

# Comprehensive Land Use Plan



City of Fruitland, Iowa

July 2023

*Prepared in cooperation with the*  
City of Fruitland  
and  
Bi-State Regional Commission



**Resolution 2023-07-11b**

**RESOLUTION ADOPTING THE COMPREHENSIVE LAND USE PLAN FOR  
THE CITY OF FRUITLAND, IOWA**

WHEREAS, the Comprehensive Land Use Plan for the City of Fruitland, Iowa has been developed by the City Council in cooperation with other officials to include information and assessment of community uses and land use; and

WHEREAS, the City Council fully endorses the Comprehensive Land Use Plan and recommends that it be adopted by the City of Fruitland, Iowa.

NOW, THEREFORE BE IT RESOLVED by the City Council that the Comprehensive Land Use Plan for Fruitland, Iowa be and is adopted as the official state of development for the City; and

FURTHER, that the Comprehensive Land Use Plan be used to evaluate and guide the City of Fruitland's response to all development proposals and municipal budgetary decisions.



Susan Garrett, Mayor Pro Tem of Fruitland

07-11-23

Date

Attest:



Becca Shoppa, City Clerk

CITY OF FRUITLAND IOWA

**Mayor -**

*Marty Hills*

**City Council -**

*Susan Garrett*

*Sarah Hillman*

*Chris Painter*

*Kirk Hogan*

*Jennifer Smith*

**City Clerk -**

*Becca Shoppa*

**Deputy Clerk -**

Torie Roenfeldt

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## INTRODUCTION

The City of Fruitland, Iowa is located south of Muscatine, near Highway 61. Situated near the banks of the Mississippi River, Fruitland embodies a small-town atmosphere with accessibility to urban amenities such as shopping, services, restaurants, etc. Map I identifies the location of Fruitland within the region, Map II provides a base map of the corporate limits. The 2020 Decennial Census count for the City was 963. As the community grows and develops, the importance of well-defined land use policies and planning has been recognized by the citizens and government officials.

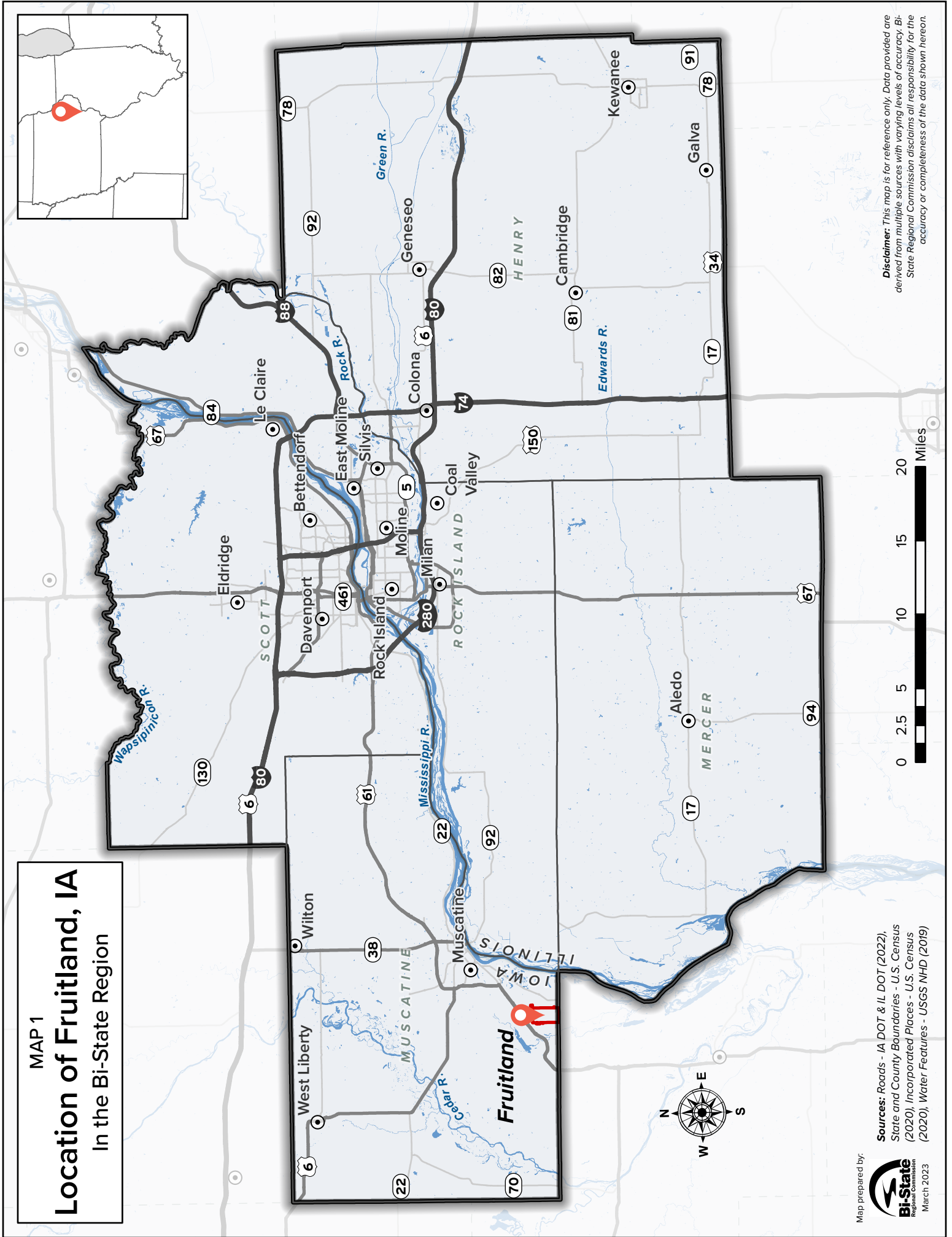
The Fruitland City Council created its first Planning Commission in 1998 to develop a comprehensive land use plan. The purpose of the plan is to ensure quality development and safeguard the general health, safety and welfare of its citizens. The comprehensive land use plan is an important tool for guiding new development and future investment decisions in the City limits and areas anticipated for annexation. The plan envisions projected land use based on present data and assumptions for the community's future. All future development will be weighed by its consistency with this plan. Fruitland's Comprehensive Land Use Plan defines the City's land use policies for development in and around the corporate limits.

