

AMANA COLONIES LAND USE DISTRICT

Land Use Plan, Phase II

Passed and approved December 18, 1985
Effective March 1, 1986

Division 1.0 – Comprehensive Land Use Plan

Updated: May 5, 2021

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SUMMARY

This report presents Phase II of the Land Use Plan for the Amana Colonies Land Use District. The report was prepared under the direction of the Board of Trustees which is responsible for the management and control of the Land Use District in accordance with Chapter 303, Code of Iowa, subsections 303.41 through 303.68.

Phase I, the Interim Land Use Plan, was adopted by the Board of Trustees on May 22, 1984, and was intended to provide temporary land use regulations pending the preparation and adoption of Phase II. Phase I is included in this summary on the following pages ii and iii. Phase I was amended by the board of trustees on July 23, 1985, by changing the date in Section IV from August 1, 1985 to December 31, 1985. Phase I was also amended on April 9, 1985, by the adoption of resolution No. 85-1 which provided interim sign regulations.

The Land Use Plan – Phase II includes three principal divisions, as follows:

- Division 1.0 – which presents land use plans and policies for the Land Use District and for each village
- Division 2.0 – which provides for administration of the Land Use District and appointment of the Land Use Administrator, Board of Adjustment and Historic Preservation Commission;
- Division 3.0 – which includes a comprehensive zoning ordinance and a subdivision ordinance. These ordinances provide detailed regulations to implement the land use plans and policies included in Division 1.0.

A schematic outline of the organization of the Land Use District and the Land Use Plan – Phase II is shown on the diagrams on pages iv and v.

Resolution 85-2 which adopted Divisions 1.0 and 2.0 and Resolution 85-3 which adopted Division 3.0 are included on pages vi and vii. The resolutions were adopted following a series of public meetings and hearings in the fall of 1985. The Land Use Plan may, from time to time, be amended in accordance with the procedures set fourth in the Plan and Divisions and as provided by Chapter 303, Code of Iowa.

AMANA COLONIES LAND USE DISTRICT
Land Use Plan, Phase I

This Interim Land Use Plan constitutes the first phase of a multiphased comprehensive land use plan for the Amana Colonies Land Use District and hereinafter will be referred to as "Phase I." Phase I is designed to define and stabilize the present use of all land located within the district and to provide fair and reasonable land use control for the time period specified below or until such time as Phase II of the comprehensive land use plan is adopted.

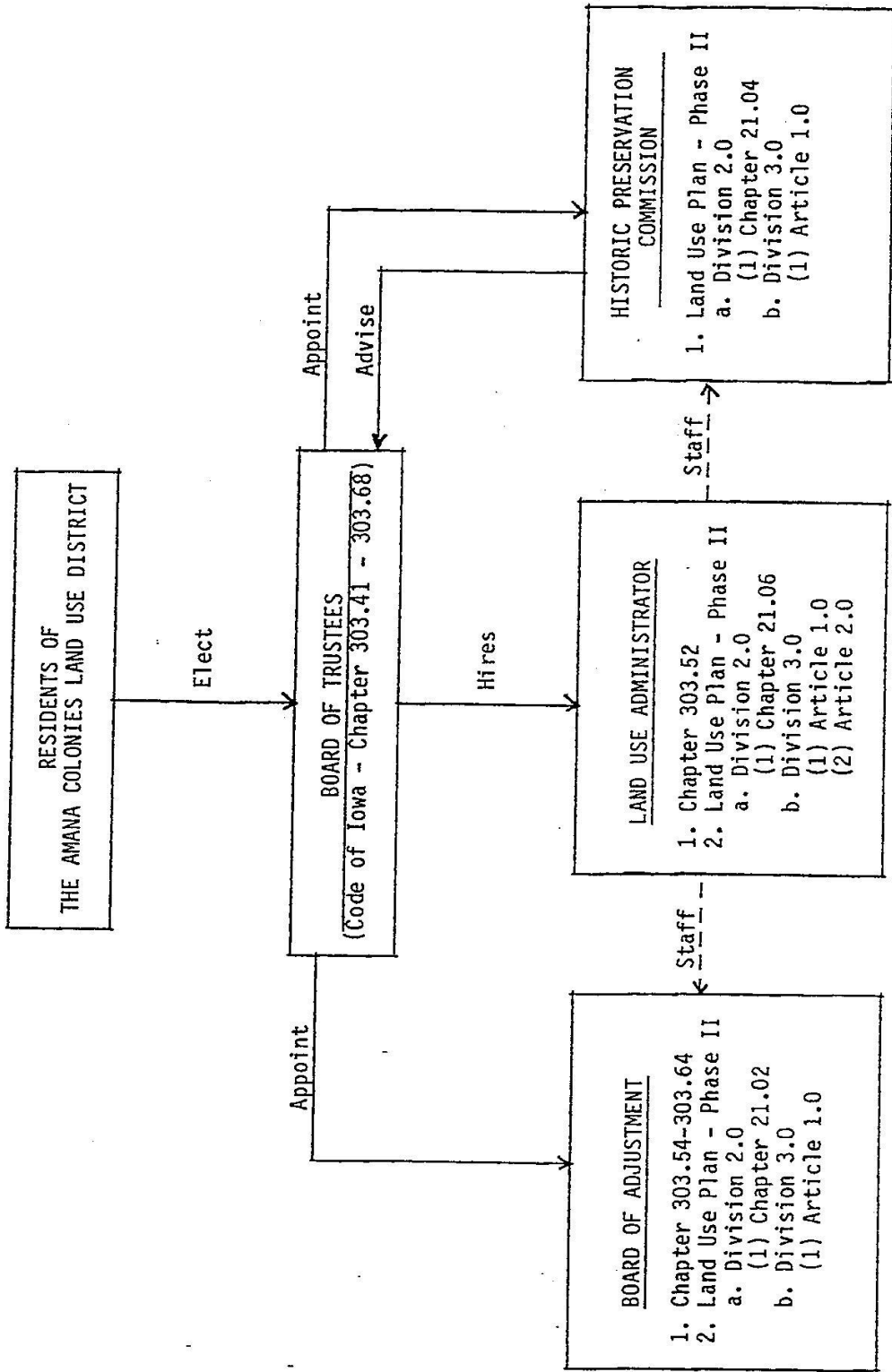
- I. Commencing on May 22, 1984, the use* of all land located within the prescribed boundaries of the Amana Colonies Land Use District shall be stabilized so as to conform with the use of said land as such use existed on the date of adoption of this Interim Land Use Plan (May 22, 1984) and/or as shown on "Existing Land Use Drawings" numbered E.L.U.D. - I through E.L.U.D.- IX which are a part of this Land Use Plan.
- II. A permit application for the erection, construction, reconstruction, relocation, alteration (except routine maintenance and /or repair) or demolition of a building or structure shall be submitted to the Board of Trustees for approval prior to commencing work on any building, project, or structure.
- III. Any person(s) aggrieved or affected by this Interim Land Use Plan may appeal in accordance with the procedures defined in the State of Iowa Land Use Statute, Iowa Code, Chapter 303; more specifically, Iowa Code Sections 303.57-.63 (1983 Code).
- IV. This Interim Land Use Plan shall remain in force and effect from the date of adoption until August 1, 1985 or until such time when Phase II of this Land Use Plan is adopted, whichever is sooner. This plan may be amended, rescinded, supplemented or changed at the discretion of the Amana Colonies Land Use District Board of Trustees prior to the date of termination in accordance with due process of law as defined in Iowa Code Chapter 303, Paragraph 303.52-.53 (Iowa Code).
- V. Non-conformance with this Interim Land Use Plan shall be subject to penalties or other legal actions as provided for by the law of Iowa.

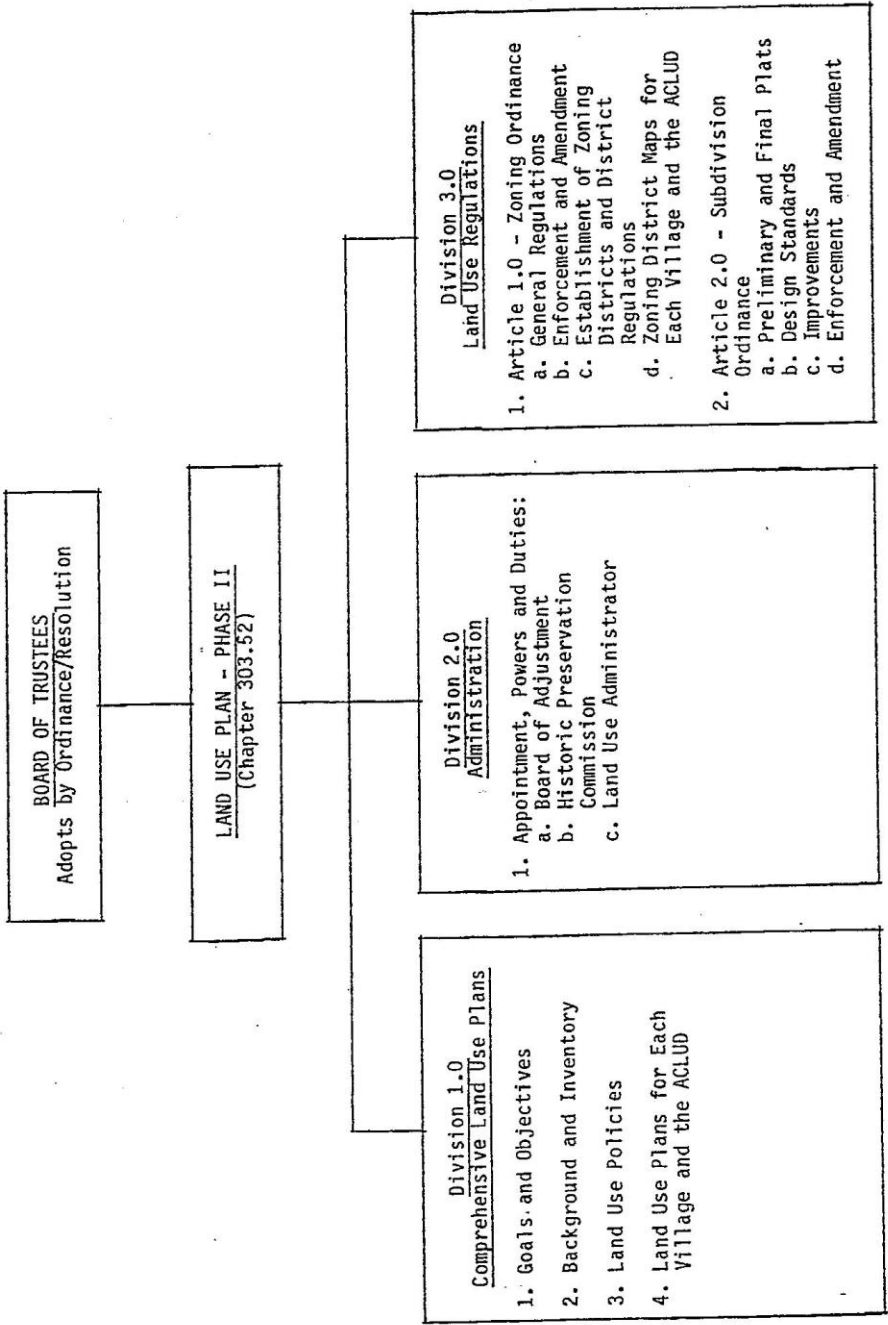
* "Use is defined as "the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained."

AMANA COLONIES LAND USE DISTRICT

CLASSIFICATION LEGEND

LEGEND DESIGNATION	DESCRIPTIVE USE
R-1	= Single family residence (occupant owned or rented).
R-2	= Multiple family residence-up to 3 family units (occupant owned or rented).
R-3	= Apartment or rooming house (4 to 10 units).
R-4	= Residence/home occupation or office. (a) Professional offices (e.g. doctors, lawyers, dentists, engineers, accountants, realtors, insurance agencies, beauticians, barbers, etc.) (b) Any office located within a residence which office is used for the purpose of conduction a business. (c) Arts, crafts and home occupations which may generate wholesale and/or retail sales (e.g. carpentry, woodworking, furniture finishing or refinishing, chair caning, furniture upholstery, tinsmithing, woodcarving, basket making, etc.)
R-5	= Residence/retail, wholesale and/or limited manufacturing. Must be primary occupation for one or more persons. Must include display room(s) or sales area with separate (non-residential) entryway and advertised, regular hours of operation. B-1= Retail and/or wholesale-limited manufacturing- (may include living quarters which are coincidental or of a secondary nature when compared with the on-premise business) e.g. restaurants, gift shops, motels, meat shops, wineries, pastry shops, bakeries, service stations, automotive repair, furniture shops, lumber yards, antique shops, etc.
C-1	= Religious institutions and properties, clubs, lodges, museums. (May include living quarters which are coincidental or of a secondary nature.)
M-1	= General manufacturing, textile and appliance manufacturing, construction and/or equipment storage/repair.
S-1	= (Public service oriented) schools, nursing homes, clinics, pharmacies, banks, office buildings, fire stations, post offices.
U-1	= Utilities, substations, utility service facilities.
A-1	= Tillable farmland, timber, timber pasture, pasture.
A-2	= Agri-buildings-barns, feeding operations, grain storage, etc.
A-3	= Agri-business-Feed Mill, Sawmill, Implement, etc.





