Agenda Report

June 16, 2014 City Council Meeting

June 16, 2014
Item No. 10

ISSUE: Comprehensive Plan amendments

BACKGROUND:

The Comprehensive Plan was adopted by Council in July of 2013. If you recall, we contracted with RDG to help complete a vital part of the Comprehensive Plan which included a demographic study or "Profile of Windsor Heights" to help determine future trends in Windsor Heights. RDG also completed a Future Land Use Map to help guide the city in the future when making land use decisions and reviewing development applications. The Future Land Use Map is not a zoning map, so no changes are being made to current zoning districts; this is simply a guide for future decisions.

The Planning and Zoning Commission made a recommendation on January 22, 2014 for approval of the demographic data and future land use map.

RECOMMENDATION:

Staff recommends approval of the ordinance to amend the Comprehensive Plan.

STAFF CONTACTS:

Sheena Danzer, City Inspector/Zoning Administrator

ORDINANCE NO. 14-07
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
FOR THE CITY OF WINDSOR HEIGHTS

Be It Enacted by the City Council of the City of Windsor Heights, Iowa:

SECTION 1. AMENDMENT. "A PROFILE OF WINDSOR HEIGHTS" section is hereby added after the section "VISION 2030" by adding the following:

A Profile of Windsor Heights

The following pages describe the characteristics of the resident population in Windsor Heights, and how the city has grown in recent years. An understanding of these trends will help guide plans for the future of Windsor Heights.

Local and Regional Population Growth

- Windsor Heights grew dramatically in its early years of the 50s and 60s, but has remained stable at around 4,800 for the past couple of decades.

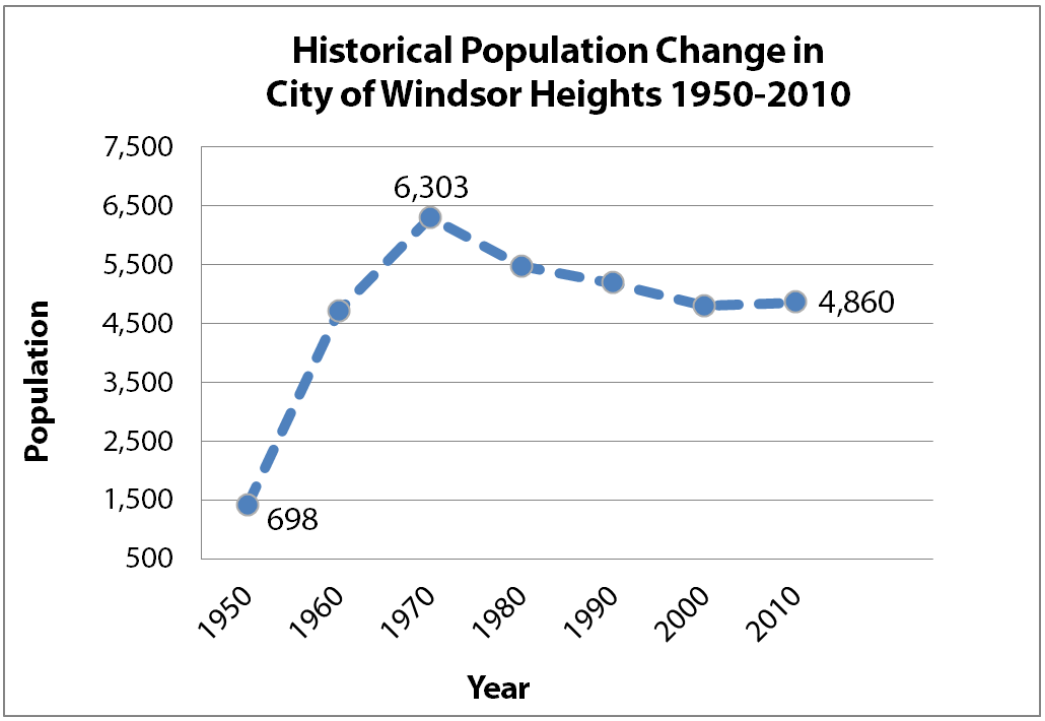


Figure 1.1
Sources: U.S. Census 2010, U.S. Census 2013, RDG Planning & Design 2013

- The suburban communities that surround Windsor Heights have all experienced significant growth in the past few decades, while Des Moines has experienced a small decrease in the past 50 years.

