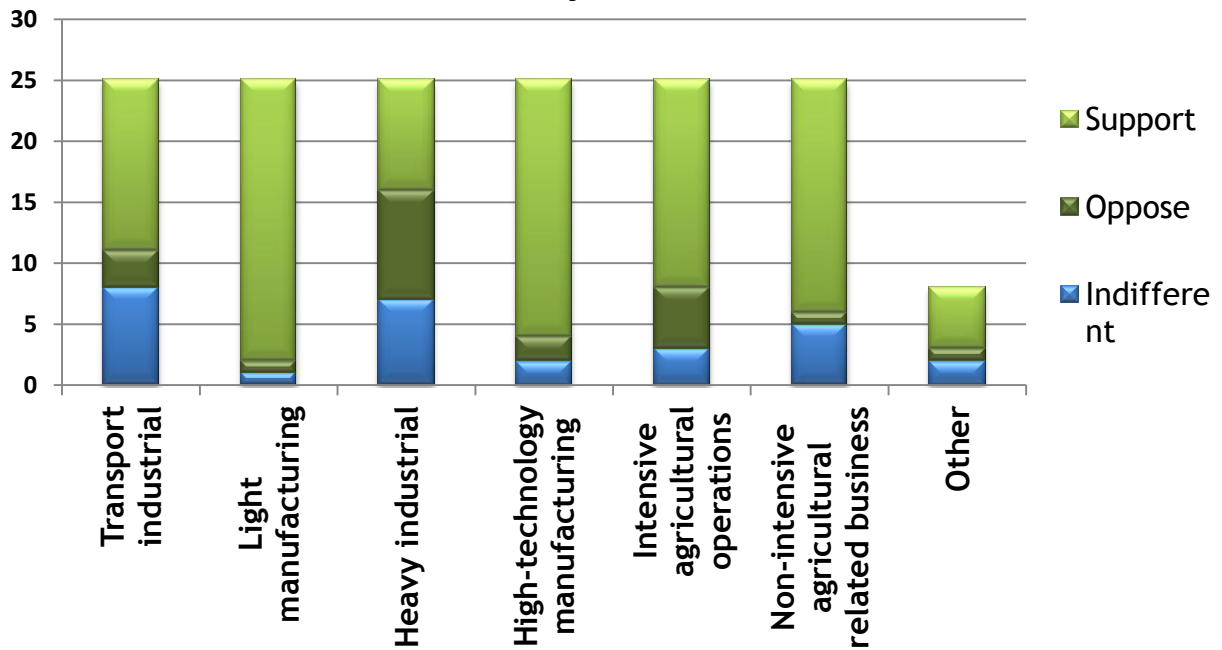
How would you rank the quality of each of the following regarding Durant's economic development/business environment?



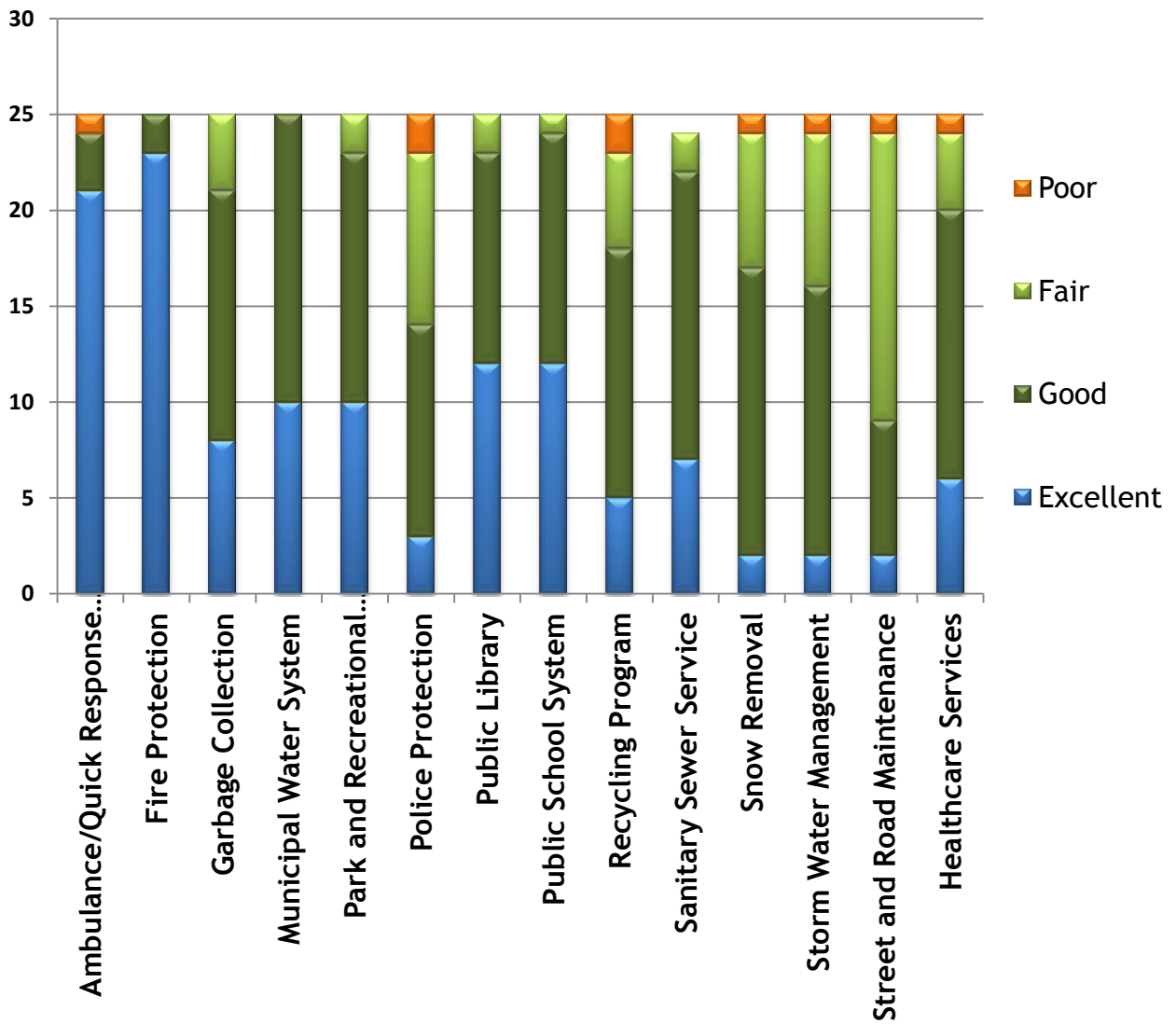
Please rate the current amount of light industrial, retail and office development in Durant.



