

# Land Use Plan for Princeton, Iowa



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

## **City of Princeton**

### ***Mayor***

Keith Youngers

### ***City Council***

Kevin Kernan

Mark Lee

Cilla Meachem

Penelope Miller

David Stearman – Mayor Pro-Tem

### ***City Clerk***

Karen Thomson

### ***Planning & Zoning Commission***

Roger Meachem – Chair

Molly Regan – Co-Chair

Sheila Bosworth

Doug Steen

Roger Woomert

# Princeton Land Use Plan

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## RESOLUTION TO ADOPT A LAND USE PLAN FOR THE CITY OF PRINCETON


WHEREAS, a Land Use Plan for the City of Princeton, Iowa has been developed by the City's Planning and Zoning Committee to include information and assessment of community land use issues; and

WHEREAS, the Planning and Zoning Committee has received input from the residents, businesses and agencies of Princeton regarding current and future land use; and

WHEREAS, the Planning and Zoning Committee fully endorses the Land Use Plan and recommends that it be adopted by the City of Princeton, Iowa; and

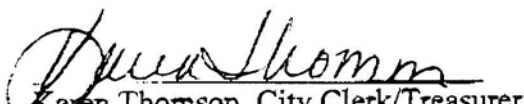
NOW, THEREFORE, BE IT RESOLVED by the Princeton City Council that the Land Use Plan for Princeton, Iowa, as presented to the City Council on the 11<sup>th</sup> day of October, 2007, be and is adopted as the official statement of land use development for the City of Princeton; and that this plan replaces all previous land use plans for the City; and

FURTHER, that this Land Use Plan shall be used to evaluate and guide the City's response to all land development proposals within in the City or it extraterritorial jurisdiction as allowed by the laws of the State of Iowa.

  
Dave Stearman, Mayor Pro-Tem  
City of Princeton, Iowa

10/11/07  
Date

Attest:

  
Karen Thomson, City Clerk/Treasurer  
City of Princeton, Iowa

# Princeton Land Use Plan

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## **CHAPTER 1: INTRODUCTION**

Princeton, Iowa is located on the border of eastern Iowa and western Illinois along the banks of the Mississippi River. The City is 15 miles northeast of the urban core of the Davenport-Moline-Rock Island Metropolitan Statistical Area and approximately 170 miles from Chicago, Illinois. Map 1 illustrates the location of Princeton on U.S. 67 in Scott County. The City's population is currently 946 (2000 Census). Residents describe Princeton as a quiet, safe, community-oriented town set apart by the natural scenic beauty of the Mississippi River.

The Princeton City Council recognizes the importance of a well-defined land use plan. The purpose of a land use plan is to outline the vision, existing conditions, future needs, land use identification as well as set goals and objectives, and recommend strategies for implementation. The Princeton Planning Commission has created this plan with the assistance of Bi-State Regional Commission and citizen involvement. A broad-based public involvement process has offered opportunities from a diverse and comprehensive source of city interests.

### ***Elements of the Land Use Plan***

The Land Use Plan is composed of several elements, from the city vision to implementation strategies. It is a valuable document with the following uses: advisory, educational, guidance, coordination, and needs. The Plan declares the community purpose and policies. It informs the citizens of strengths and weaknesses. The Plan guides land use decisions and investments. It identifies areas for joint effort among community groups and organizations within and outside Princeton. The Plan also outlines areas for further study or planning. It documents community needs that will help the City pursue funding opportunities, such as grants, loans, public-private partnerships, etc.

As an advisory document, the Plan's Goals and Objectives transform the city vision into achievable tasks or benchmarks. It provides the foundation for decisions on land use, public infrastructure and services, public facilities, growth, development, and level of public investment needed to meet future community needs.

The Community Profile section of the Plan outlines existing socio-economic characteristics of the City by population, gender, income, housing, and educational attainment. It also outlines trends and projections for the future of Princeton.

Land use dictates where people live, work, or recreate. Analyzing land use patterns can show the character of a community by identifying its population centers, employment centers, and open spaces. Some cities will have a greater density of urban activity, either residential, commercial, industrial, or institutional, while others show less dense uses such as rural residences, agriculture, and open space. Natural resources affect land use patterns through development limitations due to slope, erosional surfaces, prime farmland, floodplain, wetlands, archaeological sites, etc. By planning for the arrangement and intensity of land uses, Princeton can reduce infrastructure costs, which often result when the long-range impacts of zoning, subdivisions, and site development decisions are not considered.