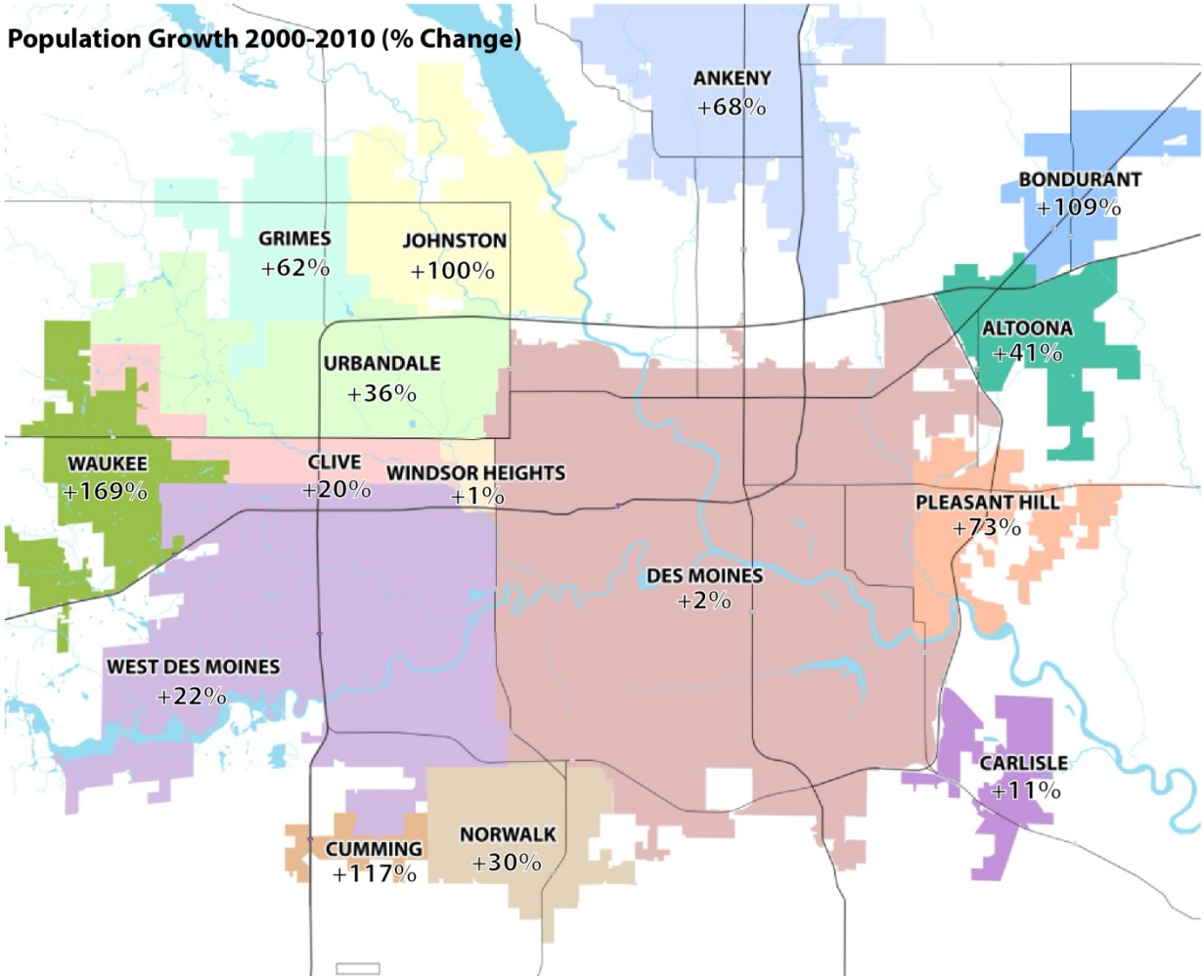


Figure 1.2 – Percent Population Change for communities surrounding Windsor Heights, 2000-2010
Sources: 2013 Esri, DeLorme, NAVTEQ; RDG Planning & Design 2013

Table 1.1 – Population Change for Windsor Heights and adjacent cities, 1960-2010

City	1960	1970	1980	1990	2000	2010	% Change 1960-2010	% Change 2000-2010
Windsor Heights	4,715	6,303	5,474	5,190	4,805	4,860	3.1%	1.1%
Des Moines	208,982	201,404	191,003	193,189	198,682	203,433	-2.7%	2.4%
West Des Moines	11,949	16,441	21,894	31,702	46,403	56,609	373.8%	22.0%
Urbandale	5,821	14,434	17,869	23,500	29,072	39,463	577.9%	35.7%
Clive	752	3,005	6,064	7,462	12,855	15,447	1954.1%	20.2%

Source: U.S. Census

- Windsor Heights appears to have experienced in-migration of population of about 3% between 2000 and 2010.
    - Table 1.2 shows a comparison of the actual 2010 population to the population that would be predicted *if there were no migration* in or out of Windsor Heights, that is, if population change occurred solely according to average birth and death rates. The difference between these two numbers indicates the level of migration in or out of Windsor Heights.