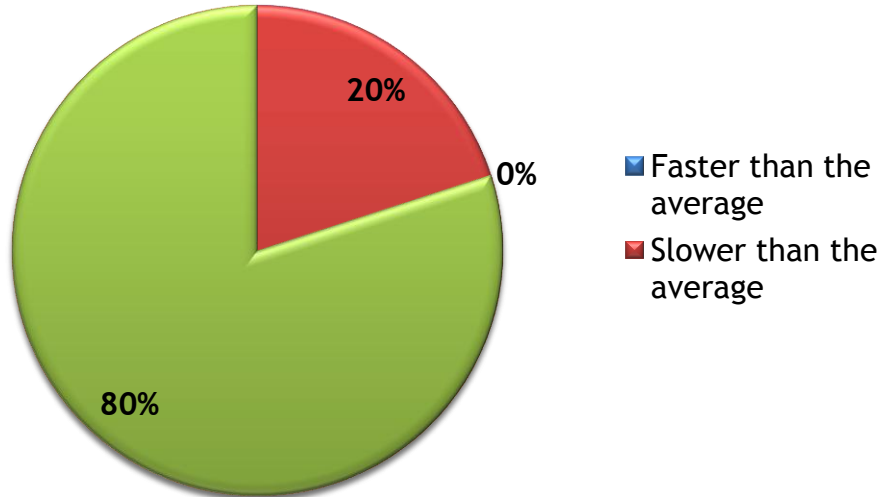
Do you support, or oppose the development of the following types of industrial establishments in the City of Durant?



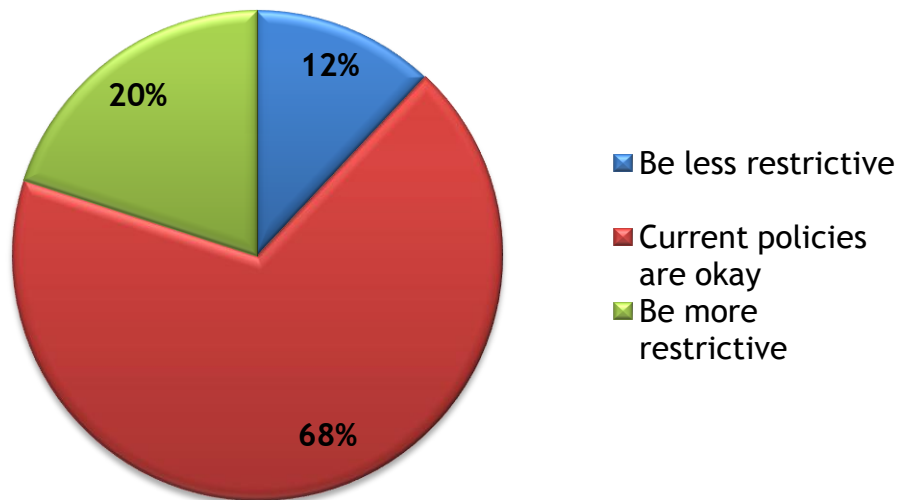
How would you rank the quality of the following regarding Durant's community services?



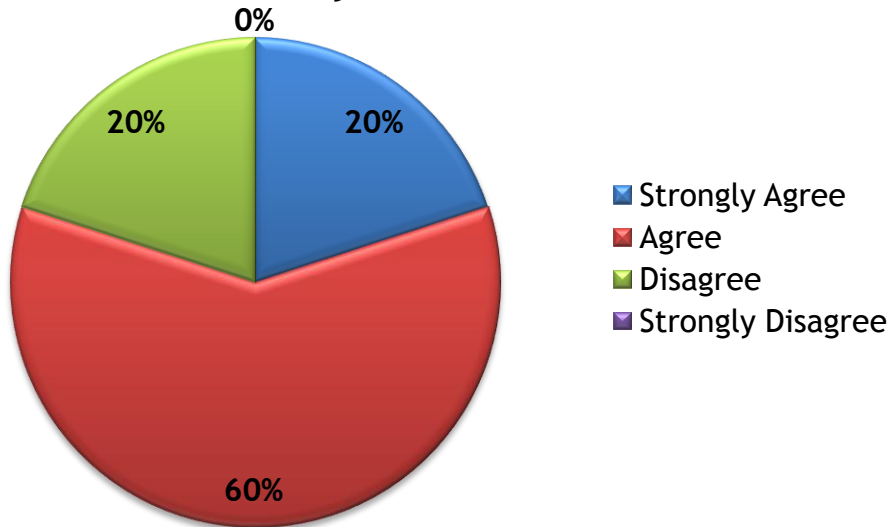
Durant has seen a steady average population growth of about 9.3% in the last 20 years. At what rate would you like to see growth occur?



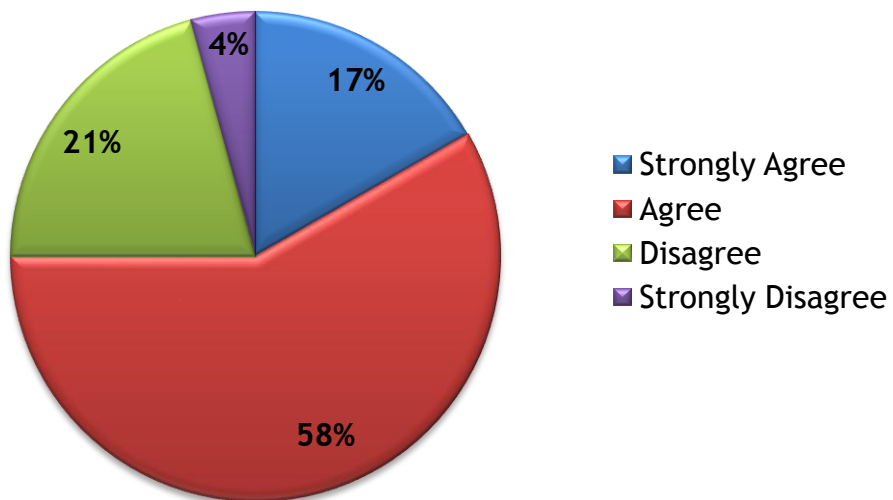
How would you direct the City of Durant civic leaders and planners with regard to land use policies and regulations?