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Public infrastructure and services provide the basic facilities and equipment needed by the City to serve its residents. The various land uses and their related activities create greater or lesser need for these facilities or services depending on the activities. While one acre of land with new houses generates more total revenue to a city than an acre of farmland, this does not provide the entire picture of the City's fiscal stability. In reality, it costs local government more to provide services to homeowners than these residential landowners pay in property taxes. In contrast, commercial and industrial land increases the tax base and helps balance local budgets in order to provide a variety of public services. While one type of land use is not better than another, balancing a variety of land uses in the City and directing development toward existing services and utilities, adds to the stability and quality of life for residents.

An extremely important section of the Plan is the Strategies for Implementation. This section is a summary of specific projects, tasks and/or actions to be undertaken in the next twenty years. The implementation strategies are considered the means by which Princeton can address its needs and meet its goals. The course of action for implementation will require periodic review to assess needs, timing, and financial feasibility. In the implementation of projects, careful consideration will be given to full utilization of existing facilities and funding opportunities.

The final section of the Plan relates to Mechanisms for Plan Implementation. This section outlines development tools a city can utilize to implement its strategies for action.

## ***Public Involvement***

Public involvement is critical to building consensus in the planning process. The City of Princeton provided multiple opportunities for public input into the Plan development. A town hall meeting was held on October 10, 2006 at the Princeton Community Center. Residents were invited to share their opinions on what they liked about Princeton currently and how they would like to see it change over the next twenty years. A summary of that meeting can be found in Appendix A. Additionally, a public meeting on Princeton's future land use was held on November 14, 2006. Participants mapped out their ideas of where appropriate land uses should be located in and around Princeton. The results of the mapping input were used in the development of Princeton's future land use map. In March 2007, a working session was held to prioritize issues and tasks as part of the implementation strategies. Each of these public involvement opportunities aided in the development of this Plan. The Planning Commission presented a final draft of the Comprehensive Plan at a public hearing on June 12, 2007 to solicit additional comments and make recommendations to the City Council. City officials used the public comments to shape the final plan, which was approved October 11, 2007 by the Princeton City Council.

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## Map 1.1 Princeton, Iowa



# Princeton Land Use Plan

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## **CHAPTER 2: VISION STATEMENT, GOALS, AND OBJECTIVES**

The following vision statement sets the tone for future sustainability in the City of Princeton. The vision was developed by the Planning Commission, with citizen input. Its development was part of the comprehensive land use planning process.

The Vision Statement is as follows:

**“Princeton on the Mississippi River is a town embracing its beautiful natural setting while fostering essential elements that makes it a good place to live – a place to connect with nature and your neighbors.”**

### ***Goal #1 – Land Use***

**Ensure land use patterns consider the proximity of new development to existing public facilities and services, compactness or density, compatibility to adjacent land uses, impact on natural resources, and the safety and welfare of the citizens.**

**Objective 1.** Utilize and maintain the Land Use Plan to reflect the desired land use patterns envisioned by the community.

**Objective 2.** Review, update and/or prepare, and adopt ordinances that are consistent with the Land Use Plan including – zoning, subdivision, storm water and erosion control, riverfront overlays, and other development controls related to land use, design, and development.

**Objective 3.** Follow a formally adopted process for reviewing and considering land use decisions.

**Objective 4.** Consider service area priorities for annexation and examine the impact to community facilities and services.

**Objective 5.** Encourage open space along the riverfront to preserve visual appeal of the Mississippi River setting.

### ***Goal #2 – Facilities and Services***

**Provide public facilities and services to efficiently and effectively serve residents and businesses throughout the community service area.**

**Objective 1.** Develop, implement, and maintain a multi-year capital improvement program that identifies and appropriates funding for prioritized capital projects.

**Objective 2.** Examine adequacy of public facilities and services including, but not limited to, water, wastewater, storm water, streets, sidewalks, parks, police and fire protection, solid waste management, hazard mitigation, etc. on a regular basis and adopt a program for maintenance, repair, and expansion to meet present and future needs in the community service area.

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**Objective 3.** Implement programs that will reduce initial construction/implementation costs and/or reduce or eliminate long term maintenance costs of public facilities and services.