RESOLUTION NO. 85-2

Amana Colonies Land Use District

Land Use Plan – Phase II, Divisions 1.0 and 2.0

A RESOLUTION APPROVING AND ADOPTING DIVISIONS 1.0 AND 2.0 OF THE LAND USE PLAN – PHASE II FOR THE AMANA COLONIES LAND USE DISTRICT; AND REPEALING ALL OTHER PLANS AND PARTS OF PLANS REVIOUSLY ADOPTED AND IN CONFLICT THEREWITH.

WHEREAS, the Board of Trustees of the Amana Colonies Land Use District at a meeting held on October 3, 1985, set down for hearing a proposal to adopt Divisions 1.0 and 2.0 of the Land Use Plan – Phase II for the Amana Colonies Land Use District, and

WHEREAS, a hearing on said Divisions 1.0 and 2.0 was held on October 28, 1985, after publication notice, and

WHEREAS, the Board of Trustees has duly considered said proposal and has heard and considered the objections and suggestions presented at said hearing,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES that this Board approve and adopt Divisions 1.0 and 2.0 of the Land Use Plan – Phase II of the Amana Colonies Land Use District, dated August, 1985, prepared by Veenstra & Kimm, Inc., Engineers & Planners, as amended and as set out in the attached report and that the President and Clerk of this Board of Trustees be instructed to execute the appropriate certificated thereon; and be it further

RESOLVED that said Divisions 1.0 and 2.0 of the Land Use Plan – Phase II are adopted as a guide to the immediate and long range growth of the Amana Colonies Land Use District, and be it further

RESOLVED that the Land Use Plan – Phase I, adopted May 22, 1984, as amended, shall remain in full force and effect until such time as Division 3.0 of the Land Use Plan – Phase II is approved and adopted, as provided by law, and be it further

RESOLVED that this resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved the 4th day of November, 1985.
Effective March 1, 1986.

Board of Trustees
Amana Colonies Land Use District
By /s/ Harold Pitz
President

ATTEST:

By /s/ Reynold Moessner
Clerk

Resolution NO. 85-3

Amana Colonies Land Use District

Land Use Plan – Phase II, Division 3.0

A RESOLUTION APPROVING AND ADOPTING DIVISIONS 3.0 OF THE LAND USE PLAN – PHASE II FOR THE AMANA COLONIES LAND USE DISTRICT; AND REPEALING ALL OTHER PLANS AND PARTS OF PLANS REVIOUSLY ADOPTED AND IN CONFLICT THEREWITH.

WHEREAS, the Board of Trustees of the Amana Colonies Land Use District at a meeting held on October 23, 1985, set down for hearing a proposal to adopt Division 3.0 of the Land Use Plan – Phase II for the Amana Colonies Land Use District; said Division 3.0 consisting of Article 1.0, Ordinance No. Z0-12-18-85, the Zoning Ordinance, and Article 2.0, Ordinance No. SO 12-18-85, the Subdivision Ordinance; and

WHEREAS, a hearing on said Division 3.0, Article 1.0 and Article 2.0 was held on December 5, 1985, after publication of notice, and

WHEREAS, the Board of Trustees has duly considered said proposal and has heard and considered the objections and suggestions presented at said hearing,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES THAT THIS Board approve and adopt Division 3.0, Article 1.0 and Article 2.0 of the Land Use Plan – Phase II of the Amana Colonies Land Use District, dated August, 1985, prepared by Veenstra & Kimm, Inc., Engineers and Planners, as set out in the attached report and amendments attached herto, and that the President and Clerk of the Board of Trustees be instructed to execute the appropriate certificates thereon; and be it further

RESOLVED that said Division 3.0, Article 1.0 and Article 2.0, is adopted to provide detailed land use controls and regulations to implement the land use plans and policies included in Division 1.0 and Division 2.0, and that said Division 1.0, Division 2.0 and Division 3.0 are hereby established as the Land Use Plan of the Amana Colonies Land Use District as provided by Chapter 303.52, Code of Iowa, and be it further

RESOLVED that the Land Use Plan – Phase I, adopted May 22, 1984 and all amendments thereto, shall remain in full force and effect until March 1, 1986, at which time it shall be repealed in its entirety and replaced by the Amana Colonies Land Use District Land Use Plan – Phase II, Divisions 1.0, 2.0 and 3.0 which shall be in full force and effect from that day forward (March 1, 1986), and be it further

RESOLVED that this resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved the 18th day of December, 1985.

Effective March 1, 1986.

ATTEST:

By /s/ Reynold Moessner
Clerk

Board of Trustees
Amana Colonies Land Use District
By /s/ Harold Pitz
President

PART 1 – INTRODUCTION

PURPOSE AND INTENT

The purpose of this Division is the development of a series of Land Use Plans for the Amana Colonies Land Use District (ACLUD) that will serve to guide and direct the conservation and preservation of the historical and cultural character of the Amana Colonies and provide for the orderly growth and development of the ACLUD in harmony with its historical and cultural heritage.

The overall direction of the study is guided by the statement of intent set forth in Chapter 303, Code of Iowa, which provides for the establishment of the ACLUD:

“... to conserve the distinctive historical and cultural character and peculiar suitability of the area for particular uses with a view to conserving the value of all existing and proposed structures and land and to preserve the quality of life of those citizens residing within the boundaries of the contiguous area by preserving its historical and cultural quality.”

SCOPE

The Comprehensive Land Use Plan report (Division 1.0) was directed towards preparation of base maps, inventory and analyses of existing land use and physical characteristics; review and estimates of population trends; the formulation of goals and objectives and policy statements; and the development of land use plans for each village and the District. The policy approach has been emphasized in this study in the formulation and development of the land use plans. Essentially, the policy statement defines the direction and character of future community development. The intentions of the community are identified and thereby function to guide day-to-day decision making by local officials, administrator, and the general public.

The planning area for this study includes the ACLUD, including the seven villages. An approximate planning period of 20 years is considered in this study.

PLANNING HISTORY

The Amana Colonies have a long and unique history of land use regulation. Beginning with the purchase of 18,000 acres of land along the Iowa River by the Ebenezer Society in 1854, the Amana Colonies have been involved with some form of land use planning. A chronological listing of key events preceding the preparation of this Land Use Plan is set forth in the following summary. The past events and studies relate directly or indirectly to the current planning efforts and to the future growth and development of the ACLUD. The year indicates the date of the event or study undertaken.

1854 – The Ebenezer Society purchased 18,000 acres of land along the Iowa River.

1859 – The Community of True Inspiration incorporated under the name Amana Society.

1855-1861 – The Amana Society established six villages: Amana, West Amana, South Amana, High Amana, East Amana, and Middle Amana

1861 – All land and structures within the Amana Colonies were owned and controlled by the Amana Society.

1931 – The Amana Society abandoned communalism and established separate religious and business functions. The Amana Church Society received ownership of all church, cemetery and school properties. The Amana Society incorporated as a profit corporation

and retained ownership of all other properties. Each village was platted and the assets and liabilities of the Society appraised. Communal homes were sold at the appraised rate, usually to the families living in them. Deed restrictions controlling non-residential use of all properties were included in all sales.

1950 – Period of substantial residential and non-residential growth primarily in Amana 1984 and Middle Amana, but occurring to a limited extent in each village.

1966 – The United States Department of Interior designated the Amana Colonies as a National Historic Landmark.

1971 – The Amana Society adopted guidelines for granting business permits including requirements for parking restrooms in new businesses.

1974 – Amana Historic Landmark Committee was established with the announced purpose “to preserve the unique visual, cultural, and historic heritage of the Amana Colonies and to provide for the maintenance and enhancement of the quality of life in Amana.” The Committee identified all buildings constructed prior to 1932 on a set of maps.

1974 – The Amana Society declared a temporary moratorium on the issuance of building permits.

1976 – The Society adopted specific standards for issuing business permits.

1976 – Amana Society went to court to stop eight businessmen from operating in defiance of permits issued by the Society. The district court upheld the Amana Society regulations.

1976 – Historic Landmark Committee conducted a survey in which 85% of Amana residents favored the preparation of a master plan that would address various development concerns and provide solutions.

1977 – Village meetings were held which reinforced the need for plan development.

1977 – An inventory and historic preservation plan for the Amana Colonies was prepared by a consultant for the Iowa Division of Historic Preservation in cooperation with the Amana Historic Landmark Committee. The report entitled *Culture and Environment, A Challenge for the Amana Colonies* was prepared by Land and Community Associates, Charlottesville, Virginia.

1982 – The Iowa Supreme Court overturned the 1976 decision of the district court which had upheld the Amana Society regulations over private businesses.

1983 – A bill was introduced and passed by the Iowa legislature providing for establishment of land use districts administered by a board of trustees, elected by residents of the district.

1984 – Residents of the Amana Colonies Land Use District elected a seven member Board of Trustees.

1984 – The Board of Trustees adopted Phase I, and Interim Land Use Plan for the Amana Colonies Land Use District. The Phase I plan is effective until August 1, 1985 or until such time as Phase II, the permanent Land Use Plan is adopted.

1984 – The Amana Society donated 15 acres of land located north of the Amana School to a non-profit housing development organization to develop medium-priced housing aimed at attracting young families to the area.

1984 – The Board of Trustees authorized preparation of Phase II of the Land Use Plan.

The review and analyses of the above events and studies provide a valuable source of background material and information that has been utilized, as appropriate, along with the background and inventory data included in this report in the development of the Phase II Land Use Plan.

GOALS AND OBJECTIVES

The following goal statements were prepared to guide the formulation and development of the Land Use Plan. Throughout the planning program, the Board of Trustees has utilized the goal statements as the framework for developing the Land Use Plan through the preparation of detailed policy statements and technical plans to implement the goals.

Economic Growth Statement

Goal No. 1-To provide for the economic growth and development of the Amana Colonies through the adoption and implementation of plans and policies that meet the following objectives:

- A. Preserve the historical and cultural quality of the existing ACLUD community.
- B. Encourage growth at a rate that is compatible with the ability to provide essential public services at a reasonable cost.
- C. Recognize and encourage the interrelationship of economic activity between the surrounding urban communities, rural areas and the ACLUD.
- D. Encourage economic development that will expand the tax base but not conflict with the historical and cultural values of the community.
- E. Encourage development that will provide new employment opportunities.
- F. Recognize realistic economic and population growth based on historical trends in the ACLUD community.

Goal No. 2-To provide for the economic growth of the ACLUD through the adoption of plans and policies that will serve to protect and enhance the attractions of the ACLUD to residents, tourists and visitors, which serve to support and stimulate business and industry.

Land Use Management and Control Statement

Goal No. 1-To provide for and manage residential land use development through the implementation of plans and policies that recognize:

- A. The conservation, protection and improvement of existing neighborhoods.
- B. Those certain areas of the Amana Villages are adversely affected by the intrusion of incompatible structures and land uses that discourage the preservation and development of the neighborhood. To protect these neighborhoods, the Board of Trustees will develop and support land use policies and regulations that will help to reduce and/or eliminate such intrusions.
- C. That the location and density of new development must be coordinated with the ability of public and private agencies to provide street and utility services along with other community facilities.
- D. The need to encourage orderly growth by extending out from existing developed areas.
- E. Innovative planning techniques such as the planned unit development.

- F. The need to provide for a variety of types of housing.
- G. The mobile home (manufactured housing) as a source of housing for a limited segment of the population.

Goal No. 2-To provide for and manage commercial land use development through the implementation of plans and policies that recognize:

- A. Economic growth statement goals set forth previously.
- B. The problems that develop with excessive strip commercial land along major streets and highways, while recognizing that certain commercial activities should be located adjacent to major streets.
- C. The need to regulate the location, type, and function of new commercial development through effective zoning controls and site planning requirements.
- D. That the villages of Amana and Middle function as a form of central business district, serving as the primary retail and service center of the ACLUD and tourist trade area.

Goal No. 3-To provide for and manage industrial land use development through the implementation of plans and policies that recognize:

- A. Economic growth statement goals set fourth previously.
- B. The need to regulate the location, type and function of new industrial development through effective zoning controls and site planning requirements.
- C. That industrial and residential land development should not be mixed and each should be protected from the other.

Goal No. 4-To preserve and protect agricultural land in the ACLUD planning area from uncontrolled urban development through the implementation of plans and policies that recognize:

- A. Agricultural land as a primary natural resource of the ACLUD. Preservation of agricultural land through land use regulations that provide for realistic control of urban development should receive a high priority in the planning process.
- B. Urban development in agricultural areas, where permitted, should be controlled to minimize conflicts with agricultural uses.
- C. Performance and design standards for urban development in agricultural areas should be established to mitigate the effects of such development on agricultural land. Such standards should include provisions for the following:
 1. Prohibit development of the floodplains.
 2. Provide for protection of water resources and timberlands.
 3. Provision for separation of non-farm residential development from certain agricultural uses such as livestock feed lots.
 4. Provision for evaluation of soil suitability for crop production.
 5. Provision for drainage and erosion control.
 6. Provisions for water supply and waste treatment and disposal.
 7. Provision for streets, either public or private, that meet the design standards of the ACLUD and Iowa County.