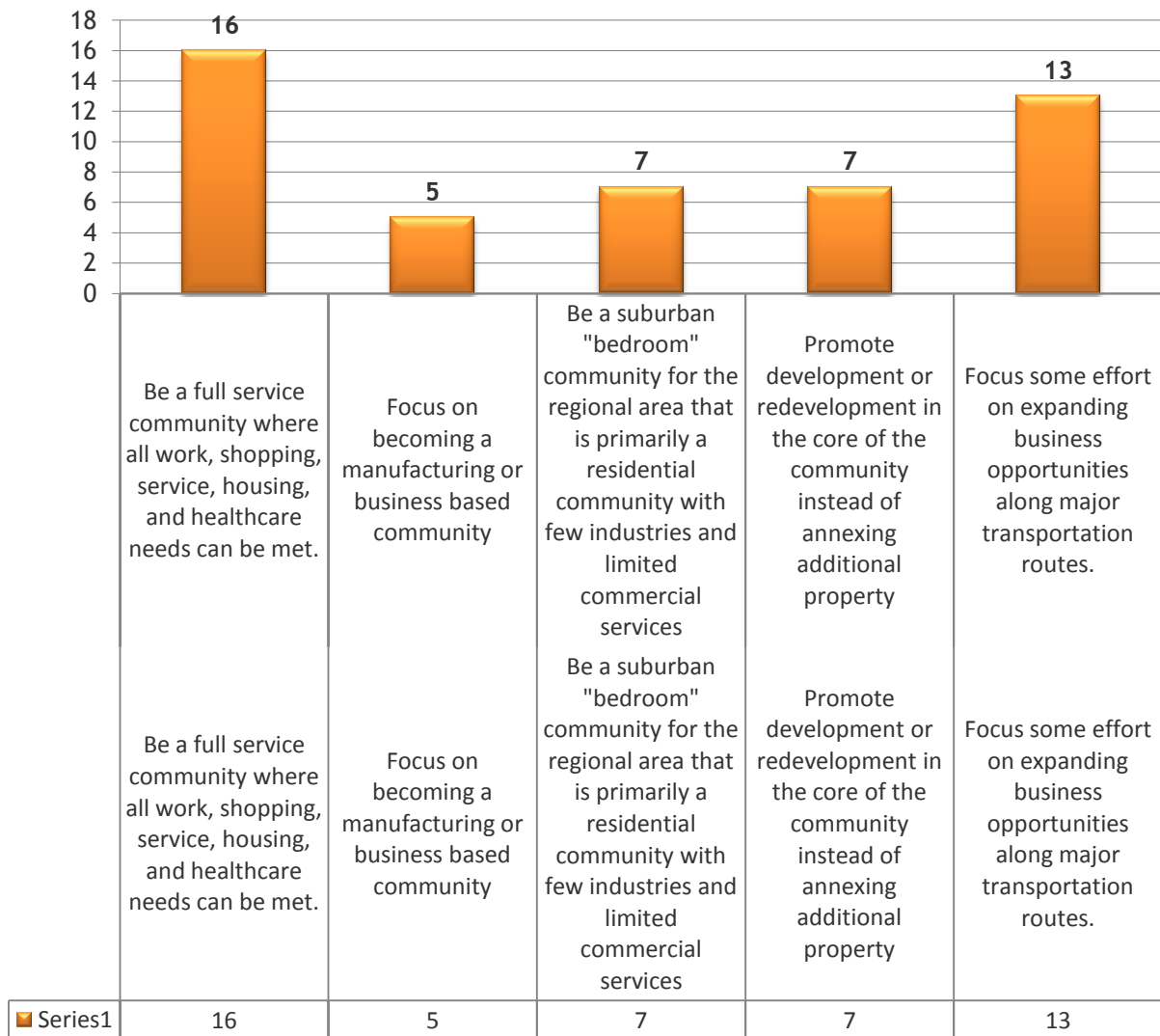
Current land use regulations have done an effective job in minimizing land use conflicts in the City of Durant.



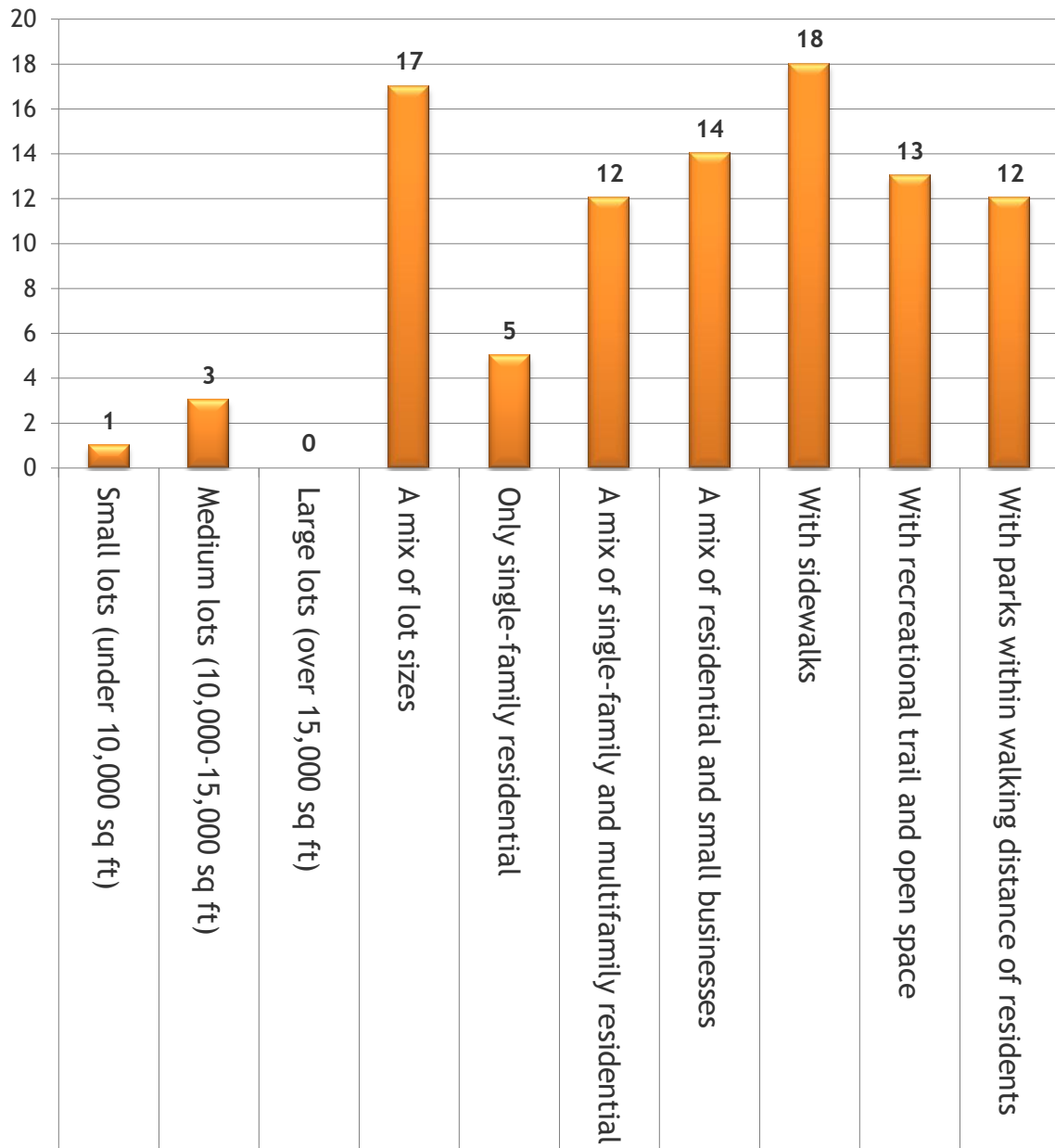
Land that has soils that are highly productive for crop production should be preserved for agricultural use.



From the following list, what type of development would you support Durant to focus upon? (Select all that apply.)



From the following list, what types of new housing and neighborhoods should be developed within the City of Durant? (Select all that apply.)



