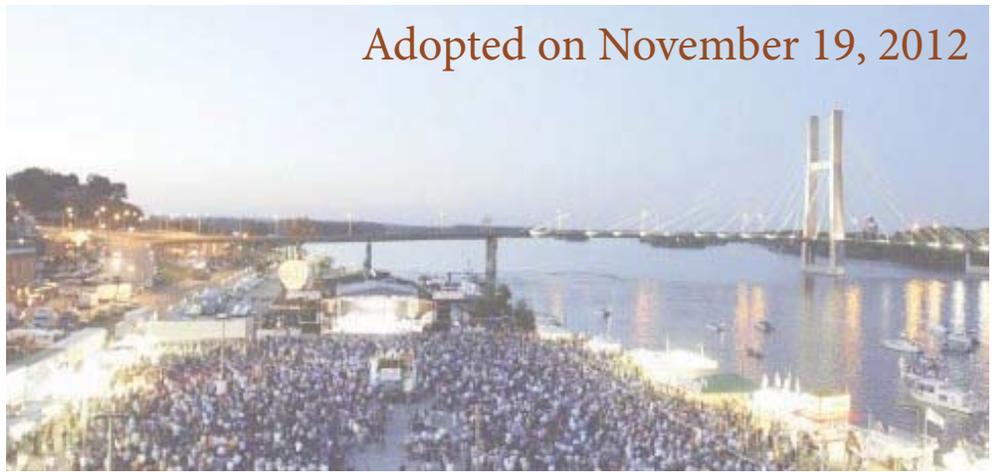


Adopted on November 19, 2012



Burlington City Council

Jim Davidson, Mayor
Christopher Reed, Mayor Pro Tem
Becky Anderson, Council Member
Robert Fleming, Council Member
Shane McCampbell, Council Member

City Plan Commission

Bryan Bross
Tom Buckman
Deb Fowler
Norbert Gabby
Bob Gerdes
Chuck Griffin
Dennis Wilson

Comprehensive Plan Committee

Becky Anderson, City Council
Tom Broeker, Des Moines County Supervisor
Bryan Bross, Planning Commission
Tom Buckman, Planning Commission
Bill Ell, Citizen At-Large
Steve Frevort, Downtown Partners, Inc.
Linda Garwood, Burlington Community District
Dan Gifford, West Burlington
Jason Hutcheson, Greater Burlington Partnership
Anthony Monroe, High School Student
Beth Nickel, Convention & Visitors Bureau
Jim Olson, Local Business
Mike Norris, SEIRPC
Zach James, SEIRPC
Mike Pierson, Land Developer

City Staff

Jim Ferneau, City Manager
Eric Tysland, Development & Parks Director
Amber VerKuilen, City Planner

MSA Professional Services, Inc.

Jason Valerius, Team Leader
Chris Janson, Community Development Specialist
Andrew Bremer, Project Planner
Stephen Tremlett, Project Planner
Jenna Soyer, Planner
Louis Rada, GIS Specialist

Confluence

Ben Sandell
Chris Della Vedova



Comprehensive Plan

Executive Summary

Burlington as we want it to be in 2032...

The City of Burlington is a vibrant community and a statewide leader in heritage, recreation, health, education and commerce.

Heritage

Historic features have been adapted to serve present needs while also connecting us to our own history.

Recreation

A wealth of public and private, indoor and outdoor recreation facilities, including the Mississippi River, foster exercise and social interaction.

Health

A strong health care network, frequent physical recreation, and strong social networks promote exceptional levels of physical and mental health, making Burlington the healthiest community in Iowa.

Commerce

The City is the economic heart of the region, home to a diverse and resilient employment base.

Education

Exceptional schools attract and retain families, and postsecondary institutions are contributing innovation and a skilled workforce to the local economy.

City of Burlington, Iowa

Prepared by the City of Burlington with assistance from Confluence and MSA Professional Services, Inc.

City Roles & Responsibilities

City Council sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each council member should have a copy of this plan and should be familiar with the major goals and objectives described herein. City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Plan Commission members must each have a copy of this plan and must be familiar with its content, especially Chapter 5: Land Use. It is generally the responsibility of Planning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in City functions.