Elements of this plan include goals and policies, a community profile, existing land use, future land use and strategies for implementation. Fruitland's Comprehensive Land Use Plan will address how land is and will be utilized, where the land uses are located currently and, in the future, and what the intensity of these uses will be. The remainder of this document will be devoted to outlining the Fruitland of today and how it is envisioned in the future. This document was updated by the current City Council as of 2023.

MAP 1

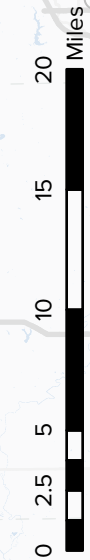
# Location of Fruitland, IA

In the Bi-State Region

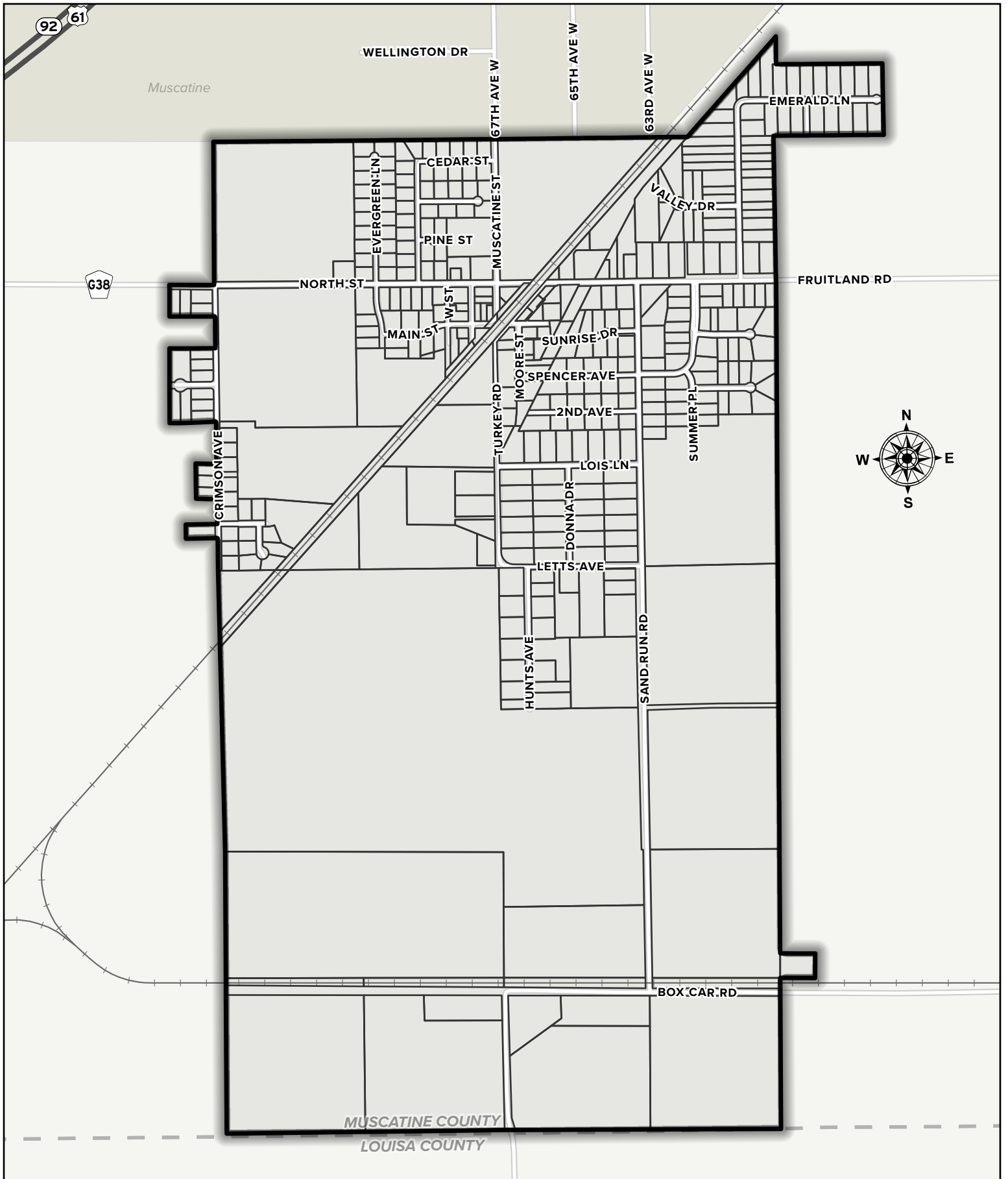


Map prepared by:  
**Bi-State**  
Regional Commission  
March 2023




Sources: Roads - IA DOT & IL DOT (2022),  
State and County Boundaries - U.S. Census  
(2020), Incorporated Places - U.S. Census  
(2020), Water Features - USGS NHD (2019)

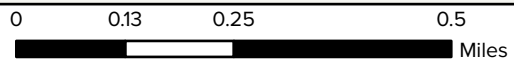


Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.