**Objective 4.** Partner with other units of government to maintain and expand public facilities and services, as opportunities arise.

## **Goal #3 – Community Development**

**Foster community vitality by working to retain existing businesses and encouraging new businesses that are compatible with the Princeton on the Mississippi Vision.**

**Objective 1.** Assess the types of businesses needed in the community and how others may be recruited to enhance the existing tax base while working to support those businesses already located in the City.

**Objective 2.** Support and participate, when possible, in efforts to site new businesses and to retain existing businesses in the City that provide for a strong tax base and a diverse business community.

**Objective 3.** Encourage continued revitalization of the riverfront to provide a focal point for community activity.

**Objective 4.** Formulate development code standards that preserve the community character and quality of facilities and services but allow for innovations and the changing economy.

**Objective 5.** Pursue alternative revenues to offset expenditures due to growth, including but not limited to grants, user and impact fees, tax increment financing, development rights transfers, etc.

## **Goal #4 – Housing**

**Encourage a variety of housing types, including single-family, multi-family, and assisted living dwellings to serve a wide range of residential needs and to sustain the community.**

**Objective 1.** Support a variety of housing types that will serve a range of incomes, lifestyles, and service needs.

**Objective 2.** Foster quality neighborhoods through adequate public facilities and services and/or proximity to services, such as sidewalks, parks, trails, community center, etc.

**Objective 3.** Create incentives or seek funding programs for improvement of existing residential buildings and lots to maintain attractive, quality neighborhoods.

**Objective 4.** Partner with the school district to market the community toward families with children to help provide stable school enrollment.

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## **Goal #5 – Finance, Administration, and Public Relations**

Operate municipal facilities and services in a fiscally responsible manner and encourage positive public relations with residents and other organizations.

**Objective 1.** Maintain and review administrative, management, and personnel capacity for effective support and implementation of municipal activities.

**Objective 2.** Prepare and maintain an annual budget that efficiently and effectively implements municipal operations in a cost effective manner.

**Objective 3.** Encourage public involvement in community activities and involves residents in policy-making and decisions on land use, municipal facilities, and services.

**Objective 4.** Pursue alternative revenues to offset expenditures, including but not limited to grants, user and impact fees, tax increment financing, development rights transfers, etc. and examine ways to reduce costs and increase fund balances for municipal facilities and services.

**Objective 5.** Maintain communication with local, state, and federal governments in and/or representing Scott County through conversations, meetings, associations, memberships, or other forums that promote cooperation and effective municipal operations.

## **Goal #6 – Community Setting**

**Maintain a community image that fully embraces the values noted in the Princeton Vision Statement and utilize this image to attract residents and businesses that appreciate the same values.**

**Objective 1.** Utilize promotional tools for marketing the community and its assets.

**Objective 2.** Reinforce community pride and involvement through beautification efforts and improvements, particularly along the riverfront.

**Objective 3.** Retain views of the riverfront through regulations on building height and mass.

**Objective 4.** Maintain the natural setting of the community by protecting its natural areas, such as the bluffs, drainage ways, forested areas, farmland, and the riverfront.

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## **CHAPTER 3: COMMUNITY PROFILE**

This profile includes information on total population, gender, race, ancestry, age, employment, income, the economy, education, housing, and natural/cultural resources. The data presented herein should provide an overall picture of the community. The data are meant to provide a resource for Princeton city officials and the public as they create policy, implement capital improvement projects, or make business decisions.

Much of the data for this chapter are from the 2000 Census and current labor reports issued by Iowa Workforce Development, as well as analysis from the Iowa State University Office of Social and Economic Trend Analysis (SETA). Other data sources include the U.S. Bureau of Labor Statistics (BLS) and the Iowa State Board of Education. To show the relevance and significance of the data presented, comparisons are made between Princeton and other areas, including the surrounding Davenport-Moline-Rock Island Metropolitan Statistical Area (DMRI-MSA); situationally similar cities in Scott County; and the State of Iowa. Historic trends and future projections of economic and demographic conditions are provided at the municipal level when available. If municipal level projections are not available, projections for the county are frequently provided as a general guide to possible outcomes.