Table 1.2 – Predicted and Actual Population

	2010 Predicted (if no migration)	**2010 Actual**	**Difference**	**% Variation**
Total Population	4,706	4,860	+154	+3.3%
Male	2,227	2,315	+88	+4.0%
Female	2,480	2,545	+65	+2.6%

Sources: U.S. Census 2010, RDG Planning & Design 2013

- Windsor Heights is unusual in its status as a small, landlocked city in a growing mid-size metropolitan area. It can therefore be hard to gauge how the Windsor Heights population growth compares to other cities. Table 1.3 shows four comparison cities that, like Windsor Heights, are landlocked by a growing mid-size metro area in the MidWest.
    - 3 of the 4 comparison cities have lost population in recent years, while Windsor Heights' population has been steady.

Table 1.3 – Population Change for Windsor Heights and comparison communities, 1960-2010

	1960	**1970**	**1980**	**1990**	**2000**	**2010**	**% Change 1960-2010**	**% Change 2000-2010**
Windsor Heights	4,715	6,303	5,474	5,190	4,805	4,860	3.1%	1.1%
Comparison suburbs: Landlocked by growing mid-size Metro area								
St. Bernard OH (Cincinatti metro)	--	6,119	5,418	5,329	4,924	4,368	-28.6%*	-11.3%
Beech Grove IN (Indianapolis metro)	10,973	13,559	13,196	13,383	14,880	14,192	29.3%	-4.6%
University Heights IA (Iowa City metro)	841	1,265	1,069	1,042	987	1,051	25.0%	6.5%
Ralston NE (Omaha metro)	2,977	4,731	5,143	6,236	6,314	5,943	99.6%	-5.9%

*Sources: U.S. Census ; * % change for 1970-2010 is shown because city was established after 1960*

Age Distribution of Windsor Heights Residents

- As the baby boomer generation ages, Windsor Heights has more adults nearing retirement age. Figure 1.3 shows the age distribution of the population in both 2000 and 2010

- The median age in Windsor Heights in 2010 was 43.0, significantly higher than the metro median age of 35.2 that same year. The Windsor Heights median age increased from 42.1 in 2000.

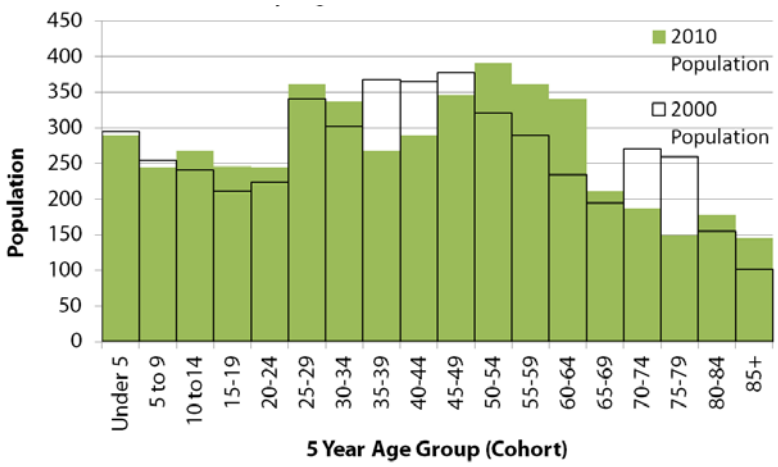


Figure 1.3 – Windsor Heights Population by Age in 2000 and 2010
Sources: U.S. Census 2010, RDG Planning & Design 2013

- Despite the rise in overall median age, Windsor Heights appears to have experienced an in-migration of some young adults in their late 20s and early 30s since 2000.
  - Figure 1.4 shows a comparison of the actual 2010 population to the population that would be predicted if there were no migration in or out of Windsor Heights, that is, if the only change occurred by aging of the existing population and average birth and death rates.
- The in-migration of both young adults and early retirement age (60-64) adults may be a reflection of the appeal of the Windsor Heights housing stock - both of these groups are generally looking for smaller homes that are more affordable. At the same time, adults in their late 30s (and their school-age children) migrated out of Windsor Heights from 2000-2010, perhaps due to desire for alternate housing options or school district preferences.