MAP 2  
**Base Map**  
 Fruitland, Iowa

-  Fruitland Corporate Boundary
-  Railroad
-  Parcels



**Sources:** Roads - IA DOT (2022), Parcels - MAGIC (2022), Counties - U.S. Census (2020)

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Map prepared by:





## LAND USE GOALS AND POLICIES

The goals set forth in this Comprehensive Land Use Plan represent a vision for the City of Fruitland, Iowa. These goals and policies have been created through a public input process of policy makers and citizens. They provide the foundation for decisions on land use, growth and development, and public investment in the City of Fruitland, Iowa.

### Goals

- A. To ensure managed growth that preserves the bedroom community image of the City of Fruitland.
- B. To recognize and safeguard the compatibility of land uses in and around the corporate limits.
- C. To provide a safe, healthy, and quality living environment for its citizens, present and future.
- D. To provide efficient, reliable community services and facilities to meet the needs of its citizens.

### Policies

The policies identified below establish guidance for future decisions in Fruitland, Iowa on management of growth and development, environmental health, and community services and facilities. As the economy and situation in Fruitland changes, these policies will be reviewed periodically to meet the needs of its citizens.

#### A. Management of Growth and Development

##### General

- 1. Development should be located in areas designated for specific land uses as defined by the future land use map.
- 2. A balance between growth and development and small-town image should be maintained.
- 3. Preservation and enhancement of Fruitland's historic and cultural features including structures, monuments, archaeological sites, parks, festivals, etc. are encouraged as contributions to growth and development.
- 4. Sound construction practices and adequate maintenance are encouraged to ensure quality development, instill community pride and provide for the health, safety, and welfare of its citizens within Fruitland.
- 5. As annexations occur, the City may utilize agricultural land and/or open space to buffer itself between bordering communities and incompatible land uses.

### Residential

1. Opportunities should be provided for a variety of housing types to serve residential needs of present and future residents.
2. Affordable single-family housing that promotes the small-town image of the community will be emphasized in residential development.
3. Residential development should be located in platted subdivisions where public facilities and services can be provided or extended, if necessary, in the future.
4. Existing neighborhoods should be maintained as new neighborhoods develop.

### Commercial

1. Commercial development is encouraged to be located along primary roadway corridors as designated by the future land use map.
2. Neighborhood services, local business needs, and tourism should be the emphasis of commercial development in the City.
3. Commercial development, present and future, is encouraged to reinvest/invest in the community.
4. Clustering commercial uses on primary roads is encouraged, rather than strip development, by locating on controlled access and frontage roads to ensure efficient traffic flow.

### Industrial

1. Industrial development is not a community priority and should be discouraged.

## B. Environmental Health

### Land

1. Greenways should be encouraged within the community to allow for conservation of watersheds, erosion control, wildlife migration, flood plain management, and recreation benefits.
2. Effort should be given to maintaining the land environment and natural beauty of Fruitland, including its mature trees and agricultural areas.

### Water

1. Both surface and groundwater supplies should be protected and conserved for present and future use.
2. Effort should be given to maintaining the quality of Fruitland's water resources for

water supply, fire protection, recreation and wildlife.

C. Services and Community Facilities

Emergency Services

Efficient, reliable and responsive emergency services, including law enforcement, fire protection, ambulance service, 911 service, etc., is important and should be routinely evaluated.

Transportation

1. Efforts to maintain and preserve the existing transportation system, including motor vehicle, transit, rail, bicycle and pedestrian modes, in or accessible to Fruitland, should be considered on the basis of transportation investments using short- and long-range planning activities and implementation of a capital improvement program to set priorities.
2. Improvements to the capacity of the transportation system which accommodates existing and future traffic needs is encouraged.
3. Improving access for pedestrian and bicycle traffic from all areas of the community is encouraged.
4. On-site residential and commercial parking should be provided to discourage parking on public streets.
5. New roads will be considered in relation to access for emergency services, reasonable distance from major roads and efficient traffic flow within and through the community.

Water Supply System

1. The existing water distribution system should be improved to provide adequate pressure and a potable supply.
2. Extension of the water distribution system to new subdivisions should be the responsibility of the subdivision developer.

Sanitary Sewer System

1. The sanitary sewer collection system should be developed to meet the needs of its residents and provide for their health and safety.
2. Extension of sanitary sewer collection for new subdivisions should be the responsibility of the subdivision developer.

### Waste Disposal

1. The management of solid waste should adhere to the State of Iowa's waste hierarchy, with preference for waste reduction at the source, and recycling rather than land disposal.
2. Efforts toward meeting the State of Iowa's goal fifty percent reduction is encouraged through a multi-system approach through participation in regional waste coordination efforts with the Muscatine County Solid Waste Management Agency.
3. Periodic evaluation of Fruitland's garbage collection system should be reviewed for its efficiency, waste reduction levels and cost for service.

### Recreation

1. The enhancement of Fruitland's Park is encouraged with its connection to the Muscatine trail network and opportunities for attracting national visitors.
2. Maintenance of the existing park is encouraged.
3. Land acquisition as quality land becomes available should always be a consideration for expanding the park system of the City.

# COMMUNITY PROFILE

## Existing Socio-Economic Data

**Population.** With its rich history and location on the Mississippi River, the City of Fruitland, in Muscatine County, has a variety of amenities, its most valuable resource being the citizens. The 2020 Decennial Census population count amounts to 963 people. This is a 37.0% increase in population in 20 years when the population in 2000 amounted to 703. Since 1980, The City of Fruitland has experienced population growth. Table 1 outlines the socio-economic data of Fruitland for the 2010 and 2020 Census.

