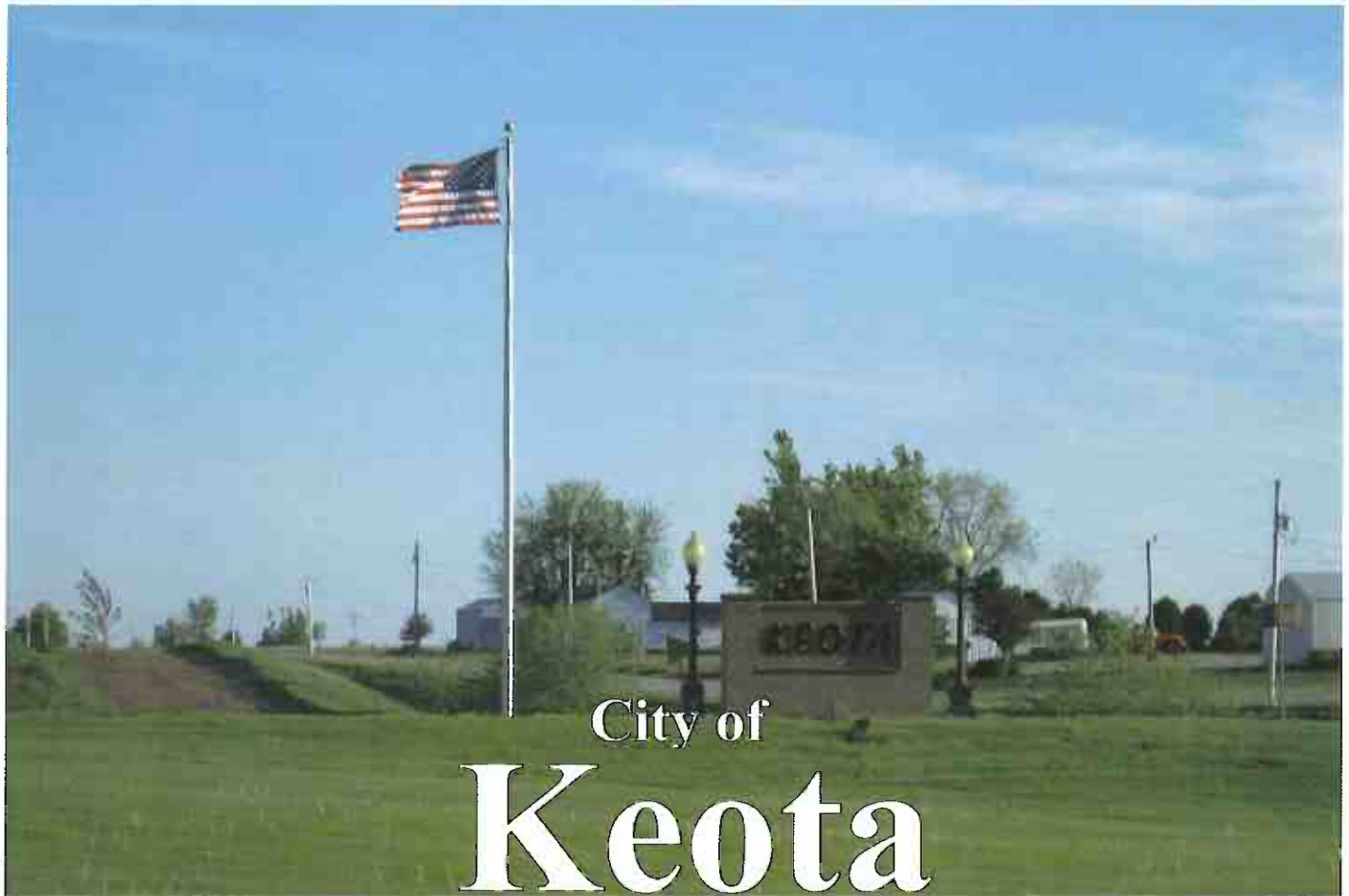


Keokuk and Washington Counties, Iowa



City of

**Keota**

**2012-2032**

**COMPREHENSIVE PLAN**

**FINAL PLAN**

September 2012

**MSA**

PROFESSIONAL SERVICES



## **Insert Adoption Resolution**

## Plan Amendments

This plan may be amended in the years between major updates (see Section 5.3 Plan Adoption and Amendment Procedures). Amendments should be noted here.

<u>AMENDMENT DATE</u>	<u>PAGE #</u>	<u>DESCRIPTION</u>
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## ACKNOWLEDGEMENTS

### Keota City Council

**Mayor of Keota** – Tony Cansler  
**Council Member** – Keith Conrad  
**Council Member** – Rod Hill  
**Council Member** – Bob Preston  
**Council Member** – Matt Greiner  
**Council Member** – Scott Westendorf

### Keota Planning and Zoning

#### Commission

**Chairperson** – Larry Sanders  
**Commission Member** – Duane Sprouse  
**Commission Member** – Tom Hahn  
**Commission Member** – Melinda Eakins  
**Commission Member** – Dave Hobscheidt

#### City Staff

**City Clerk** –Niki Osweiler  
**Public Works** –Kevin Slaubaugh  
**Public Works** –Craig Fredericks

### MSA Professional Services, Inc.

Christopher Janson  
 Jim Holz, AICP  
 Stephen Tremlett, AICP  
 Shawn O'Shea

*Keota residents, property owners, and business owners attended meetings, reviewed draft materials, and submitted comments that have improved this Plan.*

PROFESSIONAL SERVICES

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# CHAPTER 1

## Introduction

Why Plan?.....	1.1
Iowa Smart Planning Legislation .....	1.2
Planning Process.....	1.3
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### 1.1 Why Plan?

It is difficult to know what the future may bring for the City of Keota, 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 the future of the City that will 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.

### 1.2 Iowa Smart Planning Legislation

Iowa's "Smart Growth" planning law was adopted in May of 2010. The law requires that the following principles must be considered with a comprehensive plan:

- Collaboration
- Efficiency, Transparency, and Consistency
- Clean, Renewable, and Efficient Energy
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community Character
- Natural Resources and Agricultural Protection
- Sustainable Design
- Transportation Diversity

The legislation also outlines 13 elements that may be addressed in a comprehensive plan.

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

## 1.3 Planning Process

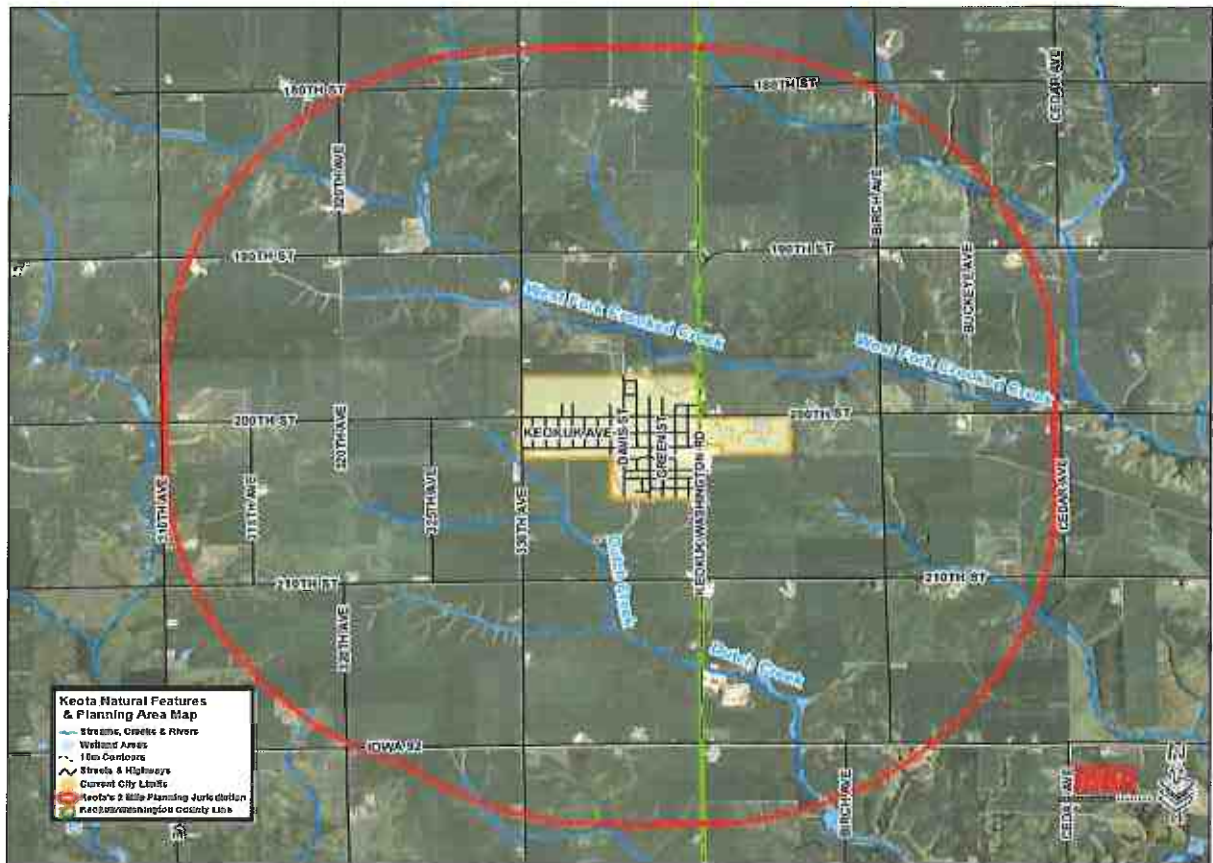
In the summer of 2010, the City of Keota engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Iowa's Smart Planning legislation requirements.

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 were held to solicit ideas about the future of the City and reactions to the draft plan document. Public meetings will be noticed and the entire community will be encouraged to attend.
- An initial community survey was distributed to the members of the Steering Committee and made publicly available on the Keota Comprehensive Plan website. This survey was utilized by MSA and the Steering Committee to identify and come to a consensus on the most important issues, weaknesses, liabilities, assets and strengths for the planning process to revolve around and consider in implementation.
- A second, city wide, community survey was mailed in the spring of 2011 to follow up with the community as a whole on Keota's comprehensive planning efforts.
- Twelve Steering Committee meetings were held to review project material and make policy recommendations. All Steering Committee working sessions were open to public attendance and comment.



Figure 1.1: Planning Area Map



## 1.4 Planning Area & Regional Context

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. As shown in Figure 1.1, the Planning Area includes all lands within the current municipal limits and within the City's potential 2 mile extraterritorial jurisdiction (ETJ).

The City of Keota is located in southeastern Iowa (Keokuk & Washington Counties), approximately 16 miles east of Sigourney, IA and 18 miles west of Washington, IA, just about 2 miles north of State Highway 92. The City is approximately 474 acres in size. The 2010 documented population for the City is 1,009 persons.

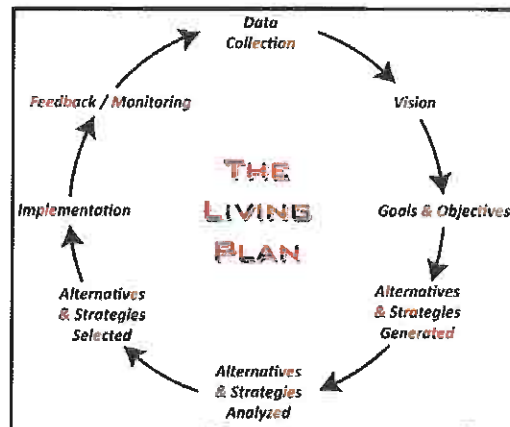
## 1.5 How to Use this Plan

This planning document is a "living" guide for growth and change in the City of Keota. 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 the plan.

The plan serves the following purposes:

- ✓ It is a guide for decisions and actions by City leaders on issues addressed in the plan, especially land use.
- ✓ It guides public and private investment in the City and will be used to support grant funding requests.
- ✓ It features statistical data and community opinions collected during the planning process - these provide context for policies in the plan and they form a benchmark for future reference and comparison.

Figure 1.2: MSA Planning Model



The plan is organized into five chapters plus several important appendices.

### **Chapter 1: Introduction**

**Chapter 2: Vision, Goals, Objectives, and Policies** - present a vision for the future of the community and describe goals, objectives, and policies to achieve that vision. This chapter addresses all planning elements except land use.

**Chapter 3: Land Use** - defines categories of land use and features a Future Land Use Map showing where each use will be permitted.

**Chapter 4: Downtown Keota** - defines goal, objectives, policies and physical improvements recommended for downtown Keota.

**Chapter 5: Implementation** - describes the tools and procedures by which the plan will be implemented.

**Appendix A: Community Indicators** - a compilation of data that describes existing conditions, trends, and projections for the City. 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** - a compilation of opinions and ideas collected from stakeholders that participated in the planning process, including results from a community survey.

**Appendix C: Action Plan** - a set of actions to be pursued in the next 1-3 years to help the City realize 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 to guide the implementation of the Comprehensive Plan.

**Appendix D: Plan Area Maps** - a set of the existing conditions and future land use maps with the entire plan area, including the 2 mile extraterritorial area.

#### **A note about amendments and updates**

City policies are concentrated in Chapters 2 - 4, and amendments to these chapters require a formal process as defined by state statute (see Chapter 5 for details). The appendices may be updated as desired without the full amendment procedures. Action Plan updates should be consistent with the policies in Chapters 2 - 4.



# CHAPTER 2

## Vision, Goals, Objectives, & Policies

Agricultural, Natural and Cultural Resources .....	2.1
Economic Development .....	2.2
Housing .....	2.3
Community Character .....	2.4
Transportation .....	2.5
Community Facilities and Utilities .....	2.6
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Hazards .....	2.8

On July 13th, 2010, the Keota Comprehensive Plan Steering Committee celebrated starting work on this comprehensive plan by hosting a public meeting at which residents shared their concerns and aspirations for the future of the City. The following vision statement is one derivative of that meeting – it describes Keota as we wish it to be in 2032. This shared vision is the foundation of the plan – the goals, objectives, policies, and actions that follow are all intended to help us realize this vision.

### VISION STATEMENT

**The City of Keota is a vibrant community known for its Heritage, Recreation, Character, and Commerce.**

**Heritage**

*The community is proud of its history and that history has been played a major role in shaping the community, connecting our Proud Past to our Unlimited Future.*

**Recreation**

*Wealth of public and private recreational opportunities which foster healthy living and great relationships.*

**Character**

*The culture and beauty of Keota provides a great place for families to enjoy growing and are great sources of pride for the community.*

**Commerce**

*Keota has a strong downtown and economic base; providing residents and visitors with the services and growth opportunities they require to prosper.*

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.



## 2.1 Agricultural, Natural and Cultural Resources



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Need to take advantage of agricultural and natural resources*
- *Preserve and protect small town atmosphere and agricultural roots.*

### GOAL 1

**Protect and enhance the natural settings and unique environmental character of the area in and around Keota.**

#### **Objectives:**

1. Preserve productive agricultural lands for continued agricultural use whenever possible.
2. Create greenbelts on the edge of town to maintain open space.
3. Preserve the rural character of the community.
4. Encourage preservation of privately owned natural areas.

### GOAL 2

**Minimize Conflicts and incompatibilities between agricultural and non-agricultural uses.**

#### **Objectives:**

1. Require areas of green space at the perimeter of new developments to provide for preservation and a visual break between developments.
2. Separate agricultural uses from designated growth areas.

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

**Policies:**

1. The City supports programs to improve the quality of local water resources by reducing non-point and point source pollution.
2. 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.
3. The City discourages new development that is not contiguous with existing development.
4. The City of Keota will encourage development of agricultural enterprises in unincorporated areas.
5. Keota will continue to increase access to natural areas and enhance recreation opportunities through further development of the Keota and Kewash trail system.

## 2.2 Economic Development



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Aesthetics of City a turn-off*
- *Need expansion of employment opportunities*
- *Limited space and facilities Downtown*
- *Strong competition from neighboring communities*
- *Failure to attract families*
- *Conflicts between land uses*
- *Need places for logical expansion of business*
- *Many workers are commuting elsewhere*

### GOAL 1

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

### Objectives:

1. Maintain strategies to promote sustainable economic development.
2. Use the City's strengths and assets as economic drivers, especially agricultural assets.
3. Avoid land use conflicts between business and non-business uses.
4. Utilize and strengthen Keota Unlimited in their efforts to provide and nurture business opportunities.
5. Maintain a local presence on local and regional economic development boards.
6. Establish and promote a unique identity for the City of Keota to assist in marketing economic growth opportunities.

## GOAL 2

**Maintain a strong employment base in Keota.****Objectives:**

1. Diversify the local economic base by attracting businesses and manufacturing firms while encouraging and facilitating the expansion of existing firms.
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.
3. Regularly communicate with Keota Schools and regional community college(s) regarding workforce labor skills assets and weaknesses.
4. Promote available educational enrichment opportunities offered to adults to boost workforce skills.

## GOAL 3

**Revitalize and continue to focus on Downtown Keota as the commercial center of the community.****Objectives:**

1. Obtain state or federal grants to improve downtown infrastructure in conjunction with the creation of a downtown business incubator.
2. Inventory all available commercial space and amenities and promote public investment in Downtown Keota's commercial areas.

**Policies:**

1. The City supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments.
2. The City promotes business growth connected to the agricultural economy, including local food production, value-added products, farmers markets and specialty shops.
3. 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.
4. Keota will be an active participant in the Sigourney Area Development Corporation and the Washington Economic Development Group by maintaining representation on the boards of these entities.

5. The City may consider the use of public land acquisition to expand the industrial and commercial tax base of Keota.
6. 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 Keota.

*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.*
7. The City will work with private landowners and State agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.
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.

*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.*
9. The City promotes its downtown as a compact, pedestrian-oriented business district that supports employment, shopping, housing, and recreation opportunities.
10. 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.
11. The City will create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.
12. 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 neighborhoods, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be permitted.



## 2.3 Housing



### Issues Identified at the Beginning of the Planning Process

- *Deteriorating housing and property conditions*
- *Conflicts between uses*
- *Need for amenities to attract families*
- *Lack of affordable housing for young families and young adults*
- *Need for better rental homes*
- *Need for more choices in housing options*

### GOAL 1

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

#### **Objectives:**

1. Continue improvements in water, waste, and storm water facilities with efficiency and overall affordability in the equation.
2. Improve levels of service to maintain public parks and open spaces.
3. Introduce incentives for young professionals and young families to purchase new/existing homes in Keota.
4. Create zoning standards that ensure a diversity of housing types are available including quality medium-density rental units targeted at young professionals.

### 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.**

#### **Objectives:**

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

2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.
3. Examine housing market conditions in the region and keep careful track of the housing stock available in Keota as it relates to regional housing needs.
4. Encourage housing options affordable to a variety of income levels through land use regulations.

**GOAL 3****Strengthen community character by encouraging the maintenance and improvement of the existing housing stock.****Objectives:**

1. Develop programs and incentives that encourage property owners to improve the appearance and maintain the appearance of their property.
2. Apply for housing improvement programs to assist property owners with the rehabilitation of their homes.
3. Identify the owners of housing in need of improvement and work with owners, especially landlords, to determine both regulatory and affordable means to make property improvements.

**GOAL 4****Residential development will occur in areas designated for residential growth by the community.****Objectives:**

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:**

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.
2. The City supports infill and redevelopment practices to reinvigorate older portions of the community. In the downtown area, the City will consider creative development or redevelopment that includes a mix of residential units, small businesses and/or civic spaces.
3. All residential development, and particularly multiple-family and senior living developments, should be located in areas where safe pedestrian access to parks, retail, and community facilities are possible.

4. The City will adopt and maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
5. The City supports programs that maintain or rehabilitate the local housing stock. The City discourages the use of properties for the accumulation of “junk” materials<sup>1</sup>, and will enforce property maintenance/public nuisance ordinances as needed.
6. The City plans to maintain a mix of housing units, including approximately 85-90% single-family and 10-15% duplex and multi-family housing units. Multi-family development should be in small buildings (eight units or less per building), though senior housing developments could be larger.

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<sup>1</sup> Junk is any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, or household wastes.



## 2.4 Community Character



### GOAL 1

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

#### **Objectives:**

1. Preserve and enhance the historic character of downtown.
2. Promote the addition or expansion of amenities that provide residents with a better quality of life.

### GOAL 2

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

#### **Objectives:**

1. Promote the community to visitors and welcome them as they spend time in Keota.
2. Help familiarize new residents and business with the community and its assets.
3. Guide the design of new development such that new development and existing development can coexist in an attractive manner.
4. Maintain site and building design guidelines for new development, especially commercial development, which establish a small-town, "pedestrian-oriented" environment.

5. Enhance the aesthetic appearance of the City, especially along Broadway Avenue.

## GOAL 3

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

**Objectives:**

1. Preserve the existing fabric of the community and enhance developed spaces through infill and new development.
2. Ensure new development is of a lasting quality and future land use conflicts are mitigated between old and new development.
3. Development and redevelopment areas, sites, and buildings will be designed to be integrated and compatible with existing development.
4. Preserve and enhance the historic character and cultural assets of the community.
5. Provide developers and builders with the community's goals in terms of character and aesthetics.

**Policies:**

1. **Historic Resources** - The City encourages maintenance and rehabilitation of older and historic buildings and will support community events and programs that celebrate the history and culture of Keota. The City will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such discovery.
2. **Building Locations in the Extraterritorial Area** – Any development in the 2 mile extraterritorial planning area should be consistent with the City land use regulations (e.g. zoning ordinance when created and subdivision regulations).
3. **Natural Resources** – Avoid fragmentation and isolation of natural areas and corridors. To the extent possible, developers shall preserve any existing mature trees during and after development. Building development shall be severely limited in areas designated as wetlands, floodplains, and areas within steep slopes. In areas with significant environmentally sensitive resources or prime agricultural land, the City encourages the use of cluster development in and adjacent to the City's municipal boundary, and conservation subdivision design in rural sections of the Planning Area. Both design practices are alternatives to conventional land division practices, and help to protect the rich natural and agricultural resources of the region. See Figure 2.1 and the text below for similarities and differences between these alternative subdivision design types.

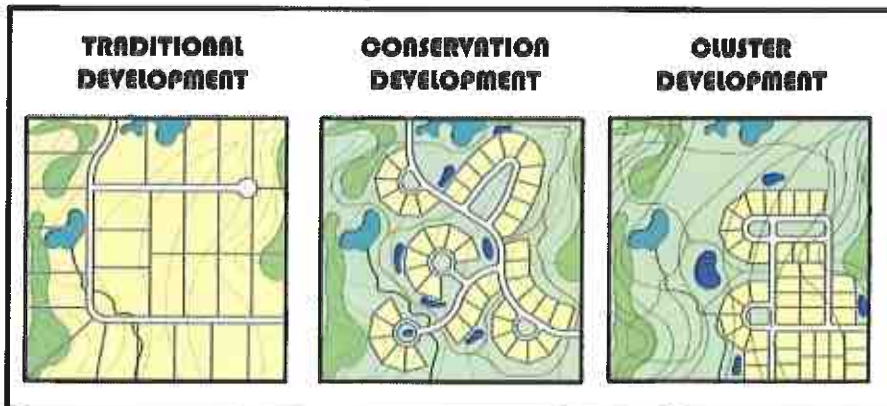
### Common Principles

- Create pedestrian trails through common open space areas
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines
- Design streets and lot layouts to blend with natural and land contours
- Provide vegetative buffers between building sites, wetlands and streams beyond the minimum setback standards
- Preserve mature trees, stone rows, and tree lines
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands

### Differences

- Cluster development groups parcels in close proximity of one another, limiting the number of streets needed and decreasing the distance utilities have to be run. This is not a primary goal of conservation developments, which can have just as much pavement and utility runs as conventional development practices (dependent on environmental limitations).
- Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers and setbacks in order to preserve rural character. This is not a primary goal of cluster development.

Figure 2.1: Types of Subdivision Design



4. **Single-Family Residential** - The City will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.
5. **Multi-Family Residential** - 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.

**6. Commercial and Industrial Development** - Commercial and industrial uses provide the City with economic stability and provide goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. The following guidelines illustrations (Figures 2.2, 2.3, 2.5) are intended to ensure high-quality and long-lasting buildings:

- **Relationship to the Street:** Design the building such that the primary building façade is oriented 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.

Figure 2.2: Desired Sign Types

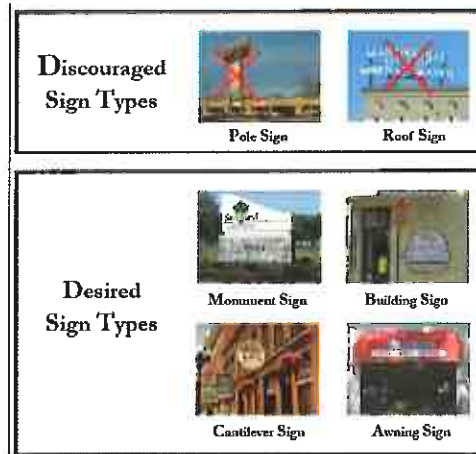
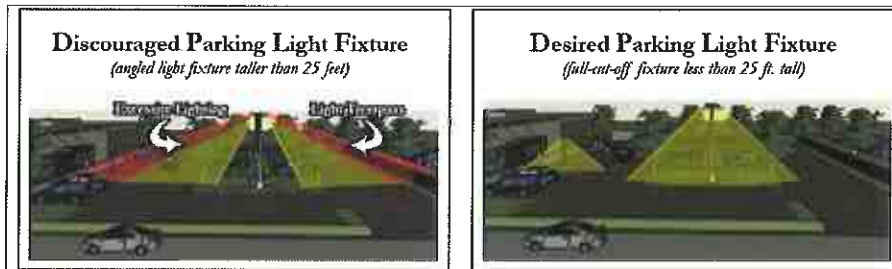




Figure 2.3: Desired Outdoor Lighting



- **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.
- 7. Transportation Facilities** - Transportation facilities shall be designed and maintained according to the following guidelines.
- **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 encourage 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.

Figure 2.4: Alternative Transportation Designs

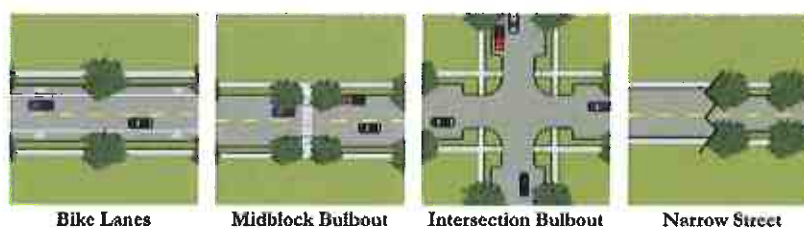


Figure 2.5: Business Design Guidelines



## 2.5 TRANSPORTATION



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Trailhead for Kewash Trail needs improvement.*
- *Off HWY 92*
- *Far away from Metro Area with Bigger Cities Between Keota and Metro Areas*
- *Commuting detracts from local business support*

### GOAL 1

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

#### Objectives:

1. Ensure roads and paths meet the needs of multiple users.
2. Manage access and design of the transportation network in order to effectively maintain the safety and functional integrity of City streets.
3. Maintain the City's transportation network at a level of service desired by City residents and businesses.
4. Continue to work and provide input to the Iowa DOT, Keokuk and Washington County in evaluations and repairs on primary and secondary roads serving the City.
5. Ensure that new street networks, adjacent to existing neighborhoods, allow for access to and from the established community.
6. Create and implement a Capital Improvements Program that prioritizes and provides allocations of funds to street repairs or upgrades.



## GOAL 2

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

**Objectives:**

1. Support the continued maintenance of the Kewash Trail.
2. Establish trail linkages between important community facilities and neighborhoods.
3. Develop an attractive trailhead for the Kewash Trail that allows people within the community and visitors to enjoy the trail.
4. Develop and implement a phased sidewalk construction program focusing on school safe routes and sidewalks along arterial and collector roadways.
5. Enforce sidewalk maintenance ordinance to improve existing sidewalk conditions.
6. Ensure the installation of sidewalks in new subdivisions and with all lot/building improvements in existing neighborhoods.

## GOAL 3

**Implement a community-wide directional graphics system; emphasis on directing traffic effectively from Highway 92 into downtown and towards community features.**

**Objectives:**

1. Develop and implement a way-finding system incorporating the City's community access, Keota Schools, and Downtown Keota.
2. Improve City signage on Highway 92 southeast of Keota that is comparable to signage on Highway 92 southwest of Keota.

**Policies:**

1. ***New Roads and Driveways*** – New roads shall be built according to City standards and inspected before accepted for dedication. The City maintains requirements for new roads and driveways that aim to ensure safety for all users. Roadway design will account for snow removal needs, including adequate terrace width between the street and the sidewalk. The City will utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.
2. ***Transportation Alternatives for Disabled and Elderly Residents*** – The City collaborates with and refers residents to Keokuk and Washington Counties and private vendors in the region to make available transportation services for disabled and elderly residents.