Transportation Statement

Goal No.1 -To provide for an adequate system of local streets and highways to meet the needs of the Amana Villages and ACLUD planning area through the implementation of plans and policies that meet the following objectives:

- A. Coordination of State, County and local street and road improvements within the Amana villages and the ACLUD planning area.
- B. Encourage improvements that will provide improved traffic and pedestrian safety and circulation.
- C. Discourage improvements that will adversely affect historic preservation areas and established residential areas.
- D. Provide for future streets and street extensions in an orderly manner.
- E. Provide for and recognize alternative forms of transportation such as bicycles and pedestrian movements.

Environmental Controls Statement

Goal No. 1-To provide for the development and implementation of plans and policies that recognize the protection of the environment, including:

- A. The preservation of critical environmental areas including those of; aesthetic quality; archeological, historic and cultural value; and the woodlands and wetlands.
- B. Encouragement and support of the establishment of historical preservation districts, in appropriate areas of each Amana village, which protect that which is historically and culturally significant from the past in order to enhance the future.
- C. The floodplains of the planning area as natural resources that should be preserved for use as: permanent open space; park and recreational uses; and wildlife protection
- D. Regulation of development in the floodplains to: protect life and property; prevent water pollution; and reduce costs to the general taxpayer.

Goal No. 2- To provide for the implementation of plans and policies that:

- A. Recognize the responsibility of the ACLUD to develop regulations to control noise, odor, air and water pollution within the limits of existing enabling legislation.
- B. Encourage land use development that includes provisions for preservation of open spaces.
- C. Recognize solar energy as a potential source of fuel for heating and cooling that may require regulations to protect access of sunlight, reflection and transference.

Community Facilities Statement

Goal No. 1- To provide for the development and implementation of plans and policies regarding parks, recreational areas and school facilities that recognize the need to:

- A. Coordinate School Board policy and planning with ACLUD planning, land use

- policies, zoning and other community activities.
- B. Enhance and expand the cooperative use of school and community facilities for community programs, activities and projects.
 - C. Take advantage of and expand community use of the wetlands and floodplains of the ACLUD and planning area for recreational facilities.
 - D. Encourage and support planning for recreational facilities that are easily accessible to all areas of the Amana community.
 - E. Integrate park and recreation policies and programs with private sector recreation activities and facilities.
 - F. Coordinate ACLUD planning and land use policies with those private sector organizations dedicated to the preservation of the historical and cultural quality of the ACLUD.

Utilities Statement

Goal No. 1- To provide for the development and implementation of plans and policies regarding existing and proposed public and private utility systems (water, sanitary sewer and storm sewer) that:

- A. Recognize the need to maintain coordination with existing utility systems and provide for additions to the systems in an orderly and efficient manner.
- B. Recognize that the extension of public utility systems has direct impacts on land use development. Proposals for utility system expansion should be evaluated with regard to timing and impacts on land use changes.
- C. Recognize the continuing need to coordinate utility system development in new subdivisions through effective subdivision regulations.

Goal No. 2- To provide for the development and implementation of plans and policies regarding private and semi-public utility systems that provide for coordination with ACLUD development policies, timing of construction and compatibility with standards and specifications of the ACLUD.

Annexation and Coordination Statement

- A. Goal No.1- To provide for the development and implementation of plans and policies regarding annexation, de-annexation and cooperative planning agreements that will lead to:
- B. The establishment of reasonable future boundaries of the ACLUD.
- C. Coordination of land use development in currently unincorporated areas of Iowa and Johnson County with land use within the ACLUD.
- D. Agreement and understanding with Iowa and Johnson Counties with regard to development, development review and application of regulations in unincorporated areas near the ACLUD.
- E. Development of criteria for evaluating future annexations and boundary adjustments to the ACLUD.

Goal No. 2- Recognize that the land use decision making process should rely heavily on citizen input and involvement. Practices and procedures shall be developed which will encourage and facilitate citizen participation.

PART 2 BACKGROUND AND INVENTORY

GENERAL

Analyses of the physiography of the area, population and existing land use are important elements of the planning study. Data for these analyses were compiled from various available sources.

Detailed land use field surveys were conducted by the Board of Trustees during the preparation of the Phase I-Interim plan. This data has been updated, as necessary, to reflect recent construction and utilized in this study. The existing land use maps were reviewed by the Board of Trustees and have been revised as necessary to accurately indicate existing land use characteristics and distribution in the ACLUD.

LOCATION

The Amana Colonies Land Use District, located in east-central Iowa along the Iowa River in Iowa County, includes approximately 24,000 acres. The Amana Society, the principal land owner in the District, also owns land that extends beyond the District boundaries including land located in adjacent Johnson County. Highways 149/151, 6 and 220 are the major arterials serving the District. The ACLUD is located about five miles north of Interstate 80. Principal access routes from Interstate 80 to the District are existing Highway 149 and relocated Highway 149/151.

Relocated Highway 149/151 is scheduled to be paved in the fall of 1985.

The main line tracks of the Iowa Interstate Railroad Company (formerly the Chicago, Rock Island and Pacific Railroad) extend east and west through the south part of the District and the tracks of the Cedar Rapids and Iowa City Railway Company (CRANDIC) extend north-southwesterly through the east part of the ACLUD. The CRANDIC tracks were formerly owned by the Chicago, Milwaukee, St. Paul and Pacific Railroad. CRANDIC recently donated the old railroad depot located in Amana to the Amana Preservation Foundation.

HISTORY

A detailed historic account and inventory of the formation and development of the Amana Colonies is included in the 1977 report, entitled Culture and Environment, A Challenge for the Amana Colonies. The 1977 study and its bibliography should be consulted for detailed historic analyses.

Six of the seven Amana villages were established by the Amana Society in the period between 1855 and 1861. The village of Homestead was purchased by the Society in 1861. The villages consisted primarily of communal residences and specialized buildings which met the religious, educational, agricultural, commercial and industrial needs of the villages. The buildings, constructed primarily of wood, brick and some of stone, were uniform in appearance.

Following the change from communalism in 1932 and especially since World War II, contemporary architecture for residential, commercial and industrial uses was introduced in the villages. More recent construction, primarily residential, and several new commercial uses have retained some elements of the traditional architecture. Most of the recent development has occurred in the villages of Amana, Middle Amana and Homestead.

PHYSICAL CHARACTERISTICS

Climate

The climate of Iowa County is characterized by seasonal contrasts and highly variable weather typical of the humid continental region. The average yearly temperature is 49 degrees F. The average monthly temperature varies from 23 degrees F. in January to 75 degrees F. in July. The temperature extremes have varied from a low of -36 degrees F. to a high of 110 degrees F. Precipitation averages about 33 inches annual. The average seasonal snowfall is approximately 30 inches per year. Summer winds are commonly from the southern quadrant, dominated by tropical air masses from the Gulf of Mexico. Polar air masses from the north-northwest are typical during the winter months.

Geology

The geologic formations in Iowa County include bedrock primarily of limestones, dolomites and shales of the Devonian system. The bedrock is overlaid with thick deposits of loess, alluvium and glacial drift ranging from 20 feet of loess in the uplands to 400 feet or more of glacial drift in the valleys. The Amana Colonies Land Use District is situated in and adjacent to the Iowa River Floodplain and includes primarily glacial drift and alluvial deposits overlaying shale and sandstone bedrock of the Lime Creek Formation of the Devonian system. There is also a pocket of shale and sandstone bedrock of the younger Des Moines series of the Pennsylvanian system. The sand and gravel deposits within or at the base of the glacial drift serve as aquifers for water supply.

Soils

An inventory of soils in Iowa County was completed by the Soil Conservation Service (SCS) in 1965 and the data published in 1967. The soils are primarily of alluvial origin and are classified in the Colo-Bremer-Nevin-Nodaway Soils Association in the north part and the Chelsea-Fayette-Hagener-Tama Association in the south part of the District. Soil associations are named for the principal soils found in the area. Soil types in combination with other factors such as topography, drainage, vegetation and erosion identify the characteristics of each soil.

The Colo-Bremer-Nevin-Nodaway Association soils are found primarily on nearly level or undulating bottomlands. Chelsea-Fayette-Hagener-Tama Association soils are found along hilly and undulating land located adjoining the bottomland soils.

The principal soils in the District include Amana silt loam, Bremer silty clay loam and alluvial land along the Iowa River in the floodplains and various soils of silt loam and silt clay loam composition in the uplands including the seven villages.

The following paragraphs include a brief description of the principal characteristics of the major soils found in the District.

Bottomland Soils

Amana silt loam found on bottomlands, consists of moderately well-drained to poorly drained soils formed from moderately fine-textured alluvium.

Bremer silty clay loam, consists of dark colored, poorly drained soils formed in moderately fine textured silty alluvium. The soils are slowly permeable.

Alluvial land designates freshly laid river deposits that have not developed distinct horizons. The texture varies but is mostly of loam and silt loam composition. The alluvial land is found directly adjacent to the Iowa River and includes numerous small ponds, oxbows and sloughs. This land is frequently subject to flooding. Most alluvial land is in timber.

Upland Soils

Fayette silt loam soils are generally well-drained soils formed from loess on the uplands. The soils are subject to moderate to severe erosion depending on the steepness of the slopes. Fayette silt loam soils are the predominant soils in East Amana, West Amana, High Amana, Amana and Middle Amana.

Nodawa silt loam soils consist of moderately well-drained soils that developed from stratified alluvium. These soils are found primarily along channels of streams. The soils are found in Amana along Price Creek.

Atterberry silt loam soils consist of relatively poorly drained, moderately dark colored silty soils that formed from loess. The soils are found on divides and benches on uplands in association with Fayette and Downs soils. These soils are found in the southwest part of Amana and north of Middle Amana.

Wiota silt loam soils consist of well drained dark colored soils that formed from silty alluvium. These soils are predominant south of East Amana in the upper bottomlands.

Waukegan silt loam soils consist of dark colored, well drained soils. These soils are found primarily along stream terraces. These soils are common in the Homestead area.

Tama silty clay loam consists of dark well drained upland soils that formed from loess. The soils found primarily on broad sideslopes are subject to slight to moderate erosion. These soils are typical in the South Amana area.

Except for alluvial land, soils within the bottomlands are moderately to highly productive for cultivation of crops subject to limitations of drainage and flooding. The uplands, because of undulating topography and soils subject to moderate to severe erosion, are less productive and are generally utilized as pasture and/or have been retained in timber.

According to the SCS, the upland soils depending on slopes and erosion characteristics have moderate limitations for urban development.

The SCS report should be consulted for detailed interpretation of soil characteristics and suitability for agricultural use and urban development.

Topography and Drainage

The topography of the District varies from level land with little grade variation in the floodplains to undulating uplands. Elevation difference between the high and low points is about 200 feet; from a low point of about 700 feet above mean sea level located along the Iowa River in the east part of the District, to a high of 900 feet above mean sea level in the bluffs area located north of West Amana and in Upper South Amana. The uplands, north and south of the Iowa River floodplain include numerous, well-defined drainage courses that discharge to creeks and channels tributary to the Iowa River.

The Iowa River flows in a general easterly direction through the center of the District. Flows downstream of the District are controlled by the operation of the Coralville Dam and Reservoir located in Johnson County just north of Iowa City.

The dam was completed by the U.S. Army Corps of Engineers in 1958 and controls flow from a drainage area of 3,115 square miles. The reservoir has a total capacity of 490,000 acre-feet. The surface area of the reservoir normally varies from about 4,900 acres in mid-summer to about 1,800 acres in early spring prior to anticipated high amounts of runoff. At the spillway crest elevation, the reservoir has a surface area of about 25,000 acres. The conservation pool of the reservoir at elevation 670 does not appear to extend into the District. To accommodate the spillway crest tailwater from the reservoir (elevation 712), the Corps of Engineers has obtained perpetual flowage easements over low lying land in the District

generally to elevation 717. Construction of dwellings is prohibited within the easements and construction of other structures is subject to approval by the Corps of Engineers.

Except for certain low-lying areas in Amana, Middle Amana, and High Amana, the villages are located on high ground and are not subject to flooding. In Amana, a levee has been built along Price Creek to protect the woolen mill and other industrial uses from flooding.

According to Corps of Engineers data, the 100-year frequency flood elevation along the Iowa River is about elevation 732 at the west boundary of the District and at elevation 713 at the east boundary of the District. The 100-year frequency flood has a one percent probability of occurring in any given year. The 100-year flood flows for the Iowa River in the District are about 44,000 cubic feet per second (cfs).

Corps of Engineers general operating procedures for the Coralville Dam provide for minimum low flow in the river at Iowa City of 150 cubic feet per second. Normal release rates vary throughout the year, from about 1,000 cfs to 10,000 cfs, depending upon seasonal and downstream river conditions. Maximum design flow from the reservoir is about 20,000 cfs; however, normal flood control operations limit the maximum discharge to 10,000 cfs.