The median age of City residents based on the 2020 Census was 40.7 years. Forty-seven percent of the population was between 25 and 59 years of age. In 2020, residents 60 years or older comprised 19.3% of the population compared to 33.5% of the population 24 years or younger. Statistics in the 2019 American Community Survey (ACS) five-year estimates indicate 86.0% of the population was born in their state of residence and 13.2% were identified as born in a different state. The 2019 ACS reported a total of 20 ancestries, with the highest concentration being German (26.6%), American (9.0%) and English (6.8%). Educational attainment of those 25 years and older shows 94.8% of the population had graduated from high school or higher. The population by gender was 50.4% male and 49.6% female in 2020.

**Housing.** The number of households increased by 6 from 2010 to 2020 based on Census data. There was a decrease of 42 housing units between 2014 and 2019, according to the Census. In 2019, there were 355 housing units. In owner occupied housing, the persons per unit was 3.11 in 2019. Of the 346 occupied housing units in 2019, 317 were owner occupied. Between 2005 and 2014, there were 146 building permits for single family dwellings issued in Fruitland. Between 2015 and 2022, there were 90 building permits issued for single family dwellings. No building permits were issued for multi-family dwellings during these periods. The median value of owner-occupied housing increased from \$148,100 in 2014 to \$170,800 in 2019, according to the Census. Table 2 illustrates the building permit data from the U.S. Department of Commerce, Census Bureau and the City of Fruitland. The average cost of units built in 2019 was \$171,000 and has shown an increase over the last seventeen years.

**Employment and Income.** The 2019 ACS reported the number of persons 16 years and older in the labor force amounted to 758, with 87.0% male labor force participation and 78.6% female labor force participation. The percent unemployed amounted to 2.3%. The most common occupations for residents in Fruitland were in management, business, science, and arts (164), sales and office (109), production, transportation, and material moving (97), service (84), and natural resources, construction, and maintenance (61).

In Fruitland, the percentage employed in the following categories amounted to: manufacturing (25.4%); wholesale and retail (14.8%); and professional services (9.7%). Table 1 illustrates this information. Employment by industry shows 131 people in manufacturing in 2019.

The income per capita rose from \$24,115 to \$31,789 between 2014 and 2019. The median house-hold income remained steady from 2014 to 2019 at \$79,583. Of 284 households with wage and salary incomes, the mean income was \$93,752. Five and four-tenths percent

of the population was considered below poverty level. Seven and one-tenths percent of the total population between the ages of 18 and 64 were below poverty level.

### **Future Socio-Economic Trends**

**Future Population and Housing Trends.** Based on trends for Muscatine County, the population is expected to grow through 2039, then level off as projected by Woods & Poole Economics (2022). Based on a limited trend line analysis using decennial census data since 2000, the population of Fruitland by 2040 is projected to reach 1,271. This scenario would be considered the very best-case scenario, since relying on historic trends does not consider birth and death rates or migration rates.

Housing development increased in the 2000's, compared to the slow growth in the 1980's. With a relatively moderate population growth projected through 2040 and the emphasis on retaining a small-town image, residential development will increase gradually with the population growth. From the town meeting input, provisions for moderately priced owner-occupied housing were favored. Emphasis was also given to maintaining existing neighborhoods with the development of new ones.

**Future Economic Trends.** In Muscatine County, the total employment is expected to increase from 28,150 in 2023 to 29,529 by 2040, according to Woods & Poole Economics (2022). As a bedroom community of the urban center, employment opportunities will remain limited within the City. Very little retail development has occurred in the 1990's within Fruitland predominately serving the motorist.

### **Future Community Facilities and Services**

Preservation of the existing facilities will be emphasized in the future by maintaining the existing roadways, community buildings, and parks. No major roadway expansions are planned except in conjunction with new subdivisions. Fruitland participates in rural transportation planning, both short and long range, via the Region 9 Planning Area. The City participates in regional Solid Waste Management as part of the Muscatine County Solid Waste Management Agency and Bi-State Regional Comprehensive Solid Waste Management Plan - Iowa Region Update of 2016. The City also participates in the Muscatine County EMA and E911. Fruitland is a member of the Bi-State Regional Commission, who assists in a variety of planning efforts.

Concerns regarding water and sewer upgrades will need to be addressed as residential development continues. Considerations will need to be given to private vs public options and/or intergovernmental vs individual community options. Water is available from Muscatine Power and Water at any time. Sewer service can be initiated by a connection to the City of Muscatine. Recreation facilities, specifically a new park site, will need to comply with the park and recreation plan of Fruitland. Continuing to improve community services as needed by Fruitland residents will be emphasized.

**TABLE 1  
SOCIO-ECONOMIC DATA  
2010 AND 2020**

POPULATION			
<b><u>Population Trends</u></b>		<b><u>Sex</u></b>	
2010	977	2010	
2020	963	Male	480 (49.1%)
		Female	497 (50.9%)
<b><u>Number of Households</u></b>		2020	
2010	331	Male	485 (50.4%)
2020	337	Female	478 (49.6%)
<b><u>Number of Families</u></b>		<b><u>Age-Group Distributions (2020)</u></b>	
2010	277	Under 5 Years	47
2020	280	5 to 19 Years	240
		20 to 24 Years	36
		25 to 44 Years	225
		45 to 54 Years	165
		55 to 59 Years	64
		60 to 64 Years	55
		65 to 74 Years	99
		75 Years and Over	32
		Median Age	40.7
<b><u>Persons Per Household</u></b>			
2010	2.95		
2020	2.86		
<b><u>Persons Per Family</u></b>			
2010	3.52		
2020	3.44		
Source: U.S. Census Bureau, Decennial Census, 2010 and 2020.			
EMPLOYMENT (Persons Ages 16 to 64)			
<b><u>Labor Force Participation Rate</u></b>	<b><u>City</u></b>		<b><u>% of County (2019)</u></b>
	<b><u>2014</u></b>	<b><u>2019</u></b>	
Male	89.7%	87.0%	
Female	77.2%	78.6%	
<b><u>Occupation</u></b>			
Management, Business, Science, and Arts Occupations	154	164	2.6%
Service Occupations	86	84	2.6%
Sales and Office Occupations	180	109	3.0%
Natural Resources, Construction, and Maintenance Occupations	81	61	3.0%
Production, Transportation, and Material Moving Occupations	180	97	1.5%