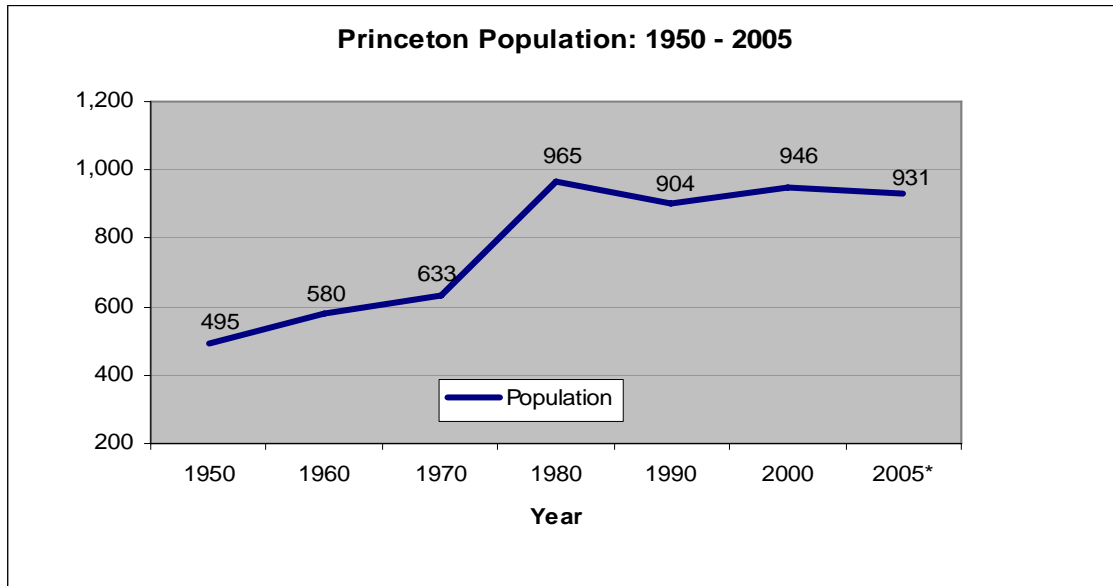
### ***Current Population***

Decennial Census data from 1950 to 2000 show Princeton's population to have increased by 91.1% during that time. In comparison, the population of Scott County increased by 57.6% in that same timeframe. The population of Princeton rose gradually from 1950 to 1970 before embarking on a sharp incline to its peak in 1980. The years between 1980 and 1990 show a population decline in the City of Princeton with a decrease of 61 people, or 6.3%. This decline coincides with the decline of the farm implement industry and the national Farm Crisis in the 1980's. During the decade between 1990 and 2000, the population showed signs of recovery from the previous decade's decline with an increase of 42 people, or 4.6%.

While Princeton's population increased by 42 people from 1990 to 2000, it did not return to its 1980 level of 965. A 2005 inter-census estimate from the U.S. Census Bureau puts Princeton's population at 931. Figure 3.1 shows Princeton's population during the last seven decennial censuses and latest inter-census population estimate. A discussion of population projections is provided later in this chapter.

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Figure 3.1



\* 2005 Princeton Population Estimate from the Bureau of Census American Community Survey  
 Source: U.S. Census Bureau

With a Census 2000 population of 946, Princeton is the eighth largest of the 16 municipalities that are fully contained within Scott County. Of these municipalities, Blue Grass is closest in population to Princeton, with a Census 2000 population of 1,169 people. See Table 3.1 for a list of municipalities located in Scott County and their respective populations.

Table 3.1  
 2000 Census Population of Scott County Municipalities

Municipality	Population	Municipality	Population
Bettendorf	31,258*	Long Grove	597
Blue Grass	1,169	Maysville	163
Buffalo	1,321	McCausland	299
Davenport	98,359	New Liberty	121
Dixon	276	Panorama Park	131*
Donahue	293	Princeton	946
Eldridge	4,807**	Riverdale	653*
Durant	1,677	Walcott	1,528
LeClaire	2,868*		

\* Corrected Count from Count Resolution Program

\*\* Count from U.S. Census Bureau Special Census Tabulation Results for Eldridge, Iowa, July 1, 2004

Source: U.S. Census Bureau

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## **Population Projections**

The methods employed to predict Princeton's future population are:

- 1) Trend line analysis
- 2) Relative proportion

The trend line analysis method uses the City's historic census figures to calculate a "best fit" trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. The trend line method assumes that Princeton's growth rate will continue at a rate equivalent to the past. The relative proportion method assumes that the total population of a municipality can be projected based on the total population of its surrounding county. Using census records, a ratio of Princeton's population to Scott County's population is calculated. This ratio is then applied to available population projections at the county-level to project Princeton's future population. Table 3.2 shows Princeton's projected population using the trend line and relative proportion methodologies.