Key City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the City Manager, the Development and Parks Director, Public Works Director and the Finance Director should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects.

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All other department directors should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions.

Guiding City Decisions

Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform these annual processes, City planning staff will prepare, with input from other departments and the City Manager, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Staff recommendations for action items to pursue during the next 12 months.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, and so it is very important to integrate this plan into those processes every year.

The Plan's compilation of actions is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions. Plan Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan (listed on the right).

The following process and schedule is recommended:

July - Staff completes the Comprehensive Plan Annual Report.

August - Plan Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and comprehensive plan amendments.

September - Department Directors consider Annual Report and Plan Commission recommendations, complete goal setting exercises.
Council holds a public hearing and considers adoption of any comprehensive plan amendments.

October - City Council Goal Setting

November to February - Budget preparation process

March - Budget Adopted



Burlington's Goals for a Better Future...

Housing

H1: Burlington will offer safe, attractive, and diverse housing options.

H2: Burlington neighborhoods will be attractive and safe.

H3: All residents will have access to quality housing, regardless of ability or socioeconomic status.

H4: Burlington housing stock will be resource efficient.

Mobility & Transportation

T1: The Burlington street network will safely balance the needs of all users.

T2: The efficiency and function of freight and commercial transportation systems will continue to improve.

T3: Alternatives to single occupancy vehicle trips will increase as a percentage of all transportation within the City.

T4: Biking and walking in Burlington will be safe, enjoyable and efficient.

T5: Local transportation systems will be well-coordinated with regional systems and investments.

Economic Prosperity

E1: Burlington will support business growth.

E2: Employment will grow in Burlington through the creation, expansion and further development of existing and new businesses.

E3: Burlington's economic base will be diverse and resilient.

E4: Costs and benefits of economic development efforts will be shared within the regional economy.

E5: Downtown Burlington will be preserved and enhanced as a hub of economic, social and cultural affairs.

E6: Burlington's tourism and destination travel industry will continue to grow.

E7: Burlington's retail sector will continue to expand and diversify- thereby reducing leakage, enhancing the tax base, and adding to the quality of life of the community.

Agriculture & Natural Resources

R1: Burlington will protect, improve and sustain its natural resources.

R2: Burlington will preserve its local agricultural resources and heritage.

R3: Burlington's water resources will be clean and healthy.

Community Facilities & Services

FS1: Sewer and water service will effectively meet the needs of current and future residents and businesses.

FS2: Burlington will maintain exceptional recreation facilities and services that support both individual and community health.

FS3: Burlington will continue to offer strong educational systems that attract families and support success and social interaction.

FS4: Burlington residents will feel safe in all parts of the City.

Community Character

C1: Burlington will have a thriving arts, cultural and entertainment community and identity.

C2: Burlington will respect its history and heritage by preserving historic resources and celebrating the past.

C3: Burlington will be proactive in maintaining a quality appearance that reflects pride in the community.

Hazards

HZ1: Burlington will mitigate the risk of impacts before a disaster.

HZ2: Residents and assets will be protected during a disaster.

HZ3: Burlington will successfully recover from disasters.

Collaboration & Partnerships

CP1: Burlington will maintain mutually beneficial relationships with neighboring jurisdictions, Des Moines County, and other governmental agencies.

CP2: Burlington will continue to collaborate with non-profits and private entities to improve the quality of life for Burlington residents.

Why Plan?

It is difficult to know what the future may bring for Burlington, or for any community. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Burlington to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Plan Maintenance

This planning document is a "living" guide for growth and change in the City of Burlington. The plan represents the City's best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan's value is dependent upon frequent use and occasional updates.

Plan Organization

The organization of the plan is based both on the planning process and the guidance provided by the Iowa Smart Planning Act. The plan is divided into six chapters plus several important appendices.