**TABLE 1 (Continued)**

<b>EMPLOYMENT (Persons Ages 16 to 64) - Continued</b>			
<b>Industry</b>	<b>City</b>		<b>% of County (2019)</b>
	<b>2014</b>	<b>2019</b>	
Agriculture, Forestry, Fishing and Hunting, and Mining	4	9	1.3%
Construction	48	39	3.0%
Manufacturing	184	131	1.9%
Wholesale Trade	37	15	2.6%
Retail Trade	125	61	3.5%
Transportation and Warehousing, and Utilities	60	42	3.5%
Information	4	0	0.0%
Finance and Insurance, and Real Estate and Rental and Leasing	27	22	3.9%
Professional, Scientific, and Management, and Administrative and Waste Management Services	23	28	2.2%
Educational Services, and Health Care and Social Assistance	104	115	2.6%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	31	3	0.2%
Other Services, Except Public Administration	6	17	1.8%
Public Administration	28	33	7.5%
<b>2019 % Employed In</b>			
Manufacturing	25.4%		
Wholesale and Retail	14.8%		
Professional Services	9.7%		
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2014 and 2015-2019.			
<b>HOUSING</b>			
<b>Number of Housing Units</b>		<b>Median Value Owner-Occupied Housing Units</b>	
2014	397	2014	\$148,100
2019	355	2019	\$170,800
<b>Occupancy (2019)</b>		<b>Median Monthly Mortgage Payments</b>	
Occupied Housing Units	346	2014	\$1,299
Owner Occupied	317	2019	\$1,313
Percent Owner Occupied	91.6%	<b>Median Monthly Rent Payments</b>	
Renter Occupied	29	2014	\$950
Vacant Housing Units	9	2019	\$683
<b>Persons Per Unit (2019)</b>		<b>Year Structure Built</b>	
Owner Occupied Units	3.11	2010 or Later	3
Renter Occupied Units	1.69	2000 to 2009	99
<b>Units In Structure (2019)</b>		1990 to 1999	100
1-Unit, Detached	336	1980 to 1989	46
1-Unit, Attached	0	1970 to 1979	56
2 to 4 Units	9	1960 to 1969	12
5 to 9 Units	0	1950 to 1959	11
10 or More Units	0	1949 or Earlier	28
Mobile Home, Trailer	10	<b>Year Householder Moved into Unit</b>	
<b>Selected Monthly Owner Costs as a Percentage of Household Income for Housing Units with a Mortgage (2019)</b>		2010 or Later	122
Specified Owner-Occupied Units	236	2000 to 2009	121
Less than 20 Percent	169	1990 to 1999	77
20 to 24 Percent	25	1989 or Earlier	26
25 to 29 Percent	18		
30 to 34 Percent	7		
35 Percent or More	17		
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2014 and 2015-2019.			



**TABLE 2**  
**FRUITLAND, IOWA**  
**BUILDING PERMITS 1999-2022**

YEAR	NUMBER	TOTAL VALUE	AVERAGE VALUE
2022	3	61,040	20,347
2021	9	203,846	22,650
2020	10	332,200	33,220
2019	15	394,188	26,279
2018	10	239,299	23,930
2017	14	478,700	34,193
2016	18	363,935	20,219
2015	11	702,137	63,831
2014	9	269,700	29,967
2013	6	309,000	51,500
2012	3	38,967	12,989
2011	3	167,000	55,667
2010	3	42,950	14,317
2009	14	752,500	53,750
2008	9	461,200	51,244
2007	62	3,018,000	48,677
2006	21	1,359,499	64,738
2005	16	1,189,250	74,328
2004	25	1,428,900	57,156
2003	30	*	*
2002	27	*	*
2001	36	*	*
2000	30	*	*
1999	*	*	*

Sources: U.S. Department of Commerce, Census Bureau  
U.S. Census Bureau, Building Permits Survey, 1999 to 2022  
Fruitland City Hall, City Clerk

*\*Information lost in 2007 tornado*

## **EXISTING LAND USE**

The City of Fruitland is located southwest of the City of Muscatine in close proximity to the Mississippi River in Muscatine County, Iowa. U.S. Route 61 runs along the north side of the Community. Based on the existing land use map for 2023 (Map III), the land area is equivalent to approximately 1.78 square miles or 1,141 acres.

### **Residential**

This category includes all land associated with dwelling units, including one-family, two-family and multiple family units, either renter or owner occupied. The predominated land use in the City is residential development and accounts for approximately 29% of the land area. Residential land use accounts for approximately 302 acres in the community. Development is a combination of a traditional grid pattern of streets and conventional subdivision pattern of cul-de-sacs.

### **Commercial**

Commercial land use includes activities involving the sale of goods or services. This type of land use reinforces urban development and provides for a sustainable community. Commercial development accounts for approximately ten acres in the community or approximately 1% of the land area. It is primarily concentrated along North Street and Turkey Road. Businesses are of a service nature.