3. ***Pedestrian and Bicycle Facilities*** –The City will work with property owners to create a local bicycle loop (using on- and off-road facilities) to connect important sites within the City (e.g. parks and public facilities). New developments, and redevelopment, shall be designed to connect to adjacent development and existing/planned pedestrian or bicycle facilities.
4. ***Maintain Condition Standards for City Roadways*** – 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.
5. ***Protection of City Streets*** – 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.
6. ***Coordination of Improvements to County and State Highways*** – The City will work with representatives from the Iowa DOT, Keokuk and Washington 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.
7. ***Joint Planning of Roads that Cross Jurisdictions*** – The City will work with Keokuk and Washington Counties to construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.
8. ***Future Transportation Planning*** – The City will actively participate in any discussions and planning for any form of public transit or passenger rail should these transportation alternatives become feasible in the City in the future.

## 2.6 Community Facilities & Utilities



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Continual Maintenance is needed*
- *Need a Community Center for Indoor Activities*
- *School is a Liability because it is Huge Asset*
- *No Daycare Center*
- *Senior Center Maintenance*
- *Handicap Access is Limited*
- *City and Fire Department Need Work/Space*
- *Need Space for Large Civic Gatherings*
- *Infrastructure Improvements Needed*

### GOAL 1

#### Maintain reliable and high quality services, utilities and facilities

#### Objectives:

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.
2. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.
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.
4. Work with Keota's Fire Department, Quick Response Services, Keota Police and County Sheriff's departments to continue to provide sufficient community service levels.

## GOAL 2

**Promote and facilitate the expansion and creation of community facilities and services that enhance the community and provide value to residents.**

**Objectives:**

1. Prepare a feasibility study for a community center/daycare facility.
2. Continue to explore location possibilities for a community center/daycare facility and if available, procure land if the opportunity arises.

## GOAL 3

**Protect and enhance the parks and recreational opportunities for Keota's residents and visitors**

**Objectives:**

1. Create and support a Parks and Recreation Board to drive maintenance and improvements to community recreation facilities.
2. Continue to promote and maintain existing parks and public open spaces.
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 and link this trail to the existing Kewash Trail.

**Policies:**

1. *Utility Services and Extensions* – The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns. 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. The City generally requires all development that relies on municipal services to be located within the City of Keota's corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.

2. *Sanitary Sewer* – The City will guide new urban growth 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*, *Keokuk County Sanitary Code*, and *Washington County Sanitary Code*.
3. *Water Supply* – 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.
4. *Stormwater Management* – 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.
5. *Solid Waste and Recycling* – The City annually reviews levels of service provided by the contracted solid waste disposal and recycling services and will meet with them as necessary to address any concerns raised by residents or local businesses. The City encourages participation in recycling and clean sweep programs for the disposal of hazardous materials.
6. *Parks* – The City will work to meet the recreational needs of its residents, and coordinate City activities through its website. 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 encourages the connectivity of local parks and recreational facilities with regional facilities, via off-street 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 state statutes).



7. *Power Plants, Transmission Lines, and Telecommunication Facilities* – The City will work with representatives from energy providers to raise awareness of local concerns during the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing or planned residential areas and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of utilities is encouraged and the City will investigate the costs of burying utility lines as part of street reconstruction projects.
8. *Energy Conservation* – The City supports the efforts of energy providers, government agencies and others, to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The City will consider the use of energy efficient alternatives when upgrading local buildings or equipment.
9. *Renewable Energy Facilities* – The City will work with energy providers and land owners to support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste) as a means of protecting the City against future fluctuations in energy costs. The City allows the installation of solar and wind energy systems in line with Iowa regulations.
10. *Cemeteries* – The City will collaborate with local church associations regarding the need for additional or expanded cemeteries if and when that need is identified by the church association.
11. *Special Needs Facilities* – The City works with Keokuk and Washington Counties and adjacent communities to maintain and improve access to special needs facilities (i.e. health care and childcare) for area residents.
12. *Emergency Services* – The City works with the Keota Police Department, Keota Fire District, and Keota Quick Response Service (QRS) 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.
13. *Schools* – The City collaborates with the Keota Community School District and post-secondary institutions to provide high quality educational facilities and opportunities for City residents, and will actively participate in the planning and siting of any new school facility, or facility expansion in the community.
14. *Libraries* – The City collaborates with the Keota Public Library to maintain and improve access to public library facilities for City residents.
15. *City Facilities* - The City annually evaluates the condition of the City facilities and associated equipment to ensure that it will continue to meet City needs. Upgrades for handicap accessibility will be considered for all City facilities (including parks) whenever changes are made to those facilities. The City will create and utilize a Five-Year Capital Improvement Plan to coordinate and prioritize long-term public needs.

16. *City Fees* - The City will consider requiring developer agreements or fees to recoup the costs associated with processing, reviewing or inspecting building or land use proposals and permits, including pass through fees of consultants hired by the City to perform these services. The City may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

## 2.7 Intergovernmental Collaboration



### GOAL 1

**Maintain mutually beneficial relationships and partnerships with neighboring municipalities, Keokuk and Washington Counties, State and Federal agencies, and the schools, colleges and universities serving Keota residents.**

#### **Objectives:**

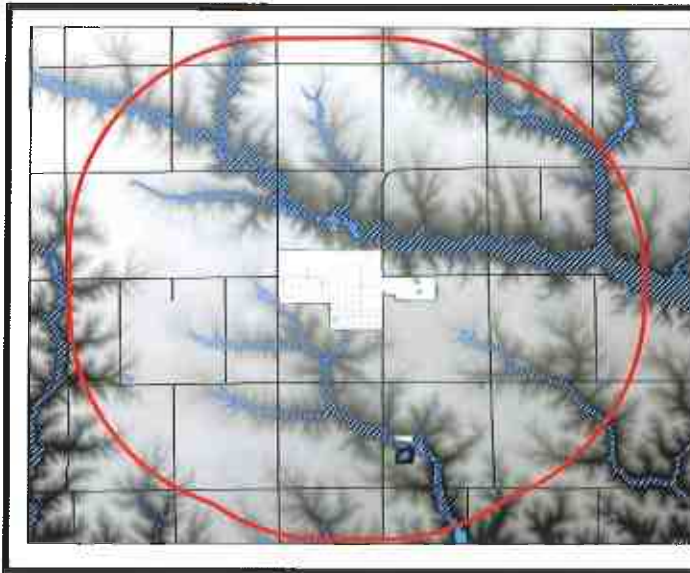
1. Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.
2. Ensure adequate school facilities by coordinating and communicating growth plans with the Keota Community School District.
3. Communicate clearly with Keokuk and Washington Counties to establish mutually agreeable development goals and objectives in the City's extraterritorial area.
4. Leverage university, university extension and college resources to help the City further its planning and development interests.
5. Work with Area 15 Regional Planning Commission, Keokuk and Washington County and the Iowa Department of Transportation (Highway 92) to increase transportation connections into and throughout Keota.

**Policies:**

1. The City encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, the City will coordinate its Comprehensive Plan with Washington County's Comprehensive Plan and future land use plans for Keokuk County.
2. Where intergovernmental cooperation efforts do not yield desirable results, the City will utilize its zoning, subdivision, official mapping and extraterritorial powers where necessary to protect City interests and coordinate development in the Planning Area with the City's Comprehensive Plan.
3. Prior to the adoption of the Keota Comprehensive Plan, and for subsequent updates, the City will request comments from Keota Community School District officials, neighboring municipalities, and Keokuk and Washington Counties.
4. The City will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Keokuk County, and State or Federal agencies on land use or planning activities that would affect Keota.
5. The City will continue to work with neighboring municipalities and Keokuk and Washington Counties to identify opportunities for shared services or other cooperative planning efforts. This may include, for example, shared municipal facilities with Keokuk and/or Washington Counties, sharing recreation facilities with the surrounding communities, and renting street maintenance equipment from neighboring municipalities if feasible.



## 2.8 Hazards



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Flooding issues on west side of City*
- *Air quality concerns around downtown*
- *Fire and environmental hazards with older building stock and dilapidated properties*

#### GOAL 1

**Minimize the vulnerability of people and their property in the City of Keota.**

#### GOAL 2

**Protect critical facilities, infrastructure and other community assets from the impacts of hazards; both man-made and natural.**

#### GOAL 3

**Improve education and awareness regarding hazards and the risk in the City of Keota.**

#### GOAL 4

**Strengthen communication within agencies and between agencies and the public they serve.**

**Objectives & Policies:**

1. Purchase, install, upgrade, and maintain warning siren equipment and alert notification system.
2. Maintain a well equipped and well trained emergency response capability for appropriate and effective response.
3. Upgrade and enhance water and wastewater treatment infrastructure.
4. Ensure that the City of Keota Multi- Hazard Mitigation Plan is reviewed and kept current.
5. Improve data collection software and technology resources.
6. Construct FEMA compliant tornado safe room(s).
7. Promote City of Keota Multi-Hazard Mitigation Plan to the public once it is completed.
8. Educate citizens of hazards and enhance safety and security for the area in and around Keota City limits.
9. Afford residents maximum protection for flooding events while providing opportunity for residents to purchase flood insurance.
10. To create a second route apart from downtown for heavy truck traffic and hazmat carriers, enhancing public safety and providing an alternate secondary route of travel should current road structure be compromised.
11. Maintain health and safety of community by removing public hazards.
12. Provide accurate sinkhole count in and around city limits for safety and geological aspects.

# CHAPTER 3

## Land Use

Goals, Objectives & Policies .....	3.1
Future Land Use – Rural / Environmental Categories .....	3.2
Future Land Use – Urban Categories .....	3.3
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This chapter contains goals, objectives and policies established during the planning process (based on public input and the information contained in Appendix A: Community Indicators) and describes the desired future land uses for the City of Keota. The Future Land Use Categories (*Section 3.4*) correspond to the City of Keota Future Land Use Map (*see Section 3.5*), which depicts the desired pattern of land use in the City of Keota.

### 3.1 Goals, Objectives & Policies



#### Citizen Concerns Shared at the Beginning of the Planning Process

- *Need room for business expansion*
- *Conflicts between existing land uses*
- *Need for land use planning and zoning regulations*
- *Need for more and better rental housing options*
- *Need for more housing choices*



**GOAL 1**

**Develop a land-use plan consistent with Keota ability to serve existing, infill and new development.**

**GOAL 2**

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

**GOAL 3**

**Cultivate an attitude of regional-thinking for future land-use planning.**

**GOAL 4**

**Reduce land use conflicts between commercial, industrial, and residential uses citywide.**

**Objectives:**

1. Provide for industrial and commercial growth areas that can be efficiently served by the community's infrastructure systems.
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 Keota.
3. Develop an annexation policy consistent with the community's planned growth areas.
4. Utilize a future land-use concept plan, create subdivision regulations and a zoning ordinance to separate or mitigate the negative association between incompatible land uses.
5. 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.

**Development Policies:**

1. The City will ensure that newly created zoning and land development ordinances are consistent with this plan.
2. The City will consult and adhere to the future land use plan when considering land subdivision and zoning amendment petitions.
3. 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.



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

## 3.2 Future Land Use - Rural / Environmental Categories

The future land use categories identify areas of similar character, use and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify potential zoning districts that currently fit with each future land use classification.

### **NRP - Natural Resource Protection (green cross-hatch)**

The NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by County, State, or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands mapped as part of the Iowa DNR Wetland Inventory<sup>2</sup>.
- 100-Year Floodplains based on FEMA maps.
- Areas with steep slopes greater than 15%.
- Areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable<sup>3</sup> rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the City of Keota, and thus development in areas designated NRP shall be limited.

### ***Recommended Zoning District***

NRP lands may be zoned as described by the underlying land use classification, but are subject to development restrictions defined by the City of Keota, Iowa DNR, Keokuk County and Washington County land use regulations.

### ***Policies***

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (*Rural Preservation, Low-Density Residential, Industrial, etc.*) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

<sup>2</sup> Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following attributes: 1) at least periodically, the land supports predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil; and 3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

<sup>3</sup> Determination of navigability shall be made in accordance to standards set forth in Keota's City Code.

2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the city, county, state and federal regulations. The City maintains that some sites that have steep slopes may be suitable for development with proper site planning.
3. Agricultural operations are permitted in accordance with county, state and federal law. Best Management Practices are highly encouraged in these areas.

### **RP - Rural Preservation** (*tan with black dots*)

This land use category is intended for areas where the rural character will be preserved, primarily located in the City's extraterritorial jurisdiction in both Keokuk and Washington Counties. Uses allowed in this future land use category include farming, farmsteads, forestry, open space, rural residential, farm family businesses, or other agriculture-related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 1.5 acres. To prevent potential conflicts with farm operations, new housing should be located at the edges of fields, on non-productive lands, and away from hydric (wet) soils, which are potential wetland areas. Developments within this category are usually served by private wells and on-site waste treatment (septic) systems.

#### ***Recommended Zoning District***

Within the municipal boundaries, Rural Development and Agriculture districts would be most appropriate for this future land use category. Because Washington County has a comprehensive plan and zoning ordinance, all land in Washington County within this future land use category and outside Keota's City limits is subject to Washington County land use regulations.

#### ***Policies***

1. Discourage non-farm commercial and industrial uses in areas planned for Rural Preservation, encouraging such developments in areas mapped as "Mixed Use", "Commercial" or "Industrial".
2. Require protection of natural resources and water quality when new development is required, including assurance that concentrations of on-site waste treatment systems will not negatively affect groundwater quality.
3. Continue to coordinate local policies with County plans adopted by the Keokuk and Washington County Boards for lands mapped "Rural Preservation".
4. In areas with significant environmentally sensitive resources or prime agricultural land, the City encourages the use of cluster development patterns (near existing municipal boundaries) and conservation subdivision design (in outlying areas). Both design practices are alternatives to conventional lot-by-lot division, and help to protect the rich natural and agricultural resources of the region (*see Section 2.1 and 2.4*).

### **P/OS - Park and Recreation** (*light green*)

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. Cities, counties or states usually own these properties.

Some stormwater management or other utility/institutional uses (e.g., water towers or lift stations) may be located within these areas.

***Recommended Zoning Districts***

A Conservancy District is the most appropriate zoning district for this future land use category; however, Park and Recreation lands should be allowed as a conditional use in all the City's residential zoning districts and a permitted use in the City's commercial areas as well.

***Policies***

1. The City intends to provide sufficient parkland and recreation facilities to meet the recreation demand of the City of Keota residents.
2. The City does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use in an area that is currently mapped as another future land use, provided such use is listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.

**C - Conservation<sup>4</sup> (dark green)**

This land use category includes areas that the City wishes to protect because they are vital to the region's ecosystem and/or they are considered an important part of the City's character and culture. Conservation areas may include land that is restricted from development due to slope or wetland characteristics, generally identified with the NRP overlay in this plan. Conservation areas may also include land that is otherwise developable but which the City chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.).

***Recommended Zoning District***

A *Conservancy District* would be an appropriate zoning district for this future land use category.

***Policies***

1. The City does not intend to require an amendment to the Future Land Use Map prior to the approval of a conservation area from another future land use, provided such use is either listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.
2. Recreational development and activities which are compatible with natural resource protection are permitted.
3. In general, building development is prohibited, unless the primary use is for storing materials to maintain the land or to support recreational uses.

**URA - Urban Reserve Area (beige)**

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.

<sup>4</sup> It should be noted that conservation delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

***Recommended 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.

***Policies***

1. Recreational development and activities which are compatible with natural resource protection are permitted.
2. Primary uses through planning period will remain agricultural.
3. These areas should be reserved for long-term urban development.
4. Any interim residential development outside the City boundaries in these areas (County) should not obstruct future subdivision techniques by the City of Keota.

### 3.3 Future Land Use - Urban Categories

The future land use categories identify areas of similar character, use and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify potential zoning districts that currently fit with each future land use classification.

#### **LDR – Low Density Residential (yellow)**

This land use category is intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family, duplex units or lower density townhouse units. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-8 units per acre.

***Recommended Zoning Districts***

The most appropriate zoning for single-family residences would be *Single-Family Residential*, for two-family residences a *Two-Family Residential* district, for manufactured homes a *Single-Family Residential* district specifically for manufactured homes, and for multi-family a *Multi-Family* district; provided the density range is targeted at 2-8 units per acre for all districts.

***Policies***

1. The City strongly encourages the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.). The costs of new or expanding infrastructure to service proposed land improvements should be taken into consideration early in the development review process.
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. The City encourages park and open space areas within the neighborhood that are sized and located to provide convenient access from all the neighborhood residents.

The majority of survey respondents agreed that new housing/neighborhoods should have sidewalks (94%), recreational trails and open space (72%), and park(s) within walking distance (87%); not counting those responses of "No Opinion"



4. The City supports small-sized to medium-sized senior housing developments, preferably near the downtown and other designated area where land uses would be compatible with proposed improvements.
5. The City supports small multi-family buildings (up to four units) that are dispersed throughout the community. As a general rule, multi-family developments are most appropriate adjacent to more intensive uses.
6. Community Design Principles (Section 2.4) will be considered when new development is proposed.

**MDR – Medium Density Residential (orange)**

This land use category is intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of multi-family units or similar density residential uses. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 8-15 units per acre.

***Appropriate Zoning Districts***

The most appropriate zoning for single-family residences would be a *Multi-Family* district with a targeted density range is of 8-15 units per acre.

***Policies***

1. The City strongly encourages the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.).
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. The City encourages park and open space areas within neighborhoods that are sized and located to provide convenient access from all the neighborhood residents.
4. The City supports medium-sized to large-sized multi-family and senior housing developments, preferably in the southwest area indicated in the Future Land Use Plan.
5. Community Design Principles (Section 2.4) will be considered when new development is proposed.

The majority of survey respondents agreed that affordable housing is needed (80%), senior condominiums/apartments are needed (82%), starter homes are needed (84%), and assisted living for seniors is needed (88%); excluding those who responded "No Opinion"

**MU - Mixed Use (pink)**

This land use category is intended for pedestrian-oriented commercial, office, entertainment, civic/institutional, and residential uses in a "traditional downtown setting" with on-street parking and minimal building setbacks. This area will remain as the City's focal point and activity center. Businesses that are encouraged for this area include restaurants, small grocery or specialty food shops, laundromats, hairdressers/barbers, jewelers, hardware stores, small professional/business offices uses that reinforce the Keota's downtown character. Several parcels within this area are under-utilized or are in disrepair and are candidates for

Survey respondents overwhelmingly support redevelopment and development in downtown Keota as well as increasing the mix of businesses and retail in heart of the City.

redevelopment. The City will actively promote the rehabilitation or redevelopment of these parcels for commercial, civic, or mixed uses.

### **Recommended Zoning District**

In Keota a *Downtown Commercial* zoning classification would be most consistent with this style of development when a zoning ordinance is established.

### **Policies**

1. In order to maintain the City's small-town character, the City will promote site design featuring minimal setbacks and limited off-site parking areas. Uses requiring extensive parking may be directed to areas outside the downtown or shared parking arrangements may be pursued.
2. The City strongly encourages the concentration of new downtown development placing emphasis on creating an integrated business street, rather than several separated individual business sites.
3. The City strongly encourages infill and redevelopment of existing properties in the City's central area.

87% of respondents agree that new housing/neighborhoods should have a mix of residential and small businesses.

## **C - Commercial (red)**

This land use category accommodates large-scale commercial and office uses with locational requirements and operational characteristics not suitable within the Mixed Use district. Businesses that are encouraged for this area include office buildings, larger retail stores, high-volume restaurants and drive-thru establishments, gas stations, and other high-traffic uses.

More than three-quarters of respondents felt the City lacked enough retail shops (77%) and restaurants (79%).

### **Recommended Zoning Districts**

The City should consider establishing a *Commercial* zoning district and possibly an available *Planned Unit Development* zoning district for areas within this future land use category.

### **Policies**

1. The City encourages commercial uses that fit the "small-town" character of the downtown area to develop or remain in the downtown.
2. The City will require new development along Keokuk Washington Road/ CO Hwy V15 to adhere to established standards for highway access control, shared driveways and cross access.
3. New development in the designated area indicated on the Future Land Use Map for Commercial Development south of the Lagos Golf Club and east of Keokuk Washington Road/ CO Hwy V15 should follow, after created, design standards that provide access control, pedestrian/trail linkages, and aesthetics that fit the comprehensive development goals.
4. The City discourages "strip" retail development and long linear corridors of purely commercial growth. The Community Design Principles (section 2.4) will be considered when development is proposed in this area.

The top five retail establishment types desired by survey respondents are family restaurants (97%), pharmacy (92%), variety store (95%), weekly farmers market (96%), and small specialty retail shops (89%).

**R/C - Recreational Commercial (red with green hatch)**

The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing, and sports clubs; campgrounds; golf courses; and other recreational facilities.

***Recommended Zoning Districts***

This future land use category should be allowed by conditional use under the City’s Rural Development, Conservancy, Commercial or Residential (Low and Medium) Districts.

***Policies***

1. The City prohibits hunting, shooting or archery uses within residential areas outlined within this Plan.
2. The City will require an amendment to the Future Land Use Map if and when a new commercial recreational use is proposed.

**I - Industrial (light purple)**

This land use category is appropriate for indoor manufacturing, warehousing, distribution, agricultural industrial and outdoor storage usage.

***Recommended Zoning Districts***

An *Industrial* zoning district should be created for this land use category.

***Policies***

1. The City discourages commercial development in the areas planned for “Industrial”, unless it is a support service to the industrial properties.
2. Community Design Principles (Section 2.4) will be considered when new development is proposed.

67% felt the City did not have enough light industrial, while 33% of survey respondents felt the City had enough light industrial development.

Of survey respondents who had an opinion, 94% supported non-intensive agricultural related businesses, 93% supported transport industrial, 94% supported high-tech manufacturing, and 99% supported light manufacturing.

**P - Public/Institutional (dark blue)**

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.

***Recommended Zoning Districts***

Public/Institutional uses should be allowed as conditional uses in the City’s residential and commercial districts.

***Policies***

1. The City will work with institutions and the surrounding neighborhood when discussing potential expansions or new facilities and how these plans would impact the area.
2. The City does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped as another future land use, provided such use is either listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.



### 3.4 Future Land Use Alternatives

Upon completion of the existing conditions analysis, community survey, and planning policies - working sessions with the Plan Steering Committee as well as the public workshop commenced to produce development concepts and ultimately a future land use plan. The consultant prepared a series of alternatives as development concepts. The alternatives were used to identify future land use alternatives to be carefully considered and discussed. Based on feedback from the Plan Steering Committee and the public, aspects of the development concept iterations were combined into the recommendations contained in the final Future Land Use Map discussed in Section 3.5 (*also see Appendix D*).

#### **Similarities with the Future Land Use Plan**

The development concept iterations focused the majority of the new development away from areas of environmental concern, access issues and non-contiguous growth. Future commercial and any industrial growth is planned primarily in the southeastern edge of the City, south of Lagos Acres Country Club along Keokuk Washington Road/ CO Hwy V15. Mixed-use and downtown commercial development/redevelopment is encouraged within the downtown area. New residential growth is shown adjacent to existing development to both the northwest and southwest portions of the City. A small amount of executive lot housing is shown east of the Country Club.



### **Differences from Future Land Use Plan**

The development concepts and iterations focus growth on areas where transportation connections, access to existing neighborhoods, protection of natural resources, and extension of community character are all taken into consideration while planning for more than the amount of land needed for the proposed uses based on expected population growth. They are concepts of how development could occur to generate thoughtful discussions. They show the character of future neighborhoods the City is striving to attract and they provide marketing material for groups such as Keota Unlimited to attract growth.

The Future Land Use Plan is an important part of the comprehensive plan that is more general and flexible than the detailed development concepts. The Future Land Use Plan is a general guideline for future land use and includes future land use planning for areas that were not considered in the development concepts process. The Future Land Use Plan provides the community with a thoughtful and comprehensive map that is flexible and can be easily amended over-time as the community continues to grow and implement their comprehensive strategy for growth.





## 3.6 Future Land Use Map – Interpreting 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

## 3.7 Future Land Use Map - Amendments

The City of Keota 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 petition<sup>5</sup> for a change to the Future Land Use Map<sup>6</sup>. 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.

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<sup>5</sup> 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.

<sup>6</sup> 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.



### 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.

### 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.

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## CHAPTER 4

# Downtown Revitalization

Vision Statement .....	4.1
Goals & Objectives.....	4.2
Parking Study .....	4.3
Urban Context .....	4.4
Master Plan.....	4.5
Action Steps .....	4.6

Keota's downtown is the heart and soul of the community. However, the downtown has been struggling due to business closings, conflicting land uses (i.e. storage sheds, junk yards, etc.), deteriorating infrastructure, aging or functionally obsolete buildings, and a general lack of a unified theme and pedestrian amenities. 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**
4. **Develop a Concept/Master Plan**
5. **Set Action Steps – *Timeline & Responsible Party***
6. **Implement the Plan – *Marketing, Funding & Construction***

### 4.1 Vision Statement

VISION

*Downtown Keota 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.*

## 4.2 Goals & Objectives



### GOAL 1

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

#### **Objectives:**

1. Create and maintain standards and limitations for development within the community, especially downtown.
2. Encourage the rehabilitation of existing structures to be consistent with the downtown character.
3. Establish a plan for future improvements to the downtown (Master/Concept Plan).
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.

### GOAL 2

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

#### **Objectives:**

1. Seek local and regional businesses and diversify the economic base, expand and enhance the tax base, and utilize the resident labor force.
2. Develop a long-term strategy to promote sustainable economic growth in the City, especially for the downtown area.
3. Encourage and market development that will make downtown Keota a destination for our community and the surrounding area. This may include public endeavors, such as a Community Center.



### 4.3 Parking Study

According to the results of the survey conducted, a lack of parking was a concern for City residents. In order to understand the nature of these responses, a parking study was conducted within the downtown planning area. The purpose of the study was to observe current utilization of existing parking spaces within the downtown 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.

**Results**

On April 28<sup>th</sup>, 2011, between 12pm and 2:30pm, MSA identified 426 spaces in the downtown area with approximately 28% of the spaces occupied (121). The majority of the occupied spaces were on private lots with the exception of some on-street parking spaces on Broadway between Ellis and Green. Parking restrictions can also have an effect on parking; however, there are no hour restrictions in the downtown (or on the adjacent cross streets).

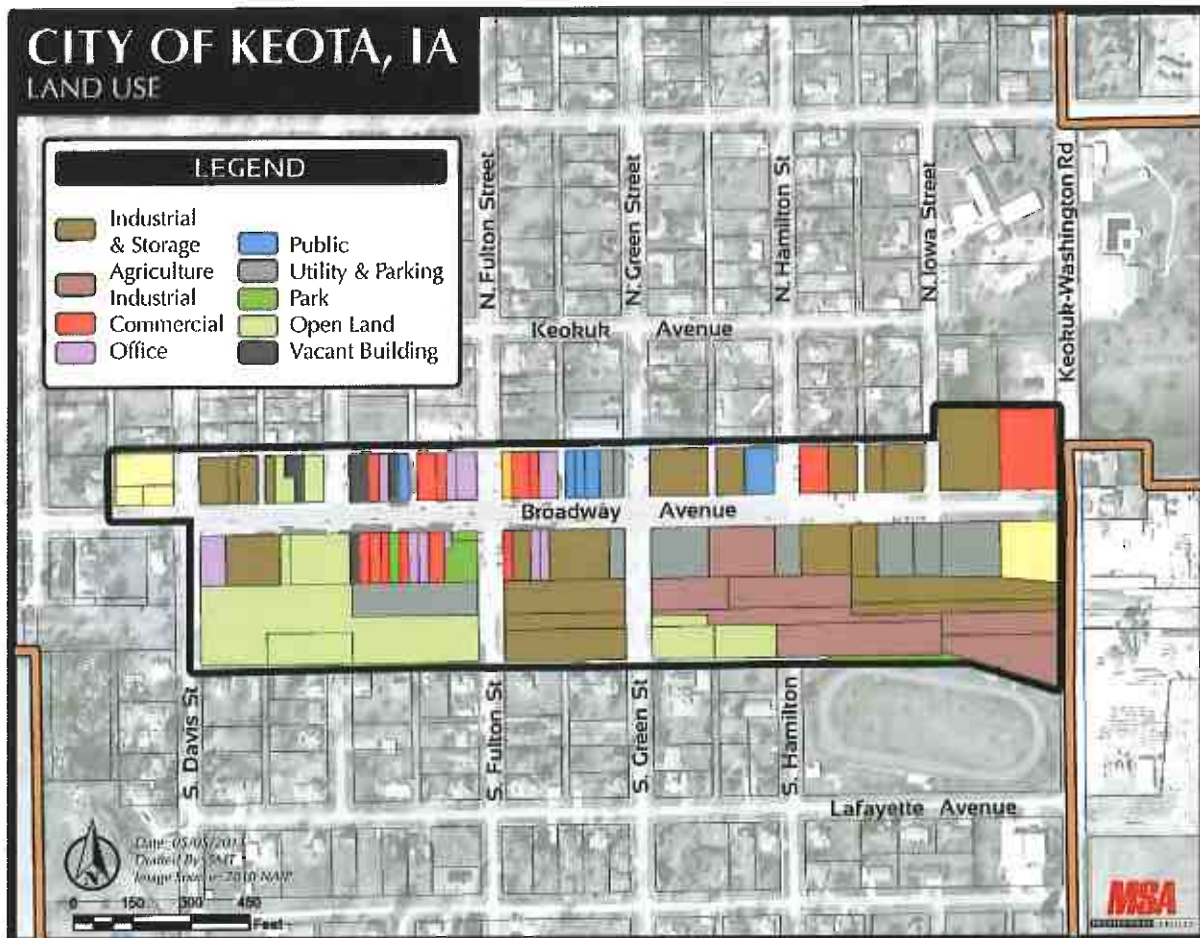
## 4.4 Urban Context

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. Keota's downtown district has a good mix of uses (i.e. residential, retail, office, industrial, and public); however, the high number of storage/junk yards, especially east of Fulton Street, does not complement a downtown setting. These types of uses are good for the tax base, but can become nuisances and eye sores within the downtown block face. One of the strengths of the downtown is the public and civic buildings, which provide strong anchors to the downtown. See *Figure 4.1* for land uses within the downtown.

