

INTRODUCTION

Huxley is a community of nearly 3,000 people located in central Iowa approximately midway between Ankeny, Iowa (est. population 36,000) and Ames, Iowa (est. population 50,000). 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. Since 2002, over 300 residential lots and nearly 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 unprecedented growth in the residential, commercial and as of lately, light industrial areas through the platting of five (5) subdivision plats, an expansion to the Huxley Development Park, and four annexations totaling nearly 780 acres. With growth occurring in all of those areas, Ballard Community School completed an expansion of the High School Building as well as the sporting facilities, the parks also expanded with the addition of Trail Ridge Park and the nearly doubling of Centennial Park. The City of Huxley has also completed in that amount of time, the construction of their new Water Treatment and Supply Facilities and has recently purchased additional ground with the intention of constructing a new Wastewater Treatment Facility in the near future.

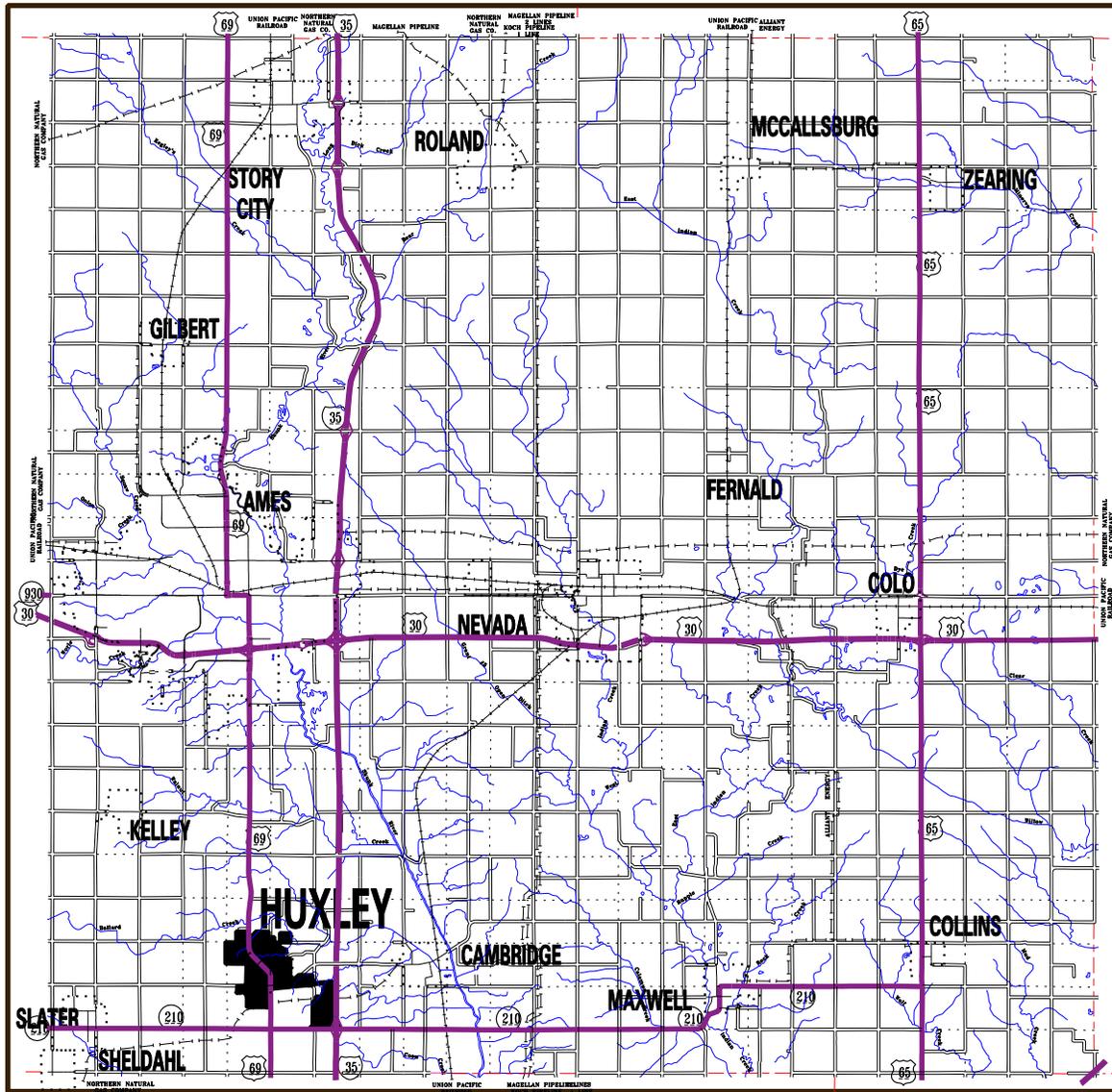
The early to mid 2000's are proving to be a turning point in the history of Huxley. In order to ensure proper planning is maintained and smart development remains the focus of the community, the Comprehensive Plan for the City of Huxley needed updating. The previously adopted version of the Comprehensive Plan was dated 1997. Since the 1997 plan, the City has refocused their vision for some of the new growth areas. The previous Comprehensive Plan reflected an interchange in the future at the intersection of 315th Street and Interstate Highway 35. The City was attempting to attract business to the area with the development of the interchange. Since that time, the Huxley Development Corporation has subdivided the southeast quadrant of land near the proposed interchange location into six residential lots and has recently sold all six lots. With that activity coupled with City recently purchasing land immediately north of that residential subdivision for the new Wastewater Treatment Facility, the likelihood of an interchange being requested by the City of Huxley lessens substantially.

The City of Huxley understands with all of the above-mentioned development recently or currently being completed, the City needs to refocus on the plan for the future of the entire City. Huxley remains poised for growth margins consistent with recent trends. Firstly, Huxley's location is ideal due to its proximity to the Des Moines metropolitan area and the City of Ames. Secondly, the City is surrounded by high capacity transportation systems in Interstate Highway 35, US Highway 69 and Iowa Highway 210. And lastly, the plan for the new Wastewater Treatment Facility will open 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.

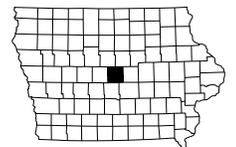
Vicinity Map

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.





HUXLEY, IOWA



STORY COUNTY



NOT TO SCALE



VICINITY MAP
FIGURE I-1

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 and development, economic development, housing, public facilities, health and emergency facilities, educational facilities, population, infrastructure and utilities, recreation, employment, transportation, and annexation. Each chapter contains factual based discussion, an analysis of future needs, and goals to accomplish in the future. The Comprehensive Plan and zoning and subdivision ordinances are designed to be mutually supportive and consistent. The major use and development standards of the zoning and subdivision ordinances have their basis in the Plan, which provides explanations supporting and justifying them. The plan map is consistent with the Zone map. Where differences are found, the provisions of the Plan shall prevail.

PLAN ADOPTION, UPDATE AND AMENDMENT

The Comprehensive Plan is to be officially adopted by the Huxley City Council after review by the Planning and Zoning Commission and after public hearing and opportunity for community input. The Comprehensive Plan is not intended to be a static document, but should be updated periodically, especially as circumstances change or unanticipated events occur. It is recommended that the Plan be updated as needed annually. If needed, the zoning and subdivision ordinances could be updated on the same schedule. Needed amendments could be made in the interim in accordance with the procedures set forth in the Zoning Ordinance.