

CITY OF CAMANCHE, IOWA
LAND USE PLAN 2006

Prepared by:

EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION
3999 PENNSYLVANIA AVENUE #200
DUBUQUE, IOWA 52002

RESOLUTION NO. 2006 - 06

A RESOLUTION ADOPTING THE
CAMANCHE LAND USE PLAN 2006

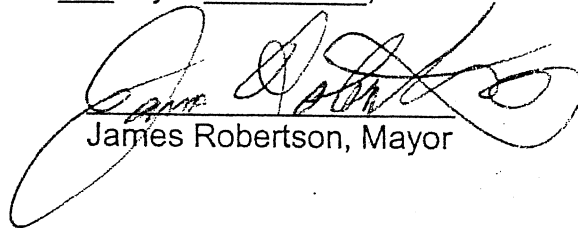
WHEREAS, The Camanche City Council has commissioned the Camanche Planning and Zoning Commission to revise the future land use plan for the City of Camanche and contiguous area; and

WHEREAS, The Camanche Planning and Zoning Commission, with the assistance of the East Central Intergovernmental Association, has developed a land use plan to guide and facilitate development within Camanche and surrounding areas; and

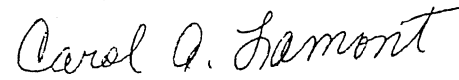
WHEREAS, The Camanche Planning and Zoning Commission held a public hearing on April 11, 2006 and recommends approval of the Camanche Land Use Plan 2006 including the Future Land Use Map; and

NOW THEREFORE, Be It Resolved, that the City Council of Camanche, Iowa hereby adopts the Camanche Land Use Plan 2006 as a policy document to guide and facilitate development in Camanche and contiguous areas.

PASSED AND APPROVED this 2nd day of May, 2006.


James Robertson, Mayor

ATTEST;


Carol A. Lamont
Carol A. Lamont, City Clerk/Treasurer

CERTIFICATION

I, Carol A. Lamont, City Clerk/Treasurer, do hereby certify the above is a true and correct copy of Resolution No. 2006-06 which was passed by the Camanche City Council this 2nd day of May, 2006.


Carol A. Lamont
Carol A. Lamont, City Clerk/Treasurer

CAMANCHE LAND USE PLAN 2006

Camanche Planning and Zoning Commission:

M.P. (Pat) Albrecht
Ray Gruver, Chairman
Yvonne Henn
Tom Hixson
Ray Johnson Jr.
Clint Subcliff

Tom Powell, Building Inspector

Camanche Mayor and City Council:

Jim Robertson, Mayor

Steve Cundiff
Linda Kramer
Dick Powell
Ronald Wehde
Trevor Willis

Carol Lamont, City Clerk

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BACKGROUND AND PURPOSE

The City of Camanche adopted its initial Subdivision Ordinance in 1963 and the Zoning Ordinance in 1972. The City revised the Subdivision Ordinance to include extraterritorial subdivision review authority, among other amendments, in 1981. The Zoning Ordinance also had its first major revision in 1981.

With the assistance of ECIA, the City adopted the Community Builder Plan – Camanche, Iowa in 1995. In 2001, with the assistance of ECIA, the City adopted the Hazard Mitigation Plan – Camanche, Iowa, and the City of Camanche Pre-Disaster Mitigation Plan in 2005.

With the assistance of Stanley Consultants, Inc. and Shive Hattery, Camanche, Clinton, and Clinton County jointly developed the Mississippi River Trail – Route Feasibility Study approved in August 2005. Also with the assistance of Shive Hattery, Camanche adopted the Washington Boulevard Transportation Plan in January 2006.

Today, the City of Camanche has created a Land Use Plan with the adoption of this document, the City of Camanche, Iowa - Land Use Plan 2006.

As part of the Land Use Plan process, the Camanche Planning and Zoning Commission, and City Council requested public input, and studied development trends. The current land use and zoning within Camanche, and in the surrounding unincorporated area and the City of Clinton, was also examined. The new Land Use Plan includes a list of Planning Goals and a Future Land Use Map.

By combining the 2006 City of Camanche, Iowa Land Use Plan with the City's 1995 Community Builder Plan (which does not contain a land use element), the 2001 Hazard Mitigation Plan and 2005 Pre-Disaster Mitigation Plan, and other community reports and data, the City is providing a Comprehensive Plan. These combined documents (or planning elements) shall act as the Comprehensive Plan for the City of Camanche, and used as the official guidelines in making decisions and recommendations for community development.

It is very important that the goals and intent of these documents continue to represent the community's ideals for the future. Therefore, periodic review and amendment are necessary to keep Camanche on a course of advancing the quality of life for the community.

LAND USE PLAN

A. CAMANCHE VISION AND PLANNING GOALS

Overview

Camanche's Planning and Zoning Commission was the primary municipal body used to create this Land Use Plan. The Planning and Zoning Commission was assisted by the City Council and City staff. The planning process included public planning input meetings that were held on June 6, 2005 and December 12, 2005 at the Fire Department. At each meeting, the planning process was explained, and the City's proposed Future Land Use Map was discussed. A planning questionnaire was distributed at the meeting held on June 6, 2005.