By the year 2020, the trend line method indicates an increase of 17.3% from Princeton's Census 2000 population. However, the relative proportion model shows Princeton's population remaining virtually unchanged with only a 0.1% increase between 2000 and 2020. By 2030 the trend line method indicates an increase of 28% from Princeton's Census 2000 population, while the relative proportion method shows a 7.1% increase.

**Table 3.2**  
**Princeton Population Projections**

Projection Type	2010	2015	2020	2025	2030
Relative Proportion	890	918	947	979	1013
Trend Line Analysis	1008	1059	1110	1161	1211

Source: Bi-State Regional Commission

## **Census Demographics**

Beyond simply counting the population, decennial census data from the U.S. Census Bureau provide a way for planners, municipal officials, and others to identify and analyze detailed demographic characteristics of population. Quantifying the gender, age, race, and ancestry of a community can help one understand the current and future needs of that community and provide insight into the cultural background of its residents. For this section, comparisons will be made between Princeton and Scott County as a whole. Later in the chapter a detailed comparison of Princeton with other similar cities is provided.

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## **Gender**

Like the majority of U.S. cities, Princeton has nearly equal amounts of males and females. Uncharacteristic of other U.S. cities, Princeton has a slightly greater percentage of male population, while most others have a slightly greater female population. As of the 2000 Census, Princeton had 52.4 % males and 47.6% females. In comparison, Scott County as a whole shows a greater portion of female population, 51.1% and 48.9% as of the 2000 Census.

## **Race & Hispanic/Latino Ethnicity**

The Census Bureau tabulates race data into the following broad categories<sup>1</sup>:

- White alone
- Black or African American alone
- American Indian or Alaska Native alone
- Asian alone
- Native Hawaiian or other Pacific Islander alone
- Two or more races
- Some other race

The latest federal census figures show Princeton's population to be exceedingly homogenous in terms of race, with 98.7% of the population identified as white alone. The most common racial minority in Princeton are persons of multiple races followed by persons of American Indian and Alaska Native race. In 2000, six people, 0.6% of the population, identified themselves as multi-racial, and three people, 0.3% of the population, identified themselves as American Indian and/or Alaska Native. Scott County's racial composition is more diverse with 88.5% of the population identified as white alone (Census 2000).

Aside from race, respondents to the decennial census can indicate if they have Hispanic or Latino ethnicity. Persons identifying themselves as Hispanic or Latino can be of any race or ancestry. Princeton has a Hispanic/Latino population of 7, or roughly 0.7% of the City's total population, according to the 2000 Census. Scott County shows a slightly larger percentage of Hispanic/Latino population, with 4.1% of the total population identified as Hispanic/Latino in 2000.

## **Ancestry**

The U.S. Census Bureau also records ancestry during the decennial census. Respondents can choose from dozens of ancestries and may pick more than one. A person's race or ethnic status has no bearing on the ancestries they may choose.

The most commonly identified ancestry listed for Princeton in the 2000 Census was German. Approximately 42.5% of Princeton's population indicated that they had some amount of German lineage. Princeton's other frequently listed ancestries were Irish (21.7%) and English (11.3%). This is consistent with ancestries identified in Scott County during Census 2000 which show

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<sup>1</sup> Fifty-seven additional categories are tabulated for persons indicating more than one race.

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German, Irish, and English as the top three most commonly reported ancestries, with 35.8, 15.5 and 8.9 percent respectively.

## Age

The median age is a statistic that can be used to gauge the overall age of a population. The higher the median age the older a population; and conversely, the lower the median age the younger the population. Put simply, a median age is the age at which half of the population is older and half the population is younger. Princeton is a maturing community. U.S. Census Bureau data show that Princeton's median age increased rapidly from 1980 to 1990 rising from 28.2 to 34.7. From 1990 to 2000 Princeton's median age experienced another significant increase from 34.7 to 37.0. Overall, the City of Princeton's median age has increased 8.8 years in a twenty year timeframe. Scott County as a whole also has an aging population. The County's median age rose from 27.9 to 35.4 which is a 7.5 year increase between 1980 and 2000.