Figure 4.1: Downtown Land Use Map

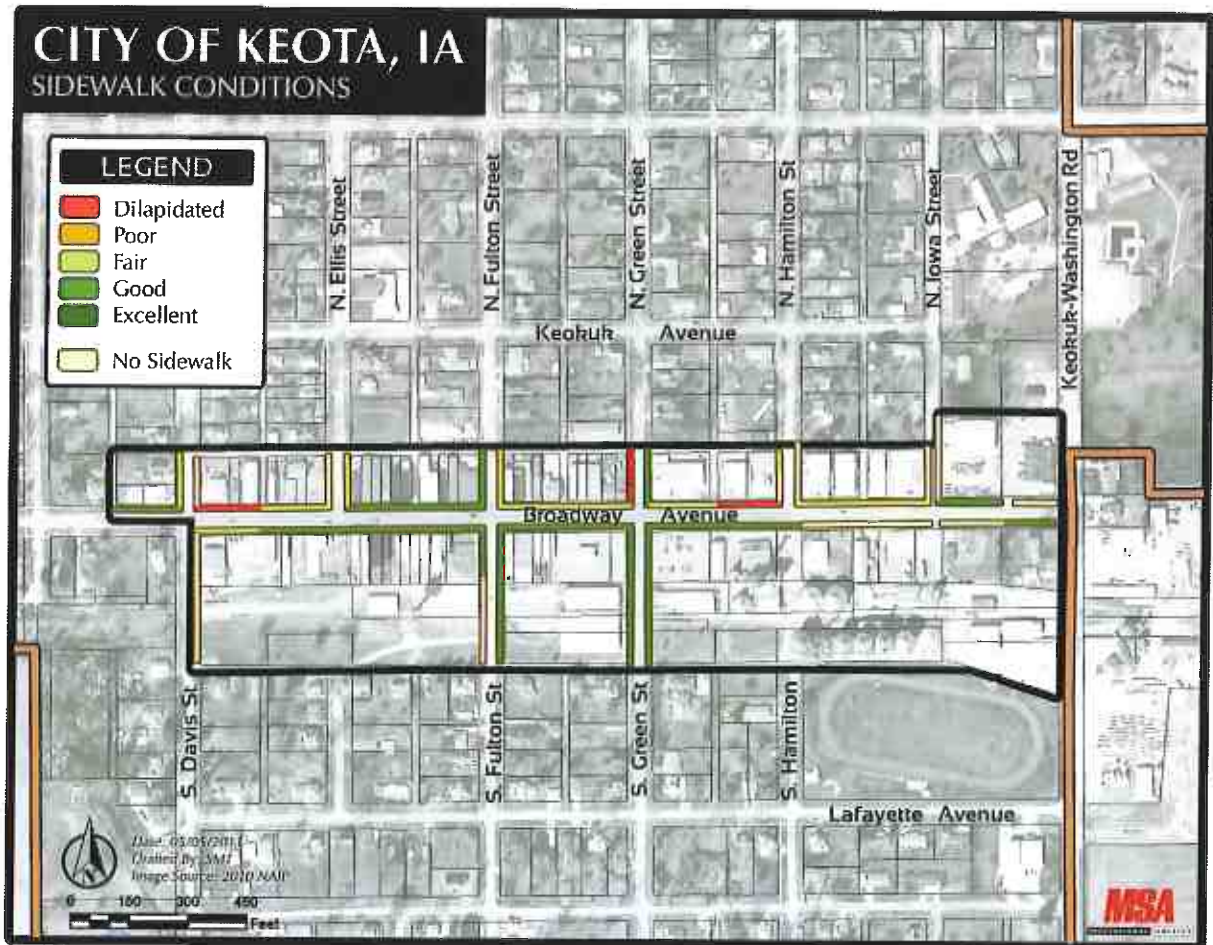


**Streets**

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 Broadway Avenue and the surrounding cross streets within the downtown, the following statements can be made:

- Missing sidewalk/walkway, or blocked by vehicle parking (see Figure 4.2)
- The majority of walkways are not defined
- No curb between sidewalk and road
- No separation between sidewalk and private drive/parking
- Many intersections lack definition between sidewalk and road (some are not ADA accessible---no sidewalk ramp)
- Almost all intersections lack crosswalks
- "Speed Limit" signs are worn
- Light poles are rusted and worn
- Street markings are faded or non-existent
- No Streetscaping (i.e. city banners, wayfinding (directional) signage, decorative lighting, decorative paving)

Figure 4.2: Downtown Sidewalk Conditions Map





## Buildings & Parcels

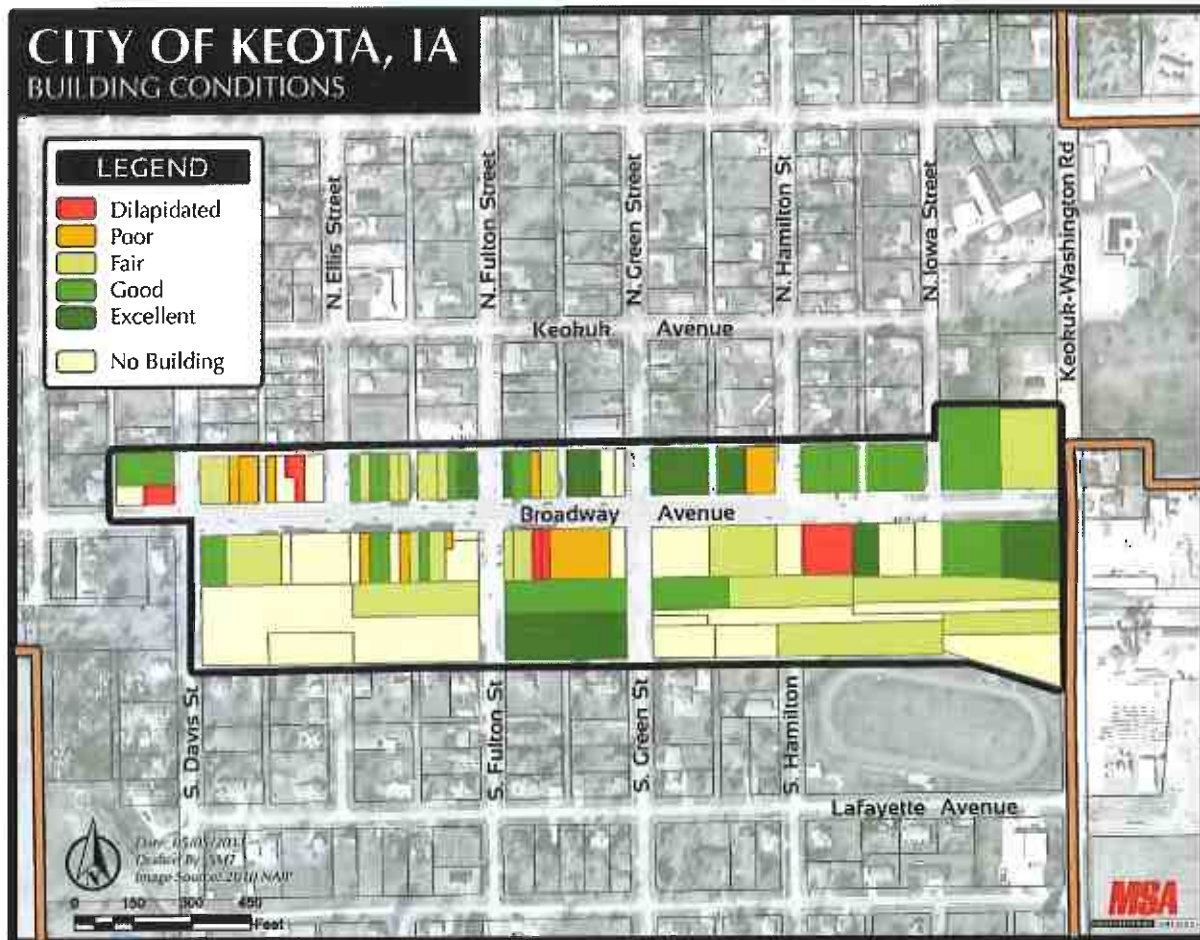
Individual parcels/buildings can have a lasting impression on a person's perception of an area, both positively and negatively. For instance, a building could be so well-designed, unique, or historically significant that it is the first thing someone thinks of when someone mentions the City of Keota. 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. 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 in the western portion of downtown.

Figure 4.3 illustrates building conditions within downtown Keota. This is not an evaluation of the structural integrity of the building, but rather a subjective opinion of the condition based on the exterior appearance as viewed from the street.

Figure 4.3: Downtown Building Conditions Map

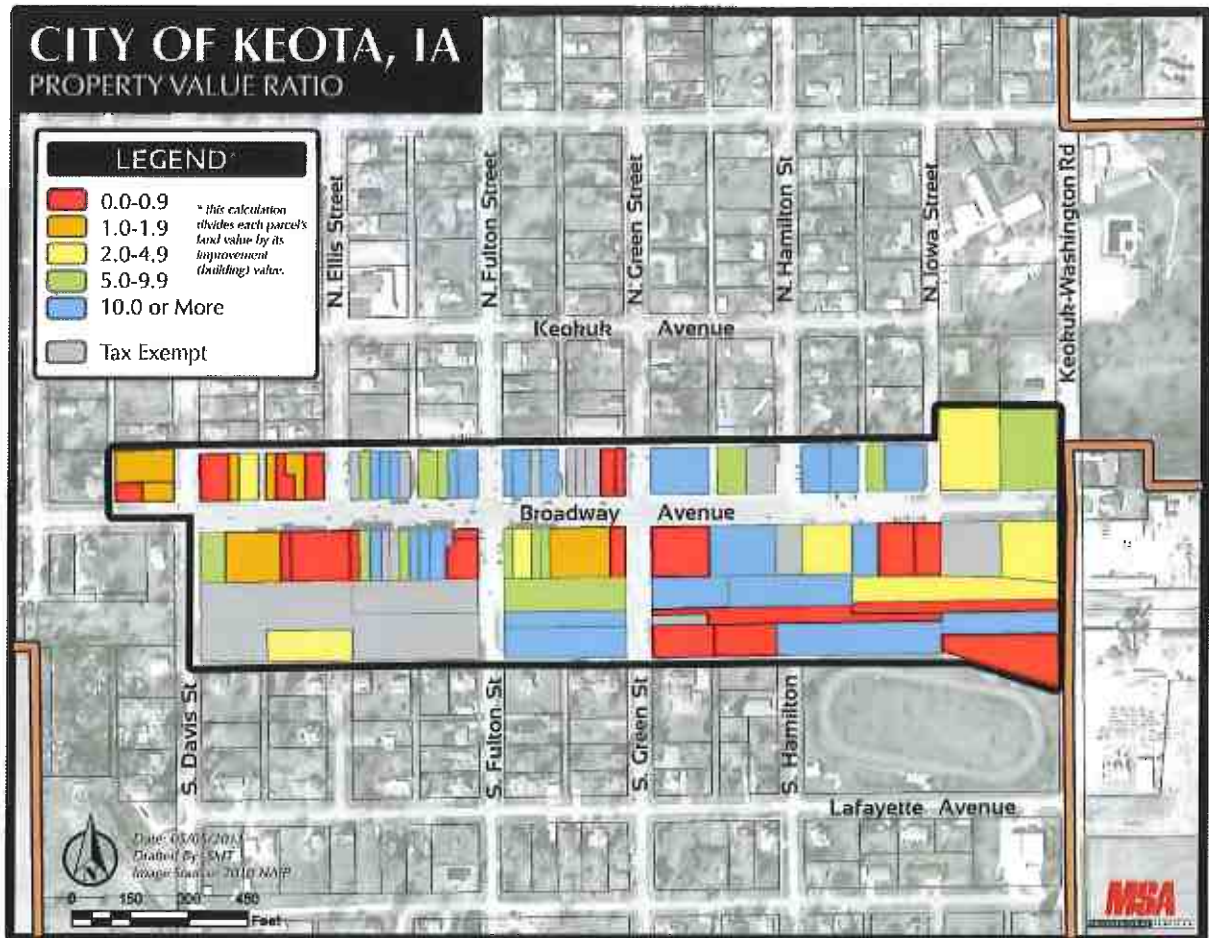




Land and improvement (building) values are assessed annually and provide an objective evaluation of the state of properties within the city; with the exception of tax exempt properties for which no data exists. *Figure 4.4* illustrates the ratio of improvement value to land value within the downtown. 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 significant number of parcels contributing significantly to the tax base (10.0 or more—blue)
- The western portion of the downtown has a number of parcels that are strong candidates for redevelopment/reinvestment (as they are not contributing significantly to the tax base)

Figure 4.4: Downtown Property Value Ratio Map



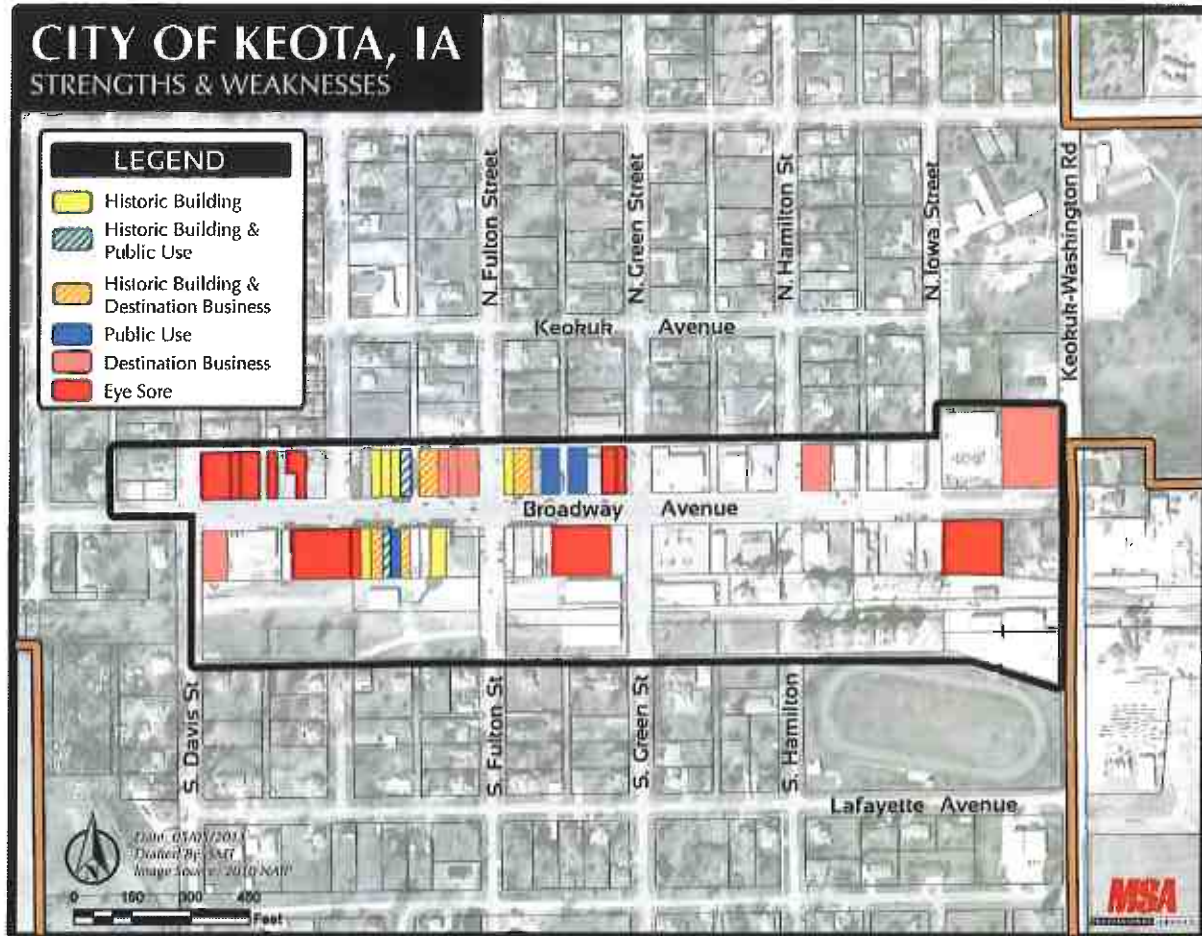
**Strengths & Weaknesses**

The following text and Figure 4.5 illustrate the strengths and weaknesses in downtown Keota:

- **Historic buildings** provide a sense of history and can have a positive influence on the downtown overall character/image (*if the buildings are maintained properly and keep their historic elements visible to the public eye*). There are a significant number of properties with historic character on Broadway Avenue between Ellis and Green Streets. They have good bones, but some need significant facelifts.

- **Public Buildings/Uses** bring residents and activity to the downtown. They also can be catalysts for redevelopment (if built and maintained with quality materials and design).
- **“Destination” Businesses** bring residents and visitors to the downtown (e.g. *Malt Shop, Schmitty’s Restaurant, County Line Mart, Keota Veterinary Clinic, Westendorf Emporium, etc.*)
- **Eye Sores** are buildings/sites that stand out because they are in disrepair, vacant, or are incompatible with the surrounding neighborhood/district.

Figure 4.5: Downtown Strengths &amp; Weaknesses Map



## 4.4 Master Plan

The Master Plan section provides a vision for the revitalization of downtown Keota 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.

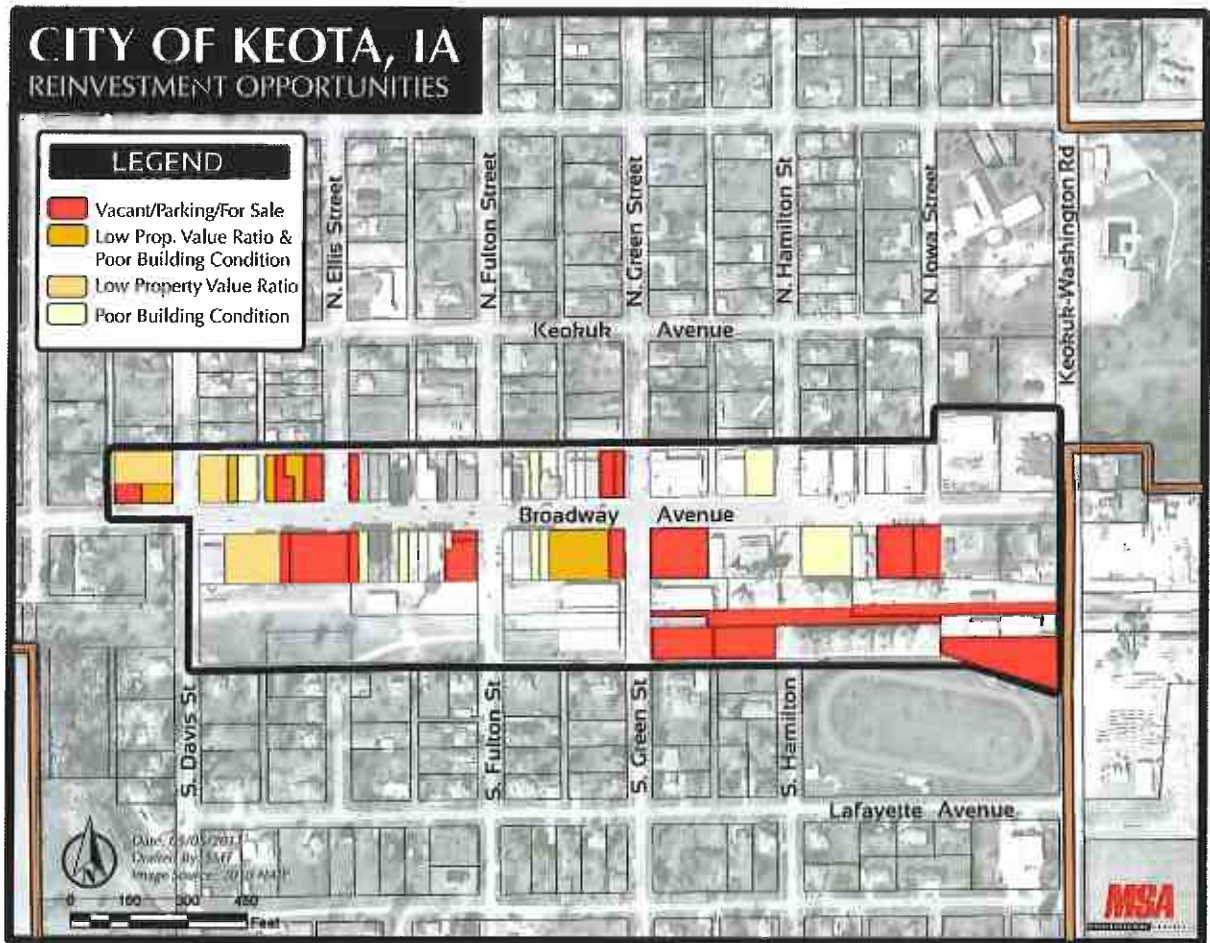


**Reinvestment Opportunities**

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 4.6* illustrates reinvestment opportunities within the downtown area.

- **Red parcels** are the most viable for redevelopment, as they do not have structures or they are currently for sale.
- **Orange and Tan 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.

Figure 4.6: Downtown Reinvestment Opportunities Map



**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 Keota. 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



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



3) Pedestrian visibility

- Adequate lighting





**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

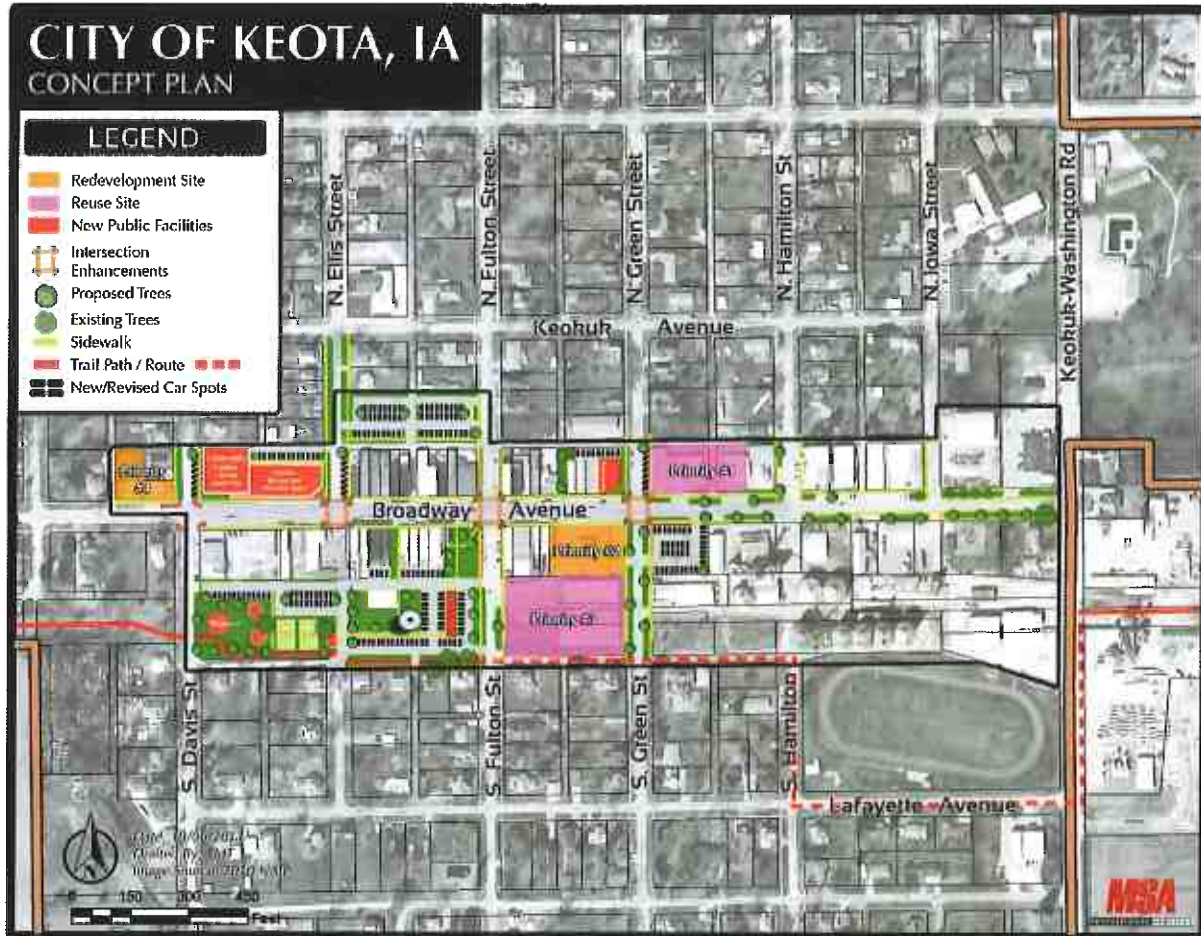
- Pedestrian pathways to building entrances



## 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.

Figure 4.7: Concept Plan



The concept plan shown above (Figure 4.7) illustrates the proposed improvements to the downtown area. The images below further illustrate the recommendations for downtown Keota based on specific enhancements. The action steps to meet these recommendations are provided in Section 4.5.

### Farmer's Market





**Park Space**



**Parking Landscaping (buffering)**



**Streetscaping Features**



**Multi-Use Path (& Amenities)**



*Park Entrance & Streetscaping at the Green/Broadway Intersection*





## 4.5 Action Steps

This chapter 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. Action items are assembled according to the ABCs of Downtown Revitalization:

1. **A**lleviate your weaknesses
2. **B**uild on your strengths
3. **C**reate or redefine your identity

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.

### ***Alleviate your Weaknesses***

1. Actively market redevelopment of the most visible "eye sores" in the heart of downtown (see Figure 4.7—*redevelopment and reuse sites*).

***Responsible Party:*** Plan Commission, Keota Unlimited, Sigourney Area Development Corporation, Washington Economic Development Group

***Timeframe:*** ongoing

2. Study and market your ability to create a community center within your downtown (fundraise, public/private partnerships, etc.).

***Responsible Party:*** Plan Commission, City Council, Keota Unlimited

***Timeframe:*** ongoing

3. Work with the owner of the southeast corner of Broadway and Green Street to add landscaping and/or a half-wall along street edges.

***Responsible Party:*** City Staff

***Timeframe:*** 2012

4. 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).

***Responsible Party:*** Public Works, Plan Commission, City Council

***Timeframe:*** 2012

5. Paint existing light poles. It is recommended that a bold paint color be used (e.g. black, blue) and any trash cans or benches added to the street follow the same color palette. Add banners using existing fixtures on light poles. Replace any worn street signage, including speed limit signs.

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

***Timeframe:*** 2012

6. Make updates to existing public facility buildings and sites that enhance the look and feel of downtown. This includes plantings, lighting and streetscape features.

**Responsible Party:** Public Works, Plan Commission, City Council

**Timeframe:** 2013-2015

7. Buy junkyard adjacent to the City Hall/Fire Department for future expansion and provide a temporary park with gravel path, benches, and minor landscaping elements.

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

**Timeframe:** 2013-2015

8. Screen “eye sores” and industrial section (east of Green Street) by (re)building the curb; add sidewalks, and streetscaping features (lighting, signage, trees, and other plantings - low shrubs, flowers, etc.).