Appendix C

Comprehensive Plan Maps

City of Durant, IA
Comprehensive Plan
2012-2032

Contents

	<u>Page</u>
C.1 Comprehensive Plan Maps	C-2
Soils	
Slopes	
Watersheds	
Housing Conditions	
Regional Transportation	
Local Roads	
Sidewalk Conditions	
Parks	
Community Facilities	
Existing Land Use	
Future Land Use	

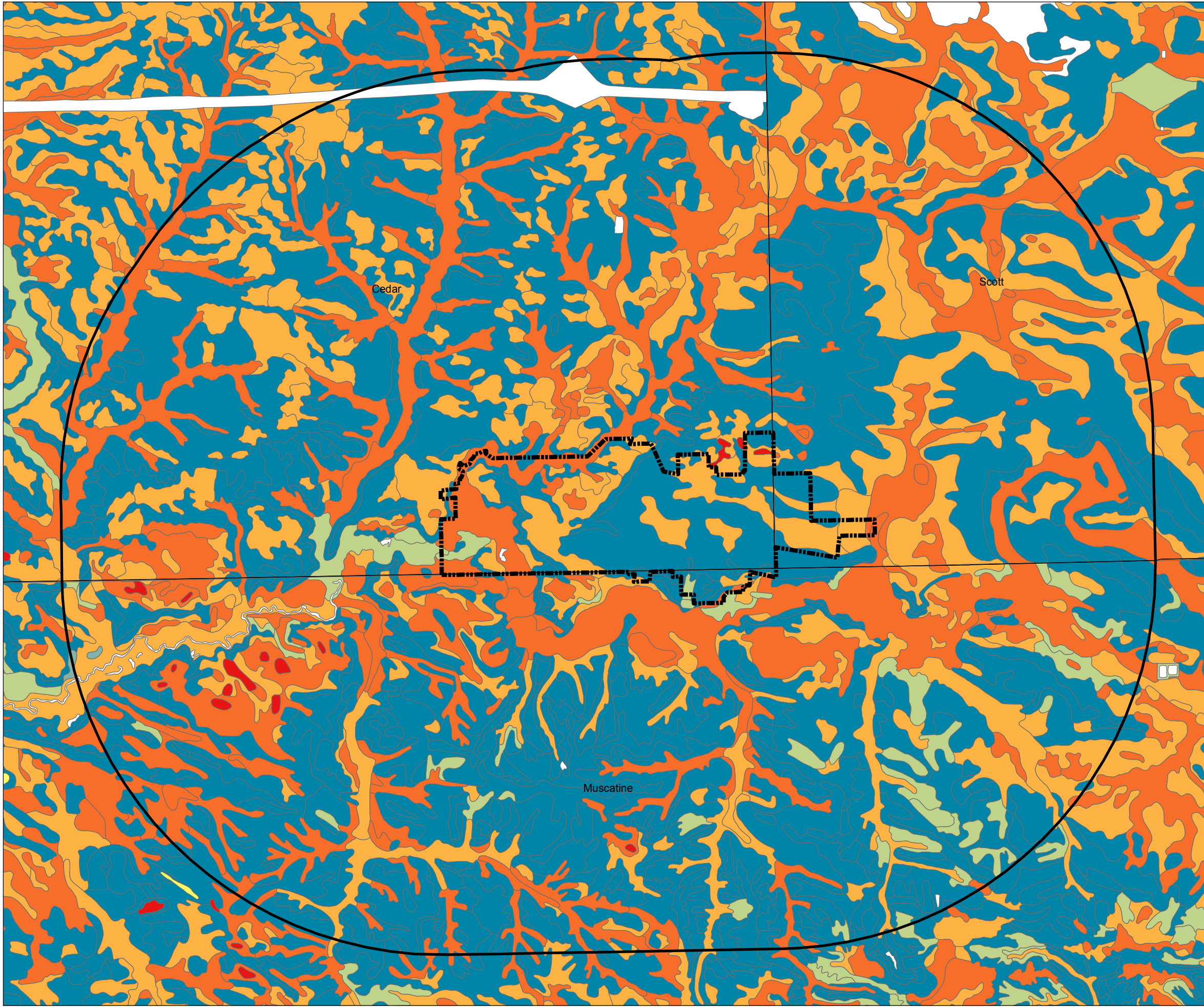
C.1 Comprehensive Plan Maps

About the Maps










The following maps were used in various formats throughout the planning process to examine existing conditions, create goals and define policies for Durant’s comprehensive plan. Many of these maps are referenced throughout the text and are assembled here in Appendix C for quick reference by plan reviewers.

Soils

City of Durant Cedar County, Iowa

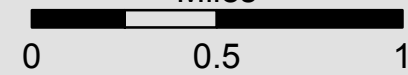


Legend

-  DurantNewCityLimits
-  Durant 2 Mile Planning Buffer
- Durant_Soils**
- drclassdcd**
-  Well drained
-  Excessively drained
-  Moderately well drained
-  Somewhat excessively drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained



Miles



Sources: City of Durant

Drafted-07/16/2012



Slopes

City of Durant Cedar County, Iowa

Legend

- Durant Rivers
 - Roads_DurantBuffer
 - DurantNewCityLimits
 - Durant 2 Mile Planning Buffer
- Durant_Soils**
- Slope**
- 0% - 2%
 - 3% - 5%
 - 6% - 7%
 - 8% - 9%
 - 10% - 14%
 - 15% - 18%
 - 19% - 25%
 - 26% - 45%