## Labor Force and Employment

Census 2000 data shows Princeton's labor force at 535 people, with 57.9% of the labor force being male and 42.1% female. Princeton's workers are employed across a wide range of industry sectors. An industry sector is simply any grouping of private, non-profit, or government establishments that have some type of commonality. The most common industry sector noted in the 2000 Census is manufacturing, which employs nearly 30.5% of Princeton's labor force, followed by retail trade which employed 14.9% of the labor force. The data for Scott County show education, health, and social services as the largest industry sector (20.1%) followed by manufacturing (17.0%).

The five largest employers within the Princeton zip code area are listed in Table 3.3. These employers show a diverse cross section of industry sectors including technology, education, financial services, manufacturing, and recreation and food services.

**Table 3.3**  
**Princeton Area Largest Employers**

Employer Name	Approximate Employees
Johnson Manufacturing Company, Inc.	50
Virgil Grissom Elementary School	27
Great River Financial Services	23
Schult Engineering & Pattern	20
Kernans Riverview Restaurant	15

Source: Dunn and Bradstreet Marketplace, 1st quarter 2007 and the City of Princeton



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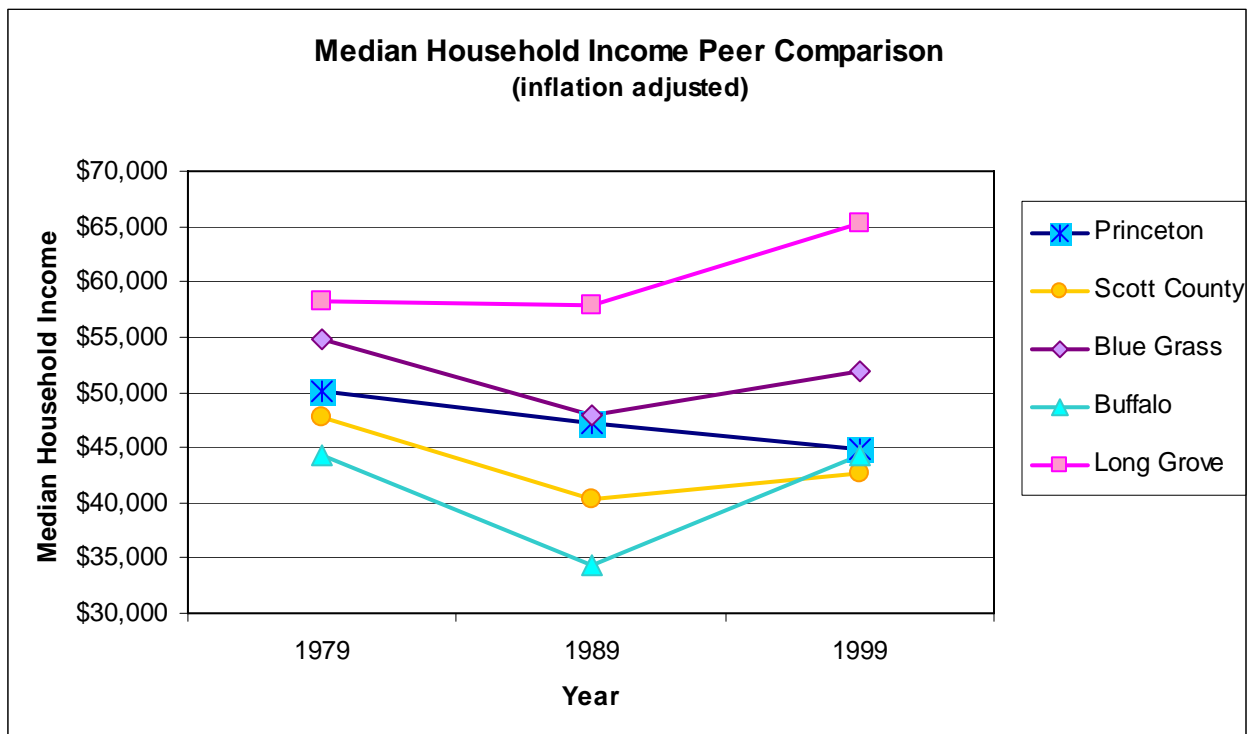
## Income

Median household income is a standard measure of the prosperity of a community. Princeton's median household income was \$21,845 as of 1979, according to the U.S. Census Bureau. By 1999 the figure had reached \$44,833.