Key Assets and Issues

The following lists of Key Assets and Issues were derived from the returned planning questionnaires and comments made at the public planning input meetings. The order of the responses does not necessarily reflect a priority.

What are Camanche's greatest assets ?

- Good people and friendly community.
- Safe place to live and raise a family.
- Small town atmosphere with easy access to a large city.
- Low taxes.
- Very good school facilities, police and fire departments.
- The Mississippi River and several public access points.
- Well kept quiet community.
- Relatively flat area which reduces development costs.
- Highway 67 and railroad access.
- Diverse workforce and many local volunteers.

What issues face Camanche today ?

- Balance future growth with quality of life and low taxes.
- Improve Washington Blvd. area to attract more small businesses.
- Create a "downtown area".
- Need a variety of housing for different age and income groups.
- Railroad traffic halting vehicle traffic.
- Improve collector streets to handle current and future traffic.
- Need more parking areas near boat access ramps.
- More recreational activities and trails.
- Enlarge recreational boat marina.
- Diversity of manufacturing and businesses for economic wellbeing.

Community Vision

When a community has a vision of what it aspires to be, the success of long-range planning is greatly improved. The following vision statement was developed from public statements and survey responses gathered between June 2005 and December 2005, and reflect residents' overall desires for the community's future. This brief statement summarizes the community's collective vision of an ideal future that relies on cooperative efforts to retain valued assets and enhance the quality of life for all residents in the future.

Camanche's Community Vision

Camanche residents will work together to obtain a growing, vibrant, and prosperous community with a range of employment and housing opportunities, while maintaining the safe, well kept, and friendly small river town charm that has always been the heart of Camanche.

Planning Goals

The Community Vision statement leads the community to the specific Planning Goals that are listed on the following page. The Planning Goals are broad statements of purpose that reinforce the Community Vision. The Planning Goals also express the desired end results of the adoption, implementation, and enforcement of land use ordinances and capital improvement programs in support of the Land Use Plan. The land use ordinances referred to include the Zoning Ordinance and Subdivision Ordinance.

Camanche's Planning Goals, along with the Future Land Use Map, were developed by the Planning and Zoning Commission with input from the City Council, and also from individuals provided through a questionnaire and discussions at the Future Land Use Plan Public Input Meeting held in June 2005. Draft Planning Goals were developed based on this input, and presented to the public at a second Public Input Meeting held in December 2005. The Planning Goals, along with the Future Land Use Map, were then presented at separate public hearings of the Planning and Zoning Commission and City Council as part of the Land Use Plan adoption process in April and May of 2006.

Camanche Planning Goals

Economic Development - Increase quality and diversity of employment opportunities, the City's taxable base, the diversity of business offerings and a Washington Blvd./downtown area business district, while ensuring the sustainability of the economy and improving general quality of life.

Community Design - Guide development in a logical manner keeping industrial uses separated from residential, while providing a livable and sustainable community through design that enhances Camanche's unique character as a river city.

Neighborhood Planning & Housing - Promote the organization and enhancement of neighborhoods, and provide the opportunity for a variety of housing that is affordable, comfortable and well-maintained for residents in all age groups.

Transportation - Provide an integrated, multi-modal transportation system that is safe, efficient, and well-maintained; and to include the improvement and expansion of collector streets to surrounding county roads and U.S. highways.

Public Safety - Promote a safe community by providing the highest quality of public safety services available with first-class equipment and well-trained personnel who are prepared for a wide variety of emergencies, and who serve the community in a personal and effective manner.

Community Facilities & Recreational Services - Provide community facilities and recreational services in conjunction with schools and private organizations that present a variety of amenities and programs which are both passive and active for residents of all ages.

Utility Services - Provide all properties within the City's service area adequate and reliable utility services that meet demand in a customer service oriented manner; and achieve these services through safe, environmentally sensitive, and cost efficient methods by partnering with state and local governments, utility franchises, and other public service entities.

Natural Environment & Open Space - Identify and preserve the natural resources and unique feel that characterize Camanche, while expanding public access near the Mississippi River for community enjoyment and economic vitality.

Community Trail System - Develop a community pedestrian/bicycle trail system that incorporates the natural wetland areas as well as the streets and river front for alternative transportation, recreation, fitness, educational, cultural and economic development.

Government Relations - Partner with federal, state, and local governments, schools, businesses, industries, and other area stakeholders to facilitate effective, two-way communication in order to plan and to develop as a unified region.