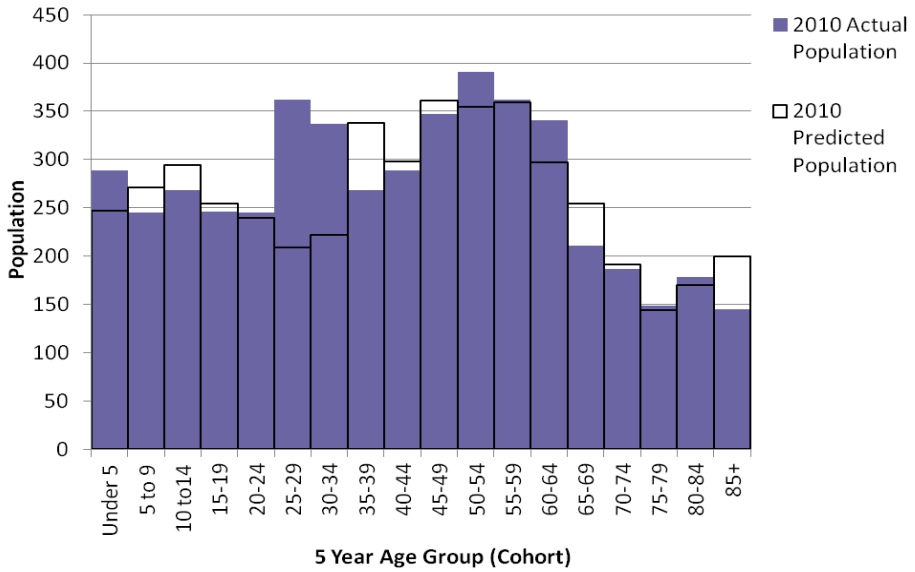


Figure 1.4 – Predicted and Actual Age Cohort Populations for Windsor Heights, 2000 & 2010
Sources: U.S. Census 2010, RDG Planning & Design 2013

Race and Ethnicity of Windsor Heights Residents

- The vast majority of Windsor Heights residents identify as non-Hispanic and White.
- The percentage of minority (non-White) residents in Windsor Heights has increased from 2000 to 2010, following the same trends as the State.
- Compared to the adjacent suburbs, Windsor Heights has a similar racial/ethnic distribution to Urbandale, but has a smaller percentage of minority residents than Clive or West Des Moines, which both have 88% white population (compared to Windsor Heights 91%). 7.5% of Clive residents and 5.2% of West Des Moines Residents are Hispanic/Latino, compared to only 3.7% for Windsor Heights.

Table 1.4 - Race and Ethnicity Distribution for Windsor Heights and Iowa

	Windsor Heights 2000	Windsor Heights 2010	Iowa 2000	Iowa 2010
RACE				
White	95.1%	*91.1%*	93.92%	*91.3%*
Black	1.7%	**3.5%**	2.10%	**2.9%**
Asian	1.2%	**2.4%**	1.3%	**1.7%**
Two or More Races	1.2%	**1.6%**	1.08%	**1.8%**
Other	0.8%	**1.4%**	1.6%	**2.3%**
ETHNICITY				
Hispanic/Latino	1.6%	**3.7%**	2.8%	**5%**
Not Hispanic/Latino	98.4%	*96.3%*	97.2%	*95%*

Increase / *Decrease*

Sources: U.S. Census 2010, RDG Planning & Design 2013

Population Projections

- Since Windsor Heights is landlocked and has only a few open sites for new residential development, population is expected to remain relatively stable over the next decade, with perhaps a small increase of around 200 people, for a total of around 5,000.
- Any population growth in Windsor Heights would mostly be the result of:
    - Increased density of existing sites, through redevelopment
    - Increase in household size (the Windsor Heights average household size is about 10% smaller than the metro average, likely due to its high percentage of older residents).
- A 2012 vision plan for the open site at 63rd and Hickman showed potential for 40 new dwelling units, which would translate to approximately 90 new residents.