### **Industrial**

Activities related to manufacturing or technically productive enterprises are categorized as industrial land use. These include steel, fertilizers, explosives, cement, etc. or packing plants, stockyards, petroleum refineries, quarries, electric substations, barge terminals, etc. There is one industrial area in Fruitland. It is located along Letts Avenue in close proximity to residential areas. The land is being used for an electric substation. Existing industrial land accounts for approximately 1.5 acres in the community.

### **Recreational/Open Space**

This category includes recreational trails, city parks, county or state parks or preserves, boat access areas, campgrounds, etc. Recreational land use accounts for approximately 3.5 acres in the community or less than 1/2% of the land area. The Community Park is the only recreational facility currently located in Fruitland. The park has a ball field, basketball court, playground, restrooms and two shelters.

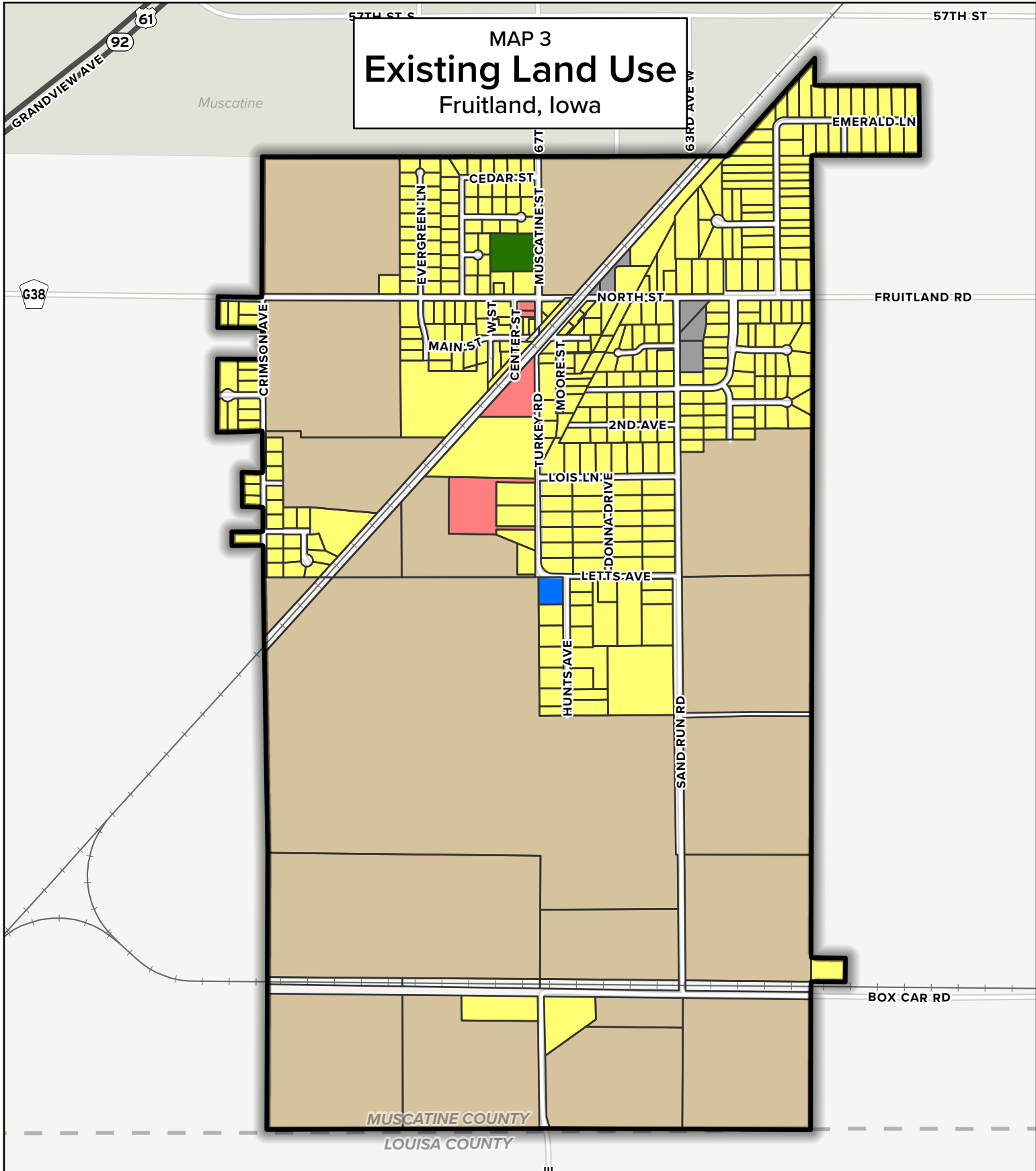
### **Institutional**

Land in this category is utilized for nonprofit, religious or public use, such as churches, libraries, schools, hospitals, cemeteries, government structures or land used for public purposes excluding recreational areas. This category includes open space owned by the city for drainage and utilities. The City Hall is located on Sand Run Road. There is a fire station at North and Sand Run Streets. The post office is located on North Street near the railroad tracks.

### **Agriculture and Not Classified**

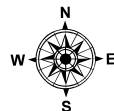
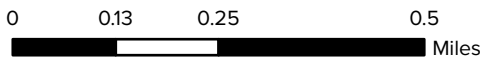
All areas not classified in the categories mentioned above are noted in the category of land use. In 2023, this category accounted for approximately 70% of the land use in Fruitland. Low density or small, family type farm operations and low density, single-family residential dwellings characterize this land use category.