B. COMMUNITY PROFILE

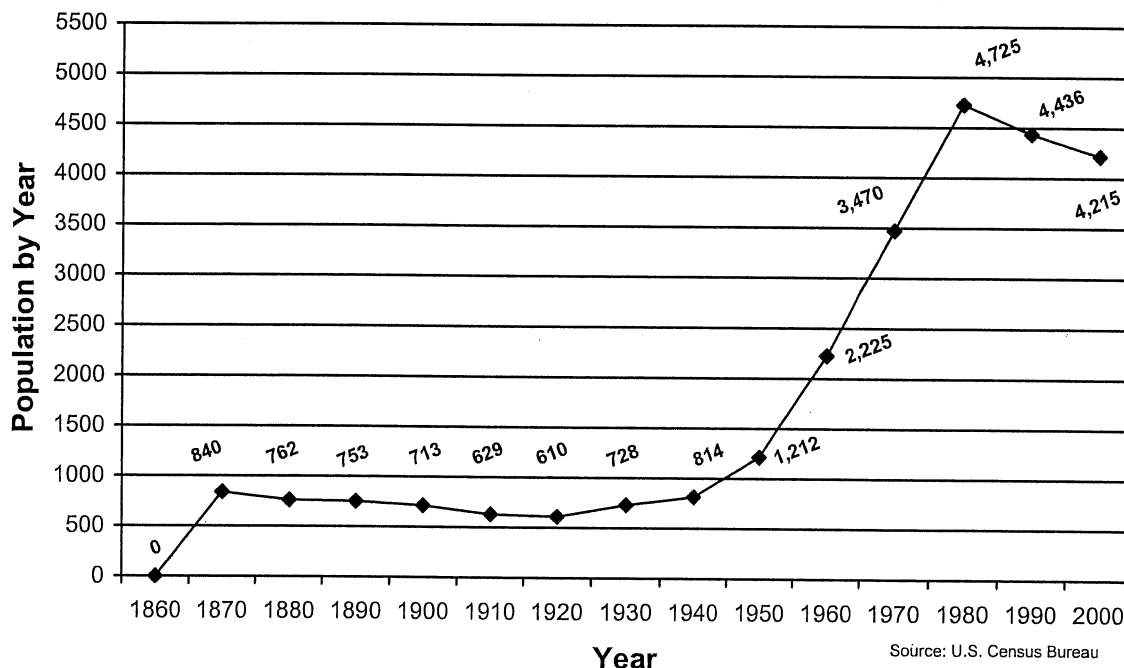
The Community Profile for Camanche, Iowa, includes information on population, income, education, employment, and housing. The data displayed in Figure 1 and the various Tables that follow are from the U.S. Census Bureau, with the exception of Table 5 which was provided by the City of Camanche. At a minimum, the three decennial census years of 1980, 1990, and 2000 have been included for comparison purposes. In some cases, certain census categories were not available in each decennial year.

Population

Camanche was incorporated as a city in 1857, and the population varied between 600 and 800 up through the 1930's. The City really began to grow following World War II with a 1950 Census population of 1,212. This growth trend lasted into the 1980's, with a 1980 census population of 4,725, this is nearly four times as great (390%) as the 1950 population. Since 1980, the population decreased by 510 persons (-10.8%) through the 2000 Census population of 4,215. Camanche's population decrease mirrored what also happened in the unincorporated area and in the City of Clinton during this period.

Figure 1

CITY OF CAMANCHE POPULATION 1860 - 2000



The City of Camanche is located within Camanche Township. The rural (unincorporated) population of the township also decreased between 1980 and 2000 from 302 to 153 persons, a decrease of 149 persons (-49.3%).

In comparison, Clinton County's total population decreased by 6,973 persons (12.2%) between 1980 and 2000. Clinton County's total 2000 Census population is 50,149.

Also, the City of Clinton, which is located adjacent to the City of Camanche, had a decrease of 5,056 persons (-15.4%) between 1980 and 2000. The City of Clinton's 2000 Census population is 27,772.

POPULATION PROJECTION

The City of Camanche, the City of Clinton, and Clinton County have been losing population since the 1980's. The rate of population decrease is not as great as it was prior to 1990. This recent historic trend of population loss is neither sufficient nor reliable to use directly as a rate to base a future population projection upon.

A population projection for Clinton County already exists that was compiled in five year increments by Woods & Poole Economics, Inc. for inclusion in the "2005 State Profile: Iowa" (which does not include city projections). This projection method is based on many factors, but still indicates a declining population for Clinton County until the year 2020. Basing a Camanche population projection on a percent of Clinton County's population projection is one way to project the City's population into the future.

Using the City's 2000 Census population (4,215) as the starting point, Camanche's population is 8.4% of Clinton County's. The City would have a projected population of 4,142 by 2010, 4,114 by 2020, and 4,123 by the year 2030. This method, as with the County, projects a population decline through 2020, with a slight increase starting in 2030. Such a projection is just that, a projection, and many factors could change in the community and area that would render this projection obsolete. It is important to note that this projection method calculates the City's 2005 population at 4,175, which in reality may be too low when compared to other information.

The most recent population estimate provided by the U.S. Census Bureau's annual "Population Change for Incorporated Places", projected Camanche's population at 4,259 for July 1, 2004. This is a 1.04% increase (44 people) above the 2000 Census figure of 4,215, and 2.01 % increase (84 people) above the percentage of the County's Woods & Poole projection for 2005 discussed above.