Economic Indicators (Tables 1.5 through 1.10)

- Windsor Heights has relatively high home values compared to the state as a whole, but lower values compared to adjacent suburbs of Clive, Urbandale and West Des Moines.
- From 2000-2010, home values in Windsor Heights increased 38%: more slowly than in the State and the Nation, but faster than in Clive and West Des Moines.
- 90% of Windsor Heights residents commute less than 10 miles to work. 46% of residents commute to Des Moines and 18% commute to West Des Moines.
- The median household income for Windsor Heights residents was $63,889 in 2010, which is 14% higher than the median for Polk County, but more than 25% lower than neighbor cities Urbandale and Clive.
- Windsor Heights has a lower unemployment rate and lower rate of workforce participation than the Metro area as a whole.
- Approximately half of residents in Windsor Heights and in the adjacent suburbs have a Bachelor's degree or higher (as of 2010). This is significantly higher than the Polk County and State-wide average.
- In 2010, nearly half of Windsor Heights residents worked in Management, business, science, and arts occupations
- The mix of industries that employ Windsor Heights residents is very similar to the mix in the Des Moines Metro. For both, the top 5 in 2010 included:
    - Educational services, and health care and social assistance
    - Professional, scientific and management, and administrative and waste management services
    - Finance and insurance, and real estate and rental and leasing
    - Retail Trade
    - Manufacturing

Table 1.5 - Median Home Value, 2000-2010

	2000	2010	% Change
Windsor Heights	$121,300	$167,600	38.2%
Clive	$180,700	$231,200	27.9%
Urbandale	$133,100	$191,000	43.5%
West Des Moines	$140,600	$181,900	29.4%
Polk County	$103,100	$149,700	45.2%
State of Iowa	$82,500	$119,200	44.5%
U.S.	$119,600	$188,400	57.5%
Source: U.S. Census 2010, ACS 5-year estimates			

Table 1.6 - Median Household Income, 2000-2010

	2000	2010	% Change
Windsor Heights	$55,931	$63,889	14.2%
Clive	$74,127	$98,385	33.6%
Urbandale	$59,744	$80,751	35.2%
West Des Moines	$54,139	$63,978	18.2%
Polk County	$46,116	$56,094	21.6%
State of Iowa	$39,469	$48,872	23.8%
Source: U.S. Census 2010, ACS 5-year estimates			

Table 1.7 – Employment in Windsor Heights and Des Moines Metro Area, 2010

	Windsor Heights	Des Moines Metro
Percent of labor force that is unemployed	2.3%	5.0%
Percent of adult population (16 years and over) in labor force	70.3%	73.9%
Source: U.S. Census 2010, ACS 5-year estimates		

Table 1.8 – Percent of Residents with Bachelor's Degree or Higher, 2010

Windsor Heights	48.2%
West Des Moines	49.5%
Clive	54.4%
Urbandale	47.4%
Polk County	32.8%
Iowa	24.5%
Source: U.S. Census 2010, ACS 5-year estimates	

Table 1.9 - Employment by Occupation for Windsor Heights, Des Moines Metro, and the State of Iowa, 2010

	Windsor Heights	Des Moines Metro	State of Iowa
Management, business, science, and arts occupations	46.8%	38.2%	33.1%
Service occupations	8.5%	14.9%	16.3%
Sales and office occupations	32.2%	28.3%	24.5%
Natural resources, construction, and maintenance occupations	6.3%	8.3%	9.6%
Production, transportation, and material moving occupations	6.2%	10.4%	16.5%

Table 1.10 - Employment by Industry, % of workforce in 2010

	Windsor Heights	Des Moines Metro	State of Iowa
Agriculture, forestry, fishing and hunting, and mining	1.5%	1.4%	4.1%
Construction	1.4%	6.8%	6.3%
Manufacturing	9.6%	7.8%	15.0%
Wholesale trade	5.4%	3.5%	3.3%
Retail trade	10.9%	11.2%	11.5%
Transportation and warehousing, and utilities	0.9%	4.4%	4.8%
Information	8.0%	2.9%	2.2%
Finance and insurance, and real estate and rental and leasing	13.9%	17.0%	7.7%

Professional, scientific, and management, and administrative and waste management services	14.3%	8.8%	6.6%
Educational services, and health care and social assistance	17.5%	20.1%	23.5%
Arts, entertainment, and recreation, and accommodation and food services	3.7%	7.6%	7.5%
Other services, except public administration	6.0%	4.4%	4.3%
Public administration	6.8%	4.1%	3.2%

Housing Characteristics

- The average household size in Windsor Heights was 2.24 in 2010, smaller than the average of 2.47 for the Des Moines metropolitan area. This is likely a reflection of Windsor Heights' older population, since older adults may tend to have smaller households without children.
- Windsor Heights has a good balance between owner-occupied and renter-occupied housing (75% and 25%, respectively). Urbandale and Clive both have similar balances, while West Des Moines has a higher percentage of renter units, at 35%.