- CH1: Introduction
- CH2: Planning Process & Public Participation
- CH3: Issues & Opportunities
- CH4: Vision, Goals, Objectives, & Strategies
- CH5: Land Use
- CH6: Implementation & Action Plan

Appendix A: Community Indicators

Appendix B: Public Input

Appendix C: Plan Area Maps



Rural Lands (RL)



Low Density Residential (LDR)



Higher Density Residential (HDR)



Neighborhood Mixed Use (NMU)



Downtown Mixed Use (DMU)



Commercial (C)



Business Park (BP)



Industrial (I)

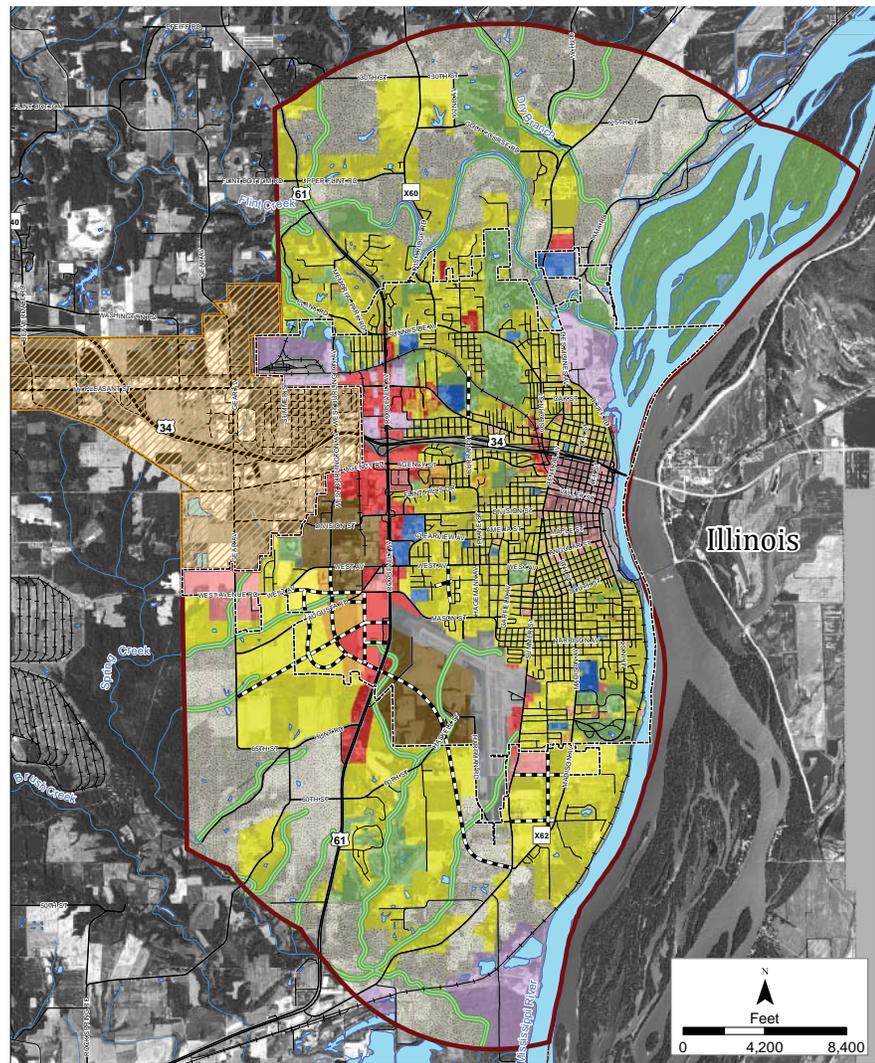


Public & Institutional (P)



Parks, Recreation & Open Space (P/OS)

Future Land Use Categories & Map

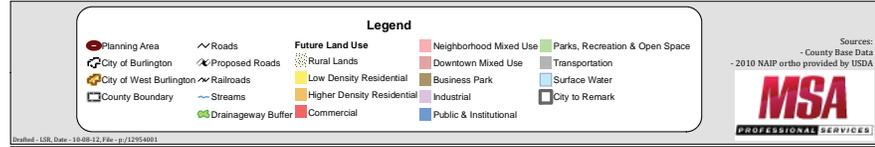


City of Burlington

Des Moines County, Iowa

Future Land Use

MAP-8



Land Use Goals

- L1: Burlington will have an adequate supply of land in appropriate places to accommodate growth in all sectors.
- L2: Burlington recognizes the importance of neighborhoods and will guide growth in ways that create or enhance balanced, pedestrian-friendly neighborhoods.