Currently, the City of Camanche has 1,602 homes and 265 apartments according to City Utility billing records. The total number of homes and apartments is 1,867 and the Average Household Size in the 2000 Census is 2.37 persons for the City. Multiplying the total number of homes and apartments (1,867) by the average household size (2.37) provides a current (2005) city population estimate of 4,428 persons (though not all dwelling units are occupied). This estimate is 5.05% (213 people) greater than the 2000 Census figure (4,215), 6.06% (253 people) greater than the Woods and Poole county percentage method, and 3.97% (169 people) greater than the 2004 Census Bureau's estimate of 4,259.

From the preceding discussion of the various possible ways to determine growth rates for Camanche, it would seem that a 2.0% growth rate every five years would be a conservative possibility for the future, and should be applied to the estimated 2005 City population of 4,428 (which is based on the current number of dwelling units and average household size).

Using this method results in the City having a projected population of 4,517 by 2010, 4,699 by 2020, and 4,889 by the year 2030.

Table 1 – CAMANCHE POPULATION PROFILE, displays various characteristics of the City's population between 1980 and 2000. Since 1980, the number of households continues to increase while the number of persons per household continues to decrease. On the other hand, the number of families has decreased, and the persons per family have decreased. The gender ratio has changed since 1980 with more females than males in 1990 and 2000. The median age has increased from 28.0 in 1980, to 40.4 in 2000.

| Table 1 | | CAMANCHE POPULATION PROFILE | | | | |
|-----------------------|-------|-----------------------------|-------|-------|-------|------|
| Population Trends | | Gender | | | | |
| 1950 | 1,212 | 1980 Male | 2,369 | | | |
| 1960 | 2,225 | Female | 2,356 | | | |
| 1970 | 3,470 | 1990 Male | 2,155 | | | |
| 1980 | 4,725 | Female | 2,281 | | | |
| 1990 | 4,436 | 2000 Male | 2,076 | | | |
| 2000 | 4,215 | Female | 2,139 | | | |
| Number of Households | | Age Distribution | 1980 | 1990 | 2000 | % |
| 1980 | 1,603 | Under 5 years | 395 | 279 | 236 | 5.6 |
| 1990 | 1,693 | 5 to 9 years | 441 | 347 | 243 | 5.8 |
| 2000 | 1,781 | 10 to 14 years | 452 | 383 | 304 | 7.2 |
| Number of Families | | 15 to 19 years | 439 | 341 | 303 | 7.2 |
| | | 20 to 24 years | 397 | 213 | 214 | 5.1 |
| | | 25 to 34 years | 832 | 670 | 455 | 10.8 |
| | | 35 to 44 years | 610 | 735 | 660 | 15.7 |
| | | 45 to 54 years | 495 | 562 | 690 | 16.4 |
| | | 55 to 59 years | 217 | 218 | 284 | 6.7 |
| | | 60 to 64 years | 148 | 220 | 237 | 5.6 |
| | | 65 to 74 years | 178 | 324 | 328 | 7.8 |
| | | 75 and over | 121 | 144 | 261 | 6.2 |
| | | Median Age | 28.0 | 34.8 | 40.4 | |
| Persons Per Household | | Race & Hispanic Origin | 1980 | 1990 | 2000 | |
| 1980 | 2.95 | White | 4,697 | 4,400 | 4,129 | |
| 1990 | 2.62 | Black | 11 | 7 | 23 | |
| 2000 | 2.37 | American Indian | 5 | 9 | 9 | |
| Persons Per Family | | Asian | 7 | 16 | 9 | |
| | | Hispanic Origin* | 38 | 30 | 29 | |
| | | *Can be of any race | | | | |
| | | | | | | |
| | | | | | | |
| 1980 | 3.69 | | | | | |
| 1990 | 3.08 | | | | | |
| 2000 | 2.85 | | | | | |

Source: U.S. Census Bureau

Table 2 – CAMANCHE INCOME and EDUCATION PROFILE, provides information on both the income and level of education of City residents. Since 1980, per capita income, median household income, and median family income have continued to increase. The number of students enrolled in elementary and high school continues to decrease since 1980.