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

**Timeframe:** 2016-2020

9. Improve curb area and sidewalks on side streets (in particular, on Davis, Ellis and Green Streets). Consider angled parking on the eastern side with extended sidewalks with decorative materials (i.e. stamped concrete, brickwork, painted concrete).

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

**Timeframe:** 2016-2020

10. Purchase the properties on Broadway’s northern block between Ellis and Davis to build a community center with a daycare and incubator spaces.

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

**Timeframe:** 2016-2020

### **Build on your Strengths**

1. Attract trail riders into the downtown by upgrading the east shoulder of Keokuk-Washington to Lafayette. Add route signs directing bikers from Keokuk-Washington Road to Lafayette Avenue, Lafayette to Hamilton, and Hamilton to the alleyway between Broadway and Lafayette Avenue (see Figure 4.7).

**Responsible Party:** Plan Commission

**Timeframe:** 2012

2. Review and request a stop sign along CTH V15 at Broadway to make it a safer intersection and allow travelers time to notice our downtown.

**Responsible Party:** Plan Commission

**Timeframe:** 2012

3. Add a sidewalk through the former alleyway that is now a “park” space.

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

**Timeframe:** 2012

4. Use the public land south of Broadway between Davis and Fulton for a multi-purpose park, including space for a farmer’s market and Kewash Nature Trailhead. Facilities to be included are: a multi-use trail, picnic tables, shelters, restrooms, playground, volleyball courts (or other recreational activity), and parking lot.

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

**Timeframe:** *2013-2015*

5. Use existing open space in the southwest corner of Broadway and Fulton as a park with trees, shrubs, sidewalk, and signage.

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

**Timeframe:** *2013-2015*

6. Remove low-volume alleyways and replace with green spaces, especially between the post office and City Hall.

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

**Timeframe:** *2013-2015*

7. Use the City-owned property (formerly a railbed) behind homes facing Broadway (west of Davis Street) for a multi-use trail with benches. Could add a rest area at the Keokuk-Washington gateway with water fountain, bench and bike rack.

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

**Timeframe:** *2013-2015*

**Create or Redefine your Identity**

1. Plant flowers in existing planters on a seasonal basis.

**Responsible Party:** *City Staff, Keota Unlimited, Volunteers*

**Timeframe:** *annual*

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

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

**Timeframe:** *2012*

3. 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*

4. Add a welcome to downtown sign prior to the Keokuk-Washington and Broadway intersection (both directions).

**Responsible Party:** *Plan Commission, City Council, Keokuk and Washington Counties*

**Timeframe:** *2012*

5. Add unique directional signage along Keokuk-Washington Road, Broadway Street, and 330<sup>th</sup> Avenue, directing travelers to the downtown district, parks, public parking areas, etc.

**Responsible Party:** Plan Commission, Keokuk and Washington Counties

**Timeframe:** 2013-2015

6. Continue the wider sidewalks throughout the heart of downtown (Davis St. to Green St.), including side streets.
  - a. Introduce decorative paving (stamped concrete, brickwork, etc.)
  - b. Introduce landscaped curb bump-outs at intersections

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

**Timeframe:** 2016-2020

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

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

**Timeframe:** 2016-2020

### **Other Suggested Actions**

#### **1. Tourist Oriented Directional Signs (TODS)**

Place sign on:

- STH 92 near CTH V15 (both directions) directing travelers to the Lagos Acres Golf Course and County Line Mart.
- STH 22 near CTH W15 (both directions) directing travelers to the Lagos Acres Golf Course.

#### **2. Kewash Nature Trail**

Work with City of Washington to update and maintain the trail, including:

- Improve entry points with better signage, information (and map) kiosk, rest area (including a bench), a bike rack, and a water fountain.
- Add amenities along the trail including benches, rest areas, and mile markers.
- Add a "street sign" to the existing sign pole in front of the trail crossing with the name of trail going E/W off Keokuk Washington Road.

#### **3. Zoning**

Create and adopt a zoning ordinance:

- Junk yards will go under Industrial zoning district as a conditional use.
- Allow residential units above commercial as a permitted use.



# CHAPTER 5

## Implementation

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This Chapter describes the implementation tools available to the City of Keota, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the City and how local decisions must be consistent with this plan. Finally, this chapter describes the process for reviewing implementation progress and amending the plan in future years.

### 5.1 Implementation Tools

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The City Council is responsible for amending and adopting these local ordinances.

#### Zoning Ordinance

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- The City of Keota does not currently have a zoning ordinance and will be creating a zoning ordinance after the adoption of this Comprehensive Plan.

#### Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of City residents to a safe, healthful and attractive environment.

- The City does not have a sign ordinance that regulates signage requirements. This Plan includes several policies relating to sign development and the City of Keota should work to make sure they are addressed during development review and through the creation of a zoning ordinance/signage ordinance.

**Erosion/Stormwater Control Ordinances**

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Keokuk County, Washington County, and Iowa Department of Natural Resources permit requirements.

- The City does not currently have an Erosion/Sedimentation Control Ordinance. The City should consider the development of such ordinance.

**Historic Preservation Ordinances**

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create an historic preservation commission to designate historic landmarks and establish historic districts.

In accordance with Iowa Administrative Code Section 223.36, a municipality (city, town or county) may submit a request to the State Historical Society of Iowa for designation as a Certified Local Government in "The Certified Local Government Historic Preservation Program in Iowa". Certified Local Governments are expected to develop ordinances that adhere to the Secretary of the Interior's Standards for Archaeological and Historic Preservation.

- The City does not have an historic preservation ordinance at this time.

**Site Plan Regulations**

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

- The City has site plan regulations at this time. The City should continue to require site plan submittal and review with their building permit review process.

**Design Review Ordinances**

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- The City does not have a design review ordinance at this time. However, the City has established specific site and design principals in Section 2.4 of this plan.

**Building Codes**

The Iowa State Building Code (SBC) is the statewide building code covering handicap accessibility, energy conservation, plumbing, factory built structures, life cycle costs and construction quality. Municipal or county building inspectors who must be state-certified enforce the SBC. Permit requirements for alterations and additions will vary by municipality.

- The City requires adherence to the Uniform Building Code and the Iowa State Building Code.

### **Renewable Energy Ordinances**

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- At this time, the City does not have an ordinance that covers all renewable energy systems. However, the City does address renewable energy in Chapter 2 of this plan and will consider revisions to the zoning ordinance consistent with policies in Chapter 2.

### **Land Division and Subdivision Ordinances**

Land division and subdivision regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space and other improvements necessary to ensure that new development will be an asset to the City. The City Council makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the Planning and Zoning commission.

- The division of land in the City is governed by the Iowa Statutes and the City's Subdivision Ordinance.

## **5.2 Implementation Process**

There are many actions that the City may pursue to achieve the goals and objectives of this plan. Because each of these many possible actions requires the active leadership of the elected officials and/or City staff, and because many of the actions will have a monetary cost to the City, it is not feasible or appropriate to chart out 20 years of specific action commitments. Instead, the City commits to using existing processes to carry out the action necessary to achieve the goals and objectives of this plan.

- **Comprehensive Plan:** The City will update their Comprehensive Plan every 5-10 years.
- **Citizen Survey:** Every two (2) years the City will undertake a citizen survey to ensure that the needs of the City's residents are continuing to be met.
- **Financial Plan:** The City will continue to prepare a Financial Plan that sets the parameters for what the City can afford. The Financial Plan is prepared for a five-year time-period and updated annually. The Financial Plan is used to inform the Capital Improvements Plan
- **Capital Improvements Plan:** The City will continue to prepare a Capital Improvement Plan for a five year time period. This Plan is updated annually.
- **Annual Budget:** The City will continue to prepare an annual budget to ensure that the City fulfills its obligations.
- **Annual Work Plan:** The City will continue to prepare an annual work plan.

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Iowa Smart Planning Legislation recommends that the implementation element describe how each of the thirteen-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the City of Keota reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

### **5.3 Plan Adoption and Amendment Procedures**

This comprehensive plan and any future amendments must be adopted by the City Council in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the City Council may adopt or amend the plan: the Planning and Zoning Commission must recommend adoption and the City must hold an official public hearing.

#### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document.

#### **Public Hearing**

Prior to adopting the Plan, the City should hold at least one public hearing to discuss the proposed plan, no earlier than the next regularly scheduled council meeting. A notice must be published in the local newspaper at least seven days prior to the hearing and should contain the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.



### **Plan Adoption/Amendment**

This plan and any future amendments become official City policy when the City Council passes, by a majority vote of all elected members, an adoption ordinance.

### **Adopted Plan Distribution**

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment should be sent to each of the following:

1. Keokuk County
2. Washington County
3. City of Harper
4. City of South English
5. City of Kinross
6. City of West Chester
7. Administrator for the Keota Community School District
8. Area 15 Regional Planning Commission
9. East Central Iowa Council of Governments
10. Indian Hills Community College
11. Keota Public Library

## **5.4 Consistency Among Plan Elements**

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating decisions. Actions taken by the City should be consistent with the Plan, especially those regarding land use. Relevant actions include:

- Amendments or revisions to zoning and subdivision ordinances;
- Establishment of new ordinances or regulations including, but not limited to, historic preservation;
- Approvals of development;
- Creation of topic-specific plans including economic development strategies, commercial district planning, and historic preservation plans.

An action will be deemed consistent if:

- It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
- It is compatible with the proposed future land uses and densities/intensities contained in this plan,
- It carries out, as applicable, any specific proposals for community facilities, including transportation facilities or other specific public actions that are contained in the plan.

Throughout the planning process, and prior to adoption of the plan, the City of Keota reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

## 5.5 Plan Monitoring, Amending, & Updating

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 should 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 should follow the adoption/amendment process described in Section 5.3. Amendments may be proposed by either the City Council or the Planning and Zoning Commission, and each will need to review the change.

As indicated in Section 5.3, some of the aspects of this plan require proactive action by the City. A working action plan should be maintained on an annual or biannual 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 Council resolution.

It is recommended that comprehensive plans be updated every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. Frequency of plan updates for the City of Keota depends on intensity of development activity and the eventual build out of available land.

## 5.6 Severability

If any provision of this Comprehensive Plan should be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

**AGRICULTURAL, NATURAL & CULTURAL RESOURCES**

**Goal 1**

Protect and enhance the natural settings and unique environmental character of the area in and around Keota

**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. Create greenbelts on the edge of town to maintain open space.	X				Planning and Zoning Commission, City Council	
3. Preserve the rural character of the community.	X				Planning and Zoning Commission, City Council	
4. Encourage preservation of privately owned natural areas.	X				Planning and Zoning Commission, City Council	

**Goal 2**

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.					Planning and Zoning Commission, City Council	

**Policies**

	Timeframe				Responsible Party	Funding if Applicable
	Ongoing	1-2y	3-5y	5-10y		
1. The City supports programs to improve the quality of local water resources by reducing non-point and point source pollution.		X	X	X	Planning and Zoning Commission, City Council	DNR, CDBG, Revenue
2. 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	X			Planning and Zoning Commission, City Council	
3. The City discourages new development that is not contiguous with existing development.	X				Planning and Zoning Commission, City Council	
4. The City of Keota will encourage development of agricultural enterprises in unincorporated areas.	X				Planning and Zoning Commission, City Council	
5. recreation opportunities through further development of the Keota and Kewash trail system.			X		Planning and Zoning Commission, City Council	DNR, DOT, Fees & Membership

**ECONOMIC DEVELOPMENT**

**Goal 1**

Facilitate strategic economic growth within the City of Keota and increase the retail and service options available to Keota 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. Use the City's strengths and assets as economic drivers, especially agricultural assets.	X				City Council, Keota Unlimited	
2. Avoid land use conflicts between business and non-business uses. Utilize and strengthen Keota Unlimited in their efforts to provide and nurture business opportunities.		X			City Council, Keota Unlimited	
3. Maintain a local presence on local and regional economic development boards.	X				City Council, Keota Unlimited	
4. Establish and promote a unique identity for the City of Keota to assist in marketing economic growth opportunities.		X	X		City Council, Keota Unlimited	

**Goal 2**

Maintain a strong employment base in Keota

**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	X			City Council, Keota Unlimited	
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	X		City Council, Keota Unlimited, Community Loan Establishments, County Economic Development Organizations, Area 15	Community, County and Regional Loan Programs
3. Regularly communicate with Keota Schools and regional community college(s) regarding workforce labor skills assets and weaknesses.	X				City Council, School District/Board, Keota Unlimited	
4. Promote available educational enrichment opportunities offered to adults to boost workforce skills.	X				City Council, School District/Board, Keota Unlimited, Indian Hills Community College, Regional Colleges/Universities	



**Goal 3**

Timeframe				Responsible Party	Funding if Applicable
Ongoing	1-2y	3-5y	5-10y		

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

**Objectives:**

1	Obtain state or federal grants to improve downtown infrastructure in conjunction with the creation of a downtown business incubator.			X	X	City Council, Keota Unlimited	State and Federal Funds
2	Inventory all available commercial space and amenities and promote public investment in Downtown Keota's commercial areas.		X			City Council, Keota Unlimited, City Staff	

**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, Keota Unlimited	
2	The City promotes business growth connected to the agricultural economy, including local food production, value-added products, farmers markets and specialty shops.	X				City Council, Keota Unlimited	
3	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, Keota Unlimited	
4	Keota will be an active participant in the Sigourney Area Development Corporation and the Washington Economic Development Group by maintaining representation on the boards of these entities.	X	X			City Council, Keota Unlimited	
5	The City may consider the use of public land acquisition to expand the industrial and commercial tax base of Keota.			X		City Council	
6	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 Keota. The City will work with private landowners and state agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.		X	X	X	City Council, Keota Unlimited	
7	The City will work with private landowners and state agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.		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 promotes its downtown as a compact, pedestrian-oriented business district that supports employment, shopping, housing, and recreation opportunities.	X				Planning and Zoning Commission, City Council, Keota Unlimited	
10	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	
11	The City will create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.			X		Planning and Zoning Commission, City Council	
12	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 neighborhoods, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be permitted.		X	X		Planning and Zoning Commission, City Council	

**HOUSING**

**Goal 1**

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

**Objectives:**

Timeframe				Responsible Party	Funding if Applicable		
Ongoing	1-2y	3-5y	5-10y				
1	Improve levels of service to maintain public parks and open spaces.	X				City Council, Parks Board, Planning and Zoning Commission	DNR, DOT, State
2	Introduce incentives for young professionals and young families to purchase new/existing homes in Keota.			X		City Council, Planning and Zoning Commission	IFA, Regional/County Housing Funds
3	Create zoning standards that ensure a diversity of housing types are available including quality medium-density rental units targeted at young professionals.		X			City Council, Planning and Zoning Commission	



**Goal 2**

	Timeframe				Responsible Party	Funding if Applicable
	Ongoing	1-2y	3-5y	5-10y		

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

1.	Design neighborhoods that integrate a range of housing types, densities and costs, consistent with the traditional character of the City.		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 Keota as it relates to regional housing needs.	X				City Council, Planning and Zoning Commission	
4.	Encourage housing options affordable to a variety of income levels through land use regulations.		X			City Council, Planning and Zoning Commission	

**Goal 3**

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

**Objectives:**

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
3.	Identify the owners of housing in need of improvement and work with owners, especially landlords, to determine both regulatory and affordable means to make property improvements.	X				City Council, Planning and Zoning Commission	CDBG, Regional/County Housing Funds, IFA

**Goal 4**

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

**Objectives:**

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	
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**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 supports infill and redevelopment practices to reinvigorate older portions of the community. In the downtown area, the City will consider creative development or redevelopment that includes a mix of residential units, small businesses and/or civic spaces.	X				City Council, Planning and Zoning Commission	
3.	All residential development, and particularly multiple-family and senior living developments, should be located in areas where safe pedestrian access to parks, retail, and community facilities are possible.	X				City Council, Planning and Zoning Commission	
4.	The City will adopt and maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.		X			City Council, Planning and Zoning Commission	
5.	The City supports programs that maintain or rehabilitate the local housing stock. The City discourages the use of properties for the accumulation of "junk" materials, and will enforce property maintenance/public nuisance ordinances as needed.		X	X	X	City Council, Planning and Zoning Commission	
6.	The City plans to maintain a mix of housing units, including approximately 85-90% single-family and 10-15% duplex and multi-family housing units. Multi-family development should be in small buildings (eight units or less per building), though senior housing developments could be larger.	X				City Council, Planning and Zoning Commission	

**COMMUNITY CHARACTER**

**Goal 1**

	Timeframe				Responsible Party	Funding if Applicable
	Ongoing	1-2y	3-5y	5-10y		

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

**Objectives:**

1	Preserve and enhance the historic character of downtown.	X				City Council, Planning and Zoning Commission, Keota Unlimited	
2	Promote the addition or expansion of amenities that provide residents with a better quality of life.	X				City Council, Planning and Zoning Commission, Parks Board, Keota Unlimited	

**Goal 2**

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

**Objectives:**

1	Promote the community to visitors and welcome them as they spend time in Keota.	X				City Council, Keota Unlimited	
2	Help familiarize new residents and business with the community and its assets.		X			City Council, Keota Unlimited	
3	Guide the design of new development such that new development and existing development can coexist in an attractive manner. 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, Keota Unlimited	
4	Enhance the aesthetic appearance of the City, especially along Broadway Avenue.		X	X	X	City Council, Planning and Zoning Commission, Keota Unlimited	
5	Enhance the aesthetic appearance of the City, especially along Broadway Avenue.		X	X	X	City Council, Planning and Zoning Commission, Parks Board, Keota Unlimited	

**Goal 3**

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

**Objectives:**

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. Development and redevelopment areas, sites, and buildings will be designed to be integrated and compatible with existing development.	X				Planning and Zoning Commission, City Council	
3	Preserve and enhance the historic character and cultural assets of the community.		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	Planning and Zoning Commission, City Council	

**Policies:**

1	<b>Historic Resources</b> - The City encourages maintenance and rehabilitation of older and historic buildings and will support community events and programs that celebrate the history and culture of Keota.	X				Planning and Zoning Commission, City Council	
2	<b>Building Locations in the Extraterritorial Area</b> - Any development in the 2 mile extraterritorial planning area should be consistent with the City land use regulations (e.g. zoning ordinance when created and subdivision regulations).		X	X	X	Planning and Zoning Commission, City Council	
3	<b>Natural Resources</b> - Avoid fragmentation and isolation of natural areas and corridors. To the extent possible, developers shall preserve any existing mature trees during and after development. Building development shall be severely limited in areas designated as wetlands, floodplains, and areas within steep slopes. In areas with significant environmentally sensitive resources or prime agricultural land, the City encourages the use of cluster development in and adjacent to the City's municipal boundary, and conservation subdivision design in rural sections of the Planning Area. Both design practices are alternatives to conventional land division practices, and help to protect the rich natural and agricultural resources of the region.	X				Planning and Zoning Commission, City Council	
4	<b>Single-Family Residential</b> - The City will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.		X	X	X	Planning and Zoning Commission, City Council	
5	<b>Multi-Family Residential</b> - Any multi-family building should be of high quality, and should complement the design and character of the surrounding neighborhood.	X				Planning and Zoning Commission, City Council	
6	<b>Commercial and Industrial developments</b> - The City will require commercial and industrial development to consider the guidelines of this plan.	X				Planning and Zoning Commission, City Council	
7	<b>Transportation Facilities</b> - Transportation facilities shall be designed and maintained according to the guidelines of this plan.	X				Planning and Zoning Commission, City Council, City Staff	



**TRANSPORTATION**

**Goal 1**

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

**Objectives**

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

**Goal 2**

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

**Objectives**

1. Support the continued maintenance of the Kewash Trail. Establish trail linkages between important community facilities and neighborhoods.	X				Planning and Zoning Commission, City Council, City Staff	
2. Develop an attractive trailhead for the Kewash Trail that allows people within the community and visitors to enjoy the trail. 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	

**Goal 3**

Implement a community-wide directional graphics system; emphasis on directing traffic effectively from Highway 92 into downtown and towards community features.

**Objectives**

1. Develop and implement a way-finding system incorporating the City's community access, Keota Schools, and Downtown Keota.			X		City Council, School District, Keota Unlimited	
2. Improve City signage on Highway 92 southeast of Keota that is comparable to signage on Highway 92 southwest of Keota.			X		City Council, Keota Unlimited, Keokuk County, Iowa DOT	

**Policies:**

1. <b>New Roads and Driveways</b> - New roads shall be built according to City standards and inspected before accepted for dedication. The City maintains requirements for new roads and driveways that aim to ensure safety for all users. Roadway design will account for snow removal needs, including adequate terrace width between the street and the sidewalk. The City will utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.	X				Planning and Zoning Commission, City Council, City Staff	
2. <b>Transportation Alternatives for Disabled and Elderly Residents</b> - The City collaborates with and refers residents to Keokuk and Washington Counties and private vendors in the region to make available transportation services for disabled and elderly residents.	X				Planning and Zoning Commission, City Council, City Staff	
3. <b>Pedestrian and Bicycle Facilities</b> - The City will work with property owners to create a local bicycle loop (using on- and off-road facilities) to connect important sites within the City (e.g. parks and public facilities). New developments, and redevelopment, shall be designed to connect to adjacent development and existing/planned pedestrian or bicycle facilities.			X	X	Planning and Zoning Commission, City Council, City Staff, Parks Board	
4. <b>Maintain Condition Standards for City Roadways</b> - 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.	X				Planning and Zoning Commission, City Council, City Staff	

5	Protection of City Streets - 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.	X					Planning and Zoning Commission, City Council, City Staff	
6	Coordination of Improvements to County and State Highways - The City will work with representatives from the Iowa DOT, Keokuk and Washington Counties to raise awareness of local concerns when State and County highways in the area are slated for improvement.	X					Planning and Zoning Commission, City Council, City Staff, Iowa DOT, County Engineers	
7	Future Transportation Planning - The City will actively participate in any discussions and planning for any form of public transit or passenger rail should these transportation alternatives become	X					Planning and Zoning Commission, City Council, City Staff	Iowa DOT, County
8				X	X		Planning and Zoning Commission, City Council, City Staff	Iowa DOT, County

**COMMUNITY FACILITIES & UTILITIES**

**Goal 1**

Maintain reliable and high quality services, utilities and facilities

Objectives:

		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. 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
2		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. Work with Keota's Fire Department, Quick Response Services, Keota Police and County Sheriff's departments to continue to provide sufficient community service levels.	X				City Council, QRS, Fire Department County	FEMA, County, State
4		X				City Council, QRS, Fire Department County	FEMA, County, State

**Goal 2**

Promote and facilitate the expansion and creation of community facilities and services that enhance the community and provide value to residents

Objectives:

1	Prepare a feasibility study for a community center/daycare facility. Continue to explore location possibilities for a community center/daycare facility and if available, procure land if the opportunity arises.		X				County, Area 15
2			X	X	X	City County, Keota Unlimited	CD&G, Area 15, County

**Goal 3**

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

Objectives:

1	Create and support a Parks and Recreation Board to drive maintenance and improvements to community recreation facilities.		X			City Council	
2	Continue to promote and maintain existing parks and public open spaces.	X				Parks Board, City Council	
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 and link this trail to the existing Kewash Trail.			X	X	Parks Board, City Council	

**Policies:**

1	Utility Services and Extensions - The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns. 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. The City generally requires all development that relies on municipal services to be located within the City of Keota's corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.	X				City Staff, City Council	
---	--	---	--	--	--	--------------------------	--



	Timeframe				Responsible Party	Funding if Applicable
	Ongoing	1-2y	3-5y	5-10y		
2	<p><b>Sanitary Sewer</b> - The City will guide new urban growth 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, Keokuk County Sanitary Code, and Washington County Sanitary Code.</p>					
	X				City Staff, City Council	
3	<p><b>Water Supply</b> - The City will monitor the quality and quantity 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.</p>					
	X				City Staff, City Council	
4	<p><b>Stormwater Management</b> - 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 wherever 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.</p>					
		X	X	X	Planning and Zoning Commission, City Council	
5	<p><b>Solid Waste and Recycling</b> - The City annually reviews levels of service provided by the contracted solid waste disposal and recycling services and will meet with them as necessary to address any concerns raised by residents or local businesses. The City encourages participation in recycling and clean sweep programs for the disposal of hazardous materials.</p>					
	X				City Council	
6	<p><b>Parks</b> - The City will work to meet the recreational needs of its residents, and coordinate City activities through its website. 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 encourages the connectivity of local parks and recreational facilities with regional facilities, via off-street 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 state statutes).</p>					
	X		X	X	City Council, Planning and Zoning Commission, Parks Board	
7	<p><b>Power Plants, Transmission Lines, and Telecommunication Facilities</b> - The City will work with representatives from energy providers to raise awareness of local concerns during the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing or planned residential areas and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of utilities is encouraged and the City will investigate the costs of burying utility lines as part of street reconstruction projects.</p>					
	X				Alliant Energy, City Council	
8	<p><b>Energy Conservation</b> - The City supports the efforts of energy providers, government agencies and others, to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The City will consider the use of energy efficient alternatives when upgrading local buildings or equipment.</p>					
	X				City Staff, City Council	
9	<p><b>Renewable Energy Facilities</b> - The City will work with energy providers and land owners to support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste) as a means of protecting the City against future fluctuations in energy costs. The City allows the installation of solar and wind energy systems in line with Iowa regulations.</p>					
	X				Alliant Energy, City Council	

10	<b>Cemeteries</b> - The City will collaborate with local church associations regarding the need for additional or expanded cemeteries if and when that need is identified by the church association.	X				Planning and Zoning Commission, City Council
11	<b>Special Needs Facilities</b> - The City works with Keokuk and Washington Counties and adjacent communities to maintain and improve access to special needs facilities (i.e. health care and childcare) for area residents.	X				County Governments, Regional Planning Authority, City Council
12	<b>Emergency Services</b> - The City works with the Keota Police Department, Keota Fire District, and Keota Quick Response Service (QRS) 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				City Council, City Staff, Fire Department, Keota Police, Keota QRS, Sheriff's Departments
13	<b>Schools</b> - The City collaborates with the Keota Community School District and post-secondary institutions to provide high quality educational facilities and opportunities for City residents, and will actively participate in the planning and siting of any new school facility, or facility expansion in the community.	X				School District/Board, City Council
14	<b>Library</b> - The City collaborates with the Keota Public Library to maintain and improve access to public library facilities for City residents.	X				Library Staff, Library Boards, City Council
15	<b>City Facilities</b> - The City annually evaluates the condition of the City facilities and associated equipment to ensure that it will continue to meet City needs. Upgrades for handicap accessibility will be considered for all City facilities (including parks) whenever changes are made to those facilities. The City will create and utilize a Five-Year Capital Improvement Plan to coordinate and prioritize long-term public needs.	X				City Staff, City Council
16	<b>City Fees</b> - The City will consider requiring developer agreements or fees to recoup the costs associated with processing, reviewing or inspecting building or land use proposals and permits, including pass through fees of consultants hired by the City to perform these services. The City may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).		X	X	X	City Council

**INTERGOVERNMENTAL COLLABORATION**

	Timeframe				Responsible Party	Funding if Applicable
	Ongoing	1-2y	3-5y	5-10y		

**Goal 1**

Maintain mutually beneficial relationships and partnerships with neighboring municipalities, Keokuk and Washington Counties, State and Federal agencies, and the schools, colleges and universities serving Keota residents

**Objectives:**

1	Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.	X				City Council
2	Ensure adequate school facilities by coordinating and communicating growth plans with the Keota Community School District.	X				City Council, Planning and Zoning Commission
3	Communicate clearly with Keokuk and Washington Counties to establish mutually agreeable development goals and objectives in the City's extraterritorial area.	X				City Council, Planning and Zoning Commission
4	Leverage university, university extension and college resources to help the City further its planning and development interests. Work with Area 15 Regional Planning Commission, Keokuk and Washington County and the Iowa Department of Transportation (Highway 92) to increase transportation connections into and throughout Keota.			X	X	City Council, Planning and Zoning Commission, City Staff, Keota Unlimited
5	Work with Area 15 Regional Planning Commission, Keokuk and Washington County and the Iowa Department of Transportation (Highway 92) to increase transportation connections into and throughout Keota.	X				City Council, Planning and Zoning Commission, Area 15, County Engineers, Iowa DOT

**Policies:**

1	The City encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, the City will coordinate its Comprehensive Plan with Washington County's Comprehensive Plan and future land use plans for Keokuk County.					Planning and Zoning Commission, City Council, City Staff
2	Where intergovernmental cooperation efforts do not yield desirable results, the City will utilize its zoning, subdivision, official mapping and extraterritorial powers where necessary to protect City interests and coordinate development in the Planning Area with the City's Comprehensive Plan.	X				Planning and Zoning Commission, City Council, City Staff
3	Prior to the adoption of the Keota Comprehensive Plan, and for subsequent updates, the City will request comments from Keota Community School District officials, neighboring municipalities, and Keokuk and Washington Counties.		X			Planning and Zoning Commission, City Council, City Staff



4 The City will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Keokuk County, and State or Federal agencies on land use or planning activities that would affect Keota.