Table 1.11 - Change in Key Housing Indicators, Windsor Heights

	2000	2010	Change 2000-2010	% Change 2000-2010
Total Housing Units	2,222	2,289	67	3.0%
Total Occupied Units	2,163	2,167	4	0.2%
Owner Occupied Units	1,744	1,640	-104	-6.0%
% Owner Occupied	80.6%	75.7%	-4.9%	x
Renter Occupied Units	419	527	108	25.8%
% Renter Occupied	19.4%	24.3%	4.9%	x
Vacant Units	59	122	63	106.8%
Vacancy Rate (%)	2.7%	5.3%	2.7%	x
- Homeowner	0.8%	1.3%		
- Rental	3.0%	5.7%		
Median Value (Owner-Occupied)	$121,300	$167,600	46,300	38.2%
Median Rent	$717	$912	195	27.2%
Persons Per Household	2.21	2.24	0.03	1.4%

SECTION 2. AMENDMENT. Chapter 7: IMPLEMENTATION OF PLAN shall be replaced to add in another chapter to read as follows:

Chapter 7: ~~IMPLEMENTATION OF PLAN~~ FUTURE LAND USE

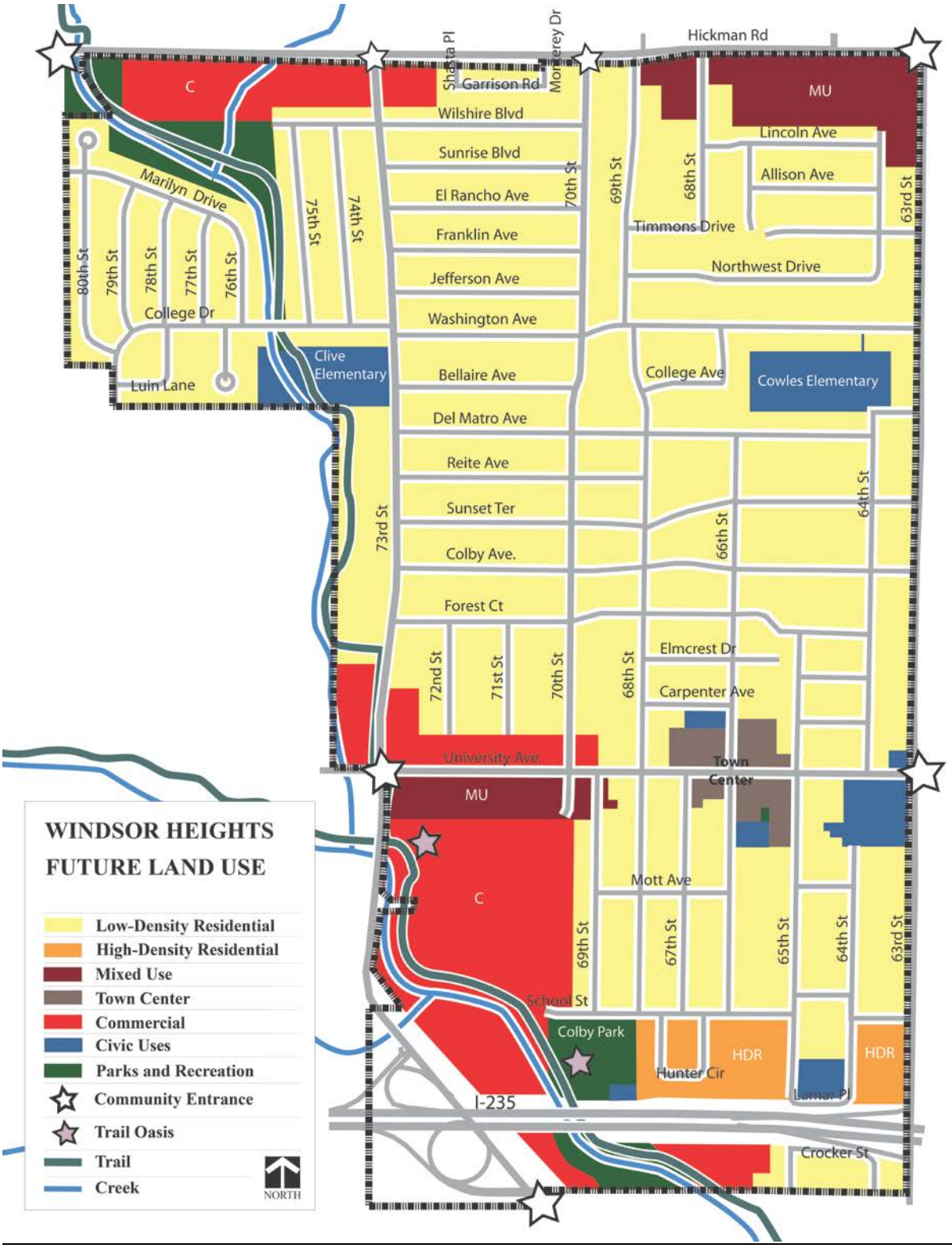
The Future Land Use map expresses the projected role of each part of the community. The Planning & Zoning Commission and the City Council should use this map to make land use decisions and review development proposals. However, this is not a zoning map. The Future Land Use map is meant to provide general guidance at the block level and is not meant to provide specificity at the individual property level. For example, compatible variations in land use, such as a small civic use on a residential block, may not be shown in this map, but may still be permitted according to zoning.