| Table 2 INCOME and EDUCATION PROFILE | | | | | | | | | |
|--------------------------------------|----------|-----|-----|---------------------------------|--|-------|-------|-------|--|
| Per Capita Income | | | | Family Income | | 1980 | 1990 | 2000 | |
| 1980 | \$7,547 | | | Less than \$5,000 | | 119 | 34 | - | |
| 1990 | \$12,331 | | | \$5,000 TO \$9,999 | | 135 | 85 | - | |
| 2000 | \$19,456 | | | Less than \$10,000 | | | - | 37 | |
| Median Household Income | | | | \$10,000 to \$14,999 | | 202 | 88 | 31 | |
| | | | | \$15,000 to \$24,999 | | 540 | 209 | 88 | |
| | | | | \$25,000 to \$34,999 | | 410 | 253 | 129 | |
| | | | | \$35,000 to \$49,999 | | 173 | 414 | 255 | |
| | | | | \$50,000 or More | | 32 | - | - | |
| 1980 | \$20,710 | | | \$50,000 to \$74,999 | | - | 192 | 408 | |
| 1990 | \$29,205 | | | \$75,000 to \$99,999 | | - | 54 | 164 | |
| 2000 | \$42,078 | | | \$100,000 to \$149,999 | | - | - | 69 | |
| Median Family Income | | | | \$150,000 or More | | - | - | - | |
| | | | | School Enrollment | | 1980 | 1990 | 2000 | |
| 1980 | \$23,301 | | | Persons 3 yrs or Over enrolled | | | | | |
| 1990 | \$34,464 | | | in School | | 1,295 | 1,189 | 1,146 | |
| 2000 | \$51,583 | | | Pre-Primary School | | 129 | 25 | 99 | |
| Household Income | | | | Elementary or High School | | 1,092 | 955 | 798 | |
| | | | | College or Graduate School | | 74 | 209 | 249 | |
| | | | | Education Attainment | | 1980 | 1990 | 2000 | |
| | | | | Persons 25 years or older | | 2,601 | 2,873 | 2,937 | |
| | | | | Less than 9th Grade | | 287 | 244 | 124 | |
| Less than \$5,000 | 119 | 59 | - | High School Graduate | | 1,405 | 1,240 | 1,266 | |
| \$5,000 TO \$9,999 | 135 | 149 | - | Some College, No Degree | | 410 | 440 | 668 | |
| Less than \$10,000 | - | - | 122 | Associate Degree | | - | 173 | 289 | |
| \$10,000 to \$14,999 | 202 | 115 | 126 | Bachelors Degree | | 195 | 256 | 255 | |
| \$15,000 to \$24,999 | 540 | 364 | 209 | Graduate or Professional Degree | | - | 67 | 56 | |
| \$25,000 to \$34,999 | 410 | 297 | 258 | | | | | | |
| \$35,000 to \$49,999 | 173 | 481 | 345 | | | | | | |
| \$50,000 or More | 32 | - | - | | | | | | |
| \$50,000 to \$74,999 | - | 216 | 460 | | | | | | |
| \$75,000 to \$99,999 | - | 54 | 204 | | | | | | |
| \$100,000 to \$149,999 | - | - | 69 | | | | | | |
| \$150,000 or More | - | - | - | | | | | | |

Source: U.S. Census Bureau

Table 3 – CAMANCHE EMPLOYMENT, provides a breakdown of the labor force, occupation, and industry. Since 1980, there has been a decrease in the number of males and an increase in the number of females in the labor force.

| Table 3 CAMANCHE EMPLOYMENT | | | |
|---|-------------|-------------|-------------|
| Labor Force | 1980 | 1990 | 2000 |
| Total Population 16yrs and Over | 3,338 | 3,350 | 3,420 |
| Total In Labor Force | 2,376 | 2,282 | 2,348 |
| Male | 1,400 | 1,275 | 1,211 |
| Female | 976 | 1,007 | 1,137 |
| Not in Labor Force | | | |
| Male | 228 | 352 | 422 |
| Female | 734 | 716 | 650 |
| Occupation | | | |
| Management , Professional, an Related Occupations | 389 | 333 | 509 |
| Service Occupations | 319 | 209 | 346 |
| Sales and Office Occupations | 469 | 602 | 53 |
| Farming, Fishing, and Forestry Occupations | 12 | 30 | - |
| Construction, Extracation, and Maintenance Occupations | 334 | 371 | 242 |
| Production, Transportation, and Material Moving Occupations | 586 | 554 | 593 |
| Industry | | | |
| Agriculture, Fisheries, Mining | 12 | 30 | 18 |
| Construction | 150 | 177 | 153 |
| Manufacturing | 889 | 631 | 664 |
| Transportation, Communication and Utilities | 125 | 199 | 166 |
| Wholesale Trade | 45 | 18 | 32 |
| Retail Trade | 324 | 330 | 207 |
| Finance, Insurance, Real Estate | 137 | 159 | 63 |
| Business and Repair Services | 87 | 107 | 99 |
| Personal/Recreation/Entertainment Services | 62 | 100 | 156 |
| Educational, Health and Social Services | 271 | 252 | 433 |
| Other Professional Services | 82 | 70 | 169 |
| Public Administration | 18 | 25 | 70 |

Source: U.S. Census Bureau

Table 4 – CAMANCHE HOUSING, displays various trends related to housing occupancy, value, price, and age. Since 1980, the number of housing units has continued to increase. Also, the median value of owner-occupied housing units has continued to increase, and made a significant jump in value between 1990 and 2000.