		X	X		Planning and Zoning Commission, City Council, City Staff	
5	The City will continue to work with neighboring municipalities and Keokuk and Washington Counties to identify opportunities for shared services or other cooperative planning efforts. This may include, for example, shared municipal facilities with Keokuk and/or Washington Counties, sharing recreation facilities with the surrounding communities, and renting street maintenance equipment from neighboring municipalities if feasible.				City Council, County Officials, County Staff	

**HAZARDS**

**Goals:**

- 1 Minimize the vulnerability of people and their property in the City of Keota
- 2 Protect critical facilities, infrastructure and other community assets from the impacts of hazards; both man-made and natural
- 3 Improve education and awareness regarding hazards and the risk in the City of Keota
- 4 Strengthen communication within agencies and between agencies and the public they serve

**Objectives & Policies:**

Ongoing	Timeframe				Responsible Party	Funding if Applicable
	1-2y	3-5y	5-10y			

- 1 Purchase, install, upgrade, and maintain warning siren equipment and alert notification system.
- 2 Maintain a well equipped and well trained emergency response capability for appropriate and effective response.
- 3 Upgrade and enhance water and wastewater treatment infrastructure.
- 4 Ensure that the City of Keota Multi- Hazard Mitigation Plan is reviewed and kept current.
- 5 Improve data collection software and technology resources.
- 6 Construct FEMA compliant tornado safe room(s).
- 7 Promote City of Keota Multi-Hazard Mitigation Plan to the public once it is completed.
- 8 Educate citizens of hazards and enhance safety and security for the area in and around Keota City limits.
- 9 Afford residents maximum protection for flooding events while providing opportunity for residents to purchase flood insurance.
- 10 traffic and hazmat carriers, enhancing public safety and providing an alternate secondary route of travel should current road structure be maintained.
- 11 Maintain health and safety of community by removing public hazards.
- 12 Provide accurate sinkhole count in and around city limits for safety and geological aspects.

	X				City Council	FEMA, State, County
	X				City Council, County Officials	
	X	X	X	X	City Council, City Staff	DNR, CDBG, FEMA, Revenue
	X				City Council	
			X	X	City Council, City Staff	
				X	City Council	FEMA, CDBG
		X	X	X	City Council, City Staff	
	X				City Council, City Staff	
	X				City Council, City Staff	FEMA
			X		City Council, City Staff	Iowa DOT
	X				City Council, City Staff	FEMA, Iowa DOT, County
	X				City Council, City Staff	

**LAND USE**

**Goals:**

- 1 Develop a land-use plan consistent with Keota ability to serve existing, infill and new development.
- 2 Maintain a compact community pattern and promote efficiency in circulation and public services.
- 3 Cultivate an attitude of regional-thinking for future land-use planning.
- 4 Reduce land use conflicts between commercial, industrial, and residential uses citywide.

**Objectives:**

Ongoing	Timeframe				Responsible Party	Funding if Applicable
	1-2y	3-5y	5-10y			

- 1 Provide for industrial and commercial growth areas that can be efficiently served by the community's infrastructure systems.
- 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 Keota.
- 3 Develop an annexation policy consistent with the community's planned growth areas.
- 4 Utilize a future land-use concept plan, create subdivision regulations and a zoning ordinance to separate or mitigate the negative association between incompatible land uses.
- 5 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.

	X				City Council, City Staff, Planning and Zoning Commission	DNR/SRP
			X		City Council, City Staff, Planning and Zoning Commission	
			X		Planning and Zoning Commission, City Council	
		X			Planning and Zoning Commission, City Council	
	X				Planning and Zoning Commission, City Council	

**Development Policies:**

- 1 The City will ensure that newly created zoning and land development ordinances are consistent with this plan.
- 2 The City will consult and adhere to the future land use plan when considering land subdivision and zoning amendment petitions.
- 3 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.
- 4 The City will consider the long-term impacts of growth on existing developed areas when creating and updating the future land use plan and map.

		X			Planning and Zoning Commission, City Council	
	X				Planning and Zoning Commission, City Council	
	X				Planning and Zoning Commission, City Council	
	X				Planning and Zoning Commission, City Council	

**DOWNTOWN KEOTA**

**Goal 1**

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

**Objectives:**

		Timeframe				Responsible Party	Funding If Applicable
		Ongoing	1-2y	3-5y	5-10y		
1	Create and maintain standards and limitations for development within the community, especially downtown.			X	X	Planning and Zoning Commission, City Council, Keota Unlimited	
2	Encourage the rehabilitation of existing structures to be consistent with the downtown character.	X				Planning and Zoning Commission, City Council, Keota Unlimited	
3	Establish a plan for future improvements to the downtown (Master/Concept Plan).			X		Planning and Zoning Commission, City Council, Keota Unlimited	
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.			X		Planning and Zoning Commission, City Council, Keota Unlimited	

**Goal 2**

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

**Objectives:**

1	Seek local and regional businesses and diversify the economic base, expand and enhance the tax base, and utilize the resident labor force.	X				Keota Unlimited	
2	Develop a long-term strategy to promote sustainable economic growth in the City, especially for the downtown area.			X		City Council, Keota Unlimited	
3	Encourage and market development that will make downtown Keota a destination for our community and the surrounding area. This may include public endeavors, such as a Community Center.			X	X	City Council, Keota Unlimited	CDBG, Vision, State Funding

**Policies/Actions:**

**Alleviate your Weaknesses.**

1	Actively market redevelopment of the most visible "eye sores" in the heart of downtown (see Figure 4.7-redevelopment and reuse sites).	X				Keota Unlimited	TIF, SSMID
2	Study and market your ability to create a community center within your downtown (fundraise, public/private partnerships, etc.).			X	X	City Council, Keota Unlimited	TIF, SSMID
3	Work with the owner of the southeast corner of Broadway and Green Street to add landscaping and/or a half-wall along street edges.			X	X	City Council, Keota Unlimited	TIF, SSMID
4	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).				X	City Council, Keota Unlimited	TIF, SSMID
5	Paint existing light poles. It is recommended that a bold paint color be used (e.g. black, blue) and any trash cans or benches added to the street follow the same color palette. Add banners using existing fixtures on light poles. Replace any worn street signage, including speed limit signs.	X				City Council, Keota Unlimited	TIF, SSMID
6	Make updates to existing public facility buildings and sites that enhance the look and feel of downtown. This includes plantings, lighting, and streetscape features.				X	City Council, Keota Unlimited	TIF, SSMID
7	Buy junkyard adjacent to the City Hall/Fire Department for future expansion and provide a temporary park with gravel path, benches, and minor landscaping elements.				X	City Council	TIF, SSMID
8	Screen "eye sores" and industrial section (east of Green Street) by (re)building the curb, add sidewalks, and streetscaping features (lighting, signage, trees, and other plantings - low shrubs, flowers, etc.).			X	X	City Council	TIF, SSMID
9	Improve curb area and sidewalks on side streets (in particular, on Davis, Ellis and Green Streets). Consider angled parking on the eastern side with extended sidewalks with decorative materials (i.e. stamped concrete, brickwork, painted concrete).				X	City Council	Iowa DOT Safe Routes
10	Purchase the properties on Broadway's northern block between Ellis and Davis to build a community center with a daycare and incubator spaces.				X	City Council	CDBG, Vision, State Funding

**Build on your Strengths**

1	Attract trail riders into the downtown by upgrading the east shoulder of Keokuk-Washington to Lafayette. Add route signs directing bikers from Keokuk-Washington Road to Lafayette Avenue, Lafayette to Hamilton, and Hamilton to the alleyway between Broadway and Lafayette Avenue (see Figure 4.7).			X		City Council, Keota Unlimited, Parks Board	DNR, Iowa DOT, County, TIF, SSMID
2	Review and request a stop sign along CTH V15 at Broadway to make it a safer intersection and allow travelers time to notice our downtown.	X				City Council	
3	Add a sidewalk through the former alleyway that is now a "park" space.				X	City Council, Parks Board	Iowa DOT Safe Routes, TIF, SSMID
4	Use the public land south of Broadway between Davis and Fulton for a multi-purpose park, including space for a farmer's market and Kewash Nature Trailhead. Facilities to be included are: a multi-use trail, picnic tables, shelters, restrooms, playground, volleyball courts.	X	X			City Council, Keota Unlimited, Parks Board	TIF, SSMID
5	Use existing open space in the southwest corner of Broadway and Fulton as a park with trees, shrubs, sidewalk, and signage.			X	X	City Council, Keota Unlimited, Parks Board	TIF, SSMID
6	Remove low-volume alleyways and replace with green spaces, especially between the post office and City Hall.				X	City Council, Parks Board	TIF, SSMID



		Timeframe				Responsible Party	Funding if Applicable
		Ongoing	1-2y	3-5y	5-10y		
<b>Build on your Strengths (continued)</b>							
7	Use the City-owned property (formerly a railbed) behind homes facing Broadway (west of Davis Street) for a multi-use trail with benches. Could add a rest area at the Keokuk-Washington gateway with water fountain, bench and bike rack.				X	City Council, Keota Unlimited, Parks Board	DNR, Iowa DOT, County, TIF, SSMID
<b>Create or Redefine your Identity</b>							
1	Plant flowers in existing planters on a seasonal basis.	X				City Staff, City Council, Volunteers, Keota Unlimited	
2	Add bike racks at key destinations (parks, school facilities, public facilities, restaurant, etc.)				X		TIF, Main Street, SSMID
3	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.					City Council, Keota Unlimited, Parks Board	TIF, Main Street, SSMID
4	Add a welcome to downtown sign prior to the Keokuk-Washington and Broadway intersection (both directions).			X		City Council, Keota Unlimited	TIF, Main Street, SSMID
5	Add unique directional signage along Keokuk-Washington Road, Broadway Street, and 330th Avenue, directing travelers to the downtown district, parks, public parking areas, etc.			X		City Council, Keota Unlimited	TIF, Main Street, SSMID
6	Continue the wider sidewalks throughout the heart of downtown (Davis St. to Green St.), including side streets:						
	A. Introduce decorative paving (stamped concrete, brickwork, etc.)				X	City Council, Keota Unlimited	Iowa DOT Safe Routes, TIF, Main Street, SSMID
	B. Introduce landscaped curb bump-outs at intersections				X	City Council, Keota Unlimited	Iowa DOT Safe Routes, TIF, Main Street, SSMID
7	Replace lighting with pedestrian-scaled lights with banners and hanging (flower) baskets.				X	City Council, Keota Unlimited	TIF, Main Street, SSMID
<b>Other Suggested Actions</b>							
1	Tourist Oriented Directional Signs (TODS): Place sign on: STH 92 near CTH W15 (both directions) directing travelers to the Lakes Acres Golf Course and County Line Mart STH 72 near CTH W15 (both directions) directing travelers to the Lakes Acres Golf Course			X		City Council, Keota Unlimited	
2	Kewash Nature Trail Work with City of Washington to update and maintain the trail, including:  Improve entry points with better signage, information (and map) kiosk, rest area (including a bench), a bike rack, and a water fountain. Add amenities along the trail including benches, rest areas, and mile markers. Add a street sign* to the existing sign pole in front of the trail crossing with the name of trail going E/W off Keokuk Washington Road.						
					X	City Council, Keota Unlimited	DNR, DOT
					X	City Council, Keota Unlimited	DNR, DOT
					X	City Council, Keota Unlimited	DNR, DOT
3	Zoning  Create and adopt a zoning ordinance. Junk yards will go under industrial zoning district as a conditional use  Allow residential units above commercial as a permitted use.		X			Planning and Zoning Commission, City Council	
			X			Planning and Zoning Commission, City Council	
			X			Planning and Zoning Commission, City Council	

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# APPENDIX A

## Community Indicators

Demographics.....	A-2
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This report is a summary of current conditions and recent trends in Keota, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. The report is included as an appendix to the comprehensive plan so that it can be easily updated from time to time as new data becomes available.

### 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 smaller than 20,000, 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**. If the reported error is more than 10% of the estimate, the value is *italicized* in the table. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

*NOTE: Some US Census data are estimates, and these estimates are no more reliable than ACS estimates in small communities, but the Census does not report margins of error.*

SAMPLE TABLE

	Village of Malibu		Chevrolet County		
	No.	Per	No.	Per	
1980	124	2.2	79,564	5.0	
1990	138	3.4	100,601	6.0	← Census Data
2000	145	10.0	145,452	7.0	
Avg. 2005-2009	378	—	<b><u>253,053</u></b>	—	← ACS Data

error exceeds  
10%

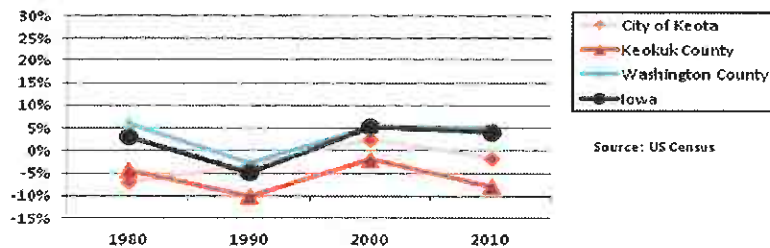
error less than  
10%

# DEMOGRAPHICS

## Population Trends, 1970-2030

	City of Keota	Keokuk County	Washington County	Iowa
1970	1,112	13,493	18,967	2,825,368
1980	1,034	12,921	20,141	2,913,808
1990	1,000	11,624	19,612	2,776,755
2000	1,025	11,400	20,670	2,926,324
2010	1,009	10,511	21,704	3,046,355
2010 projection*	1,009	10,511	21,704	3,028,666
2015 projection	1,022	10,259	22,811	3,097,663
2020 projection	1,034	10,013	23,974	3,172,237
2025 projection	1,047	9,772	25,197	3,249,751
2030 projection	1,060	9,538	26,482	3,328,308

Population Change by Decade



## Analysis

In the last 30 years, the population has hovered around 1,000, which contrasts with the steady decline in Keokuk County and increases in the last 20 years in Washington County.

- The City of Keota has a desire to grow at a steady rate and has been projected at the desired rate.
- The City is younger than both counties with a median age of 40.5 years old. The City still has a high proportion (23.4%) of citizens at or near retirement (60+), slightly less than both counties.

## Age & Sex, 2010

	City of Keota		Keokuk County		Washington County	
	Number	Percent	Number	Percent	Number	Percent
Male	501	49.7%	5,226	49.7%	10,626	49.0%
Female	508	50.3%	5,285	50.3%	11,078	51.0%
Median Age	40.5	---	43.8	---	41.6	---
Under 5	97	9.6%	610	5.8%	1,386	6.4%
5-9 years	78	7.7%	670	6.4%	1,518	7.0%
10-14 years	56	5.6%	696	6.6%	1,585	7.3%
15-19 years	51	5.1%	708	6.7%	1,454	6.7%
20-24 years	38	3.8%	452	4.3%	930	4.3%
25-34 years	131	13.0%	1,134	10.8%	2,341	10.8%
35-44 years	96	9.5%	1,139	10.8%	2,613	12.0%
45-54 years	156	15.5%	1,709	16.3%	3,248	15.0%
55-59 years	70	6.9%	747	7.1%	1,539	7.1%
60-64 years	61	6.0%	625	5.9%	1,332	6.1%
65-74 years	78	7.7%	941	9.0%	1,736	8.0%
75-84 years	54	5.4%	724	6.9%	1,258	5.8%
85 or older	43	4.3%	356	3.4%	764	3.5%
2010 CENSUS		100.0%		100.0%		100.0%

### About the Data:

- o Population Projections from Woods & Poole Economics
- o Projections for Keota are not available.

### Sources:

- o [www.census.gov](http://www.census.gov)
- o <http://data.iowadatacenter.org>



# ECONOMIC PROSPERITY

## Income Trends & Educational Attainment

### Analysis

- The percentage of Keota residents 25 years or older who have at least a high school diploma (94.2%) is higher than both Keokuk County and Washington County and the State percentages (87.9% and 87.7%, respectively).
- Despite a higher level of education than both counties, the income indicators for Keota tend to be lower.
- The City seems to have been hit hard by the recent recession, similarly to Washington County, with the poverty rate jumping from 8.8% in the 2000 census to 14.1% in the 2005-2009 ACS.

Educational Attainment, Persons 25 Yrs or Older

		1990	2009	Avg. 2005-2009
City of Keota	HS Grad	42.7%	39.9%	44.9%
	Some College	14.5%	20.9%	21.5%
	Associate Degree	3.3%	5.0%	7.7%
	Bachelor's Degree	9.1%	12.9%	16.6%
	Graduate/Prof. Degree	3.0%	4.1%	3.5%
	<b>High School Grad or Higher</b>	<b>72.7%</b>	<b>82.8%</b>	<b>94.2%</b>
Keokuk County	HS Grad	45.9%	46.3%	45.2%
	Some College	14.8%	19.0%	20.5%
	Associate Degree	7.1%	7.1%	9.3%
	Bachelor's Degree	6.7%	8.8%	9.8%
	Graduate/Prof. Degree	2.2%	2.8%	3.1%
	<b>High School Grad or Higher</b>	<b>76.8%</b>	<b>84.0%</b>	<b>87.9%</b>
Washington County	HS Grad	42.9%	39.1%	39.6%
	Some College	16.7%	19.4%	21.2%
	Associate Degree	6.6%	7.6%	9.0%
	Bachelor's Degree	8.1%	11.5%	13.6%
	Graduate/Prof. Degree	2.7%	4.8%	4.3%
	<b>High School Grad or Higher</b>	<b>77.0%</b>	<b>82.4%</b>	<b>87.7%</b>
Iowa	HS Grad	38.5%	36.1%	34.9%
	Some College	17.0%	21.4%	21.1%
	Associate Degree	7.7%	7.4%	9.5%
	Bachelor's Degree	11.7%	14.7%	16.8%
	Graduate/Prof. Degree	5.2%	6.5%	7.4%
	<b>High School Grad or Higher</b>	<b>80.1%</b>	<b>86.1%</b>	<b>89.6%</b>

Income Trends

		1990	2000	Avg. 2005-2009
City of Keota	Per Capita Income	\$11,174	\$17,310	\$22,467
	Median Family Income	\$27,989	\$43,393	\$50,156
	Median Household Income	\$22,212	\$35,966	\$47,721
	<b>Individuals Below Poverty</b>	<b>10.5%</b>	<b>8.8%</b>	<b>14.1%</b>
Keokuk County	Per Capita Income	\$10,427	\$17,120	\$21,685
	Median Family Income	\$26,706	\$41,818	\$52,455
	Median Household Income	\$22,234	\$34,025	\$42,196
	<b>Individuals Below Poverty</b>	<b>13.1%</b>	<b>10.1%</b>	<b>9.7%</b>
Washington County	Per Capita Income	\$11,837	\$18,221	\$22,714
	Median Family Income	\$30,295	\$45,636	\$60,433
	Median Household Income	\$25,822	\$39,103	\$50,201
	<b>Individuals Below Poverty</b>	<b>9.5%</b>	<b>5.1%</b>	<b>13.3%</b>
Iowa	Per Capita Income	\$12,422	\$19,674	\$25,060
	Median Family Income	\$31,659	\$48,005	\$60,884
	Median Household Income	\$26,229	\$39,469	\$48,052
	<b>Individuals Below Poverty</b>	<b>11.5%</b>	<b>9.1%</b>	<b>11.4%</b>

### About the Data:

o *Income Trends: The Census Bureau uses a set of money 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."*

### Sources:

- o [www.census.gov](http://www.census.gov)
- o [www.census.gov/acs](http://www.census.gov/acs)

# ECONOMIC PROSPERITY

## Existing Labor Market

### Employment Status of Civilians 16+ Yrs

	City of Keota	Keokuk County	Washington County	Iowa
In Labor Force (2005-2009)	736	5,691	11,552	1,620,086
Unemployment Rate	4.5%	3.6%	3.5%	3.4%
In Labor Force (2011)	841	5,490	11,500	1,661,300
Unemployment Rate	5.5%	6.3%	4.5%	6.2%

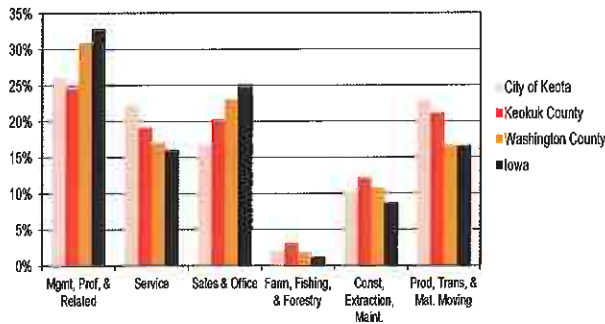
IA Department of Workforce Development, US Census

### Class of Worker (Avg. 2005-2009)

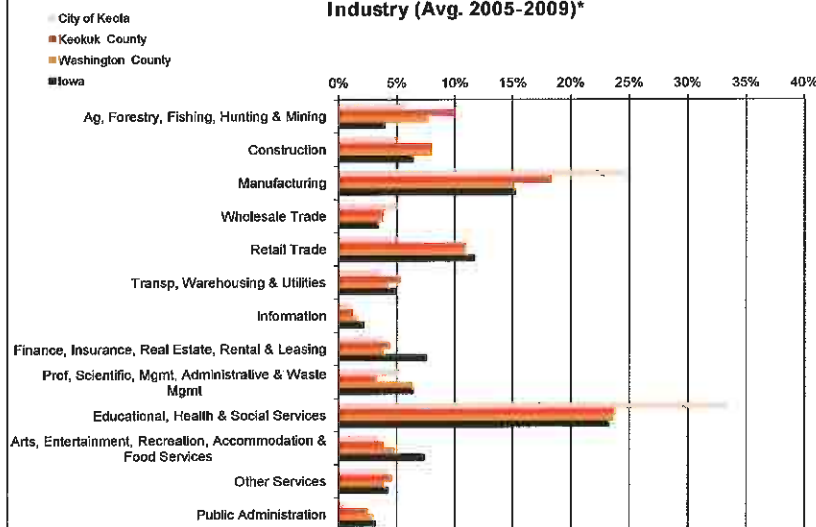
	City of Keota	Keokuk County	Washington County	Iowa
Private Wage & Salary	66.0%	71.1%	71.2%	78.5%
Government Worker	17.9%	14.9%	17.8%	13.8%
Self-Employed	15.5%	13.5%	10.4%	7.4%
Unpaid Family Worker	0.6%	0.4%	0.5%	0.3%

IA Department of Workforce Development, US Census

Occupations (Avg. 2005-2009)\*



Industry (Avg. 2005-2009)\*



\*City data margin of error exceeds 10%

### Analysis

- The City has a significantly higher percentage of workers involved in the manufacturing and educational, health and social services industries than both Keokuk and Washington Counties and the State. Some major employers include Keota Public Schools, Farmer's Cooperative, Farmer's Savings Bank and Maplewood Manor.
- City residents are much more likely to be employed by government (17.9%) or self-employed (15.5%) than in the State as a whole (13.8% and 7.4%, respectively), which explains the significantly lower rate of private wage and salary workers in the City (66.0%) than the State average (78.5%).
- Over the last decade the unemployment rate basically doubled for the County and State. Even though there is no data at the municipal-level, it is likely this increase has also occurred in the City.

#### About the Data:

- o *Employment Status:* For communities under 25,000 in population this data is only calculated during the decennial Census
- o *Class of Worker: Occupation* refers to the type of job a person holds, regardless of the industry
- o *Industry: Industry* refers to the type of work performed by a workers employer.

#### Sources:

- o <http://www.iowaworkforce.org/>
- o [www.census.gov/acs](http://www.census.gov/acs)

# ECONOMIC PROSPERITY

## Labor Projections & Business/Industrial Sites

### Analysis

- Current projections through 2018 show an increase of 172,615 jobs (9.8%) in Iowa.
- Statewide, the top growing occupation is the Network Systems/data Communications Analysts. In Region 15, the top growing occupation is Home Health Aides, though in general healthcare-oriented careers are growing rapidly.
- Healthcare jobs are growing rapidly, both regionally and statewide.
- Keota's largest increases in employment by number of jobs are in the industries of: Transportation, Warehousing and Utilities, Education, Health and Social Services, Professional Services.

### Top 20 Growing Occupations Region 15, Iowa

SOC Code	Occupation	Region 15 IA 2008	Region 15 IA 2018	Percent Change
13-2011	Accountants and Auditors	500	595	19.0%
29-1111	Registered Nurses	1,190	1,430	20.2%
29-2051	Licensed Practical and Licensed Vocational Nurses	290	335	15.5%
31-1011	Home Health Aides	280	395	41.1%
31-1012	Nursing Aides, Orderlies, and Attendants	1,030	1,165	15.1%
35-3011	Bartenders	285	320	12.3%
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	880	990	13.5%
37-3011	Landscaping and Groundskeeping Workers	460	515	12.0%
39-9011	Child Care Workers	595	645	8.4%
41-2031	Retail Salespersons	1,775	1,915	7.9%
41-3021	Insurance Sales Agents	415	450	8.4%
43-1011	First-Line Supervisors/Managers of Office and Administrative Support Workers	240	260	8.3%
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1,030	1,120	8.7%
43-4051	Customer Service Representatives	480	550	14.6%
43-4171	Receptionists and Information Clerks	385	445	15.6%
43-6011	Executive Secretaries and Administrative Assistants	345	380	10.1%
43-9061	Office Clerks, General	1,355	1,465	8.1%
49-9042	Maintenance and Repair Workers, General	605	645	6.6%
53-1032	Truck Drivers, Heavy and Tractor-Trailer	1,095	1,215	11.0%
53-7051	Industrial Truck and Tractor Operators	390	420	7.7%

### About the Data:

Top 20 Growing Occupations: Based on total number of jobs projected for Region 15 by the Iowa Workforce Development. Region 15: Appanoose, Davis, Jefferson, Keokuk, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties.

### Sources:

- o <http://iwin.iwd.state.ia.us/iowa/ArticleReader?itemid=00003928>
- o <http://www.seta.iastate.edu/>

	Keota 1990		Keota 2000		State of Iowa 2000	
	Number	%	Number	%	Number	%
Agriculture, forestry, fishing, hunting, and mining	35	8.6%	28	5.8%	65,903	4.4%
Construction	15	3.6%	27	5.6%	91,824	6.2%
Manufacturing	81	20.1%	70	15.8%	253,444	17.0%
Wholesale trade	24	6.0%	17	3.5%	53,267	3.6%
Retail trade	60	14.9%	64	13.3%	176,381	12.0%
Transportation and warehousing and utilities	27	6.7%	60	12.4%	79,170	4.9%
Information	0	0.0%	4	0.8%	41,970	2.8%
Finance and insurance, and real estate and rental and leasing	29	7.2%	23	4.8%	100,395	6.7%
Professional, scientific, management, administrative, and waste management services	5	1.2%	21	4.4%	90,157	6.1%
Education, health and social services	108	26.8%	153	31.6%	324,142	21.8%
Arts, entertainment, and recreation, and accommodation and food services	2	0.5%	10	2.1%	98,819	6.6%
Other services, except public administration	12	3.0%	17	3.5%	66,286	4.4%
Public administration	3	0.7%	2	0.4%	51,058	3.4%
<b>Total employed</b>	<b>403</b>	<b>100%</b>	<b>482</b>	<b>100%</b>	<b>1,489,816</b>	<b>100%</b>



**HOUSING**

Households

Household Counts

	City of Keota		Keokuk County		Washington County		Iowa	
	No.	Per Person	No.	Per Person	No.	Per Person	No.	Per Person
1990	416	2.4	4,573	2.5	7,454	2.6	1,064,325	2.6
2000	430	2.4	4,586	2.5	8,056	2.6	1,146,276	2.6
2010	408	2.5	4,408	2.4	8,741	2.5	1,146,276	2.7
<b>Avg. 2005-2009</b>	<b>403</b>	<b>---</b>	<b>4,677</b>	<b>---</b>	<b>8,338</b>	<b>---</b>	<b>1,215,970</b>	<b>---</b>

Housing Occupancy

	2000		2010		Avg. 2005-2009	
	#	%	#	%	#	%
Owner Occupied	351	79.6%	339	83.1%	317	78.7%
Renter Occupied	79	17.9%	69	16.9%	86	21.3%
Vacant	36	8.2%	35	8.6%	38	8.6%
<b>Homeowner Vacancy Rate</b>	<b>---</b>	<b>2.5%</b>	<b>---</b>	<b>1.5%</b>	<b>---</b>	<b>8.1%</b>
<b>Rental Vacancy Rate</b>	<b>---</b>	<b>10.5%</b>	<b>---</b>	<b>15.9%</b>	<b>---</b>	<b>0.0%</b>

**Analysis**

- The number of persons per household in the City has largely remained steady similar to both counties and the State.
- The majority of the City residents (83.1%) live in owner occupied housing. It is important for any City to have a mixture of quality owner-occupied and quality renter occupied housing. The relatively high rental vacancy rate (15.9%) indicates that there is not a shortage of rental units. This data demonstrates that the optimal mixture for the City of Keota of owner-occupied housing to rental housing is probably higher than the traditional 3:2 ratio that is optimal in most places.