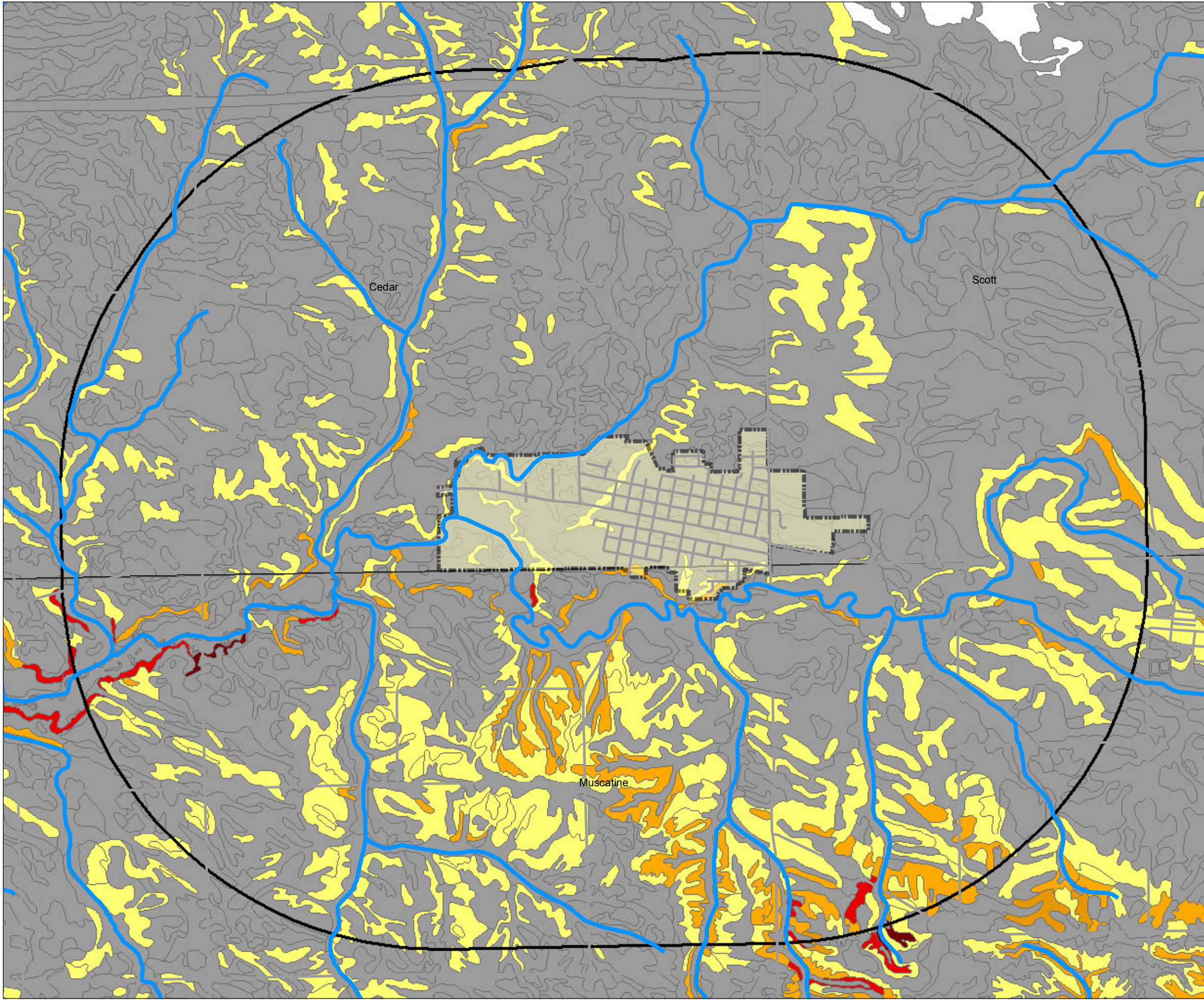


Miles

0 0.5 1

Sources: City of Durant







Drafted-09/05/2012

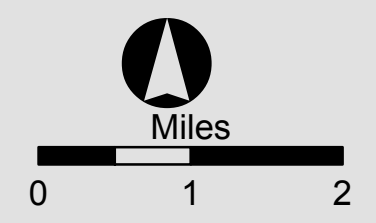


Water Sheds

*City of Durant
Cedar County, Iowa*

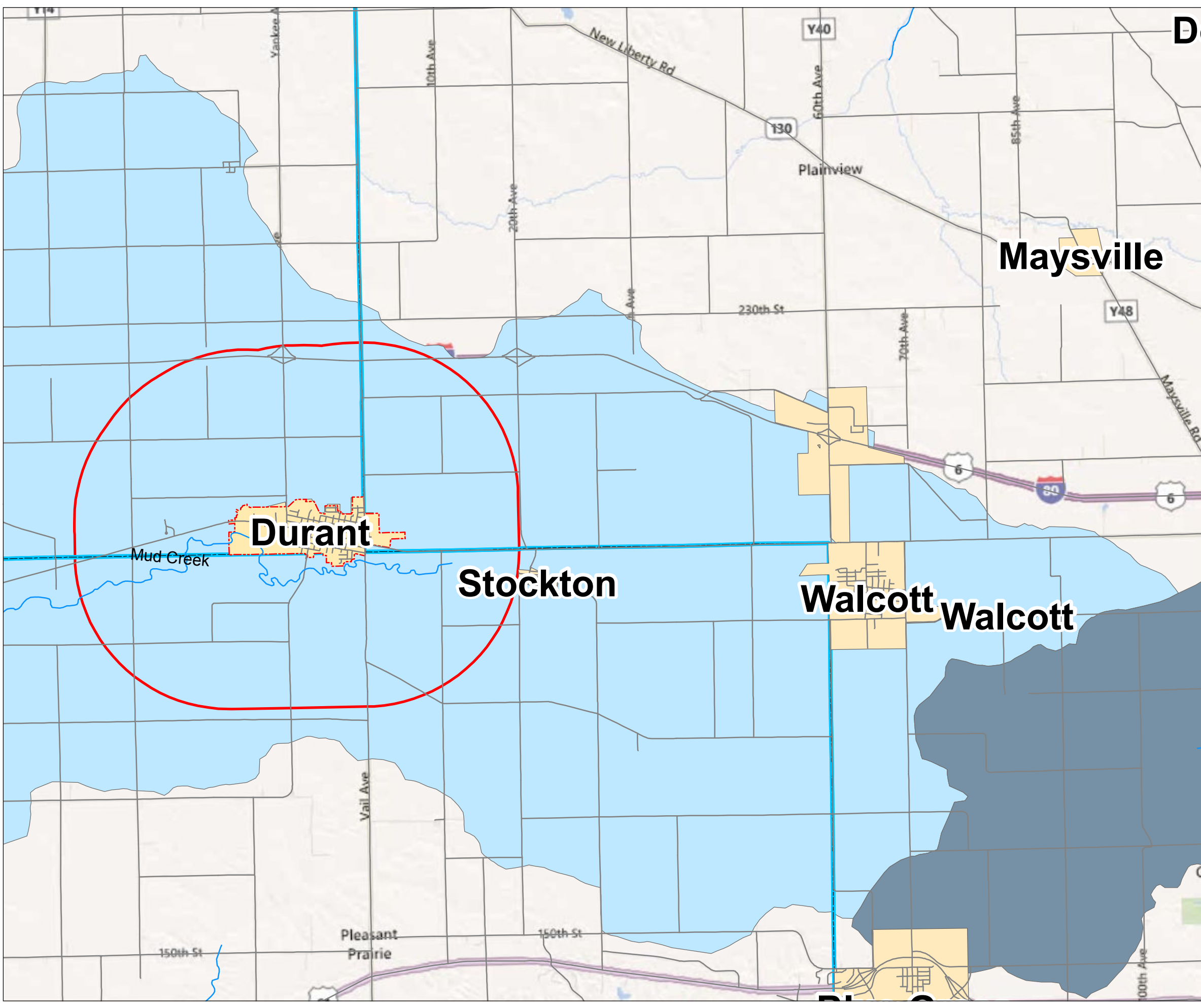
Legend

-  Rivers
-  Roads
-  DurantNewCityLimits
-  Durant 2 Mile Planning Buffer
- Watersheds**
-  Mud Creek
-  Duck Creek