| Table 4 CAMANCHE HOUSING | | | | |
|---|-------------|-------------|-------------|--|
| Number of Housing Units | | | | Median Value Owner-Occupied Housing |
| 1980 | | | 1,654 | 1980 \$44,900 |
| 1990 | | | 1,769 | 1990 \$45,800 |
| 2000 | | | 1,870 | 2000 \$80,600 |
| Occupancy | 1980 | 1990 | 2000 | Median Monthly Mortgage Payments |
| Occupied Housing Units | 1,604 | 1,693 | 1,781 | 1980 \$337 |
| Owner Occupied | 1,279 | 1,286 | 1,383 | 1990 \$508 |
| Percent Owner Occupied | 79.7% | 76.0% | 77.7% | 2000 \$762 |
| Renter Occupied | 324 | 407 | 398 | |
| Vacant Housing Units | 50 | 76 | 89 | |
| Year Structure Built | 2000 | | | Median Monthly Rent Payment |
| 1990 to March 2000 | - | | 126 | 1980 \$240 |
| 1980 to 1989 | | | 144 | 1990 \$324 |
| 1970 to 1979 | | | 607 | 2000 \$419 |
| 1960 to 1969 | | | 405 | |
| 1940 to 1959 | | | 359 | |
| 1939 or Earlier | | | 236 | |
| Year Householder Moved into Unit | 2000 | | | |
| 1999 to March 2000 | | | 163 | |
| 1990 to 1998 | | | 777 | |
| 1980 to 1989 | | | 328 | |
| 1970 to 1979 | | | 297 | |
| 1969 or Earlier | | | 219 | |

Source: U.S. Census Bureau

Table 5 – CAMANCHE RECENT CONSTRUCTION ACTIVITY & VALUE, provides a listing of the values of building permits from housing and commercial construction between 1998 and 2005. This information was compiled by the City from building permits through September 2005. The data in Table 5 does not include building permits taken out for decks and garages. There were no apartments permitted during this time, though one duplex permit was issued.

| Table 5 | | | CAMANCHE RECENT CONSTRUCTION ACTIVITY & VALUES | | |
|--------------------------|------------|----------------------|---|-----------|---------------------|
| New Housing Construction | | | New Commercial Construction | | |
| 1998 | 4 | \$ 358,000 | 1998 | 1 | \$ 180,000 |
| 1999 | 12 | \$ 1,591,100 | 1999 | 3 | \$ 420,433 |
| 2000 | 13 | \$ 1,642,414 | 2000 | 2 | \$ 69,080 |
| 2001 | 12 | \$ 1,678,996 | 2001 | 2 | \$ 810,000 |
| 2002 | 13 | \$ 1,530,300 | 2002 | 1 | \$ 1,510,000 |
| 2003 | 17 | \$ 2,461,700 | 2003 | 0 | \$ 0 |
| 2004 | 24 | \$ 3,064,100 | 2004 | 8 | \$ 1,792,800 |
| 2005 * | 21 | \$ 2,864,016 | 2005 * | 0 | \$ 0 |
| Total permits | 116 | \$ 15,190,626 | Total permits | 17 | \$ 4,782,313 |
| *Through Sept. 2005 | | | *Through Sept. 2005 | | |
| Housing Additions | | | Commercial Additions | | |
| 1998 | 13 | \$ 222,300 | 1998 | 2 | \$ 5,084,644 |
| 1999 | 13 | \$ 264,066 | 1999 | 0 | \$ 0 |
| 2000 | 4 | \$ 96,800 | 2000 | 2 | \$ 46,250 |
| 2001 | 10 | \$ 192,860 | 2001 | 0 | \$ 0 |
| 2002 | 10 | \$ 159,550 | 2002 | 2 | \$ 312,000 |
| 2003 | 13 | \$ 302,340 | 2003 | 2 | \$ 734,063 |
| 2004 | 9 | \$ 188,990 | 2004 | 2 | \$ 212,976 |
| 2005 * | 7 | \$ 152,340 | 2005 * | 0 | \$ 0 |
| Total permits | 79 | \$ 1,579,246 | Total permits | 10 | \$ 6,389,933 |
| *Through Sept. 2005 | | | *Through Sept. 2005 | | |

Source:City of Camanche

Source: City of Camanche

C. LAND USE AND ANNEXATION

The current use of property makes up a community's existing land use, while the proposed use of property is considered a community's future land use. This section discusses the existing and future uses of land in the Camanche area.

As a community grows over the years, the use of land can be expected to change in certain locations. Those areas that are most likely to change within a city are usually related to transportation corridors. As transportation routes change due to changes in capacity, or changes in the mode of transportation (e.g., the coming and going of railroads), the adjacent land uses are likely to change also. Another location where land uses will change over time is near a city's boundary, the Urban Fringe Area. Here, the changes in use will result from community growth pressures, and the land use changes will likely occur to farmland. The fringe area is where the majority of new community growth and expansion will occur.

Providing a picture, or map, of the anticipated future growth areas and expected future land uses a community has selected for its preferred future growth patterns will help guide development activities to produce that selected future. The Future Land Use Map for the City of Camanche is located near the end of this document and displays the community's preferred future growth patterns.

The Future Land Use Map includes a Planning Area Boundary. The Planning Area Boundary covers the existing City and that portion of the Urban Fringe Area that is anticipated to become part of Camanche in the future. The City of Camanche is concerned about new development within the community's fringe area, and will specifically review all development proposals within the Planning Area Boundary for conformity to this Land Use Plan and the City's development regulations. Future annexations will be dependent somewhat on the feasibility to extend municipal utilities and services to the area. It is important that such new development be required to conform to the regulations of the City at the time of annexation, if not before.