The land use categories shown on the Future Land Use map are described below.

- Low-Density Residential: Residential areas with densities of up to 8 units per acre, including single family homes, duplexes, or townhouses.
- High-Density Residential: Residential areas with densities above 8 units per acre, such as apartments or condos.
- Mixed Use: Areas that encourage combinations of pedestrian-friendly commercial, office and residential.
- Town Center: The mixed use community nucleus at 66th and University.
- Commercial: Commercial and office uses that are oriented toward automobile access.
- Civic Uses: Includes religious buildings, public facilities, schools and other public uses.
- Parks and Recreation: Includes both formal park uses and natural open spaces.

Entrances

The Future Land Use map designates key entrances to the community, both on streets and trails. The "community entrances" should have gateway features such as signs or public art that signal to the viewer that they have entered Windsor Heights. The "trail entrances" should include signage and/or amenities for bikers/walkers, such as shade, benches, water, or self-serve bike service stations.


WINDSOR HEIGHTS
FUTURE LAND USE
Low-Density Residential
High-Density Residential
Mixed Use
Town Center
Commercial
Civic Uses
Parks and Recreation
Community Entrance
Trail Oasis
Trail
Creek
NORTH
Hickman Rd
Garrison Rd
Shasta Pl
Monterey Dr
Wilshire Blvd
Sunrise Blvd
El Rancho Ave
Franklin Ave
Jefferson Ave
Washington Ave
Bellaire Ave
Del Matro Ave
Reite Ave
Sunset Ter
Colby Ave.
Forest Ct
Elmcrest Dr
Carpenter Ave
University Ave
Mott Ave
School St
Colby Park
Hunter Cir
Lamar Pl
Crocker St
I-235
Lincoln Ave
Allison Ave
Timmons Drive
Northwest Drive
College Ave
Marilyn Drive
College Dr
Luin Lane
Clive Elementary
Cowles Elementary
Town Center
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SECTION 3. AMENDMENT. Chapter 8 shall be added to include IMPLEMENTATION TO PLAN that was originally Chapter 7 and shall be read as follows:

Chapter 8: IMPLEMENTATION OF PLAN
No amendments to text in this section

SECTION 4. REPEALER. All parts of the "COMPREHENSIVE PLAN" in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or part thereof not adjudged invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and notice of its passage is given as provided by law.

Passed by the City Council this 19 day of May, 2014 and approved this ____ day of _____, 2014

_____
Diana Willits, Mayor

Attest:

_____
Jeff Fiegenschuh
City Administrator/Clerk

First Reading, May 19, 2014

Burgess: _____

Glover: _____

Butz: _____

Timm: _____

Peterson: _____

Second Reading, June 2, 2014

Burgess: _____

Glover: _____

Butz: _____

Timm: _____

Peterson: _____

Third Reading: June 16, 2014

Burgess: _____

Glover: _____

Butz: _____

Timm: _____

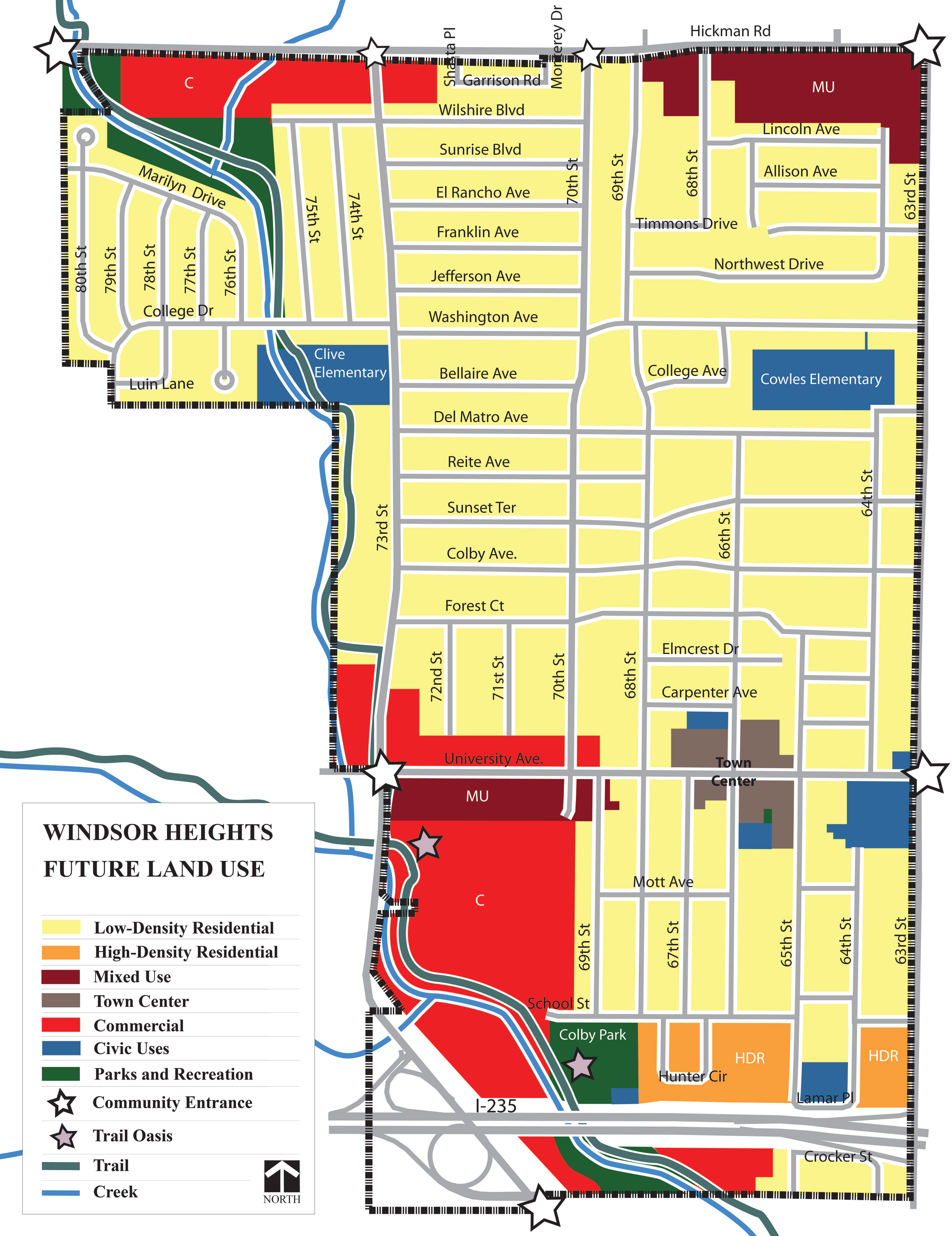
Peterson: _____

NOTICE OF PUBLIC HEARING

The public is hereby notified that the Windsor Heights City Council will meet on **Monday, May 19, 2014** beginning at 6:00 p.m. in the **City Council Chambers**, 1133 66th Street, Windsor Heights, to consider the following items of business.

1) Public hearing on amending the Comprehensive Plan to include a future land use map and demographic data provided by RDG Planning and Design.

Comments can be made prior to the meeting in written form at 1133 66th Street, Windsor Heights, Iowa or email directly to sdanzer@windsorheights.org. To view the complete details of items listed above please visit City Hall at 1133 66th Street, Windsor Heights, Iowa or on the website at windsorheights.org.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Hickman Rd
Shasta Pl
Monterey Dr
Garrison Rd
Wilshire Blvd
Sunrise Blvd
El Rancho Ave
Franklin Ave
Jefferson Ave
Washington Ave
Bellaire Ave
Del Matro Ave
Reite Ave
Sunset Ter
Colby Ave.
Forest Ct
University Ave.
Mott Ave
School St
Elmcrest Dr
Carpenter Ave
Lincoln Ave
Allison Ave
Timmons Drive
Northwest Drive
College Ave
Marilyn Drive
College Dr
Luin Lane
Hunter Cir
Lamar Pl
Crocker St
I-235
Clive Elementary
Cowles Elementary
Colby Park
Town Center
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