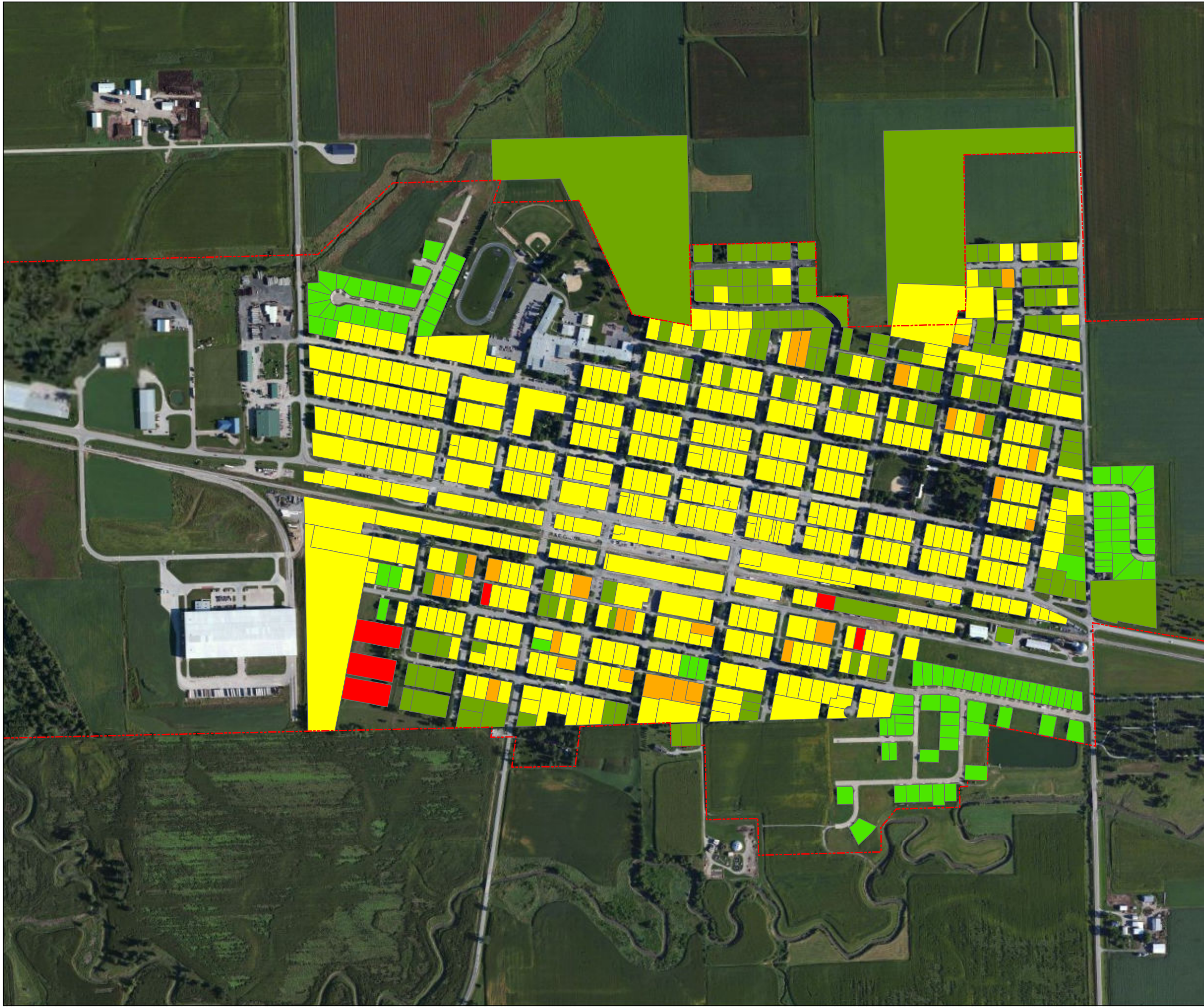
Sources: City of Durant

Drafted-03/27/2012



Housing Conditions

*City of Durant
Cedar County, Iowa*



Legend

 DurantNewCityLimits

Housing

 New/Excellent

 Good

 Fair

 Poor

 Delapidated



Feet

0 355 710 1,420

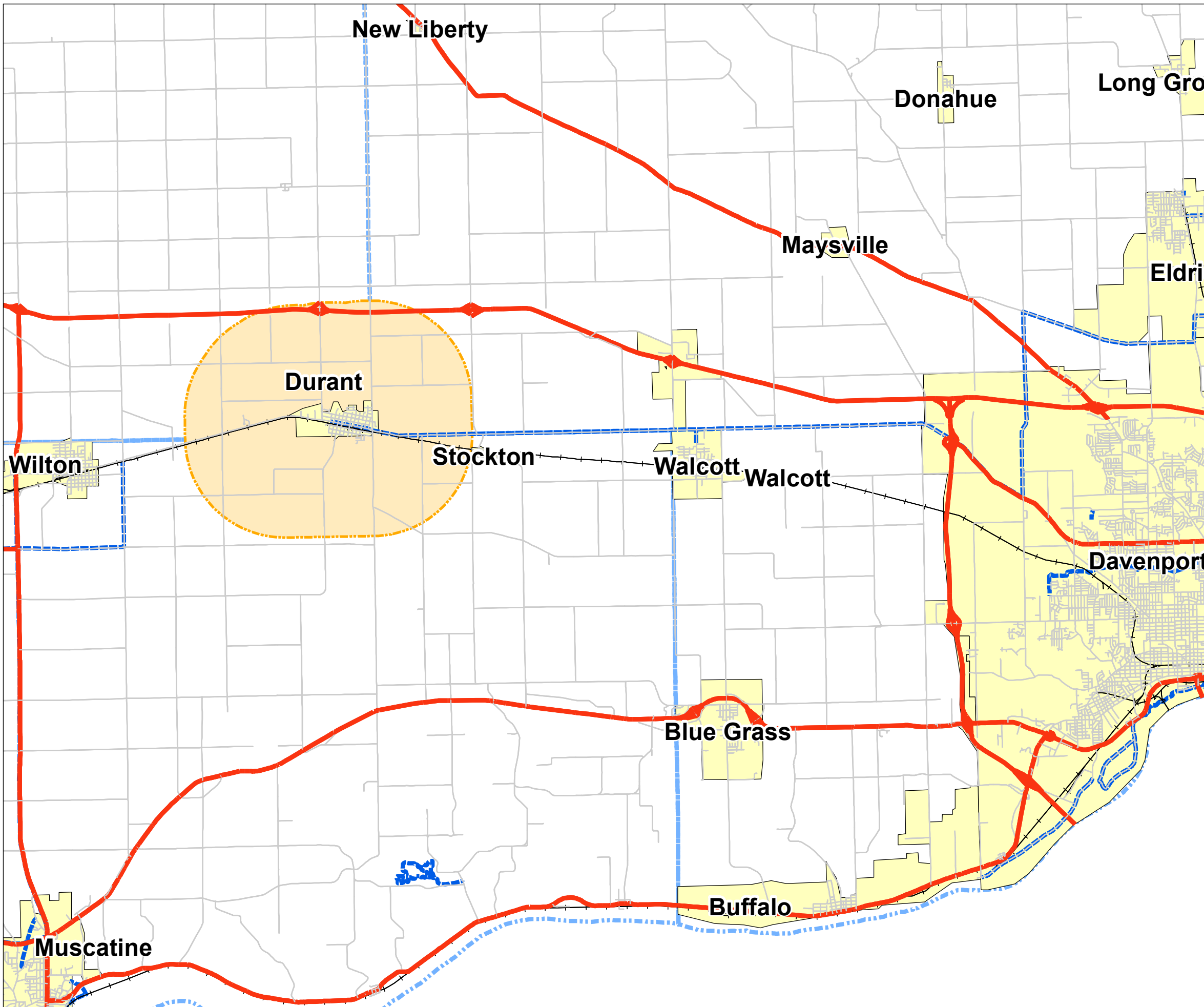
Sources: City of Durant

Drafted-07/16/2012

MSA
PROFESSIONAL SERVICES

Regional Transportation

City of Durant Cedar County, Iowa



Legend

- State Highways
- Local Roads
- Railroads
- Trails
- Buffer2miles_Durant
- County



Miles



Sources:
-City of Keota?