The topography and approximate 100-year frequency flood boundaries in the District are shown on Figure 1.

Critical Environmental Areas

Critical environmental areas are generally defined to include cultural, historic, scientific, aesthetic and natural areas. These may include parks, lakes, streams, wildlife habitats, unique scenic and historic sites, floodplains, and geologic formations and outcroppings. These areas generally are protected from development. A detailed inventory of critical environmental areas is not included in this study, but would include the floodplains of the Iowa River, woodlands along the bluffs, the scenic vistas and the historic (pre-1932 period) buildings and sites located in each village.

Population

Detailed historic population data for the Amana Colonies is not directly available from U.S. Census Data. Population of the Colonies, as reported in the 1977 land and Community Associates Study, indicated the following.

Population	
1864	240
1881	1,813
1932	1,365

Population of the Colonies increased from about 240 persons following the establishment of the villages to a peak of 1,813 in 1881. The population reportedly remained stable or slightly declined during the early 1900's. During the year of the Great Change, population was reported to include 365 residents. During the post-World War II period, especially in the 1950's and 1960's population apparently increased.

The U.S. Census Bureau, which reports population figures for county subdivisions such as townships, indicates the following for Washington, Lenox, Hilton and Iowa Townships which include the Colonies:

Township	1940	1950	1960	1970	1980	1990	2000	2004 (est.)
Hilton (Upper South Amana)	779	735	741	631	710	NA	NA	NA
Iowa (Homestead)	725	701	662	597	620	NA	NA	NA
Lennox (High Amana, Middle Amana, East Amana)	1,213	1,240	1,466	1,493	1,503	NA	NA	NA
Washington• (West Amana, South Amana)	693	657	719	652	702	NA	NA	NA
Total*	3,410	3,333	3,588	3,373	3,535	NA	NA	NA
Iowa County	17,016	15,835	16,396	15,419	15,429	14,630	15,671	16,030

Source: U.S. Census Bureau

*Excludes City of Marengo

As indicated by the above figures, except for Lennox, the population of the townships which include the Amana Colonies has remained relatively stable over the last 40 years. Lennox Township, which includes the villages of Amana, High Amana, Middle Amana and East Amana has realized a relatively significant population increase during the 40-year period. The increase was most pronounced in the period between 1950 and 1960. This increase is assumed to have occurred primarily in the Amana villages and corresponds to the reported residential development activity in the villages during this period. Between 1970 and 1980, all the townships realized some population growth with the largest increases occurring in Hilton and Washington Townships which include West Amana and South Amana.

Based on records of the Amana Service Company, the 1982 population of the District was 1,565 including a total of 671 households. The population and number of households in each village was reported as follows:

		<u>Number of Households</u>	<u>Average Number of Persons Per Household</u>
Amana	531	234	2.27
East Amana	69	39	1.77
Middle Amana	372	136	2.32
High Amana	140	52	2.69
West Amana	127	61	2.08
South Amana	157	80	1.96
Homestead	169	69	2.45
Total	1,565	671	2

The age group composition of the Amana population is not known. The U.S. Census indicated that in Lennox Township, of which about 74% of the population resides in Amana villages, the median age is 36.7 years. About 22.7% of the Lennox Township population is under 18 years of age and 17.2% over 65 years of age. In Washington Township, where about

26% of the population is from West and South Amana, the median age is 31.4 years. About 25.7% of this population is under 18 years of age and 14.0% is over 65 years.

In 1980, the median age in Iowa County was 33.4 years and for the State, 30.0 years. This compares to a median age of 36.7 years in Lenox Township and 31.4 years in Washington Township. In general, which the median age of the State population has remained relatively constant since 1970, that of Iowa County has increased. There has been a general decrease in the under 18 age group and an increase in the 65 and over age group in both Iowa County and the State. The decrease in the number of 18 age group in Iowa County is attributed to similar trends in the State and nationally resulting from a lower birth rate during the last 20-year period.

Future Population

Population projections for counties and the State are prepared periodically by the State Office for Planning and Programming (OPP). The current projections for Iowa County indicate relatively little change in population between 1980 and the year 2000. The Iowa County population has been projected to decrease from 15,429 in 1980 to 15,000 in 2000. The State population is projected to slightly increase (about 1.8%) during the same period. The OPP population projections utilize the cohort-component method whereby 5-year age groups are projected in 5-year increments based on assumed rates of births, deaths and net migration.

Contrary to the trend of a declining Iowa County population, population of the townships which include the Arnana Colonies have increased since 1970. If this trend continues, population of the District may increase from 1,565 in 1982 to about 1,700 by the year 2000 and 1,750 by 2005.

The OPP projections for Iowa County in relation to Amana Colony population estimates are summarized as follows:

Year	Iowa County	<u>Amana Colonies</u>	% of County
1980	15,429**	NA	N/A
1982	15,316**	1,565	10.2
1985	15,100	1,600	10.6
1990	15,000	1,630	10.9
1995	15,000	1,670	11.1
2000	15,000	1,700	11.3
2005	15,000	1,750	N/A

- Projections by Iowa Office for Planning and Programming

••U.S. Census Bureau

The actual population growth in the District will be influenced to a significant degree by the policies of the Board of Trustees in encouraging urban development and by the Amana Society, the principal owner of undeveloped land in the District, in undertaking such development.

EXISTING LAND USE

A principal element of the planning study is the inventory and analyses of existing land use. The land use analyses establish the relationship of existing land uses and development trends in a community.

An inventory of land use in each village was made by the Board of Trustees during the preparation of Phase I and has been updated in this study as necessary. The updated land use inventory has been reviewed by the Board of Trustees for accuracy. The existing land use inventories of each village are shown on Figure 1 and Figures 2A through 2G of Map Atlas I which is submitted under separate cover.

Existing land use has been identified in accordance with the land use classification system used in the Phase I Interim Land Use Plan.

The land use designations used in the inventory include the following: Residential

R-1-Single family residence (occupant owned or rented)

R-2-Multiple family residence-up to 3 family units (occupant owned or rented). R-3-Apartment or rooming house (4 to 10units).

Home Occupation

R-4-Residence/home occupation or office.

- A. Professional offices (e.g. doctors, lawyers, dentists, engineers, accountants, real estate agents, insurance agencies, beauticians, barbers, etc.)
- B. Any office located within a residence which office is used for the purpose of conducting a business.
- C. Arts, crafts and home occupations which may generate wholesale and /or retail sales (e.g. carpentry, woodworking, furniture finishing or refinishing, chair caning, furniture upholstery, tinsmith, woodcarving, basket making, etc.)

Commercial

R-5-Residential/retail, wholesale and/or limited manufacturing. Must be primary occupation for one or more persons. Must include display room(s) or sales area with separate (non-residential) entryway and advertised, regular hours of operation.

B-1- Retail and/or wholesale - limited manufacturing - (may include living quarters which are coincidental or of a secondary nature when compared with the on-premise business) e.g. restaurants, gift shops, motels, meat shops, wineries, pastry shops, bakeries, service stations, automotive repair, furniture shops, lumber yards, antiques shops, etc.

Industrial

M-1- General manufacturing, textile and appliance manufacturing, construction and/or equipment storage/repair.

Public and Semi-Public

S-1- (Public service oriented) schools, nursing homes, clinics, pharmacies, banks, office buildings, fire stations, post offices. (In some land use coding systems private clinics, pharmacies, banks, office buildings and similar uses are classified as commercial.)

Utilities

U-1- Utilities, substations, utility service facilities.

Agricultural

A-1- Tillable farmland, timber, timber pasture, pasture.

-2- Agri buildings - barns, feeding operations, grain storage, etc

A-3- Agri business - feed mill, sawmill, implement, etc.

In addition to existing land use, Figures 2A through 2G show historic land use of the pre-1932 period. The historic land uses are identified by number on the land use maps. These uses include primarily communal residences, kitchen houses, agricultural and trade and industry buildings and community facilities including churches, schools, meeting rooms and cemeteries.

ACLUUD Undeveloped Area

Except for existing urban development which is concentrated in the villages, practically all of the land in the District is in agricultural (A-1) use, including tillable land, timber and pasture.

Urban intrusions have not occurred within the District outside the villages except for a newly constructed maintenance and storage building in the south part of the District along Highway 6. In addition, an area just east of Homestead has been designated for industrial (M-1) development. Significant urban intrusions have occurred just outside the District; along Highway 6 east of Homestead and east and west of South Amana. In addition, the principal highways serving the District include a proliferation of signs and billboards of various sizes, shapes and style.

Figure 1 indicates existing land use in the District, along with topography, drainage courses, wooded areas and areas subject to flooding.

The principal highways serving the District include existing Highway 149 and relocated Highway 149/151 and Highways 6 and 220. Iowa Department of Transportation (IDOT) traffic volume counts indicate the most heavily traveled road serving the District is Highway 149/151 between Homestead and Amana, averaging 5600 vehicles per day annually (2005 IDOT numbers). Highway 220 between Amana and Middle Amana has an average annual daily traffic volume of approximately 5,400 vehicles, and between Middle and West Amana of about 3,350 vehicles (2005 IDOT numbers). Highway 220 between West Amana and South Amana averages 1,760 vehicles per day annually (2005 IDOT numbers). Highway 6, between South Amana and Homestead, has traffic volumes of about 3,185 vehicles per day annually (2005 IDOT numbers). Relocated Highway 149/151, which will be the principal access from Interstate 80 to the District when

improved, is projected to carry average daily traffic volumes of 5,600 by the year 2005.

Highways 149/151 and 6 are classified as arterials and Highway 220 as an arterial connector by IDOT. Former Highway 220 between Amana and East Amana is now part of the County road system and is designated as County Road F20 and is classified as a truck road.

Major improvements in the District planned for the near future by IDOT include paving of and rebuilding the intersection of Highway 6 and Highway 149/151 north of Homestead. Highway 149/151 will be the through highway and Highway 6 will connect in a T-intersection. An at-grade crossing of Highway 149/151 with the railroad tracks at Homestead is also planned. The latter improvements are scheduled for 1989-90.

A brief summary of existing land use and physical characteristics of each village is included in the following sections.

Amana

Amana is situated along Highway 149/151, near the confluence of Price Creek and the Iowa River. The village of Amana was established by the Amana Society in 1855.

The topography of Amana varies from level floodplains to the east and south to undulating land to the northwest. A ridge line extends along Second Street dividing surface runoff northeasterly to Price Creek and southwesterly to the low-lying area located adjacent to and north of the Mill Race.

Figure 2A shows existing land use in Amana. The principal land use in Amana is residential including mostly single family dwellings. Newer residential development has occurred primarily west and south of the original village. Multi-family residential land use (R-2) is concentrated primarily in the north part of the village. There are a significant number of home occupations (R-4) and some commercial (R-5) classifications in the village. These uses are scattered throughout the village. As indicated previously, there are about 234 households in the village. In the new subdivisions, the size of platted lots is typically 15,000 to 16,500 square feet. In the original village the lots vary considerably in size and were platted to accommodate existing buildings.

Commercial uses (retail and/or wholesale businesses) in the B-1 classification are located mostly along Second and First Streets in the old part of the village. Commercial land uses in this classification include restaurants, wineries, motel, general store, furniture store, gift shops and similar uses that depend primarily on the tourist trade. The industrial land uses (M-1) are concentrated along E Street in the southeast part of the village including the woolen mill, various storage and repair facilities, the lumber yards and a sawmill.

The public and semi-public uses (C-1) are concentrated in the northwest part of the village including the cemetery, post office, clinic, pharmacy, bank and Amana Society offices. Other C-1 uses include the church, museum and the Amana Heritage Society facilities.

A 2,400-foot turf runway, Hursh Landing Strip, serving light single-engine planes is located south of the village.

Amana is served by water and sewer facilities. The Amana Society Service Company operated and maintains the water utility. The Amana Sanitary District provides sewerage service to developed parts of the village. The wastewater treatment facility consisting of controlled discharge also operates and maintains the electric power plant and provides telephone service. The power plant is located south of the woolen mill. The Service company maintenance facilities and offices are located along Second Street in the east part of the village.

Amana is served by Highway 220 (Second Street) the principal east-west arterial and Highway 149/151, the principal north-south arterial. The remaining streets are local service streets. The street right-of-way width of local streets in the village is generally 60 feet. The local streets consisting primarily of asphaltic concrete and Portland cement concrete surfacing with ditch drainage are maintained by Iowa County.

Environmentally sensitive areas in Amana include the Lily Lake located west of the village, the creeks and drainage ways that meander through the area, the Mill Race and the historic buildings and sites of the pre-1932 period.

East Amana

The village of East Amana is located in the northeast part of the District adjoining County Road F20 (formerly Highway 220). East Amana was established 1860.

Topography of the area varies including upper bottomlands to the south and relatively steep topography to the north. The east part of the village is drained by a creek that is tributary to the Iowa River. A drainage channel that discharges into Price Creek conveys storm runoff from the west part of the village.

