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A COMPREHENSIVE DEVELOPMENT PLAN

Prepared with the Citizens of Huxley, with special thanks to the Steering Committee including the following members:

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Introduction

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INTRODUCTION

Huxley is a community of 3,317 people (per the 2010 Census) located in central Iowa approximately midway between Ankeny, Iowa (2010 population 45,582) and Ames, Iowa (2010 population 58,965). Huxley is also part of the Ballard Community School District which contains a population of nearly 5600 residents. Specifically located in south central Story County, Huxley contains many unique characteristics and has experienced unprecedented growth trends recently. In the five-year span between 2001-2007, over 300 residential lots and nearly 20 commercial/industrial lots have been platted. In the subsequent five-year span; 2007-2012; 92 single family lots, 26 townhome lots, and 20 commercial/industrial lots have been platted. Currently one-third of the residential lots have been built and all of the commercial/industrial lots remain. Five commercial/industrial businesses, however, have been built in Huxley since 2002 on previously platted lots throughout town, and one business, Kreg Tools, constructed a considerable expansion in 2005.

Since 2003, the City of Huxley has experienced a period of unprecedented growth in the residential, commercial and light industrial areas including Monsanto and Blue Sky development. With growth occurring in all of those areas, in 2011 Ballard Community School completed construction of a new High School Building and associated sport facilities. City parks also expanded with the addition of Trail Ridge Park and the nearly doubling of Centennial Park. The City of Huxley has also completed the construction of a new Water Treatment and Supply Facilities and a new Wastewater Treatment Facility.

The period of time between 2007 and 2012 proved to be a turning point in the history of Huxley. In order to ensure proper planning is maintained and smart development remains the focus of the community, it was determined the 2007 Comprehensive Plan for the City of Huxley needed to be updated. Since that time, a number of improvements have occurred and the City has refocused their vision on growth management and on their parks and trails systems.

Huxley remains poised for continued growth consistent with recent trends for several reasons. First, Huxley's location is ideal due to its proximity to the Des Moines metropolitan area and the City of Ames. In addition, the City is surrounded by high capacity transportation systems in Interstate Highway 35, US Highway 69 and Iowa Highway 210. And finally, the new Wastewater Treatment Facility, that came online October 2010, has opened an additional 2,500 to 3,000 acres of development area east and south of the current City limits to gravity sewer service. With new water supply and treatment facilities in place, the City is prepared for growth at nearly every level.

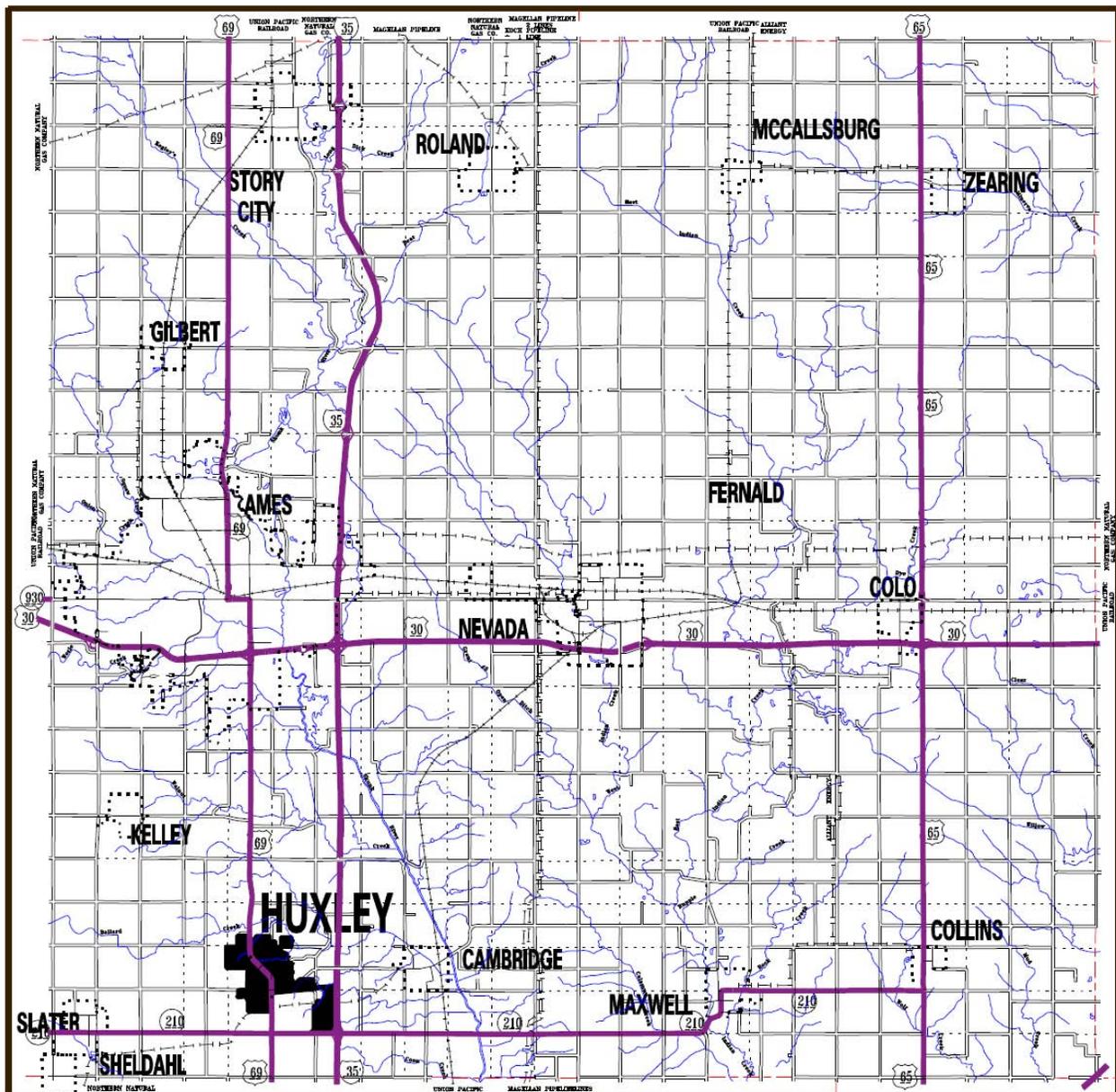
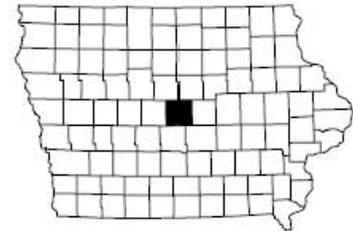
Vicinity Map