**Sources:**

- o [www.census.gov](http://www.census.gov)
- o [www.census.gov/acs](http://www.census.gov/acs)



# HOUSING

## Housing Unit Age, Occupancy, & Tenure Characteristics

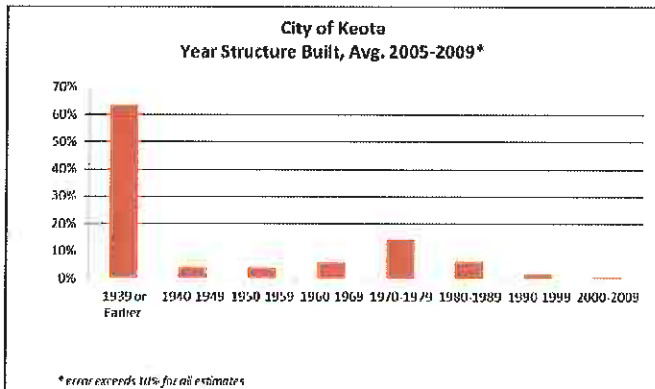
### Year Moved into Unit, Avg. 2005-2009

City of Keota		
	Number	Percent
1969 or earlier	28	6.9%
1970 to 1979	47	11.7%
1980 to 1989	52	12.9%
1990 to 1999	84	20.8%
2000 to 2009	192	47.6%

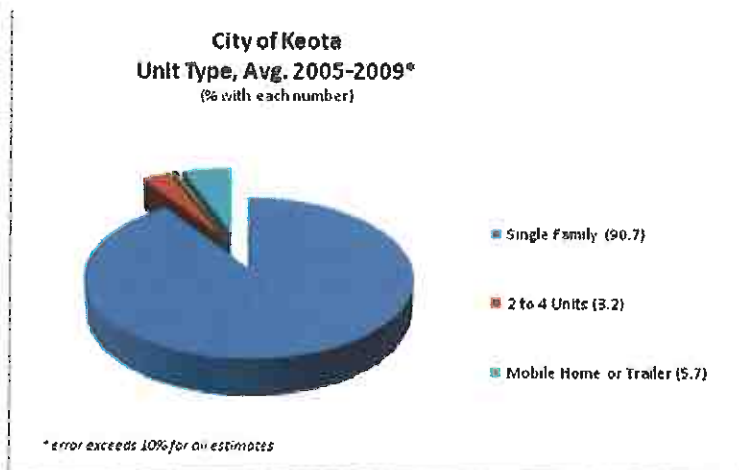
### Residence One Year Ago, Avg. 2005-2009

City of Keota		
	Number	Percent
Same House	770	82.4%
Different House (in US)	159	17.0%
Same County	28	3.0%
Different County	131	14.0%
Same State	128	13.7%
Different State	3	0.3%
Abroad	6	0.6%

### Year Structure Built, Avg. 2005-2009



### Unit Type, Avg. 2005-2009



### Analysis

- The majority of residents (~68%) have lived in their current homes less than 20 years, and about forty-seven percent have lived in their current home less than 10 years.
- The vast majority of the housing in the City is single family houses (90.7%). Although there are plenty of vacant rental units in Keota, it is important to ensure there are enough other types of housing options to meet demands for affordable housing and rental units, while also maintain standards for development for such options as mobile home parks.
- The minimal amount of multi-family housing in the City consists of small buildings with only 2 to 4 units in them.
- Most housing units in the City, over 60%, were built before 1940. These structures will most likely need maintenance and upgrades than more recent houses.

#### Sources:

- [www.census.gov](http://www.census.gov)
- [www.census.gov/acs](http://www.census.gov/acs)

**HOUSING**

Values & Affordability

Home Costs Compared to Income, City of Keota

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 20%	54.4%	Less than 15%	11.4%
20% to 24.9%	23.1%	15.0% to 19.9%	24.1%
25% to 29.9%	8.8%	20% to 24.9%	46.8%
30% to 34.9%	0.0%	25% to 29.9%	0.0%
35% or more	13.6%	30% to 34.9%	3.8%
Not computed	---	35% or more	13.9%
		Not computed	---

**Analysis**

- 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.
- Almost 14% of City homeowners and approximately 17% of renters exceeded the “affordable” threshold during 2005-2009.
- More renters do not have “affordable” housing than owners. This probably has to do with the fact that the median rent is significantly more than both Keokuk County (\$541) and Washington County (\$481).

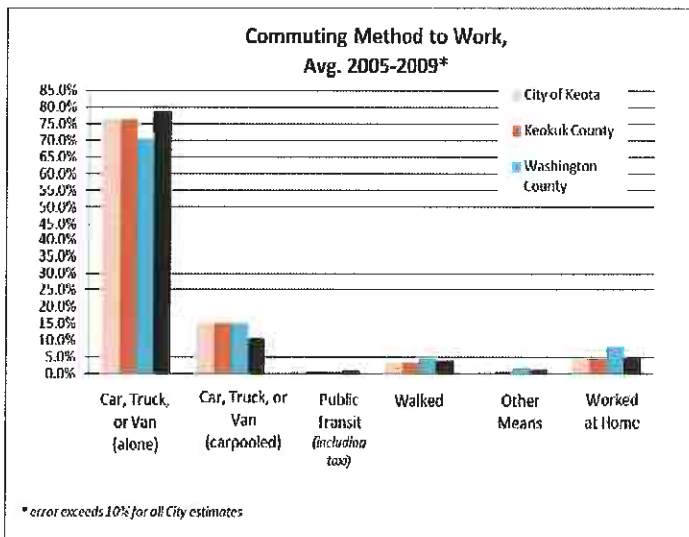


# MOBILITY

## Commuting

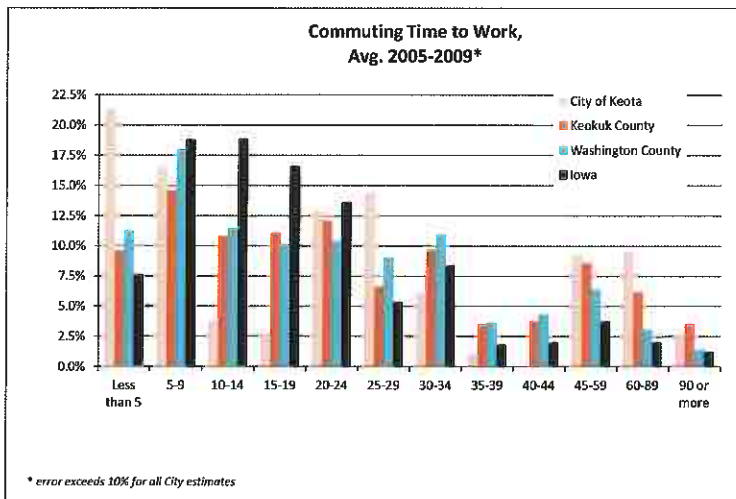
Residents Place of Work, Avg. 2005-2009

	City of Keota	Keokuk County	Washington County
Within County	44.6%	51.7%	58.9%
<i>Within the City</i>	35.8%	---	---
<i>Outside the City</i>	64.2%	---	---
Outside of County, Within State	54.0%	47.8%	40.3%
Outside of State	1.4%	0.5%	0.7%



### Analysis

- Just over 90% of City residents travel to work using an automobile, which is on-par with the State (89.0%) and Washington County (85.6%), and below Keokuk County (91.4%) levels.
- Less than half of workers work within their county of residence, which is less than both Keokuk County (51.7%) and Washington County (58.9%).
- The average estimated travel time to work for City residents is 21.3 minutes, which is slightly more than Washington County (21 min), less than Keokuk County (26.5 min) and slightly more than the State as a whole (19.1 min).
- A large percentage of Keota workers have a commute that is 0-9 minutes or 20-29 minutes. These times suggest working in the City and nearby in Washington or Keokuk County.



**About the Data:**

- Residents Place of Work: includes persons 16 years or older.
- Commuting Method to Work: includes persons 16 years or older.
- Commuting Time to Work: includes persons 16 years or older.

Source: [www.census.gov/acs](http://www.census.gov/acs)

**MOBILITY**Major Modes  
of Travel**Aviation Service**

Quad Cities International Airport (MLI)  
2200 69<sup>th</sup> Avenue  
Moline, IL 61265

Eastern Iowa Airport (CID)  
2121 Arthur Collins Parkway SW  
Cedar Rapids, IA 52404

**Railroad Service**

- Freight rail runs through Washington County to the southeast of the City of Keota.
- Passenger rail is provided by Amtrak with two different places to board: a station approximately 50 miles to the southwest in Ottumwa, IA or a station approximately 50 miles south in Mount Pleasant, IA.

**Transit Service**

Greyhound Lines makes a stop in Iowa City (approximately 40 miles to the northeast) should residents wish to make a long haul trip by bus.

**Road Management**

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see map on the next page for road classifications in the Plan Area).

Responsibility for maintaining and improving roads is generally assigned based upon these functional classifications. Arterials generally fall under state jurisdiction, collectors under county jurisdiction, and local roads under local responsibility.

- Iowa DOT provides highway traffic volumes for selected roads and streets in all communities every 3 years (collected as AADT-Average Annual Daily Traffic).  
<http://www.iowadot.gov/maps/msp/traffic/aadtpdf.html>

**Boat Service**

The City of Keota is not located along any major river and does not have any need to maintain boat access.

**Trucking Service**

A majority of freight is trucked through the City of Keota on State Highway 92.

*Sources:*

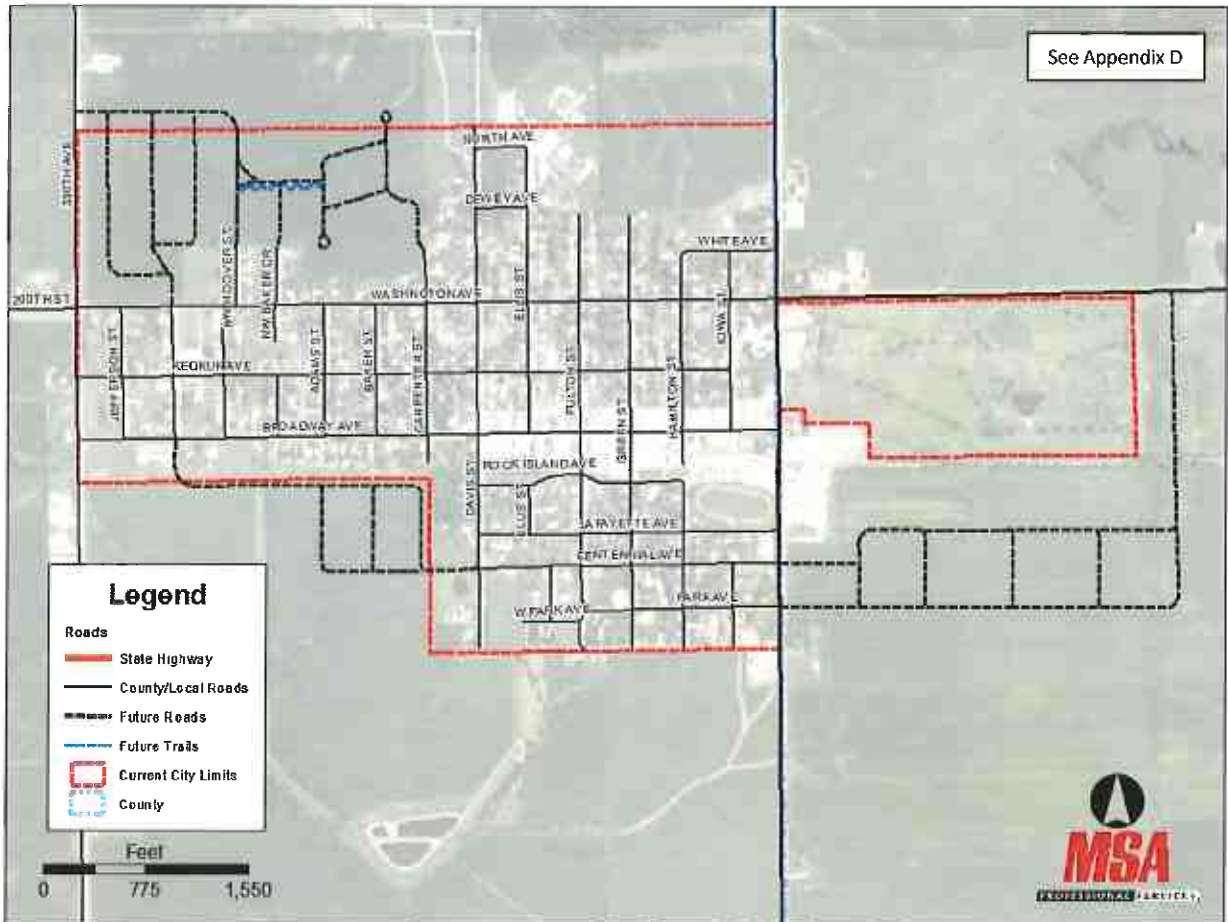
- <http://www.eairport.org/>
- [www.amtrak.com](http://www.amtrak.com)
- <https://www.greyhound.com/>
- <http://qairport.com/>
- <http://www.iowadot.gov/>
- <http://www.iowadot.gov/iowarail/index.htm>



**MOBILITY**

Mobility Map

Keota Local Transportation Map



**Keokuk Transportation Facilities**

- Two major highways serve Keokuk County. State Highway 92 crosses the county dominantly from east to west, and State Highway 149 crosses from north to south. These highways intersect at Sigourney. Other highways include State Highways 21, 78, and 22. Hard-surface county roads connect these highways to all of the smaller communities in the county. All farms and rural residences have access to either these roads or roads of gravel or crushed limestone. Major county roads are well distributed throughout the county.
- One railroad freight line passes through the southeast corner of Keokuk County near Richland. An airport is available near Sigourney. Motor freight lines service every trading center in the county.

**Sources:**

- Iowa Department of Natural Resources Geological Survey

**MOBILITY**

Pedestrian & Elderly/Disabled Movement

Keota Sidewalk Map



**Sidewalks, Trails, & Routes**

- Walkers/bicyclists use the City's existing roadways and sidewalks (where available).
- The west end of the Kewash Trail terminates in Keota. This 14 mile crushed gravel path runs from Washington to Keota on an abandon rail bed.

**Transportation Facilities for the Elderly or Disabled**

The City is served by 10-15 Transit; [www.1015transit.com](http://www.1015transit.com).

**Sources:**

- [http://co.washington.ia.us/departments/conservation/kewash\\_trail.htm](http://co.washington.ia.us/departments/conservation/kewash_trail.htm)
- [www.1015transit.com](http://www.1015transit.com)

# COLLABORATION

## Existing Areas of Collaboration with Other Units of Government

Local Unit of Government	Existing Collaboration Efforts
Keokuk County	The City of Keota and Keokuk County continual collaborate well at the local level and welcome opprtunities to strengthen their great realationship.
Washington County	The City of Keota and Washington County continual collaborate well at the local level and welcome opprtunities to strengthen their great relationship.
Keota Commnity School District	
Iowa DNR	The City's Water and Sewer Utilites are permitted and regulated by the DNR.
Area 15 Regional Planning Commission	
State of Iowa	

## Potential Areas of Collaboration with Other Units of Government

Local Unit of Government	Potential Collaboration Efforts
Keokuk County	The City of Keota and Keokuk County continual collaborate well at the local level and welcome opprtunities to strengthen their great relationship.
Washington County	The City of Keota and Washington County continual collaborate well at the local level and welcome opprtunities to strengthen their great relationship.
Keota Commnity School District	Safe Routes to School
Iowa DNR	Keota will continue to work with the DNR to meet permit regulations.
Area 15 Regional Planning Commission	
State of Iowa	



# AG & NATURAL RESOURCES

Relief, Forestland, Soils & Farmland

## Relief

- The highest point of elevation in Keokuk County is approximately 910 feet above sea level. It is near Thornburg in the northwest corner of the county. The lowest point of elevation, approximately 625 feet above sea level, is at the point where the Skunk River leaves the county, approximately 3 miles northeast of Richland.
- The difference in elevation between the lowlands and adjoining uplands in the county ranges mainly from 100 to 120 feet along the Skunk River and its tributaries. The difference in elevation between the lowlands and adjoining uplands ranges from 80 to 100 feet along the South English River and its tributaries in the northern part of the county.
- The relief along the Skunk River and its tributaries is characterized by moderately steep slopes rising from the lowlands. The relief near the remaining, smaller drainage systems is characterized by moderately sloping and strongly sloping areas rising from the lowlands.

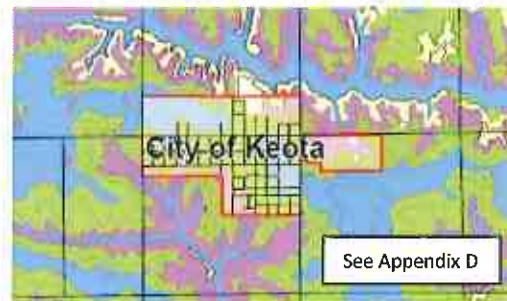


## Forest & Woodlands

Keota does not have any major woodland or forest areas in the immediate vicinity that would conflict with development or redevelopment.

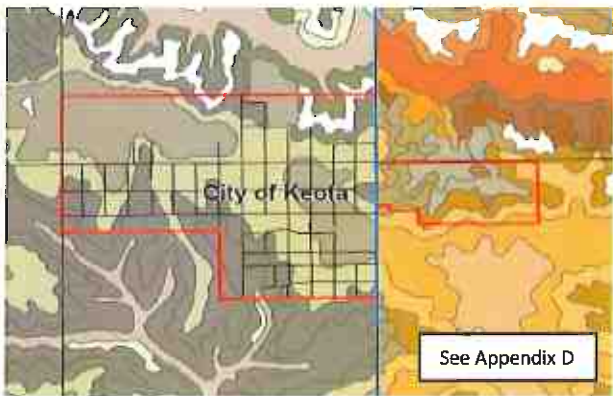
## Farmland

Keota is surrounded by mostly prime farmland with high Corn Suitability Rating (CSR). This provides the potential and necessity for smartly planned growth in concurrence with the comprehensive plan.



## Soils

The soils around Keota County are deep, silty, or loamy, and nearly level to slightly sloping. Many different soils are present as illustrated by the map in Appendix D and the graphic below.



### Sources:

- Iowa Department of Natural Resources Geological Survey



# AG & NATURAL RESOURCES

## 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 and need to develop a TMDL.



#### About the Data:

- o Groundwater: Susceptibility to groundwater contamination is determined based on five physical resource characteristics: bedrock depth, bedrock type, soil characteristics, superficial deposits, and water table depth.

#### Sources:

- o Iowa DNR

### Watersheds

The City of Keota is in the Skunk River Watershed Management Authorities - Iowa DNR (HUC\* 07080107) as well as the Lake Darling Watershed Project's Management Authorities areas of influence. The City continues to consider the goals, objectives and policies of watershed authorities into the goals, actions and implementation of the Keota Comprehensive Plan.

### 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..

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).

### Wetlands

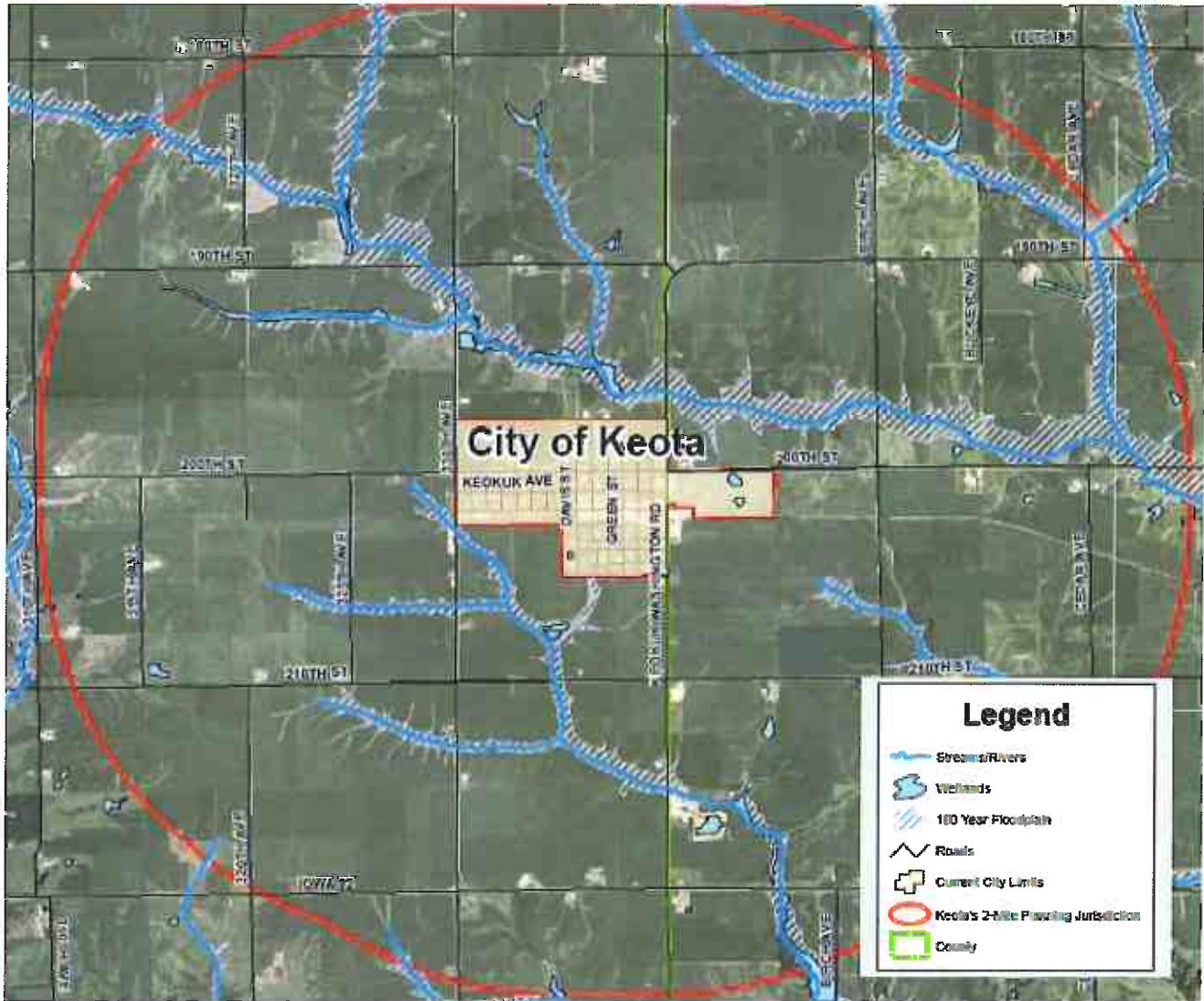
Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.

- o There is one small wetland area, approximately 1,600 square feet in size, defined by the National Wetland Inventory within the City limits of Keota.

# AG & NATURAL RESOURCES

Resource Protection & Management

Keota Natural Resources Map



**Sources:**

- o Iowa DNR
- o MSA GIS

# AG & NATURAL RESOURCES

Development  
Limitations

## 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. .



## Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories: metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone.

- There are no mining operations in the City but there is a non-metallic mining operation just southeast of the City, North of Highway 92.

## 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.
- There are 5 Public Wildlife Areas in Keokuk County and one in nearby Washington County.
- <http://www.iowadnr.gov/Hunting/PlacestoHuntShoot/WildlifeManagementAreas/PublicWMAsCountiesAC.aspx>

### Sources:

- Iowa DNR
- Keokuk County Conservation

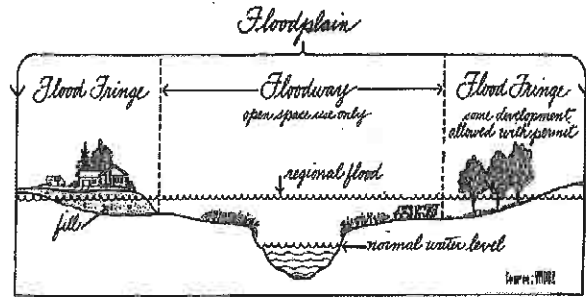


# AG & NATURAL RESOURCES

## Development Limitations Map

### 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).



### Steep Slopes

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

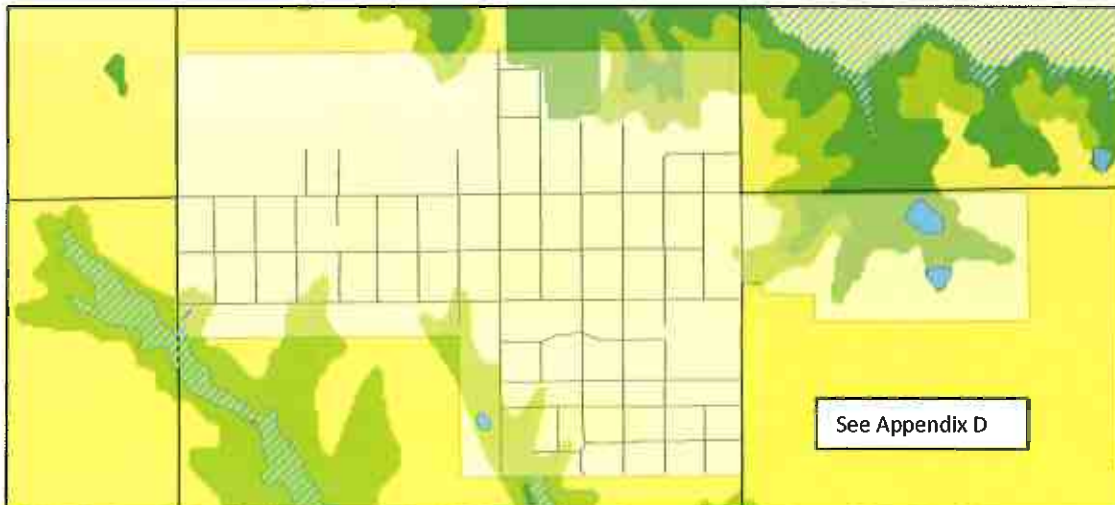
### Rare Species

The Iowa Natural Communities Inventory contains species known or suspected to be rare in the state and natural communities native to Wisconsin.

- County endangered species lists are available from the U.S Fish and Wildlife Service.
- Due to the City's urban environment none of the habitats that would facilitate endangered species exist within the developed areas of the City.

**Sources:**

- Iowa DNR
- MSA GIS





## ENERGY & UTILITIES

### Utilities & Renewable Energy Sources

#### Sanitary Sewer System

- All wastewater generated in the City is collected and treated by the City of Keota.
- The system provides service to an estimated population just over 1,000 people.
- The Sanitary Sewer map in Appendix D shows the system within the City.



#### Stormwater Management

Stormwater management typically includes the collection, conveyance and release of storm runoff to natural receiving systems, typically through passive inlets and outfalls.

- The Storm water Sewer map in Appendix D shows the system within the City.

#### Water Supply

The City of Keota operates the potable water supply system in Keota.



#### Solid Waste & Recycling Facilities

Solid waste and recycling services are provided by an outside contract.

#### Telecommunications Facilities

- Telephone service for the City is provided by CenturyLink.
- Cable television and internet services are provided by Mediacom.
- Cell Service is available from several local/national service providers.

#### Sources:

- City of Keota
- MSA
- State of Iowa

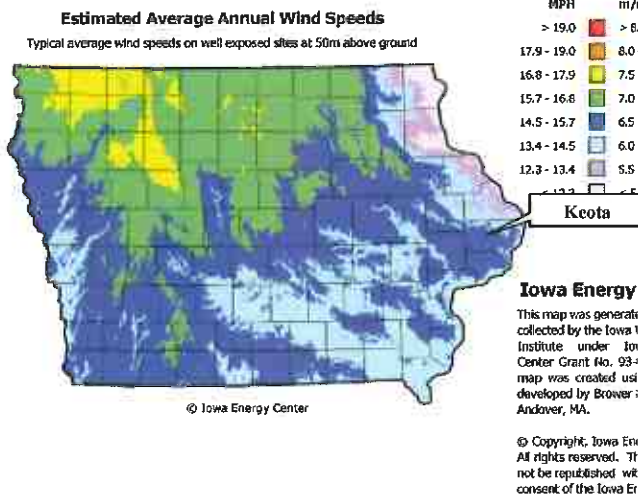
## ENERGY &amp; UTILITIES

Utilities &  
Renewable Energy Sources

## Renewable Energy Sources

To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands and grow jobs.