Previous Annexation

The land area of the City of Camanche has changed very little since 1980. According to State records, only one annexation has occurred since 1980 which included 1.23 acres of farmstead in 1996 near the intersection of 49th Avenue and 275th Street. The 2000 Census indicates that the City's land area contains 8.72 square miles.

Existing Commercial Uses

Camanche's early downtown commercial area, or central business district, was a small area of approximately six blocks centered around the intersection of 3rd Street and 9th Avenue. The businesses that were once located here have been primarily converted to residential uses. The City Hall remains in this area.

Other older businesses remain located along Washington Boulevard (Old Hwy. 67), and many new businesses have located along this corridor. The Washington Blvd. area from about 2nd Avenue to 16th Avenue has become the City's new downtown, or central business district. Currently, this corridor area is undergoing design studies to improve the traffic flow, parking, appearance, and stormwater control.

Another commercial business area is located along the river and commercial boat marina from approximately 5th Avenue and 2nd Street to the railroad.

Other existing commercial areas are located further out on either end of Washington Blvd. One area is on the southside from approximately 5th Street to the 3rd Street intersection. The other area runs north along the eastside from the 2nd Avenue intersection, and then is located on both sides of Washington Blvd. between 21st Street and the Hwy. 67 Bypass.

Two other existing commercial areas are located on the City's northside. One area is along the Westside of 7th Avenue (Central Steel Rd.) approximately between the railroad and Hwy. 30. The other area is along the southside of Hwy. 30 west of Dunn Road

Future Commercial Uses

Most of the existing commercial uses will remain in their current locations. Some commercial areas have been scaled back by the expansion of industrial, park land, or residential areas that are now planned as uses for the area and indicated on the Future Land Use Map.

The existing commercial area along the eastside of Washington Blvd. is now planned for both an industrial use area and park land area.

The commercial area along the westside of 7th Avenue (Central Steel Rd.) is now planned for an industrial use area except near Hwy. 30. The other nearby commercial area west of Dunn Road and south of Hwy. 30 has been moved further west and replaced with a future residential use area.

An existing commercial use area is now planned to expand into the existing industrial area on the eastside of 2nd Avenue near its intersection with Washington Blvd.

The early downtown commercial area where City Hall is located has now been planned as a residential use area.

Some of the existing commercial area west of the commercial boat marina near 4th Avenue and the railroad has also now been planned to be residential uses on the Future Land Use Map.

Existing Industrial Uses

Nearly all of Camanche's industrial uses are located northeast, north, and northwest of the City's center. The locations of many of the nearby railroads are included in these industrial areas.

A separate industrial area is located on the City's southside where the municipal sewage treatment plant is sited. Also, just west of this area are industrial areas located in strips along the City's boundary and nearby railroads. All of this area is within the 100-year flood plain.

Future Industrial Uses

The existing industrial areas indicated along the southern portions of Dunn Road are now planned for residential use areas as well as the area east of Dunn Rd. The residential area indicated on the northside of 9th Street along 31st Avenue is now also planned for industrial use.

Another future industrial use area is now planned for the agricultural area on the westside of the City. This industrial use area has also been expanded further westward to 300 Avenue (Elvira Rd.) north of 275 Street (3rd St.). Industrial land use has also been planned for the agricultural area that is located near the intersection 21st Street and South 45th Street (49th Ave.).

Existing Residential Uses

The major area of existing residential use surrounds the central portion of the City. This area basically extends from the Mississippi River to the Hwy. 67 Bypass.

Another existing residential area is in the Dunn Road area, where the eastern portion is now planned as an industrial use area, and the southern portion is now planned for residential use instead of industrial.

The other existing outlying residential area is along 31st Avenue on the northside of 9th Street. This area is now planned as an industrial use area.

Future Residential Uses

The future residential use area that surrounds the central portion of the City basically remains as it is today, though it is now planned to incorporate the early downtown commercial area near City Hall as well as a portion of the commercial area along 4th Avenue near the commercial marina.

Another future residential use area is planned along the westside of Dunn Road. A third future residential use area is planned between 37th and 49th Avenues, and between 9th and 3rd Streets.

Agricultural Land, Open Space, Flood Plains and Parks

Land has now been planned as Agricultural Reserve on the Future Land Use Map for areas both within the City and within the City's growth area. Portions of this reserve area may develop as residential, commercial or industrial in the future but the particular use is unknown at this time, and depends somewhat on how the community actually grows.

Other portions of Agriculture Reserve also include many areas of 100-year flood plain that are basically excluded from development for the purposes of this Land Use Plan. Such flood plain areas will remain as open space. In other cases, some locations in the City are within or border these flood plain areas and contain existing residential and industrial uses, even though these areas are shown on the maps as Agricultural Reserve, these uses may remain.