# MAP 3 Existing Land Use Fruitland, Iowa



### Existing Land Use

- Residential
- Park
- Commercial
- Agricultural/Open
- Industrial
- Fruitland Corporate Boundary
- Parcels
- Institutional



**Sources:** Roads - IA DOT (2022), Existing Land Use - City of Fruitland & Bi-State Regional Commission (2023), Parcels - MAGIC (2022), Counties - U.S. Census (2020), Other Data - Bi-State Regional Commission

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Map prepared by:



## **FUTURE LAND USE**

The City of Fruitland is an area in Muscatine County anticipated for future residential growth. The City intends to use the agricultural land between Fruitland and the City of Muscatine as a buffer area to maintain the more rural atmosphere provided in the existing community. The proposed future boundaries of Fruitland will not change from the existing city limits due to sufficient land area for future growth. Based on the future land use map (Map IV), the land area is the same as the existing land use (Map III).

### **Residential**

This category includes all land associated with dwelling units including one-family, two-family and multiple family units, either renter or owner occupied. As noted in the existing land use section, the predominate land use in the City is residential development. With the additional land use projected for residential development, this land use would account for the largest land use type in the community.

The residential land use in the future accounts for more than 28% of the land. Given the ability to also utilize the agricultural and not classified land mentioned later in this section, there appears to be sufficient land available for the proposed growth in population, based on a population projection of 1,271 people by 2040.

### **Commercial**

Commercial land use includes activities involving the sale of goods or services. This type of land use reinforces urban development. Commercial land use provides opportunities for the community to sustain itself. This land use category will continue to be primarily concentrated along North Street and Turkey Road. Commercial development accounted for approximately ten acres in the community in 2023. Future commercial land use will continue to be concentrated in the existing locations. Maintaining this type of land use will allow Fruitland to retain its small-town mix of neighborhood commercial and residential development, while allowing for some revenue opportunities and economic development.

### **Industrial**

Activities related to manufacturing or technically productive enterprises are categorized as industrial land use such as steel, fertilizers, explosives, cement, etc. or packing plants, stockyards, petroleum refineries, quarries, electric substations, barge terminals, etc. There is one industrial area in Fruitland. It is located along Letts Avenue in close proximity to residential areas. The land is being used for an electric substation. Existing industrial land accounts for approximately 1.5 acres in the community.

### **Recreational/Open Space**

This category typically includes recreational trails, city parks, county or state parks or preserves, boat access areas, campgrounds, etc. The potential for neighborhood lots associated with the development of new subdivisions and improvements to the existing Community Park are the only planned changes envisioned at this time.