- **Solar** - Currently there are no commercial or public solar energy systems in use in the City of Keota.
- **Wind** - Currently there are no commercial or public wind energy systems in use in the City of Keota.
- **Geothermal** - Currently there are no commercial or public geothermal systems in use in the City of Keota.
- **Biofuel** - Currently there is no biodiesel production facility in the City of Keota.

**Biofuel**

Bio-fuels are derived from bio-mass, can be used for liquid bio-fuel or bio-gas production, and can offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources.

**Geothermal**

A geothermal heat pump uses the constant temperature of the earth to heat and cool buildings, transferring heat out of the ground in the winter and into the ground in the summer. Geothermal electricity generation uses underground steam or hot water to drive turbines. This type of geothermal resource is generally not available in the Midwest.

**Wind**

Wind-powered electricity turbines are now common throughout the Midwest. Production is optimized where the wind resource is strong (fast) and steady. As shown at left, most of the Scott County region is relatively well suited for commercial scale wind systems and there may be opportunities for small and wind systems in the City.

**Solar**

Two types of solar energy systems are well suited to Iowa communities: solar electric photovoltaic (PV) and solar hot water (SHW) systems. The efficiency and effectiveness of these systems depend on the size of the system (i.e. area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing).

**Sources:**

- <http://www.energy.iastate.edu/renewable/wind/cs/FactorWindSolar.htm>
- City of Keota Community Questionnaire

Power Plants &  
Transmission Lines

- MidAmerican Energy provides electricity and natural gas services to the City.
- There are no substations located in the City.

# COMMUNITY FACILITIES

Child Care, Health, Emergency, &  
Other Facilities

## Health Care Facilities

- Nearby Washington and Sigourney both have Clinic and Hospital Facilities; there are currently no clinic or hospitals in the City of Keota.
- Maplewood Manor is an independent, intermediate & skilled care facility in the City of Keota.



## Child Care Facilities

There are no existing licensed child care facilities in Keota.

## Cemeteries

There are two cemeteries located within the City limits;

- 1) Keota Cemetery and
- 2) St. Mary's Cemetery

## Other Government Facilities

City Hall is in good condition but expansion has been considered for the future due to space requirements for the Fire Department, QRS, and City Staff.

## Police & Emergency Facilities

- Law enforcement in the City is provided by the City of Keota, Keokuk County and Washington County Sheriff's Departments.
- Quick Response Services are provided by Keota QRS.
- Fire protection is provided by the Keota Volunteer Fire Department.



### Sources:

- <http://www.Keotaia.org>
- <http://www.keotafire.org/>
- <http://www.maplewoodcares.com/>



# COMMUNITY FACILITIES

Park Schools & Library Facilities

## School & College Facilities

- The City is served by the Keota Community School District. The the Keota Community School District is a K-12 public school system of approximately 350 students. The district operates one elementary school and a junior/ high school.
- Indian Hills Community College located in nearby Ottumwa and is the nearest community college.
- The University of Iowa is located in nearby Iowa City and is the closets state university.
- William Penn University is located in nearby Oskaloosa, IA and is a four-year private university.

## Library Facilities

The Wilson Memorial Library is Located in Keota.

## Park & Recreational Facilities

In total, the City has 6.3 acres of parkland. As the table illustrates, the existing park system adequately meets the needs of City residents.

- Wilson Park features a full size ball diamond with fenced in field and dugouts, bleachers, concession stand, restrooms and batting cage. Nearby is a second small ball field for peewee games. The fully shaded park and playground has a picnic shelter with a dozen tables, grills, basketball court and water.
- Tennis Court Park features two regulation size fenced and lighted tennis courts are the heart of this park. A picnic shelter, basketball court and a several playground pieces complete this area.
- Lagos Acres Golf and Country Club is located at the east edge of Keota features a nine hole golf course. The gently rolling 40 acre course features 2 ponds, tree lined fairways, cart rentals and clubhouse. Regular summer events are Men's League on Wednesday evening, Women's League on Tuesday mornings, Couple's League every other Friday and a variety of weekend tournaments.
- Kewash Trail is a 14 mile trail, former railroad bed, links Keota, West Chester and Washington. It is open year round for hiking, biking and other non-motorized recreation.

### Parkland Needs

	2010
Population	1009
Demand (6 acres/1,000)	6.1
Total Supply	12.8
Surplus/Deficit	6.8



### About the Data:

- *Park Acreage Compared to Population Forecasts: The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community.*

### Sources:

- <http://www.Keotaia.org/par.shtm> (City of Keota)
- <http://www.keota.k12.ia.us/>
- <http://lagosacres.keota.net/>
- [http://co.washington.ia.us/departments/conservation/kewash\\_h\\_trail.htm](http://co.washington.ia.us/departments/conservation/kewash_h_trail.htm)

# COMMUNITY CHARACTER

Historic Markers, Inventories  
& Gov't's

## Historic Preservation Certified Local Government (CLG)

A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status with the State Historical Society of Iowa. Once a community is certified, they become eligible for:

- Free start-up preservation reference library
- Matching sub-grants from the federal Historic Preservation Fund,
- Grants from the REAP Historic Resource Development Program
  
- The City of Keota is not a CLG community.

## Iowa Site Inventory

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.

They are currently in the process of converting this system to a digital registry that would be available for public queries.

Currently, contact Berry Bennett at (515)-281-8742 for more information.

At this time, it is unknown how many buildings are listed on the Iowa Site Inventory from the City of Keota.

## Archaeological Site File

The Archaeological Site File is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Iowa. This master inventory is maintained by the University of Iowa – Office of the State Archeologist (OSA).

*Contact the Office of the State Archeologist for more information.*

### Sources:

- o <http://www.iowahistory.org/index.html>
- o <http://www.uiowa.edu/~osa/focus/information/isf.htm>
- o <http://www.hpdb.org/25376>

## State & National Register of Historic Places

The State Historic Society of Iowa lists one property within the City of Keota area – The C.F. and Mary Singmaster House or Elmhurst at 32263 190<sup>th</sup> Street in Keokuk County.

# LAND USE

Existing & Project Land Uses

## Projected Land Use Needs

	2010	2015	2020	2025	2030	20 Years Change
Population	1009	1022	1034	1047	1060	51
Housing Units	448	453	458	463	467	19
Residential (acres)	155	158	160	162	163	8
Commercial (acres)	6	6	6	6	6	0
Industrial (acres)	21	21	22	22	22	1
Undeveloped Land (acres)	106	103	101	98	96	-9

## City of Keota Land Uses

	Acres	Percentage
Agricultural/Open Space	105.6	22.2%
Residential-SF	150.6	31.7%
Residential-MF	4.9	1.0%
Mixed Use	0.0	0.0%
Utility	1.1	0.2%
Commercial/Office	5.5	1.2%
Industrial	21.0	4.4%
Public/Institutional	83.6	17.6%
Parks & Recreational	12.8	2.7%
Vacant	1.1	0.2%
Road ROW	88.5	18.6%
<b>Total</b>	<b>474.8</b>	<b>100.0%</b>

### Analysis

- The City of Keota is surrounded on all sides by productive farmland that offers potential for smart growth of the urban environment.
- Residential homes account for over 42% of developed land, which includes transportation and ROW.
- A project goal of .25% annual population growth was used to begin the process of determining future land use needs.

### Redevelopment Opportunities

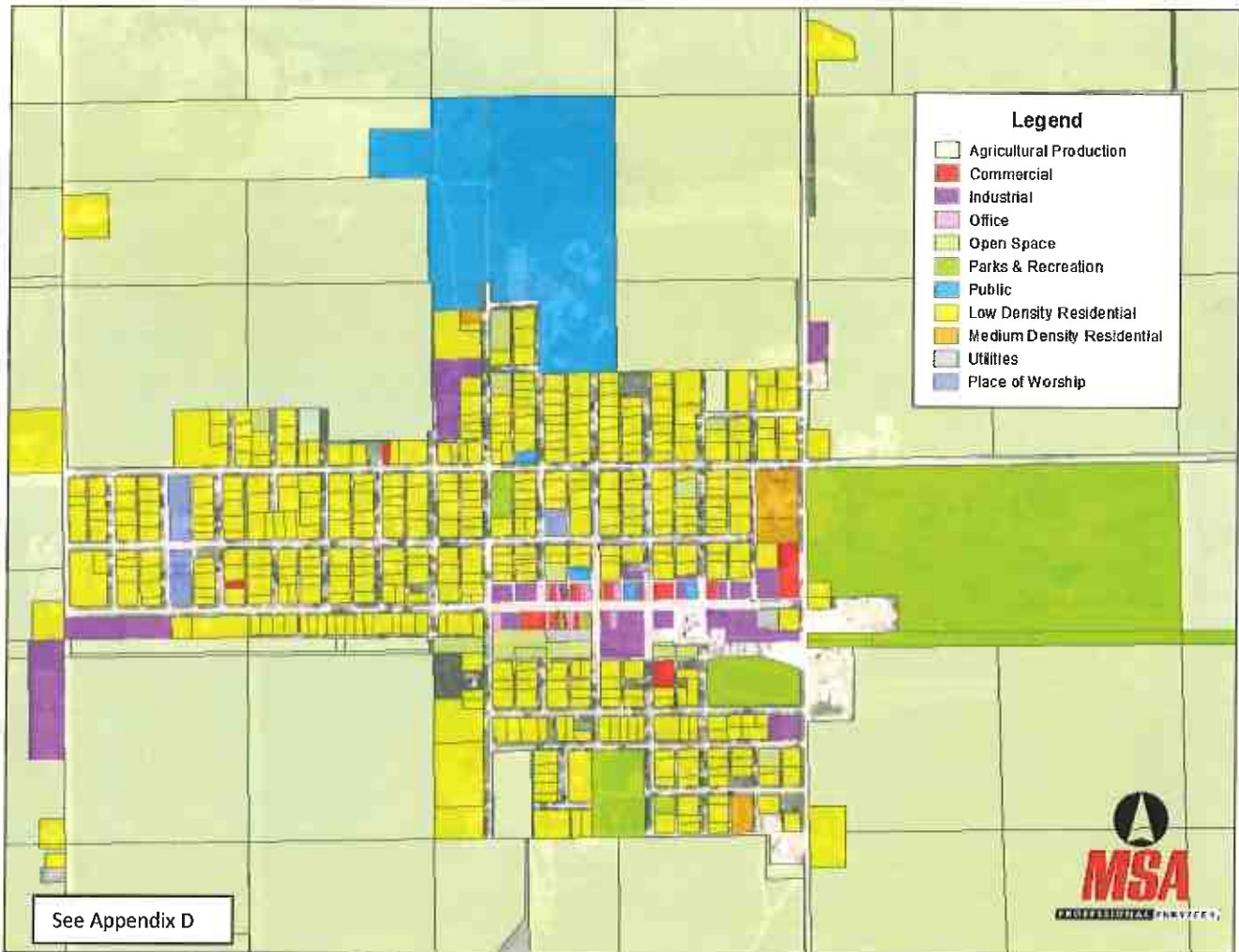
Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the City. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing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

#### About the Data:

- *Projected Land Use Needs: Residential use projections were calculated by holding the population steady but accounting for the pattern of decreasing household size. Because the Census data on population within the City has varied so greatly, accurate projections are impossible.*
- *City of Keota Land Uses: Approximate existing land uses in the City as of year 2010, as viewed through aerial photography*

**LAND USE**

Existing Land Use Map





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# APPENDIX B

## Public Input

Public Participation Plan .....	B.1
Public Meeting Discussions .....	B.2
Community Survey Results .....	B.3

### B.1 Public Participation Plan

The City of Keota 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 Keota 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 Keota 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.
  - Keokuk County
  - Washington County
  - City of Harper
  - City of South English
  - City of Kinross
  - City of West Chester
  - Administrator for the Keota Community School District
  - Area 15 Regional Planning Commission
  - East Central Iowa Council of Governments
  - Indian Hills Community College
- 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 July 13<sup>th</sup>, 2010, The City's consultant facilitated a public meeting at Lagos Acres Country Club to gather information on Assets and Liabilities and discuss what a Comprehensive Plan can do for the City.

Over 70 people attended the public meeting and joined in on the discussion. The following is a summary of the public input from that meeting.

### People, Civic Life & Community

- Low Crime Rate (+)
- Churches (+)
- VFW (+)
- People Care About Each Other (+)
- No Doctors Office(-)
- No Day Care Center (-)
- Less Birth Control (-)
- Unkind Demeanors (-)
- Leadership Transfer (-)

### Utilities & Community Facilities

- Free QRS (+)
- Library (+)
- School (+)
- Nursing Home (+)
- QRS Needs a Home(-)
- Water & Sewer Improvements (-)

### Downtown Keota and Economic Development

- Capable Workforce (+)
- Business Variety & Outreach (+)
- Local Bank (+)
- Local Businesses Need More Support (-)
- Upkeep of Downtown (-)
- Need for Handicap Accessibility (-)
- Parking Downtown (-)

### Environmental Quality and Recreation

- Pool (+)
- Golf Course (+)
- Variety of Cultural and Recreational Facilities (+)
- Walking Trails/Sidewalks/Bike Trails (-)
- More Indoor Recreational Places (-)

### Location & Transportation

- Be A Bedroom Community (+)
- Location (+)
- Walking Trails/Sidewalks/Bike Trails (-)



**Housing, Land Use & Growth**

- Property Upkeep –Rental & Owner (-)
- Junkyards (-)
- Enforcement of City Codes (-)

## B.3 Community Survey Results

A community survey was distributed to the entire community as part of the planning efforts. Each household in Keota (385total) was mailed a survey, along with a Low and Medium Income Survey, and a pre-addressed stamped envelope for ease of return to MSA.

158 surveys were returned for a response rate of 41%. The survey was utilized by the Steering Committee and MSA to help formulate Goals, Objectives and Policies for the Comprehensive Plan. Below is a compilation of the most important and noteworthy comments from the survey results. Full survey results are also included in this appendix.

**Important Issues****Demographics and Growth**

- Attracting Young People/Families
- Expanding Employment Opportunities
- Deteriorating Housing & Property Conditions

**Environmental Quality and Recreation**

- Sewer System Issues-Deterioration
- Expanding Recreational Programs and Amenities
- Need for Community Building

**Downtown & Economic Growth**

- Local Business Competitiveness
- Expansion of Retail/Service Needs of Community
- Aesthetics of Downtown/Deteriorating
- Logical Expansion of Business District(s)

**Land Use**

- Need Room for Business Expansion
- Conflicts between Existing Land Uses
- Need for Land Use Planning and Zoning

**Transportation**

- Roadway Improvements Needed
- Just off HWY 92; Access
- Parking Downtown

**Utilities & Community Facilities**

- Sewer Upgrades Needed & Funding
- Daycare and Community Center

- Drinking Water Quality Issues
- Storm Sewer Upgrades in Areas

**Housing**

- Rental Property Upkeep
- Need Affordable Housing for Families
- Older Housing Stock is Costly to Maintain

**Implementation**

- Funding for Growth/Improvements
- Working with Established Practices and Conditions
- City/Community Involvement

Places

**Favorite Places**

- Downtown Businesses and Services
- West Side of Town
- Golf Course, Swimming Pool and Parks
- Library
- School
- St. Mary's

**Least Favorite Places**

- Junkyards at Various Locations
- Rental Properties in Disrepair
- Building Conditions on Broadway
- Ellis Street
- Vacant/Storage Buildings

**Assets & Strengths****Environmental Quality and Recreation**

- Pool
- Golf Course
- Parks
- Nature Trail

**Utilities & Community Facilities**

- Newer Sewer/Water Facilities
- St. Mary's Hall
- Senior Center
- VFW
- Bank Community Room
- Library
- School(s)

**People, Civic Life & Community**

- People Care About One Another
- Low Crime
- Variety of People as Resources
- Small Town Charm/Friendly Atmosphere

**Economic Development**

- Educated Workforce with Strong Work Ethic
- Keota Unlimited
- Great New City Website
- Local Business Support
- Good Infrastructure
- Land Available for Development

**Housing, Land Use & Growth**

- Homes and Lots Available
- Beautiful and Well Maintained Homes
- Land Available for More Housing
- Mostly Single-Family Homes

**Location & Transportation**

- Good Roads Around and In/Out of Town
- Close to Washington, Sigourney and Iowa City
- Employment Opportunities within Commuting Distance.

**Weaknesses & Liabilities**

**Environmental Quality and Recreation**

- Park(s) Need Upgrades
- Need More Recreational Activities/Facilities
- Agricultural Impacts on Air Quality

**Utilities & Community Facilities**

- Continual Maintenance is Needed
- Need a Community Center for Indoor Activities
- School is a Liability Because it is Huge Asset
- No Daycare Center
- Senior Center Maintenance
- Handicap Access is Limited
- City and Fire Department Need Work/Space
- Need Space for Large Civic Gatherings
- Infrastructure Improvements Needed

**People, Civic Life & Community**

- Safety Concerns In Areas
- Lack of Involvement
- Need to Welcome New Residents
- Lack of Young Families & Kids
- Renter Inclusiveness

**Economic Development**

- Lack of Economic Growth/Jobs
- Hard to Attract Industry/Businesses
- Need New land Area for Business Development
- Upkeep of Existing Commercial/Industrial Properties

**Housing, Land Use & Growth**

- Rental Property Upkeep
- Homes in Disrepair
- Need for More and Better Rental Homes
- Need for More Housing Choices
- Land Use Conflicts Between Housing and Businesses

**Location & Transportation**

- Off HWY 92
- Far away from Metro Area with Bigger Cities Between Keota and Metro Area
- Commuting Detracts from Local Business Support

The following pages contain graphs tabulated from the quantitative questions on the community survey.



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# KEOTA COMMUNITY SURVEY RESULTS

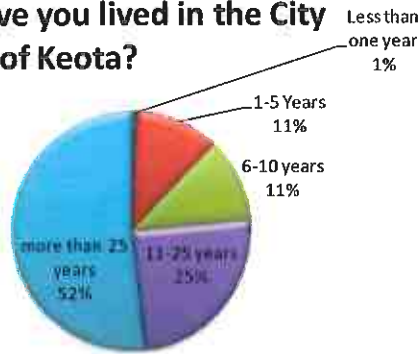
Summer 2011  
Keota 2030 Comprehensive Planning Process

## ABOUT THE SURVEY

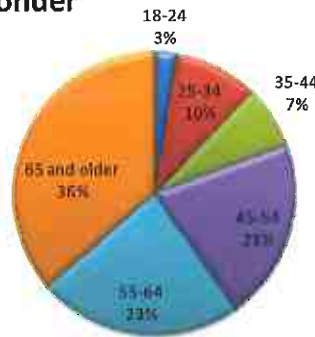
- ◉ Sent to all 385 Households along with an Low and Moderate Income Survey in June of 2011.
- ◉ Mailing included a pre-addressed and stamped envelope for return.
- ◉ 158 surveys were returned; 41% return rate
- ◉ Used to assist with the development Goals, Objectives and Policies for 2030 Comprehensive Plan.
- ◉ Full survey results available.

# DEMOGRAPHICS

**How long have you lived in the City of Keota?**

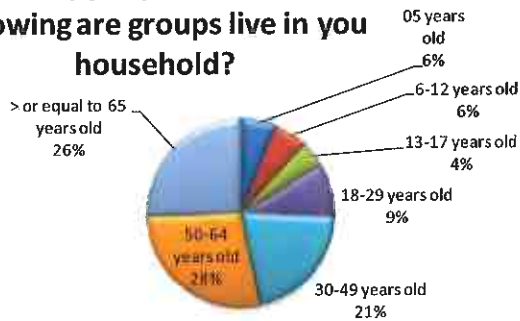


**Age of Responder**



# DEMOGRAPHICS

**How many people in each of the following are groups live in you household?**



**What occupations are household members employed in?**





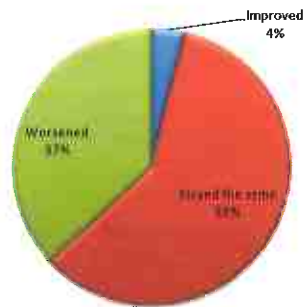


# QUALITY OF LIFE

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



Has the quality of life in Keota in the last 1-5 years improved, stayed the same, or worsened?



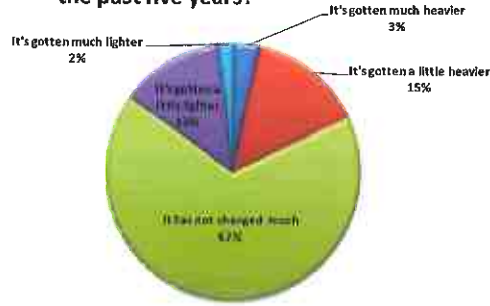
# QUALITY OF LIFE

During the next five years, do you expect the quality of life in Keota to improve, stay the same or worsen?

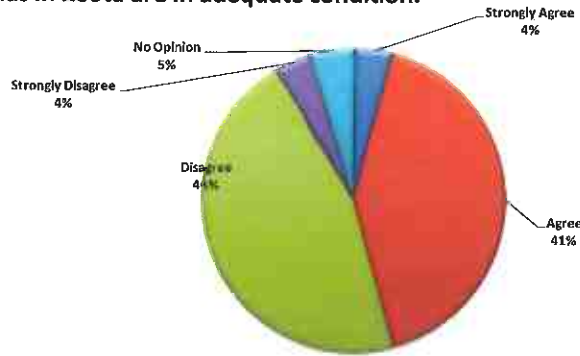


# TRANSPORTATION

How do you think that traffic volume has changed in Keota over the past five years?



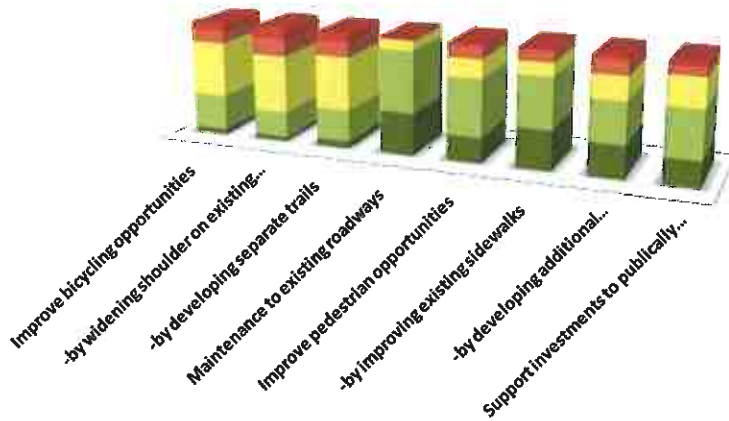
Local roads in Keota are in adequate condition.



# TRANSPORTATION

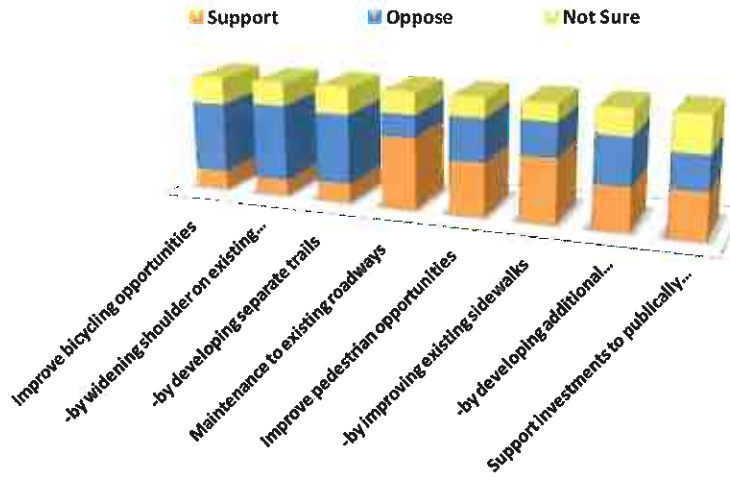
During the next ten years, please rate the following transportation investments based on what you think would be best for the City of Keota?

Legend: Strongly Agree (Dark Green), Agree (Light Green), No Opinion (Yellow), Disagree (Orange), Strongly Disagree (Red)



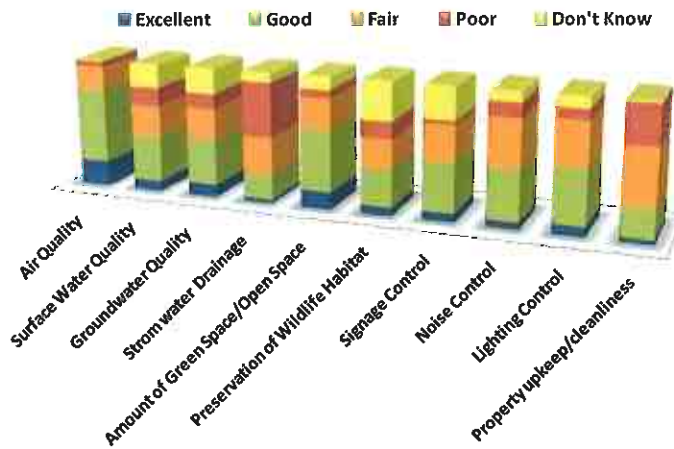
# TRANSPORTATION

If these steps to improve transportation services required increase in your taxes or fees, would you support or oppose increases for the following?



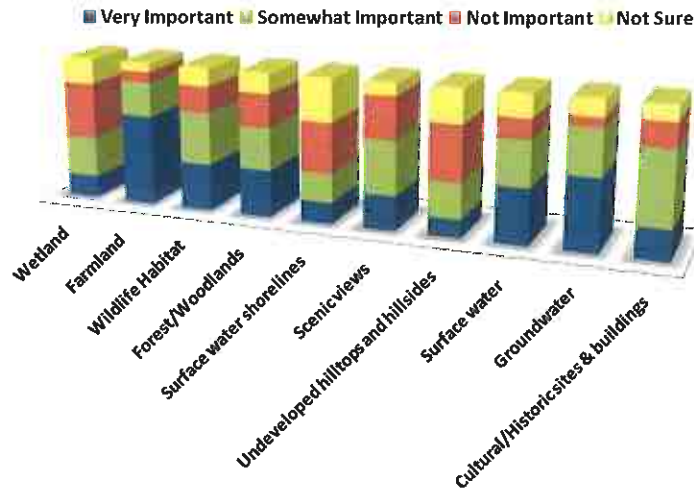
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

How satisfied are you with the following aspects of environmental quality in the City of Keota area?



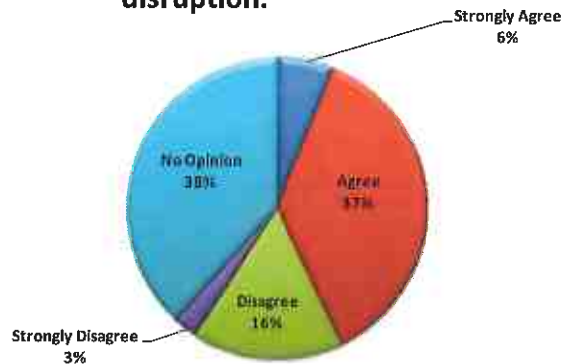
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Please indicate how important the preservation of the following features is for the Keota area?



# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

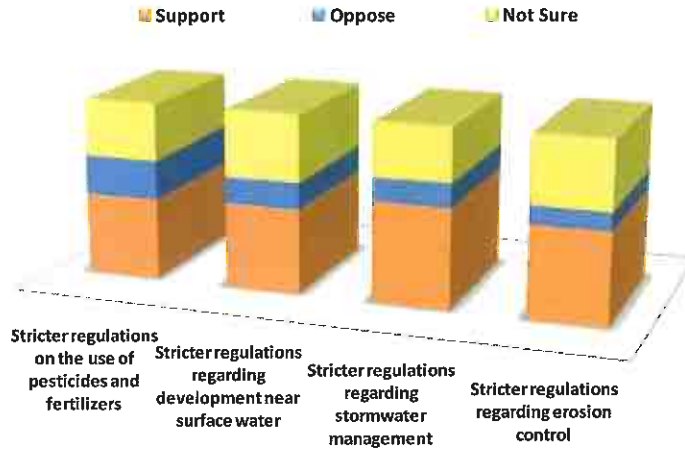
Current environmental policies and regulations in the City of Keota adequately protect environmental areas from damage or disruption.