On the following page is a map illustrating where Story County is located in the State of Iowa and where Huxley lies within Story County. Specifically, the map outlines the routes of Interstate, US, and State Highways within Story County and the proximity of each highway to Huxley and the other communities. Huxley is one of two communities within Story County that has direct access to three separate highway systems. Interstate Highway 35, US Highway 69 and Iowa Highway 210 all service this community, which provides excellent opportunities for not only commuters, but also growth potential for the City. Ames is the second Story County community with direct access to three highway systems.

City of Huxley, Story County, IOWA



NOT TO SCALE



PURPOSE OF THE COMPREHENSIVE PLAN

At its most basic level, a Comprehensive Plan is a statement of policy and intent. It gives direction to the community as to the location, form, and function of growth. Since the Plan is a policy document, its recommendations must be implemented through the policies, programs, and ordinances dealing with both current and long term concerns and issues. Planning can result in budgetary savings and a more efficient, workable and attractive City. A Comprehensive Plan is a backbone of the community providing consistent direction over time with valuable information and predictability for residents and developers.

The Plan consists of several chapters, which include information on growth management, land use planning, parks and recreations, population, housing, public facilities and services, infrastructure and transportation. Each chapter contains factual based discussion, an analysis of future needs, and associated goals. As a result, this Comprehensive Plan provides a vision of Huxley's future, helping guide the growth of the community.

The Comprehensive Plan also provides a framework for land use regulations, recognizing that the people of a community live cooperatively and therefore have certain responsibilities to one another. These regulations determine how land is developed within a city and in its extra-territorial jurisdiction. Under Iowa law, land use regulations such as zoning ordinances must be established and enforced in accordance with an approved Comprehensive Plan. The zoning and subdivision ordinances should be designed to be supportive and consistent with the Comprehensive Plan.

Comprehensive planning does not end with adoption of the plan so an important aspect of any plan is its implementation. This Comprehensive Plan presents an integrated action program that will help city officials and staff to implement the goals of the community.

PLAN ADOPTION, UPDATE AND AMENDMENT

The time frame of this Comprehensive Plan is an approximately twenty-year period. However, the Plan does not present a snapshot of how Huxley will look at any specific point in time, since plan implementation will occur incrementally throughout the planning period. Furthermore, amendments to this document are likely to occur periodically during this time frame, as external forces and conditions change.

An important task for the Planning and Zoning Board, Parks and Recreation Board and staff is to continually assess growth and development trends, identify priority issues and, when necessary, propose amendments or supplements to this Comprehensive Plan. It is recommended that the Plan be updated as needed annually. Such amendments should be carefully prepared and evaluated, with ample opportunity for public input, as was the case with this plan. Needed amendments could be made in the interim in accordance with the procedures set forth in the Zoning Ordinance.

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