Drafted-?????




PROFESSIONAL SERVICES

Local Transportation

City of Durant Cedar County, Iowa

Legend

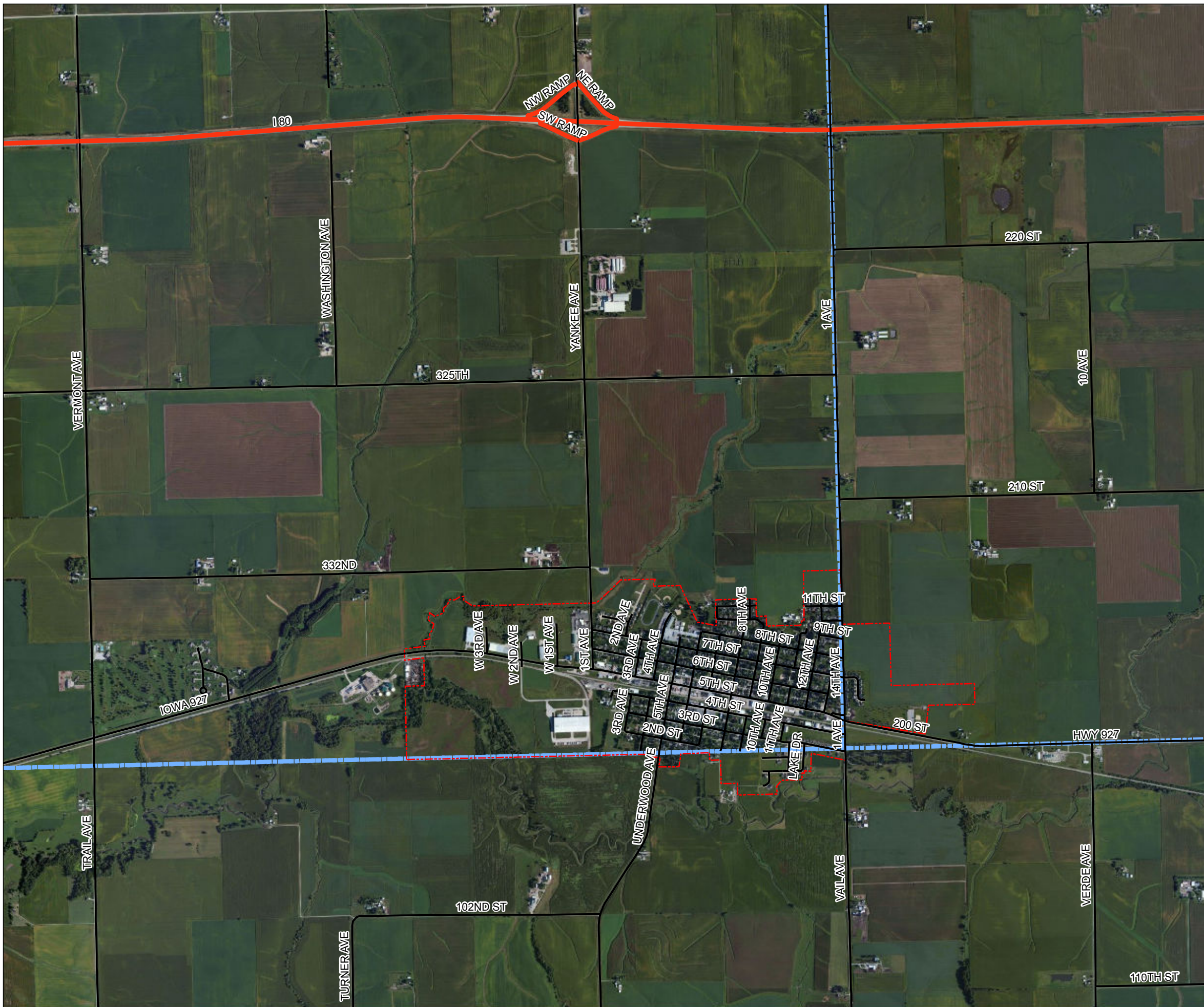
Roads

-  State Highway
-  County/Local Roads
-  DurantNewCityLimits
-  County



Sources: City of Durant

Drafted-07/16/2012








Sidewalk Conditions

*City of Durant
Cedar County, Iowa*

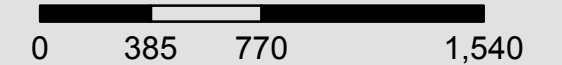


Legend

-  DurantNewCityLimits
- Sidewalks**
-  Good
-  Fair
-  Poor
-  None



Feet



Sources: City of Durant

Drafted-07/16/2012



Parkland Service Area

*City of Durant
Cedar County, Iowa*

Legend







-  Durant City Limits
-  Walkable Buffer
-  Parks
-  Walkable
-  Not Walkable



Community Facilities

City of Durant Cedar County, Iowa

Legend

-  Durant Community Facilities
-  Roads
-  scottparcels
-  muscatineparcels
-  DurantNewCityLimits
-  Parcels



Feet

0 495 990 1,980

Sources: City of Durant













Drafted-07/16/2012



Existing Land Use

City of Durant Cedar County, Iowa

Legend

-  DurantNewCityLimits
- Land Use**
-  Agricultural Production
-  Commercial
-  Industrial
-  Office
-  Open Space
-  Parks Recreation
-  Public
-  Low Density Residential
-  Medium Density Residential
-  Utilities
-  Place of Worship