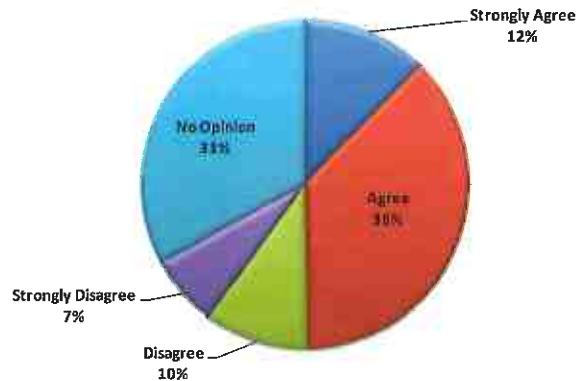
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

If these steps to protect and improve the natural environment had implications for local monitoring programs and regulations, would you support or oppose the following:



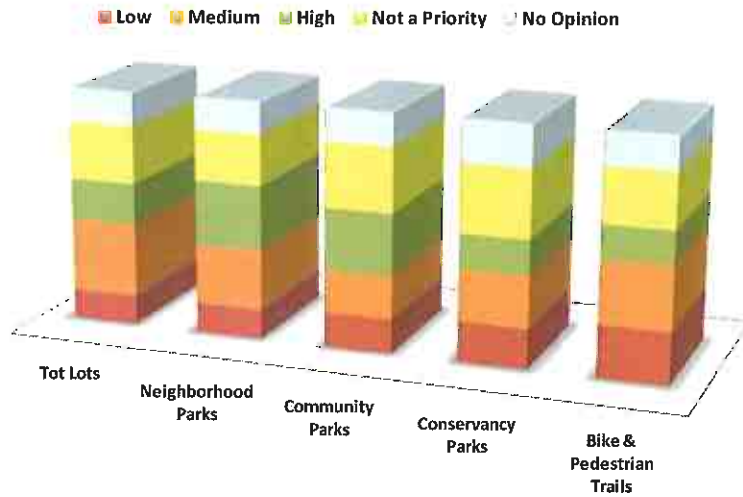
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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



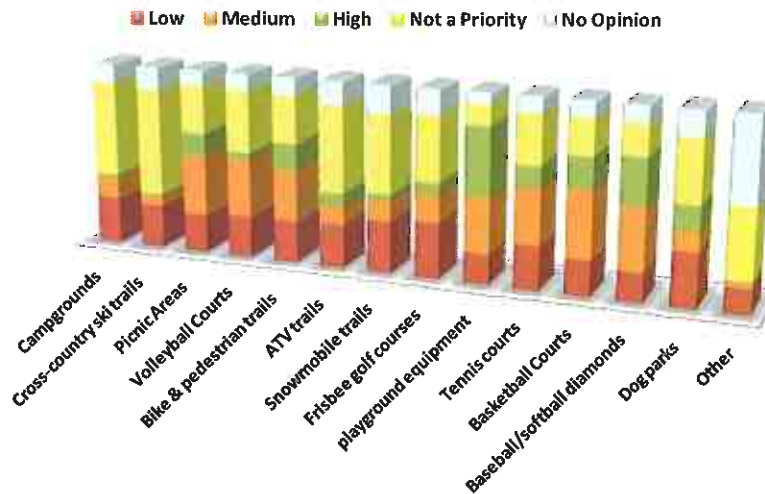
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Which of the following types of park and recreational facilities are currently needed to serve the City of Keota residents?



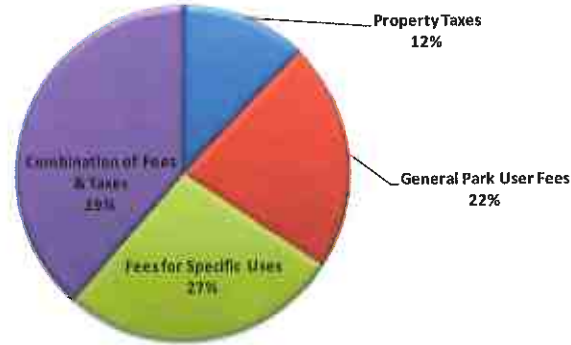
# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

During the next ten years, which of the following recreational facilities do you think the City of Keota should invest in?



# AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

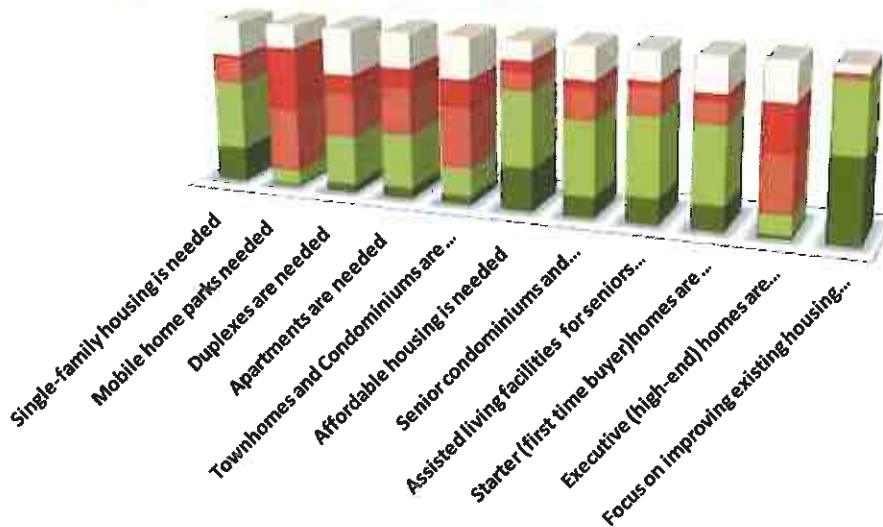
If you believe that any of the resources above should be created or expanded, how should the improvements be paid for?



# HOUSING

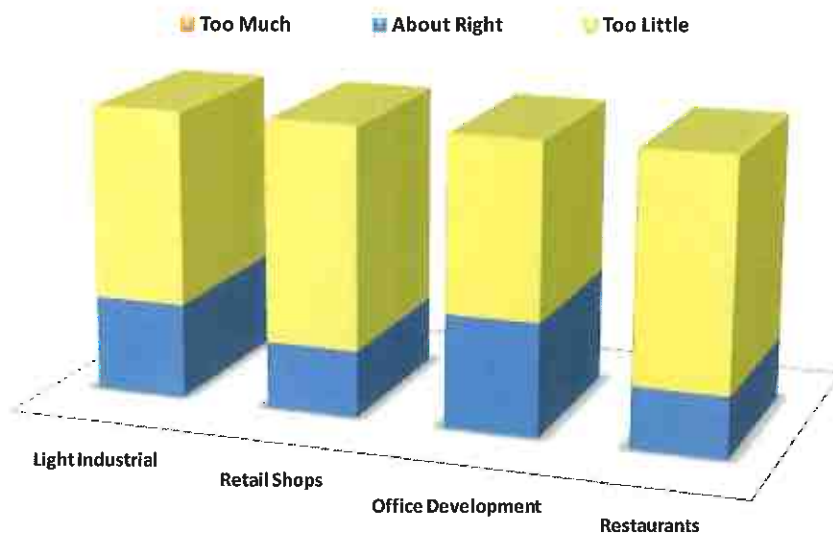
Please share your opinions about the types of new housing and housing improvements needed in the City of Keota.

Strongly Agree Agree Disagree Strongly Disagree No Opinion



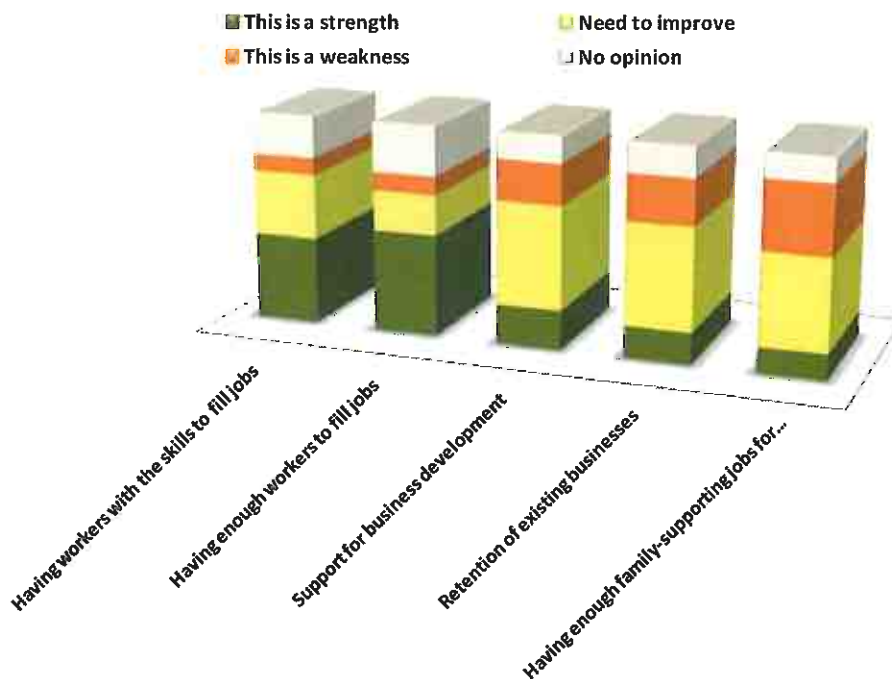
# ECONOMIC DEVELOPMENT

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



# ECONOMIC DEVELOPMENT

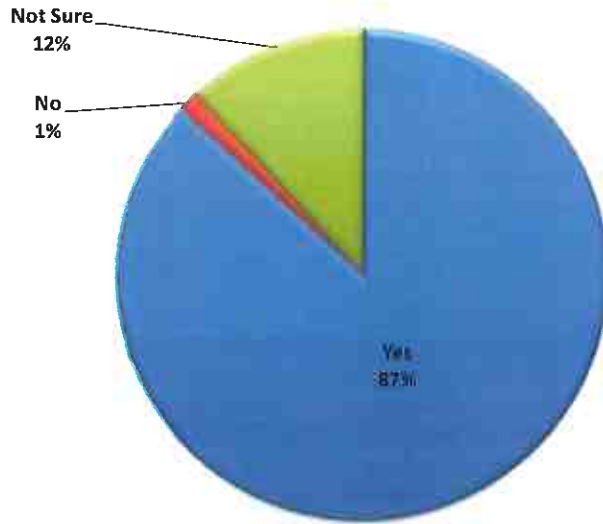
For each of the services or qualities listed below, tell us whether you think the City of Keota is strong in that area, whether we need some improvements, or whether we are weak in that area.





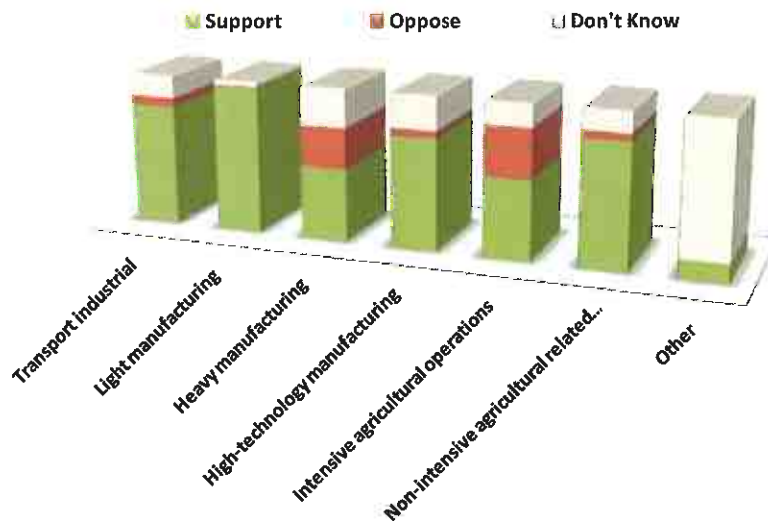
# ECONOMIC DEVELOPMENT

Should a concentrated effort be undertaken to recruit new industrial/commercial business in the City of Keota?



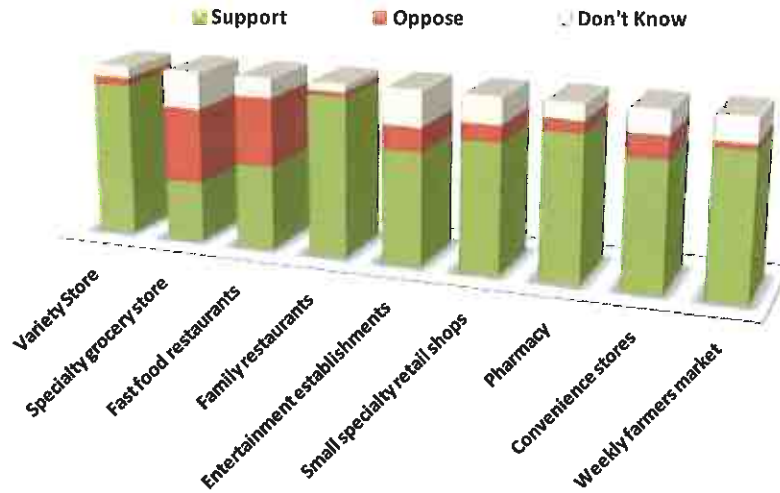
# ECONOMIC DEVELOPMENT

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



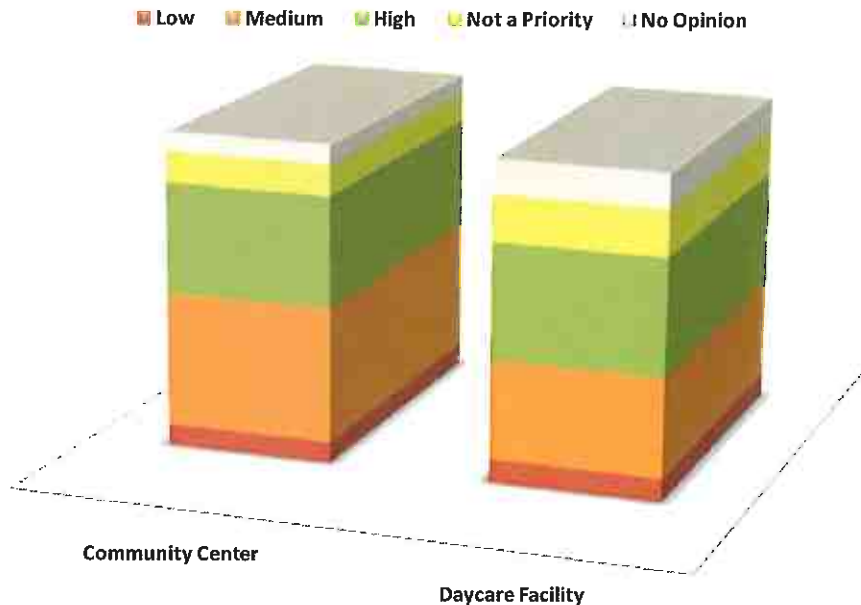
# ECONOMIC DEVELOPMENT

Do you support or oppose the development of the following retail establishments in the City of Keota?



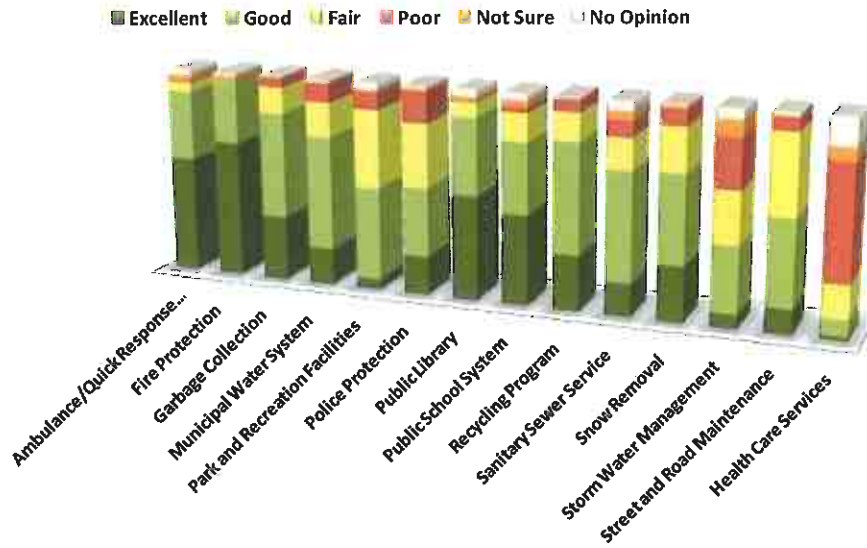
# UTILITY & COMMUNITY FACILITIES

Members of the community have expressed an interest in developing a Community Center that could include a daycare facility; do you feel these ventures should be a priority for the community?



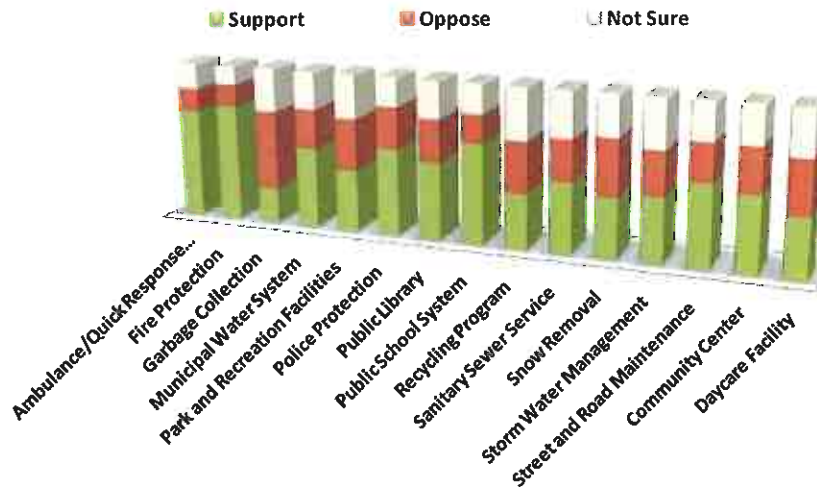
# UTILITY & COMMUNITY FACILITIES

From your experience, please rate the following services in Keota.



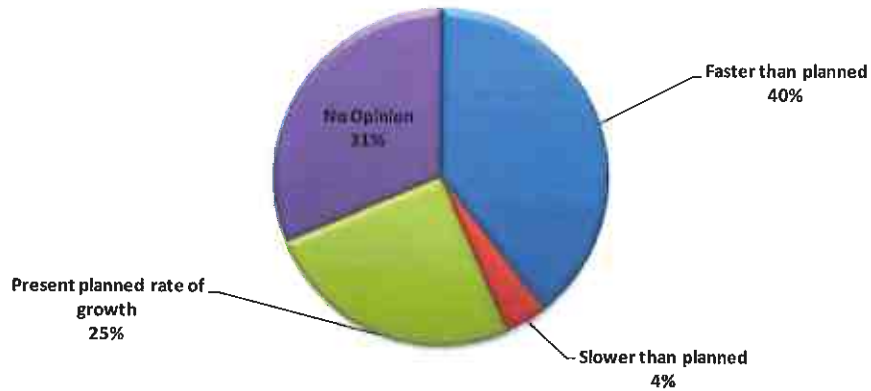
# UTILITY & COMMUNITY FACILITIES

If steps to improve any of the following services required an increase in your taxes or fees, would you support or oppose increases for the following.



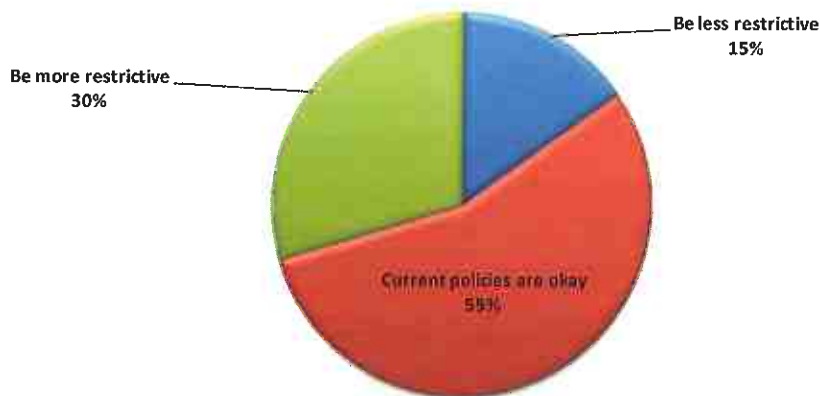
# LAND USE

The City of Keota is currently planning for an increase of approximately 0.25% in population per year from 1,009 (2010) to 1,034 (2020). At what rate would you like to see growth occur?



# LAND USE

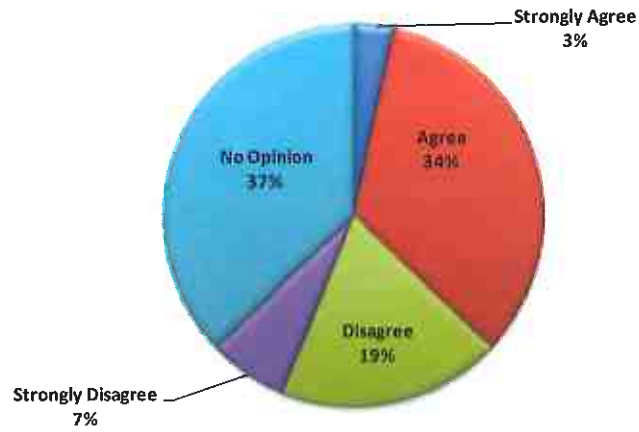
How would you direct the City of Keota civic leaders and planners with regard to land use policies and regulations?





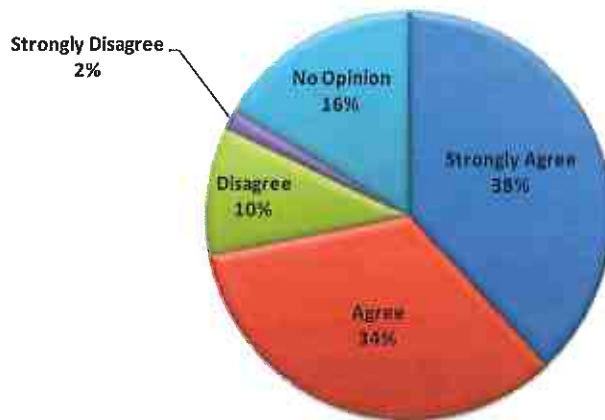
# LAND USE

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



# LAND USE

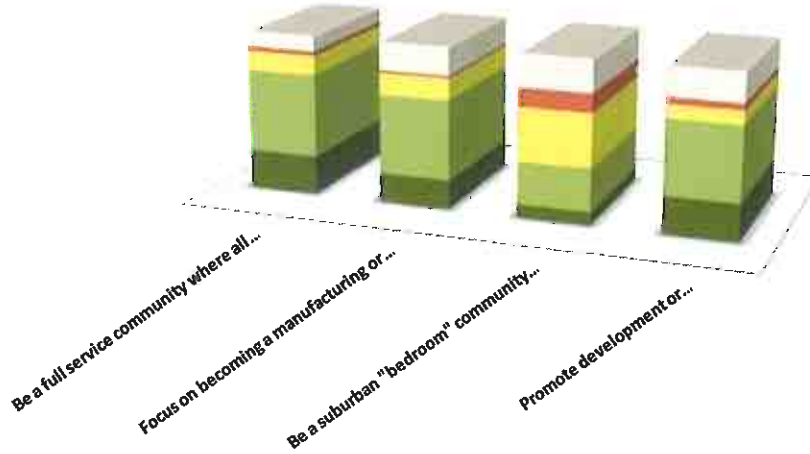
**That has soils that are highly productive for crop production should be preserved for agricultural use.**



# LAND USE

Please indicate your level of agreement with each of the following to complete the statement: In the future, the City of Keota should strive to \_\_\_\_\_?.

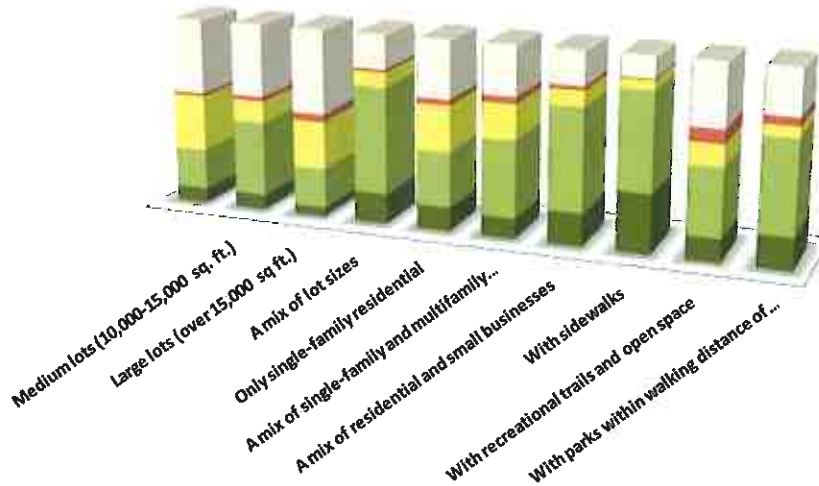
Strongly Agree  
  Agree  
  Disagree  
  Strongly Disagree  
  No Opinion



# LAND USE

Indicate your level of agreement with how new housing and neighborhoods in the City of Keota should be designed.

Strongly Agree  
  Agree  
  Disagree  
  Strongly Disagree  
  No Opinion



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# APPENDIX C

## 2012-2014 Action Plan

Make Keota a Great Place to Live.....	C.1
Create and Enforce City Ordinances.....	C.2
Improve City's Ability to Implement the Plan.....	C.3

This action plan should be posted in a prominent place, referred to regularly, and updated on an annual or biannual basis following a review of the goals described in the comprehensive plan and an evaluation of progress toward those goals. The action plan identifies those items deemed most important for immediate action in the next 24 months, but it does not preclude the possibility that motivated individuals and organizations may begin working on other action items consistent with the goals and objectives of this plan.

### Emphasis C.1 – Make Keota a Great Place to Live

**Action #1.1:** Bring more activity to Downtown Keota. Create an ad-hoc committee or utilize Keota Unlimited to evaluate the feasibility of a recurring public event of some type, such as a weekly farmers' market. Incorporate an agricultural theme to reinforce this aspect of the City's identity.

**Timeframe:** 2012

**Responsible Party:** Plan Commission, City Council, Committee or Keota Unlimited

**Action #1.2:** Actively encourage the redevelopment and productive use of vacant downtown parcels, at least including an annual meeting with property owners to discuss prospects for the sale or use of those parcels.

**Timeframe:** 2012-2014

**Responsible Party:** Plan Commission, City Council, Keota Unlimited

**Action #1.3:** Address poor property maintenance problems by creating a "Clean Keota" initiative to educate property owners about their responsibilities, housing funding opportunities, encourage improvements, and enhance enforcement efforts.

**Timeframe:** 2012-2014

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

**Action #1.4:** Celebrate and encourage exceptional building exterior and landscaping improvement, both residential and commercial, by creating an award program to acknowledge high-quality design.

**Timeframe:** 2012

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



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**Action #1.5:** Create a Park and Recreation Board to begin assessing and planning for Park improvements and expansion if desired.

*Timeframe:* 2012-2013

*Responsible Party:* Plan Commission & City Council

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**Action #1.6:** Perform a space needs analysis and feasibility study for a Community Center and Daycare Facility.

*Timeframe:* 2012-2013

*Responsible Party:* Plan Commission & City Council

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## **Emphasis C.2 – Create, update and Enforce City Land Use Ordinances**

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**Action #2.1:** Create a zoning ordinance as necessary to establish consistency with this plan.

*Timeframe:* 2012-2014

*Responsible Party:* Plan Commission & City Council

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**Action #2.2:** Create a subdivision ordinance that is consistent with this plan, especially regarding transportation improvements, conservation and development subdivision design options.

*Timeframe:* 2012-2014

*Responsible Party:* Plan Commission & City Council

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**Action #2.3:** Appoint a zoning administrator to manage the day-to-day enforcement of the zoning ordinance.

*Timeframe:* 2012-2014

*Responsible Party:* Plan Commission & City Council

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## Emphasis C.3 – Improve City’s Ability to Implement the Plan

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**Action #3.1:** Develop and maintain a Capital Improvements Plan

*Timeframe:* 2012, Annual

*Responsible Party:* Public Works Director & City Council

---

**Action #3.2:** Update and maintain the City’s development impact fees

*Timeframe:* 2012

*Responsible Party:* Plan Commission & City Council

---

**Action #3.2:** Hire a City Administrator to manage City affairs and implement goals of comprehensive plan.

*Timeframe:* 2012-2013

*Responsible Party:* Plan Commission & City Council

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## APPENDIX D

### Comprehensive Plan Maps

Natural Features.....	1
Prime Farmland.....	2
Soils.....	3
Slopes.....	4
Watersheds.....	5
Housing Conditions.....	6
Regional Transportation.....	7
Local Transportation.....	8
Sidewalk Conditions.....	9
Community Facilities.....	10
Sanitary Sewer System.....	11
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Existing Land Use.....	13
Future Land Use.....	14
Development Concept Overall.....	15
Development Concept NW.....	16
Development Concept SW.....	17
Development Concept SE.....	18

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



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