Existing land use in East Amana is shown on Figure 2B. The predominant land use in the village is residential including mostly single family (R-1) and two-family (R-2) dwellings. In addition, there are several home occupations (R-4) distributed in the village. Other principal uses include the cemetery, church and an agricultural complex (A-2) located in the east part of the village. The population of East Amana is about 69 including 39 households. The size of residential lots varies but generally is over 20,000 square feet.

Except for a few residences, most of the buildings in East Amana are of the pre-1932 period. East Amana is served by a common water distribution system operated by the Amana Society Service Company. There is no sanitary sewerage system serving East Amana. The property owners rely on septic tanks for wastewater disposal.

The environmentally sensitive areas are the historic sites and buildings, the cemetery, including the evergreen grove surrounding it, and the drainage courses.

High Amana

High Amana is located along Highway 220 in the west-central part of the District. High Amana was established in 1857.

The topography of High Amana includes level land of the floodplains of the Iowa River located generally south of Highway 220 and rolling land north of the highway. The northwest part of the village is tributary to Ox Ditch which discharges into the Mill Race to the south. The east part of the village is drained by a drainage course that also discharges into the Mill Race.

Existing land use in High Amana is shown on Figure 2C. The principal existing land use in the village is residential, consisting mostly of single family dwellings. There are also several

multi-family (R-2) and home occupation (R-4) residential land uses. Newer residential development has occurred northeast of the original village.

Other uses in High Amana include the former church (C-1), now the Amana Arts Guild Center, the general store (B-1) and a cemetery (C-1). A large agricultural building complex (A-2) is located in the south part of the village.

High Amana does not have a central sewerage system. The residents rely on septic tanks for wastewater disposal. Water service is provided by the Amana Service Company.

The principal arterial serving High Amana is First Street (Highway 220). The remaining streets are local service streets maintained by the County. Most of the streets appear to have Portland cement concrete pavement.

Environmentally sensitive areas in High Amana include the drainage courses, wooded areas and the historic buildings and sites of the pre-1932 period.

Homestead

Homestead is located in the southeast part of the District at the crossroads of Highways 149/151 and 6. Homestead was purchased by the Amana Society in 1861.

The topography of the Homestead area is undulating. A ridge line that generally extends along First Street divides surface runoff to the north and south to drainage courses that are tributary to the Iowa River. Existing land use in Homestead is shown on Figure 2D. The village has developed linearly along First Street. Most of the buildings in the village are of the pre-1932 period.

The principal land use in the village is residential consisting of a mixture of single family (R-1), two-family (R-2), multiple (R-3) and home occupations (R-4). The newer residential development has occurred as in-fill between the pre-1932 development. Most of the newer residential development is located west of B Street. According to the Amana Service Company, there are 169 residents and 69 households in Homestead. Typical residential lot size in the newer part of Homestead is about 30,000 square feet.

Commercial land use, consisting primarily of restaurants, stores, a gas station and motel, are intermixed with other uses, generally in the west and east parts of the old village. The Amana Coop and Amana Feed Mill located adjacent to the tracks in the east part of the village are included in the B-1 land use classification.

Other principal uses in the village include the cemetery, church, museum and post office. An agricultural building complex (A-2) is located in the southwest part of the village.

Homestead is served by water and sanitary sewerage systems, operated and maintained by the Amana Society Service Company. The sewerage system is under the jurisdiction of the Homestead Sanitary District. The wastewater treatment facility consisting of two lagoons is located southwest of the village.

Middle Amana

Middle Amana is located along Highway 220 in the central part of the District. Middle Amana was established in 1861.

Topography varies from the level bottomlands (south of Highway 220) to undulating land located to the north. Various drainage courses convey surface runoff and discharge into the Mill Race.

Existing land use in Middle Amana is shown on Figure 2E. The predominant land use in the village is residential consisting of single family (R-1) and multi-family (R-2) residences.

Residences with home occupations (R-4) and commercial uses including residential use (R-5) are distributed throughout the village. A newer residential development is located west of the Lily Lake. Middle Amana has a population of 372, consisting of 136 households and the nursing home, with 56 residents. The new subdivisions generally have residential lots of 20,000 square feet in size.

There are only a few commercial land uses (B-1) in the village which are located primarily along First and D Streets (Highway 220). The principal industrial land use (M-1) in the village and the District is the Amana Refrigeration Company located just south of the Mill Race. The company is a major manufacturer of household appliances. Principal public and semi-public land uses include the Amana Community Schools, Elementary and High School (S-1), the church and cemetery (C-1) and the nursing home (S-1) and the Amana Society Park.

The village is served by water and sanitary sewerage systems. The Amana Society Service Company maintains the water distribution system. The sanitary sewerage system is under the jurisdiction of the Middle Amana Sanitary District Board of Trustees. The wastewater from the sanitary sewer system is pumped to the Amana Refrigeration Company mechanical treatment plant for treatment.

Principal road serving the village is Highway 220. The local service streets including permanent pavement and ditch drainage are maintained by Iowa County. The local service street right-of-way width is generally 60 to 66 feet.

Environmentally sensitive areas in the village include the Lily Lake, the drainage courses, the park, the Mill Race and the buildings and sites of the pre-1932 period.

South Amana

The village of South Amana is located in the extreme southwest part of the District adjoining Highway 6. South Amana was established in 1856. Upper South Amana is located just south of South Amana along County Road W16.

Topography in the area includes steep side slopes of the uplands and relatively flat bottomlands of the Iowa River. The elevation difference between Upper South Amana, which is situated on a broad crest, and the bottomlands of South Amana is about 170 feet. A heavily timbered area is located west, and the evergreen grove east of Upper South Amana.

Figure 2F shows the existing land use in South Amana and Upper South Amana. As is typical in the other villages, residential is the predominant land use including a mixture of single and two family uses and some home occupations (R-4) and commercial (R-5) uses. In 1982 there were 157 residents including 80 households in South Amana and Upper South Amana.

Commercial land uses include a general store, gas station, winery, the Barn Museum, a restaurant and gift shop in South Amana and the bakery in Upper South Amana.

Amana Society Service Company provides water service to the village. Septic tanks are used for private wastewater disposal.

Environmentally sensitive areas in the village include primarily the historic sites and buildings, the drainage courses and the woodlands to the west and the evergreen grove to the east of Upper South Amana.

West Amana

West Amana is located in the extreme northwest part of the District along Highway 220. Topography of the village includes the level floodplains of the Iowa River to the south and undulating land to the north. The west part of West Amana is drained by Mill Ditch which conveys surface runoff to the Mill Race. The east part of the village is tributary to a drainage course that also conveys surface runoff to the Mill Race.

Most of West Amana has been excluded from the District as a result of a petition by the residents of the village. Areas of the village remaining in the District are owned primarily by the Amana Society. Figure 2G shows existing land use in the village and the parcels of land that have been excluded from the District.

Existing land use in the village in the District includes agricultural operations (A-2) and single family dwellings. Commercial land use (B-1) includes furniture and gift shop and old broom and basket shop.

The Amana Society Service Company provides water service to the village and septic tanks are used for wastewater disposal.

Environmentally sensitive areas include the historic buildings and sites of the pre-1932 period, most of which are agricultural buildings in the District, and the drainage courses, woodlands and the floodplain of the Iowa River.

PART 3 -LAND USE POLICIES

GENERAL

This part of the report includes a summary of the principal planning concerns and the development of policy statements relative to the future growth and development in the ACLUD. The planning concerns have been identified during the course of the study by analyzing existing land use, the areas that have the potential for urban development in each village, current development trends and general comments expressed by the Board of Trustees of the ACLUD. The land use policy statements address the planning concerns of the ACLUD during the 20-year planning period.

The land use policies are an important element of the Land Use Plan. It is intended that the policy statements be reviewed by the Board of Trustees and local citizens and revised as necessary to best reflect the overall concerns of the ACLUD.

PRINCIPAL LAND USE CONCERNS

The principal land use concerns and development concerns that have been identified during the course of study and reflected in the overall goal statements are summarized below. The development concerns have been generalized to apply to the District as a whole.

Future Growth -Past population and current development trends indicate that marginal urban growth is occurring in the ACLUD. In the past, most of the urban development has been residential and retail and service commercial, related primarily to the tourist trade. Generally, there has not occurred comparative growth in the retail and service businesses that serve primarily the local population. With the exception of Amana Refrigeration Company and industrial enterprises of the Amana Society, no significant industrial development has occurred in the District. If, as indicated by the economic growth statement of the goals and objectives of the ACLUD, the goal is to encourage economic development that will expand the tax base, the policy statements should address this concern, and the Land Use Plan include sites for future commercial and industrial, as well as residential development, compatible with the historic villages and existing development.

Historic Preservation -The principal thrust of this study is the establishment of land use controls in the villages that will encourage the conservation and preservation of historic buildings and sites and the cultural character of the area. A principle concern regarding the historic districts in the delineation of the historic district boundaries and the adaptive reuse of the historic buildings to other than single family dwellings, where appropriate. In the past, many conversions of the historic buildings have been to commercial uses (R-5 and B-1 land use classifications) and to home occupations (R-4 classification). These conversions have in some instances resulted in increased traffic and parking congestion, a proliferation of signs and probable negative impacts on the adjacent residential land uses. The policy statements regarding historic preservation and adaptive reuse should not only address the preservation of historic authenticity of the buildings, but also proper traffic circulation, provision of off-street parking, aesthetic and uniform treatment of signs and compatible adaptive reuse of historic buildings and sites with adjacent land uses.

Residential Land Use -A principal concern regarding future residential development is the provision of a variety of housing types that will serve all segments of the existing and future population of the ACLUD. As indicated by the generally older composition of the population, there has been some concern expressed by Amana School officials in attracting

families with children to the ACLUD. Options to be considered include the identification of potential residential sites for low, medium and high density residential development to accommodate a variety of housing types and mix in harmony with the historic character of the villages.

Commercial Land Use -A principle concern regarding commercial land use is the establishment of a centrally located retail and service complex or community shopping facility that would provide goods and services primarily for local residents. Such a facility would tend to minimize cash outflow from the ACLUD for goods and services from the surrounding cities. Other concerns include the need for a tourist information and orientation center or centers at the highway intersections serving the Amana villages.

Industrial Land Use -As noted previously, there has been limited industrial development in the ACLUD. Principle concerns are the encouragement, development and location of types of industries, that are compatible with the historic and cultural character of the villages, that will expand the tax base and provide new employment opportunities. Options to be considered in addressing these concerns include providing regulations and guidelines in the Land Use Plan, the establishment of performance standards relative to noise and air pollution, a requirement of buffers and screens to minimize possible negative environmental effects and the prohibition of residential and other incompatible uses in designated industrial areas.

Streets – The existing local street system includes a variety of pavement surfaces and widths and right-of-way widths. Options to be considered, are the development of uniform street standards and regulations for local streets and a program and priorities for resurfacing of existing streets in coordination with Iowa County and the State. Other concerns include traffic circulation and the provision of common off-street parking facilities in the historic parts of the villages to accommodate tourists.

Railroads – The improvement of the CRANDIC Railroad and its extension to the Iowa Interstate Railroad track in the south part of the District should be supported to benefit potential industrial development and tourism. The abandoned reach of the Milwaukee Railroad right-of-way, located south of Highway 6, may have potential for recreation. Recreational use of the abandoned railroad right-of-way between Upper and South Amana and Highway 6 will be considered in the Land Use Plan and addressed in the policy statements.

Landing Field –Improvement of the Hursh Landing Strip in Amana, to provide better air service to the ACLUD should be considered in the policies and the Land Use Plan.

Community Facilities -Previous analyses and inventory of existing land use indicate a general lack of neighborhood recreational facilities in existing residential areas of the villages. Potential sites for active recreation within or near the residential areas of the villages should be addressed in the policy statements and on the Land Use Plan. In addition, the undeveloped areas of the ACLUD appear to have recreational potential for camping, hiking, fishing, boating and other recreational activities for local residents and tourists. The degree to which this recreational potential, in particular to attracting tourists, is encouraged, should be considered in the policy statements and the Plan and weighed against the environmental and historic cultural factors and compatibility with the agricultural use of the land.

Utilities – A primary concern relative to utilities is the capability of the existing utility systems to provide services to future urban development. The principle concerns relative to the sewerage system are the provision of wastewater treatment for the unsewered villages of

East Amana, High Amana, South Amana, and West Amana. Concerns relative to the storm sewer system include the maintenance of open drainage ditches in the historic parts of the villages, the provision of storm sewer design standards for future development and the need to identify the 100-year flood limits of overland flow, through site plan review and subdivision regulations to prevent urban development in areas that are subject to flooding. Priorities and programs for utility system improvements should be considered.