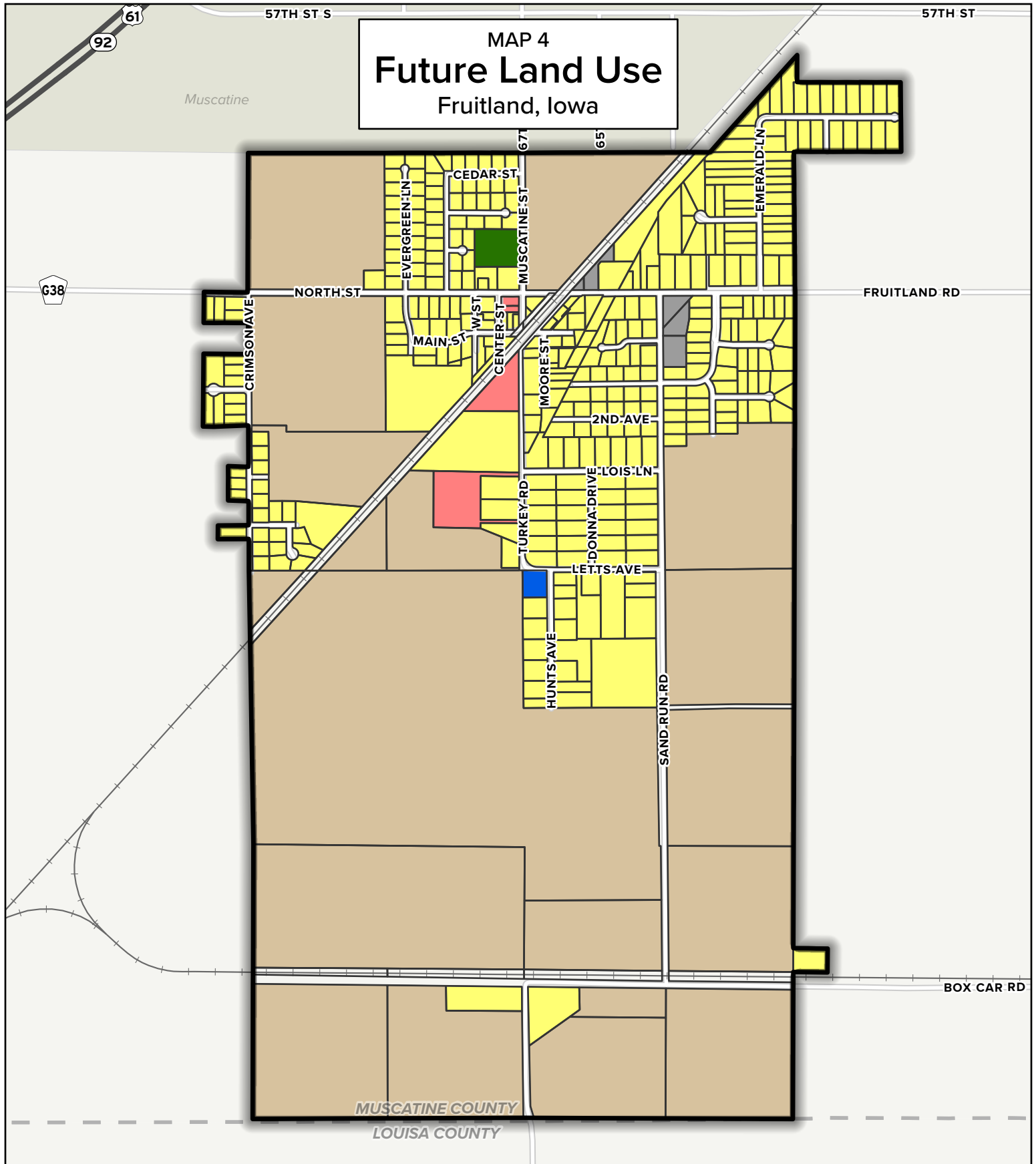
### **Institutional**

Land in this category is utilized for nonprofit, religious or public use, such as churches, libraries, schools, hospitals, cemeteries, government structures or land used for public purposes excluding recreational areas.

### **Agricultural and Not Classified**

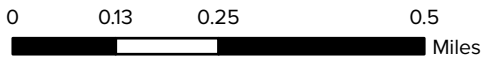
All areas not classified in the categories mentioned above are noted in this category. Low intensity or small, family type farm operations and low-density residential development characterizes this land use category. In 2023, this category accounted for approximately 70% of the land use, while it will account for slightly less in the future or approximately 730 acres. Land in this category will enable the City to create a buffer area between its boundaries and those of the neighboring community of Muscatine as a means of retaining the small town atmosphere characterizing the City of Fruitland. This category will enable Fruitland to expand and develop within its corporate limits as development pressure occurs without contributing to urban sprawl.

# MAP 4 Future Land Use Fruitland, Iowa



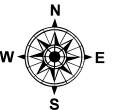
### Future Land Use

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial     | <span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> Agricultural/Open |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Industrial    | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Parcels                                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Institutional | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black;"></span> Fruitland Corporate Boundary             |



**Sources:** Roads - IA DOT (2022), Future Land Use - City of Fruitland & Bi-State Regional Commission (2023), Parcels - MAGIC (2022), Counties - U.S. Census (2020), Other Data - Bi-State Regional Commission

**Disclaimer:** This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.



Map prepared by:



## STRATEGIES FOR IMPLEMENTATION

Strategies for implementation focus on how to address the policy recommendations as part of this Comprehensive Land Use Plan. This Plan acts as the long-range plan for guiding future land use development in the City of Fruitland. Periodic review of this Plan will ensure it meets the needs of the citizens of Fruitland.

The main headings addressed in the policy statements are noted below. Each heading is associated with activities which will guide development within Fruitland.

### A. Growth and Development

- Review and revise development (e.g., zoning and subdivision) ordinances to ensure the small-town atmosphere of the City and to accommodate buffer areas between the adjacent community.
- Review and modify the municipal code to ensure consistency with development of ordinances and their effectiveness in regulating activities within Fruitland.
- Expedite the construction of current developments, e.g., future park development or improvements.

### B. Environmental Health

- Examine storm water management and erosion control ordinances to facilitate water flow, prevent ponding and minimize erosion.
- Provide sanitary sewer and water connections to existing and proposed developments in the community. Water connections should be considered within the next five years while sewer connections should be considered from five to ten years of plan adoption.

### C. Services and Community Facilities

- Develop capital improvement program for community facilities such as roads, water supply system, sewerage system, parks, etc.
- Seek ways to improve physical features and utilization of existing recreation facilities within the City.
- Investigate opportunities for new community facilities, e.g., a branch library in the City.
- Review periodically the efficiency, reliability and effectiveness of Fruitland's emergency services.
- Review periodically the efficiency, waste reduction levels and cost for service of the garbage collection system.
- Monitor technologies related to telecommunication including but not limited to fiber optics, and cellular and cable communications, and the regulation/deregulation of this industry at a state and federal level for the benefit of Fruitland residents.

## **APPENDIX A**



## **Vision of Fruitland Through Year 2033**

Below are visions for Fruitland through the year 2033. These are views on what the City requires to meet the needs of its citizens into the next decade.

- Consider water supply alternatives (private vs. public options and/or intergovernmental vs. individual community options) for drinking, possible irrigation and fire protection; and list pros and cons of such alternatives including the tradeoffs
- Consider sanitary sewer alternatives (intergovernmental vs. individual community options) for health, safety and welfare of citizens and the environment; and list pros and cons of such alternatives including the tradeoffs
- Attempt to sustain community self-sufficiency (within reasonable cost was noted)
- Emphasize cost-effectiveness in decision-making
- Maintain perspective on environmental issues/impacts of decision-making
- Manage growth for positive benefit of the community; and examine impacts of decision-making, e.g., flood buy-outs and its impact on development
- Examine the impact on the community's infrastructure (water, sewer, streets, police/fire protection, etc.) in relation to growth
- Develop a comprehensive plan to support Fruitland's development ordinances (zoning and subdivision regulations)
- Envision primarily residential growth, not commercial growth
- Make sound decisions for the community (associated with caring aspect noted in strengths)
- Oppose growth (may qualify statement by opposing growth that does not embrace the small-town bedroom community atmosphere of the existing community)
- Envision sustaining the bedroom community atmosphere (noted that this may be a tradeoff for higher taxes)
- Retain open spaces
- Keep taxes low
- Discourage over regulation within the community
- Envision commercial development to help sustain growth, e.g., bank, general store, neighborhood commercial services that would help community's viability and sustainability
- Identify/examine the real problems in the community, e.g., need for technical study of water and sewer problems
- Control growth through community input such as a town meeting
- Maintain a clean environment