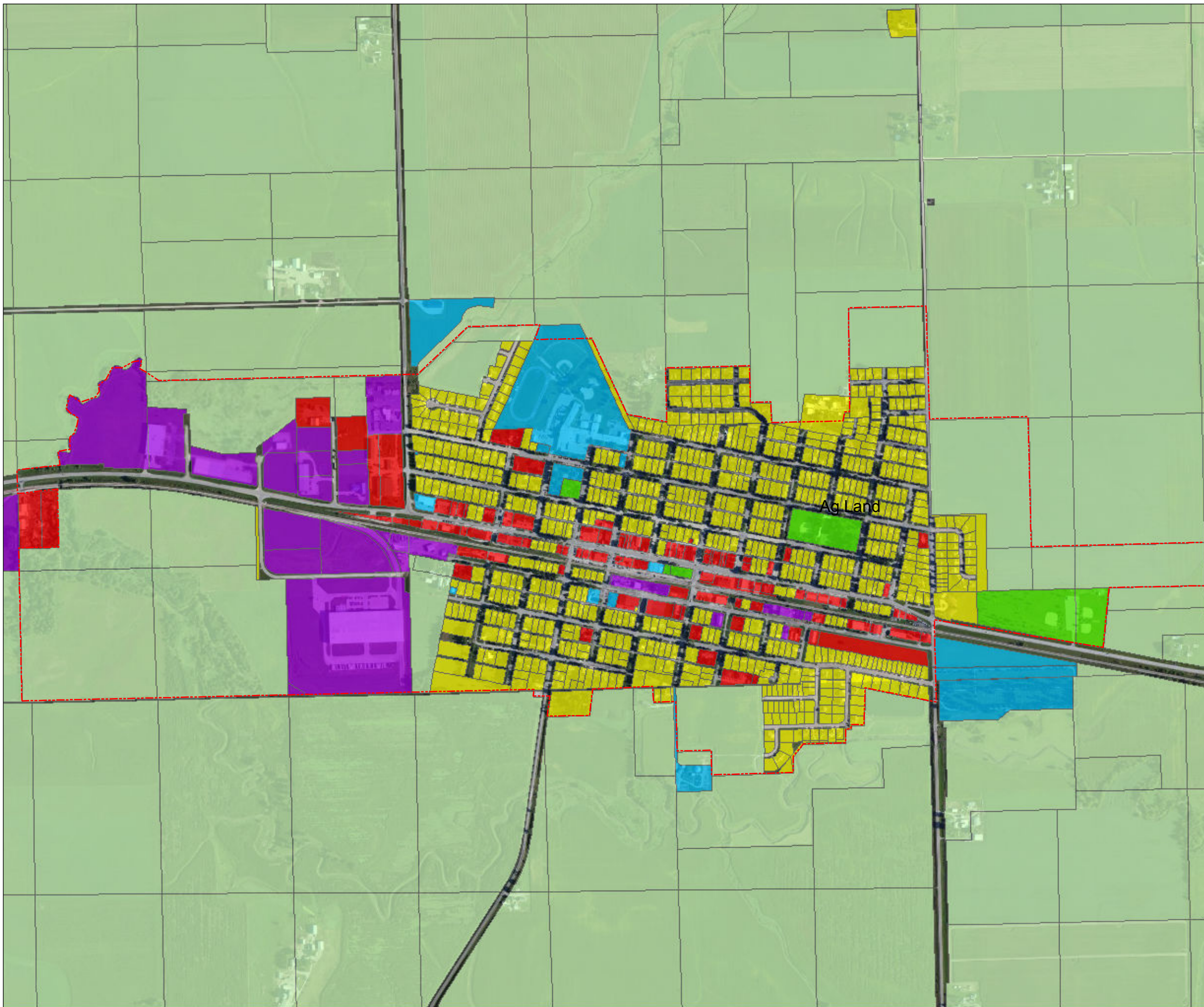


Sources: City of Durant

MSA

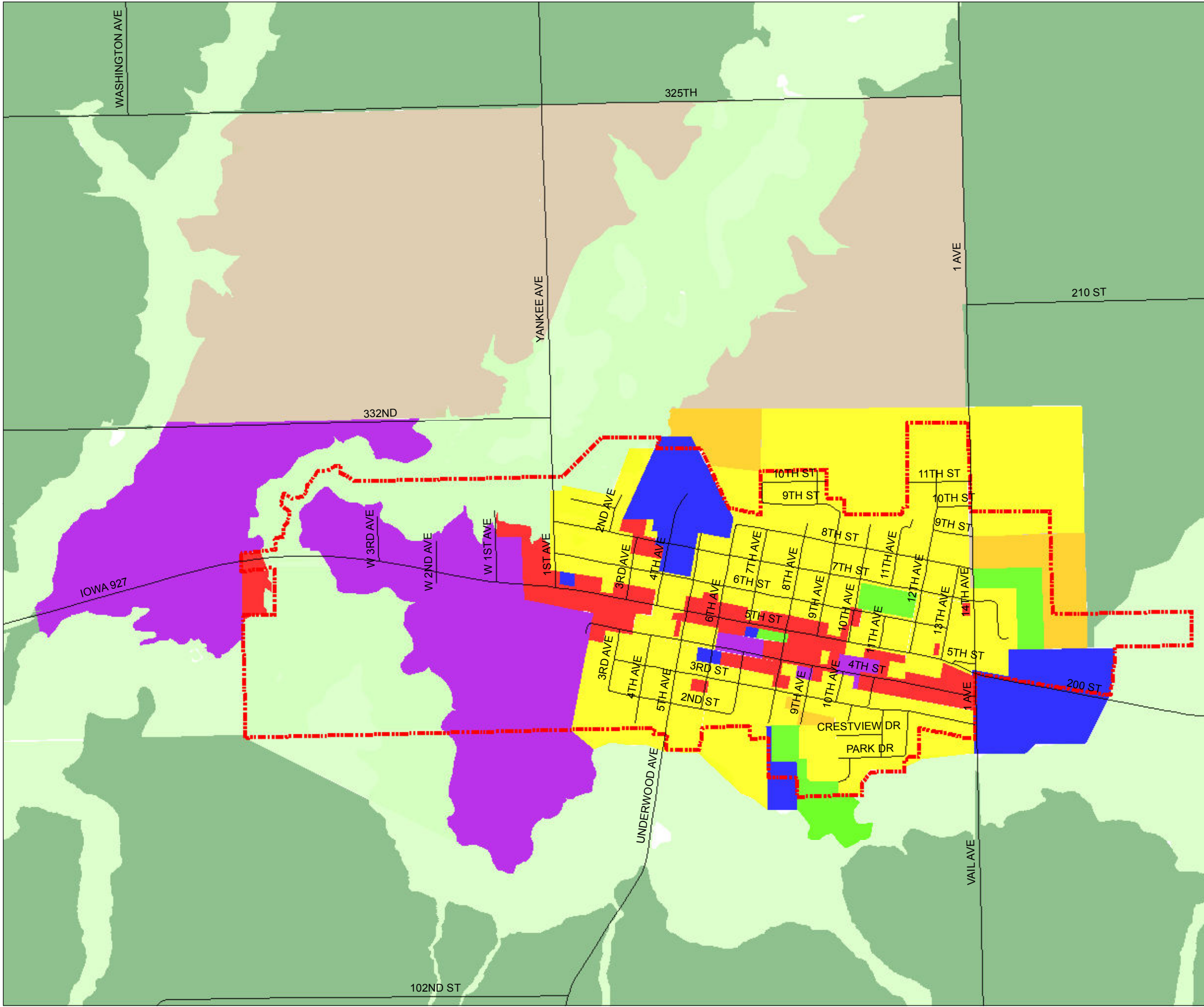
PROFESSIONAL SERVICES

Drafted-07/16/2012



Draft Future Land Use Map

City of Durant Cedar County, Iowa



Legend

- Roads
- ⬡ Durant New City Limits
- Rural Land
- Commercial
- Industrial
- Low Density Residential
- Medium Density
- Open Space
- Park
- Public
- Urban Reserve



Sources: Cedar, Scott,
Muscatine Counties, Bing Maps

Drafted- SMO 08/03/2012