Environmentally Sensitive Areas -As indicated under Item 2, preservation of historic buildings and sites is a principal planning concern that is addressed in this study. Other environmental concerns include the preservation of the Lily Lake, the timberlands, water resources and floodplains from urban development and selective use of these natural areas for recreational purposes. Provision of buffers between residential and non-residential uses to minimize negative impacts is another environmental concern. Aesthetic concerns include the regulation of various styles, shapes, and sizes of signs in the villages and billboards along the highways. Options to be considered include provision of sign and billboard regulations in the Land Use Plan and a method for phasing out and the removal of existing undesirable signs and billboards. The principle concern relative to agricultural land is the coordination and control of urban development in the ACLUD to preserve agricultural land.

Annexation -Inclusion of West Amana into the ACLUD to insure preservation of the historic part of the village has been expressed as a planning concern. Other areas that may be considered for annexation to control and coordinate future land use, include the parcels located east of South Amana, north and south of Highway 6, and land adjoining relocated Highway 149/151 and Highway 6 on the west and south.

Based on the above summary, policy statements have been developed that reflect the principal planning concerns enumerated and the goals and objectives, discussed previously. Because of the interrelationship of the planning and land use concerns and goals and objectives, some policy statements are restated under several major land use headings. A brief discussion prefacing the policy statements summarizes the methodology supporting the statements. The policy statements serve as a guide for the preparation of the Land Use Plan discussed in Part 4 of this Division.

FUTURE GROWTH AND DEVELOPMENT

Based on past trends, the population of the ACLUD has been estimated to increase from 1,565 in 1982 to about 1,750 by the year 2005. The future population estimate should not be considered as a goal to reach or a not to be exceeded figure, but as an indicator of population growth if past growth trends prevail. The actual rate of population growth will be determined in part by the extent that urban development is encouraged and promoted. While the population projections indicate marginal residential growth in the future, it is the apparent intent of the Board of Trustees, as expressed in the goals and objectives, to encourage urban development in the District compatible with the existing historic villages, other development, agricultural land and the physical characteristics of the area. To encourage urban growth, potential sites for residential, commercial, industrial and recreation uses must be identified in the District.

Generally, urban development should be encouraged to occur as infill and as extension outward from developed areas of the villages. Such development will provide for a more economical extension of streets, utilities and other services that isolated leapfrog development. Scattered urban development in the ACLUD should be discouraged.

Policy on Future Growth

- A. Urban development should be encouraged to extend outward from developed areas to insure the orderly growth of the villages.
- B. Potential sites for future urban development in the villages should be identified on the Land Use Plans.
- C. Coordination and cooperative efforts should be maintained with Iowa County to control and encourage development in the ACLUD as designated on the Land Use Plans.

HISTORIC PRESERVATION

As noted previously, preservation and conservation of the historic buildings and sites of the ACLUD is an important element of this planning study. The buildings and sites of historic significance have been defined in the previous studies to include those that developed during the communal period prior to 1932. The historic preservation districts generally should include the developed areas of the pre-1932 period. Regulations applicable to the historic districts should address the various types of uses including agricultural, residential, commercial, industrial and mixed land uses and a process for the adaptive reuse of the historic buildings and sites, the control of signs, and parking requirements.

Policy on Historic Preservation

- A. Historic preservation districts should be established to preserve and protect the historic and cultural character of the Amana villages; particularly those areas within each village that are predominantly developed with structures and uses that were originally constructed prior to 1932.
- B. New development within the historic districts should be discouraged, should be regulated to maintain compatibility with the historic structures.
- C. Uniform sign regulations should be established applicable to the historic preservation districts.
- D. Establishment of common parking facilities that primarily serve visitors to the Amana villages should be encouraged.
- E. A process should be established for the adaptive reuse of historic structures and sites.

RESIDENTIAL LAND USE

As indicated by the existing land use analyses, most of the existing residential land use in the villages is in single family dwellings including a significant number with home occupations. Most of the single family residential lots are 15,000 to 20,000 square feet in size. The remaining residential land use is composed of duplexes and multi-family housing units. A nursing home is located in Middle Amana. Based on density and distribution of existing residential land use, the following average densities should be considered for guiding future residential development.

Density Classification	Average Net Lot Area (SF)	Ratio Gross to Net Area	Avg. Gross Lot Area (SF)
Low (Single Family)	15,000-25,000	1.20	18,000-30,000
Low (Duplexes)	10,000-15,000	1.25	12,500-18,750
Medium (Multi-Family)	3,000-5,000	1.30	3,900-6,500

The density of residential development also should be governed by the availability of common utilities, in particular sewer and water. Larger lots are required to accommodate private systems including wells and septic tank fields. As indicated in the policies on future growth and development, urban development including residential development should not be encouraged in agricultural areas.

Policy on Residential Land Use

- A. Potential sites for future residential land use in the villages should be indicated on the Land Use Plans.
- B. Density of residential development should be related to the physical characteristics of the area including topography, soils, drainage and the availability of common water and sanitary sewerage systems; provisions for adequate light and air; and access to improved public streets and roads. The following densities are considered to meet these criteria

Density Classification	Average Net Lot Size
Low (Single Family)	15,000-25,000
Low (Duplexes)	10,000-15,000
Medium (Multi-Family)	3,000-5,000

- C. A variety in the type of housing construction should be encouraged and supported to meet the housing needs of the population. The housing mix should reflect anticipated trends in housing demand while being compatible with existing residential density and development and the historic villages. Housing types may include apartments, townhouses and single family dwellings including manufactured housing and mobile homes.
- D. Residential development such as the Planned Unit Development (PUD) should be

encouraged to provide flexibility and better utilization and preservation of land; particularly in areas where soils, topography and tree cover are limiting factors.

- E. Residential development in areas designated for agricultural use should be limited consistent with the goal of preserving agricultural land.

COMMERCIAL LAND USE

The ACLUD appears to need a community shopping facility centrally located and accessible by the residents of ACLUD. Commercial development related to tourism also should be encouraged including the provision of an information center or centers at principal highway junctions leading to the Amana Villages.

Policy on Commercial Land Use

- A. A centrally located retail and service commercial center to serve the residents of ACLUD should be encouraged.
- B. Existing commercial centers in each village should be maintained.
- C. Commercial development related to tourism should be encouraged in each village compatible with historic preservation policies.
- D. The development of a tourist information center or centers near principal highway junctions leading to the Amana villages should be encouraged.
- E. The development of planned commercial centers including grouping of retail and service stores with common parking facilities and entrances should be encouraged.

INDUSTRIAL LAND USE

Future industrial land use needs and development to a large extent will be determined by the efforts made by the ACLUD and others in encouraging industrial development. Light industrial development which is limited to uses that are generally compatible with the non-industrial uses should be encouraged. Light industrial uses are characterized by large lots with landscaped grounds and have the operations and storage material completely enclosed in buildings. Such uses typically include manufacture or assembly of small electrical appliances, cameras, radios and electrical instruments, research facilities, pottery and uses such as bakeries, printing shops and laboratories.

Other industrial uses, such as heavy manufacturing similar to the Amana Refrigeration Company, stock yards, packing houses, concrete mixing and cement plants, and sand and gravel pits may be allowed subject to performance standards for odor, air and noise pollution, provision of open space and buffers. Residential land uses within the industrial areas should be prohibited

Policy on Industrial Land Use

- A. Regulations for light and heavy industrial development should be provided in the land use regulations.
- B. Adequate buffers for all industrial development when adjoining non-industrial land uses should be provided.
- C. Site plan and performance standards and regulations should be developed to insure that industrial developments are environmentally compatible with surrounding uses.
- D. Development of planned industrial parks should be encouraged.

TRANSPORTATION

Principal streets in the ACLUD under the Functional Highway Classification System are designated as arterials, arterial extensions, trunk and trunk extensions, and include state highways and major county roads. The remaining streets in the ACLUD are local service streets which are under county jurisdictions. The State of Iowa has jurisdiction over the primary roads including Highways 149/151, 6 and Highway 220. The design standards for the arterials and arterial extensions are set by the Iowa Department of Transportation. The design standards for County roads including all local streets in the ACLUD are as required by the County Engineer of Iowa County. The ACLUD should encourage uniform street standards in the villages. Traditionally, streets in the villages have included rural design with ditches. The right-of-way widths vary from 50 to 66 feet with 60 feet being the most predominant. A minimum 60 foot right-of-way and 24-foot pavement width with shoulders should be considered for local streets subject to approval by the County Engineer. The traditional ditch drainage of streets may be considered in all streets developed in the villages. The local street improvement program in the villages should consider priorities based generally on traffic volume. The heavier traveled streets should be improved initially and then the less traveled streets.

The ACLUD should be encouraging improvement and connection of the CRANDIC Railroad with the Iowa Interstate Railroad to promote both tourism and industrial development. The existing Hursh Landing Strip should be improved to provide for better utilization of the strip by light single engine aircraft. The landing strip may be lengthened and hardsurfaced and aircraft hangers provided.

Policy on Transportation

- A. Design standards for local streets should be developed and incorporated in the subdivision ordinance to insure adequate right-of-way prior to development, in cooperation with the County Engineer.
- B. The street improvement program priorities should generally be based on existing and future traffic volumes.
- C. Development of common off-street parking facilities for tourists, in particular in Amana, should be encouraged.
- D. Connection of the CRANDIC Railroad with the Iowa Interstate Railroad should be encouraged.
- E. Improvement of the Hursh Landing Strip should be encouraged.

COMMUNITY FACILITIES

Recreation

The ACLUD has one park, the Amana Society Park located in Middle Amana. The park includes about 18 acres. Other recreational facilities are available at the Amana Community High School and Elementary School. As new residential developments occur in the villages, neighborhood parks should be included within these developments where feasible.

A typical neighborhood park includes about three to ten acres and is located within walking distance of residential areas. A typical neighborhood park is an all-purpose park that serves all age groups. Recreational facilities provided may include playgrounds, picnic areas, game courts, open play areas, walks and bicycle paths and a shelter house with restrooms. The neighborhood park provides for active and passive, informal and organized recreational activities.

The recreational facilities in neighborhood parks may be supplemented by tot lots and the school grounds. Where feasible, coordination of recreation programs and the use of private and semi- public recreational facilities should be encouraged. Many communities utilize household surveys to assess the demand for various types of recreational activities and facilities needed in the parks.

As indicated previously, the ACLUD appears to have recreational potential for promoting tourism. Such uses may include camping facilities, a golf course, lodging facilities, bridle, hiking and bicycle paths, boating facilities and other uses. However, wholesale development and promotion of such recreational facilities may have negative environmental impacts and conflict with the use of the land for agricultural purposes. Limited development, such as provision of hiking trails and bicycle paths, should be encouraged.

Schools

Coordination of the Land Use Plan with the future needs of the School District is essential. Future needs and plans of the school district should be reflected in the Plan.

Policy on Community Facilities

- A. Neighborhood parks should be developed to serve the existing and future population of the villages.
- B. Coordination of recreational programs and facilities of the ACLUD and the School District should be encouraged.
- C. A system of bikeways and hiking trails utilizing as possible routes the abandoned railroad right-of-way; highway right-of-way and select routes through timbered and agricultural areas should be encouraged. Future needs of the Amana School District should be coordinated and incorporated within the Land Use Plan.

UTILITIES

Utility concerns include provision of adequate water supply and treatment, wastewater treatment facilities and the extension of services during the planning period. Detailed analyses of the options of water supply and treatment and the disposal of wastes to serve existing and potential development areas are beyond the scope of this report. Wastewater treatment facilities should be provided for the unsewered villages during the planning period.

Design of storm sewers is dependent upon the degree of protection required. Municipal systems generally are designed to handle runoff from two-or five-year storm recurrences. The design of drainage systems should also establish the 100-year flood limits to insure that when flooded, the open drainage systems will not encroach upon areas of building sites. Storm water detention facilities also may be considered to minimize flood encroachment limits downstream from a development.

Policy on Utilities

- A. A water system plan and sanitary sewerage system plan should be developed that reflect the existing development and potential urban development areas of the villages.
- B. Development of sewerage systems to serve the unsewered villages of East Amana, High Amana, South Amana and West Amana should be encouraged.
- C. The storm sewer systems in areas subject to future development by subdividers should be designed to convey runoff from storm events of a five-year recurrence.
- D. The 100-year flood limits should be established in existing developed areas and in areas with future development potential to insure that buildings are located outside the areas subject to flooding.

ENVIRONMENT

Principal environmental concerns in the ACLUD during the planning period are the preservation of agricultural land that is not required for urban development, and the protection of critical environmental areas such as historic buildings. Other environmental concerns include buffering of incompatible land uses such as industrial from residential.

Other environmental factors including noise and air pollution, caused primarily by motor vehicles and fugitive dust from agricultural operations and unpaved streets, are difficult to regulate.

However, such means as larger building setbacks from major highways, provision of screens and vegetation buffers may be used to decrease the effects of noise. Similar methods may be used to minimize noise from certain industrial uses in addition to requiring enclosure of operations and sound suppressants. Air quality is monitored and regulated by the State. On the local level, air pollution control is difficult. Air pollution may be minimized, in some instances, by planting screens which absorb gaseous pollutants and filter out dust particles.

Energy conservation may be encouraged by ordinances requiring solar access rights and by energy-efficient design of buildings and site development.