The City of Camanche feels it is important to indicate the Agricultural Reserve area on the Future Land Use Map so that potential future developers will realize that the City is concerned about what will be developed in the City's urban fringe, and will specifically review all development proposals within the Planning Area Boundary. As Camanche and its surrounding urban fringe area grows, the City will review and refine the Future Land Use Plan for these areas.

Currently, the City has several city parks. Five of these are on the edge of the Mississippi River; most of these are small and contain boat access ramps. The City's largest park, Platt Park, contains several ball fields and is located away from the river.

One area within the existing City has been indicated as a proposed sand pit park on the Future Land Use Map. With this site, the City is proposing that the area should be used as a future water park area, whether private or public, as it nears the end of its industrial use.

In the future, it is possible that certain areas located in the flood plains may be useable for open space parks and trails. None of these recreational uses are indicated on the Future Land Use Map now, but such facilities may be indicated on the map as this Land Use Plan is revised in the future. The recently completed Mississippi River Trail Route Feasibility Study for Camanche, Clinton, and Clinton County, indicates some alternatives for a community trail system.

D. TRANSPORTATION SYSTEM

The City of Camanche was originally bisected by U.S. Highway 67 when it was located where Washington Boulevard is today.

Highway 67 runs along the Mississippi River in Iowa for approximately 50 miles, crossing the Mississippi from Illinois in both Davenport and Sabula, Iowa. Highway 67 in Iowa is also designated as part of the Great River Road and National Scenic Byway. In the late 1970's and early 1980's, the Highway 67 Bypass was constructed around the west and northern portions of Camanche, removing the highway from Washington Boulevard, and reconnecting with old Hwy. 67 approximately one mile before it intersects with Highway 30 in the City of Clinton.

The City of Camanche is primarily located just south of U.S. Highway 30 with only about 1 ½ miles of frontage along the highway. Much of Highway 30 is located within the City of Clinton in this area as a four-lane. U.S. Highway 30 crosses Iowa east to west and crosses the Mississippi River at Clinton, it is also known as the Lincoln Highway. Camanche has direct access to Highway 30 from Highway 67, 7th Avenue (Central Steel Rd.), and both Dunn Road and Camanche/Anamosa Road via 9th Avenue. Only Hwy. 67 has a railroad overpass bridge that allows continuous access to and from Hwy. 30, while the other access roads to Hwy. 30 are at grade which causes traffic delays.

Two separate railroad lines pass through the City of Camanche, the Union Pacific Railroad and the Iowa, Chicago & Eastern Railroad. The Union Pacific runs through the northern portion of the community which contains primarily industrial uses and the one highway overpass on Highway 67. The Iowa, Chicago and Eastern follows near the edge of the Mississippi River which contains primarily industrial uses at the northend and residential uses near the older downtown area where all street crossings are at grade. Both rail lines are very active and block vehicle traffic several times per day.

As the City looks to its future for growth and to maintain roadway access to Highway 30 as well as access to future growth areas, Camanche has designated locations for likely future collector streets. These future collector street routes are designated on the Future Land Use Maps and are located on existing roadways which include 7th Avenue (Central Steel Rd), 9th Avenue, and 9th Street (270 St.). Camanche believes a second railroad overpass is necessary and should be located along 7th Avenue due not only to current traffic loads but expected increases resulting from anticipated new development in Clinton at this intersection with Hwy 30.

As future growth and development occur in the Camanche area, revisions of the proposed collector street locations may be necessary to better match the pattern of actual development in a manner that will not impede traffic flow now or in the future.

E. LAND USE PLAN IMPLEMENTATION AND UPDATE

The Land Use Plan, and specifically the Future Land Use Map, is to be used as a guide to the future development of the community. When development is proposed, it should conform to the land uses designated on the Future Land Use Map. These designated land use areas are to guide the location and density of rezoning and subdivision proposals presented to the City, as well as the preparation of a capital improvements program. As a guide, the Future Land Use Map displays to developers, businesses, rural and urban residents, and City and County decision makers where the community envisions its future growth.

The Future Land Use Map and Land Use Plan are not static documents, but may be amended and changed. Upon changing conditions in the planning area, it may be necessary to modify the location or type of land use indicated on the map, or to change the plan's policies. Future opportunities may be proposed that do not agree with the adopted land use map, but would be beneficial to the area's economy.

Such proposals should be viewed as possible amendments to the land use map, or policies (or both), and discussed in a public forum. It is important that the land use plan and land use map then be amended if necessary, so that these planning documents continue to work as an accurate guide to the community's future.

F. FUTURE LAND USE PLAN MAP

The preceding discussions about the existing and future land uses in the Camanche area have referred to the Future Land Use Map which is contained at the end of this section. The Future Land Use Map is provided as a visual guide for making land use decisions such as rezoning and subdivision approvals, as well as the preparation of a capital improvements program. As a guide, the map shows the location of the preferred land uses that the City of Camanche has agreed is best for the community's future. The areas displayed on the Future Land Use Map include the land within Camanche, and the land within the community's surrounding fringe area.