Policy on Environment

- A. Abatement of air and noise pollution will be encouraged in residential areas through consideration of the location of streets, landscaping, setback requirements and buffers. Guidelines in subdivision and site plan regulations should provide for the control of air and noise pollution to the extent possible.
- B. Standards for solar access rights and energy conservation are encouraged in the review process of subdivision plats and site plans.
- C. The use of the planned unit development (PUD) design approach in wooded and hilly areas is encouraged where such development may be appropriate.
- D. Appropriate buffering should be provided between residential and other land uses. This may include open space, landscaping and architectural screens.
- E. Preservation of agricultural land not required for the orderly growth and development of the villages during the planning period should be encouraged.

ANNEXATION

House file 569, relating to the administration of special land use districts, was approved by the 1985 Iowa Legislature. A section of HF 569 amends Chapter 303.52A by adding procedures for inclusion or exclusion of land from a land use district. Sixty percent of the qualified electors of land area eligible for inclusion or exclusion may petition to determine if the petition contains a sufficient number of qualified electors, shall submit it to the Board of Trustees. A favorable vote of two-thirds of the membership of the Board of Trustees on the petition includes or excludes the petitioned area from the District.

Areas that should be encouraged for inclusion in the ACLUD are parts of West Amana presently located outside the District, and an area located east of South Amana and an area located west of the jurisdiction of relocated Highway 149/151 and Highway 6. Inclusion of these areas will encourage preservation of historic buildings and sites in West Amana, coordination of development of the area adjacent to the junction of relocated Highway 149/151 and Highway 6.

Policy on Annexation

- A. Inclusion of West Amana in the ACLUD should be encouraged.
- B. Areas adjoining the ACLUD, east of South Amana and west of the junction of relocated Highway 149/151 and Highway 6, should be encouraged to be included in the District.

PART 4-PLANS

General

This part of the report includes a description of the Land Use Plan Maps included in Map Atlas II. The Land Use Plan Maps for each village are shown on Figures 4A through 4G. Figure 3 is a Generalized Land Use Plan of the ACLUD. Map Atlas II has been submitted under separate cover.

The plan maps reflect the Land Use Policies discussed in Part 3 of this report. As indicated by the policy on future growth, it is intended that urban development in the villages occur as infill, and extend outward from developed areas.

The proposed land use shown on Figure 3 and Figures 4A through 4G, has been classified as follows:

ACOS -Agriculture, Conservation and Open Space

This land use classification includes agricultural land, woodlands, rivers, streams and lakes, parks, open spaces and similar uses.

Residential

R-1 -Low Density, One and Two Family Residential Areas designated in this classification are intended for low density residential development including single family dwellings and duplexes.

R-2 -Medium Density -Multiple Family Residential Areas designated in this classification are intended for use and development in apartments, townhouses, nursing homes, boarding houses and similar uses.

Commercial

C-1 – Limited Business and Professional Office Commercial Areas designated in this classification are intended for use and development primarily in professional business and public service offices and similar uses.

C-2 - Highway Service Commercial Areas designated in this classification are intended for use and development in general commercial uses that serve the highway traveling public including various retail and service businesses.

Industrial

I-1 -Limited Industrial Areas designated in this classification are intended for use and development in certain industrial uses including manufacturing and assembly of light industrial products with all operations enclosed, the sites landscaped and off-street parking provided.

I-2 -Heavy Industrial Areas designated in this classification are intended for use and development of manufacturing and assembly of heavy industrial products and activities of a heavy industrial character. Potential sites for heavy industrial development have not been designated on the plan maps.

Historic Preservation Areas (Pre-1932)

HP-A Agricultural –Historic Area

HP-R Residential -Low and Medium Density Historic Area

HP-C Commercial -Historic Area

HP-I Industrial -Historic Area

Areas designated in the historic land use classification are intended to preserve and protect the historic and cultural character of the villages, primarily of the pre-1932 period. New development within these areas is not encouraged. However, adaptive reuse of the historic buildings may be possible through the rezoning process and certain new development permitted as provided in Division 3.0 of the Land Use Plan.

Schematic layouts of the potential development areas are shown on the Land Use Plan Maps. The street, lot and park area layouts are conceptual only and are intended as a general guide to development of the potential areas and are subject to modifications and revisions in the final development plans of future subdivisions.

The selection of potential urban development sites are shown on the Land Use Plan Maps. The street, lot and park area layouts are conceptual only and are intended as a general guide to the development of the potential areas and are subject to modifications and revisions in the final development plans of future subdivisions.

The selection of potential urban development sites in the villages is based on topography, drainage, relationship to existing land use and streets, and the feasibility of serving the areas with common utilities. The actual development and the density of development in these areas will be influenced to a significant degree by the capability of extending utility systems, in particular, sanitary sewer systems, to serve these areas.

Also shown on the Land Use Plan Maps are physical features including major wooded areas, approximate drainage courses and areas subject to flooding during a 100-year flood recurrence as established by the Corps of Engineers. In the subdivision process, especially of areas including a major drainage course, the 100-year flood limits should be established and the construction of buildings within the flood limits prohibited.

ACLU D GENERALIZED LAND USE PLAN

The generalized Land Use Plan is shown on Figure 3. Except for potential urban development sites in each village, most of the ACLU D is proposed to be maintained in the agriculture, conservation and open space (ACOS) land use classification in accordance with the policy statements.

The potential urban development sites, most of which are proposed for residential development, generally are located on higher ground, adjacent to existing development and generally isolated from the historic parts of the villages. The only urban land uses located outside the villages include the existing limited industrial land use (I-1) consisting of a storage building located along Highway 6 and a potential limited industrial site located east of Homestead. A tourist information and orientation center is proposed at the junction of relocated Highway 149/151 and Highway 6.

Major roads in the ACLU D include the state highways and principal county roads. The major roads are shown on Figure 3. The remaining streets in the villages are local service streets.

A bicycle trail system as an alternate and recreational mode of transportation is proposed to generally follow major roads to interconnect the villages. The abandoned railroad right-of-way which extends east from South Amana to the junction of Highway 6 and relocated Highway 149/151 also may be utilized as part of the bicycle trail system.

Connection of the CRANDIC Railroad with the Iowa Interstate Railroad and improvement of the Hurst Landing Strip are proposed to improve the overall transportation systems of the ACLU D.

Figure 3 also shows major drainage courses, approximate 100-year flood boundaries, and the Corps of Engineers flowage easements to elevation 717 along the Iowa River floodplain.

A brief summary of the land use plans for each village is included in the following sections.

Amana Land Use Plan

Figure 4A shows the proposed land use in Amana. The area with the greatest potential for urban development is located in the northwest part of Amana just northwest of the intersection of Highway 220 and Highway 149/151. Due to its central location and access to major traffic arteries, this area is proposed for development as a commercial service center, primarily for the residents of the ACLU D, in accordance with the land use policy statements. Areas north and west of the center are suitable for residential land use including medium and low density residential development. It appears these areas can be served by extensions of existing utilities.

Following the public hearing on October 28, 1985, the Board of Trustees at a meeting held on November 4, 1985 voted unanimously to delete the above land use proposals. Therefore, this area is designated as agricultural (ACOS) use on the Amana Land Use Plan. At this meeting, the board also designated the agricultural complex in Middle Amana as a future commercial service center site.

A limited amount of residential development is proposed in the west part of Amana as an extension of existing residential development in that area. The area adjoining the Lily Lake and located south of Highway 220 is proposed to be maintained in conservation and open space and part of it developed as a park. The drainage courses located south of developed Amana including the Mill Race also are proposed in the conservation and open space classification.

An area located east of Price Creek and north of County Road F20 appears suitable for limited industrial development. The area is accessible to a major highway and includes level land, a small part of which is located within the Corps of Engineers' flowage easements. Development within the flowage easements is subject to the approval of the Corps of Engineers. This area also appears serviceable with common utility systems.

The proposed historic preservation areas including residential, commercial, and industrial generally reflect the existing land uses. The Amana cemetery is included in the agricultural historic area (HP-A).

The Hursh Landing Strip is included in the ACOS classification and the adjoining buildings to the north in the limited industrial (I-1) classification.

East Amana Land Use Plan

Figure 4B shows proposed land use in East Amana. A potential area for urban development is located northwest of the existing development along a ridge line. This area is proposed in low density residential land use. A small pocket park, not shown on Figure 4B, may be incorporated within the proposed development. No new commercial or industrial development is proposed in East Amana.

The area proposed for historic preservation includes most of the developed part of East Amana. The existing development is primarily in low and medium density residential land use. The areas to the south and east include the agricultural complex which is included in the agricultural historic area (HP-A) classification.

The existing evergreen grove, surrounding the cemetery, a significant historic feature of the village should be preserved. This area and the land surrounding the village is included in the agriculture, conservation and open space (ACOS) land use classification.

High Amana Land Use Plan

Figure 4C shows the proposed land use in the village of High Amana. Potential development sites include the area located along the west side of C Street. This area, as an extension of existing development to the south, is suitable for low density residential land use. The area west of this site, which includes variable topography and drainage courses, has potential for development as a park.

The area proposed for historic preservation includes the west and south parts of the developed village, consisting of low and medium density residential and the agricultural complex.

No additional commercial or industrial development is proposed in the village.

Homestead Land Use Plan

Figure 4D shows proposed land use in the village of Homestead. The area proposed for residential development is located south of the developed village. Due to the lack of north-south streets intersecting First Street (except for B Street), a new street is proposed in the west part of the village to extend south to serve the potential residential area. A neighborhood park within the future residential land use is proposed. Medium density residential land use (R-2) is proposed in the northeast part of the potential development site.

It appears that the recommended development area can be served by a new gravity sewer tributary to the existing wastewater treatment lagoons located west of Homestead.

Enlargement of the lagoon system will probably be required to serve the additional area. Water service may be provided by extensions to the existing system.

A roadside park, primarily for visitors, and an evergreen grove (similar to those found in South Amana and East Amana), are proposed for a triangular parcel formed by the relocation of the intersection of Highways 149/151 and 6 just north of Homestead. To develop this area, purchase from, or abandonment of the existing highway right-of-way by the Iowa Department of Transportation would be required.

As in the other villages, the historic preservation areas encompass primarily the pre-1932 development and the historic land use classifications generally correspond to the existing land uses.

No new commercial or industrial sites are proposed except for a limited industrial (I-1) area located east of Homestead, as presently classified.

Middle Amana Land Use Plan

Figure 4E shows the proposed land use in Middle Amana. As indicated on the plan map, the area most suitable for residential development is located north and east of the Amana Community Schools and the nursing home. This area, including gently sloping topography, and in proximity to the schools and park, has the potential for low and medium density residential development. The area also appears serviceable by extensions of common utilities including sewer and water.

Expansion of the Amana Society Park is also recommended to the north of the existing park site.

The historic preservation area includes most of the pre-1932 development located in the west part of the village. The proposed historic uses generally reflect existing agricultural, residential and commercial development.

The Amana Refrigeration Company site is included in the heavy industrial (I-2) classification. There are no additional sites for commercial or industrial development areas designated on the plan map.

As has been suggested in the previous studies, the agricultural building complex may have some potential for adaptive reuse as a commercial or possibly a community center/recreational type facility. The agricultural complex is centrally located and adjacent to a major highway and to the Amana schools to the east. At a meeting held on November 4, 1985, the Board of Trustees voted unanimously to designate this area as a future commercial service center site.

An open space buffer between the lake and residential development should be maintained around the Lily Lake. The small roadside park located adjacent to Highway 220 and the lake just northeast of the village should be maintained in the future. The open space areas around the lake and along the Mill Race are included in the ACOS land use classification.

South Amana Land Use Plan

Figure 4F shows the proposed land use in South Amana. Potential development sites primarily for low density residential land use include an area located in Upper South Amana east of the existing development. The proposed site is relatively undulating. A small park may be accommodated within the proposed residential development. The residential development may extend east up to the evergreen grove. The evergreen grove should be preserved as a historic, environmentally sensitive area.

A second potential residential development site is located north of Highway 6 and east of the developed part of lower South Amana.

The historic preservation areas include most of the developed areas of the village of the pre-1932 period. The historic agricultural, residential and commercial designations generally correspond to existing land uses. No additional commercial or industrial sites are proposed in South Amana.

West Amana Land Use Plan

Figure 4G shows the proposed land use in West Amana. Potential sites for residential development are located along A Street north of the developed part of the village. These areas are proposed for low density residential (R-1) development. A park, to serve existing and future population in the village is proposed within the potential residential areas. Potential commercial development sites are located along Highway 220 adjacent to existing commercial development southeast of the village. The commercial sites are designated for highway commercial (C-2) land use.

The historic preservation areas include primarily agricultural and some commercial land uses. Most of the historic part of the village is not included in the ACLUD.

There are no other development sites proposed in the village.

Figure 4A - Land Use Plan - Amana

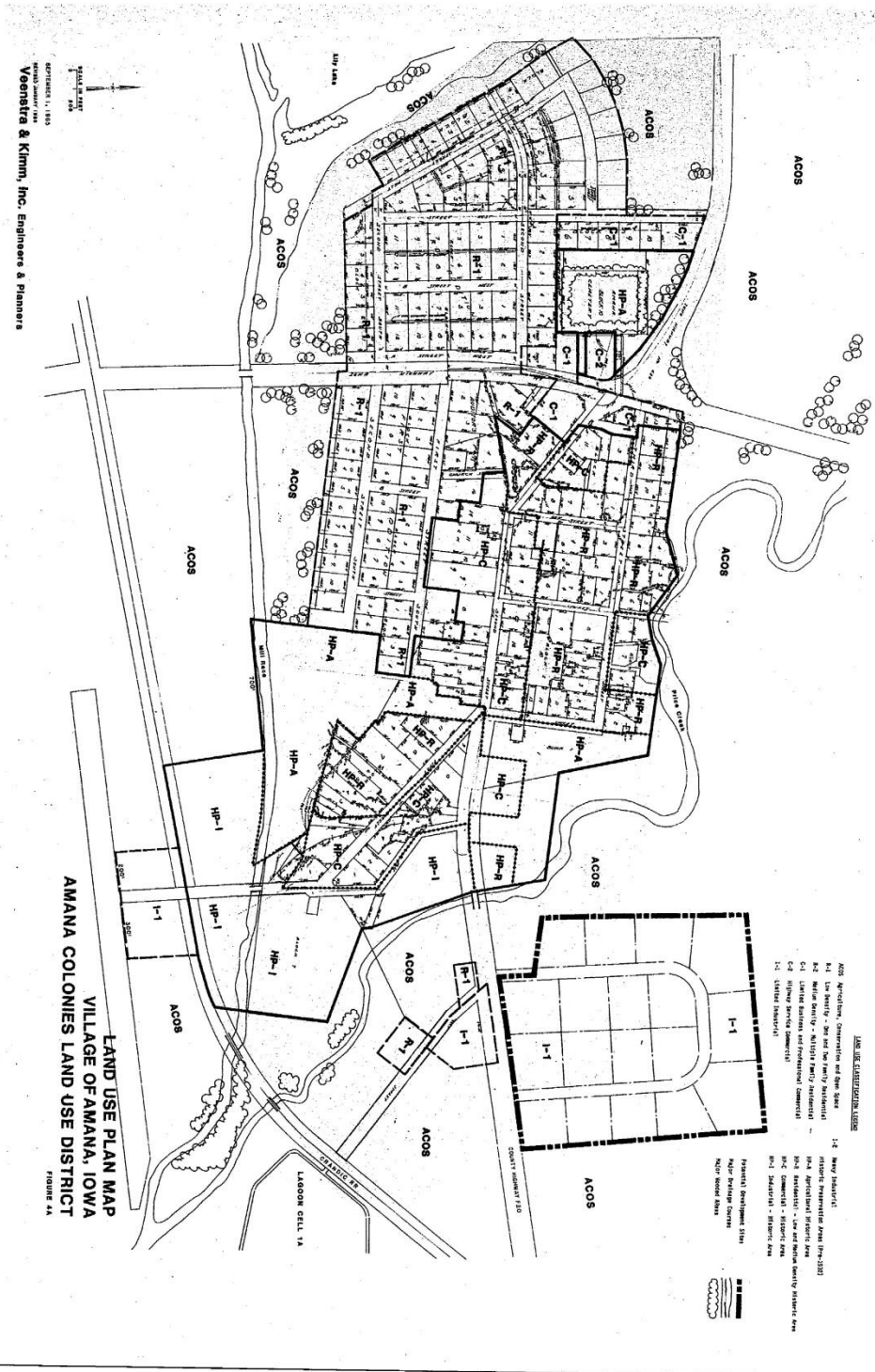
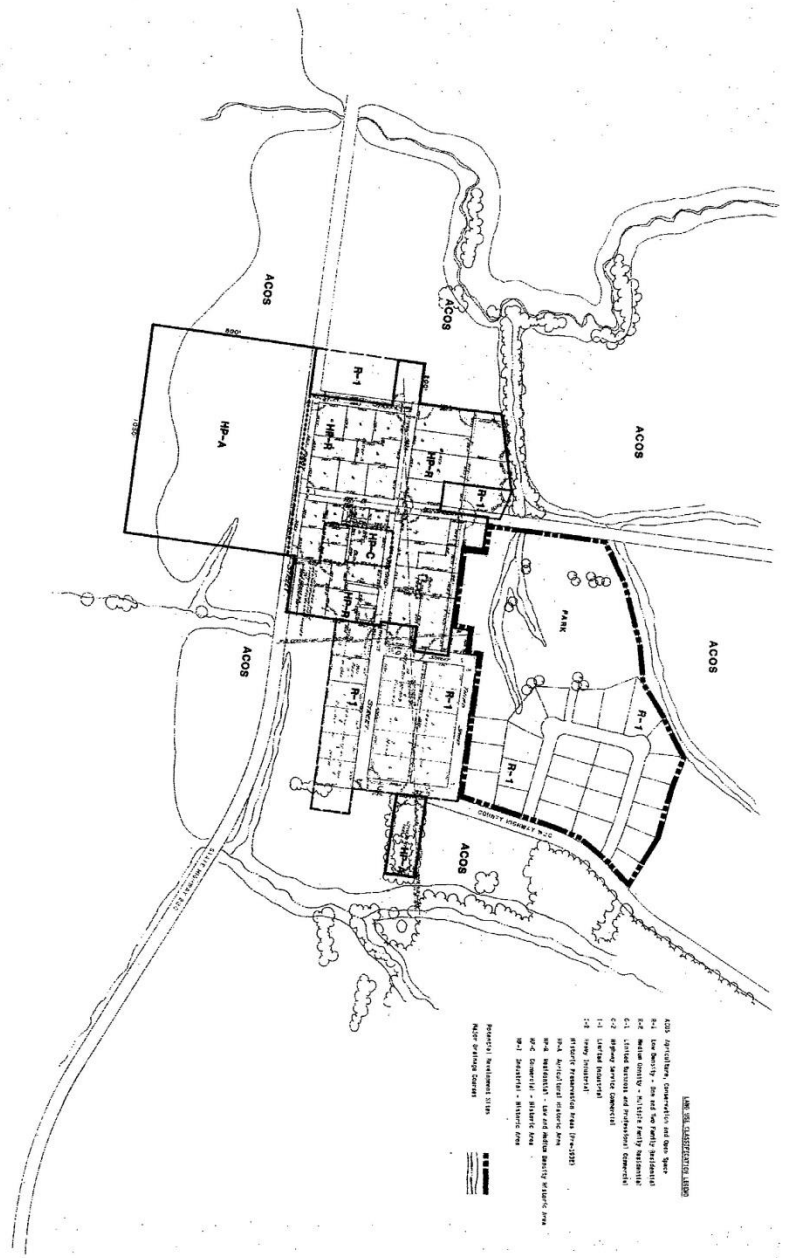


Figure 4C – Land Use Plan – High Amana

Veenstra & Kimm, Inc. Engineers & Planners



LAND USE PLAN MAP
 VILLAGE OF HIGH AMANA, IOWA
 AMANA COLONIES LAND USE DISTRICT
 FIGURE 4C



- LAND USE DISTRICTS**
- ACOS Agricultural, Commercial and Other Uses
 - R-1 Single-Family Residential
 - R-2 Two-Family Residential
 - R-3 Limited Business and Professional Commercial
 - R-4 General Business Commercial
 - R-5 Heavy Industrial
 - R-6 Light Industrial
 - R-7 Medium-Density Residential
 - R-8 High-Density Residential
 - R-9 Medium-Density Residential
 - R-10 High-Density Residential
 - R-11 Medium-Density Residential
 - R-12 High-Density Residential
 - R-13 Medium-Density Residential
 - R-14 High-Density Residential
 - R-15 Medium-Density Residential
 - R-16 High-Density Residential
 - R-17 Medium-Density Residential
 - R-18 High-Density Residential
 - R-19 Medium-Density Residential
 - R-20 High-Density Residential
 - R-21 Medium-Density Residential
 - R-22 High-Density Residential
 - R-23 Medium-Density Residential
 - R-24 High-Density Residential
 - R-25 Medium-Density Residential
 - R-26 High-Density Residential
 - R-27 Medium-Density Residential
 - R-28 High-Density Residential
 - R-29 Medium-Density Residential
 - R-30 High-Density Residential
 - R-31 Medium-Density Residential
 - R-32 High-Density Residential
 - R-33 Medium-Density Residential
 - R-34 High-Density Residential
 - R-35 Medium-Density Residential
 - R-36 High-Density Residential
 - R-37 Medium-Density Residential
 - R-38 High-Density Residential
 - R-39 Medium-Density Residential
 - R-40 High-Density Residential
 - R-41 Medium-Density Residential
 - R-42 High-Density Residential
 - R-43 Medium-Density Residential
 - R-44 High-Density Residential
 - R-45 Medium-Density Residential
 - R-46 High-Density Residential
 - R-47 Medium-Density Residential
 - R-48 High-Density Residential
 - R-49 Medium-Density Residential
 - R-50 High-Density Residential
- Other Symbols:**
- Proposed Development Sites
 - Major Parking Areas

Figure 4E – Land Use Plan – Middle Amana

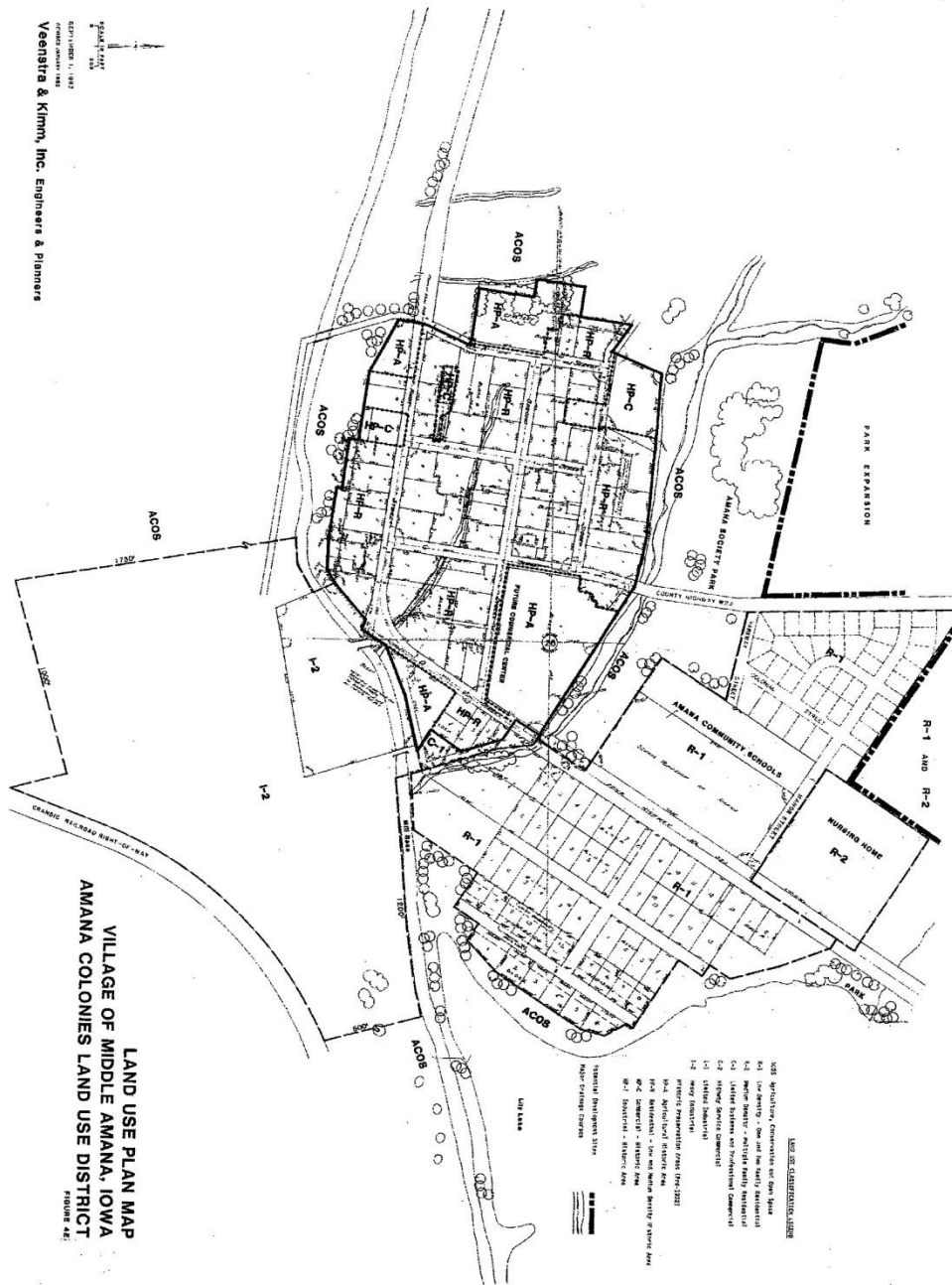


Figure 4G – Land Use Plan – West Amana