A useful comparison of the figures requires adjustment for inflation. When adjusted for 20 years of inflation, Princeton's 1979 median household income figure rises to \$50,129. Therefore, the true value of Princeton's median household income decreased 10.6% from 1979 to 1999.

When adjusted for inflation Scott County's median household income decreased by 10.4% from 1979 to 1999. For additional peer comparisons, see Figure 3.2 below.

Figure 3.2



Source: U.S. Census Bureau; Compiled by Bi-State Regional Commission and adjusted to 1999 dollar value.

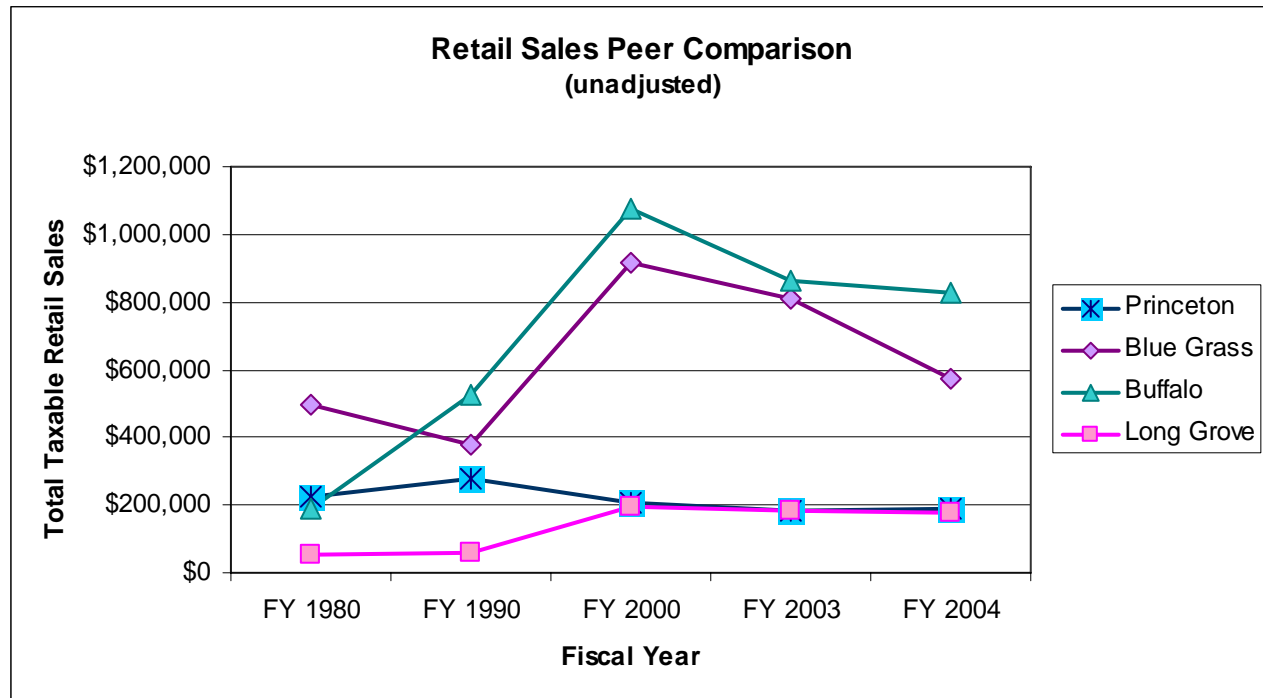
## Economy

Data from the Iowa State University Office of Social & Economic Trend Analysis (SETA) show that in 2004 Princeton businesses generated approximately \$1.87 million in retail sales, a 3.7% increase from the previous year. However, from 2000 to 2004 Princeton's retail sales declined by 10.1%. Given the short timeframe for the comparison, these figures have not been adjusted for inflation. From 1990 to 2004, retail sales in Princeton declined by 32%. When adjusting for inflation during that time frame, retail sales declined by 52.9%. One factor coinciding with the decline in retail sales is the decline in the number of entities charging sales

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tax. In fiscal year 1990, Princeton had 35 firms charging sales tax. In Fiscal year 2004, the number had decreased to 27. In comparison, Scott County overall experienced growth in retail sales, with an inflation adjusted increase of 17.4% between 1990 and 2004. For additional peer comparisons, see Figure 3.3.

**Figure 3.3**



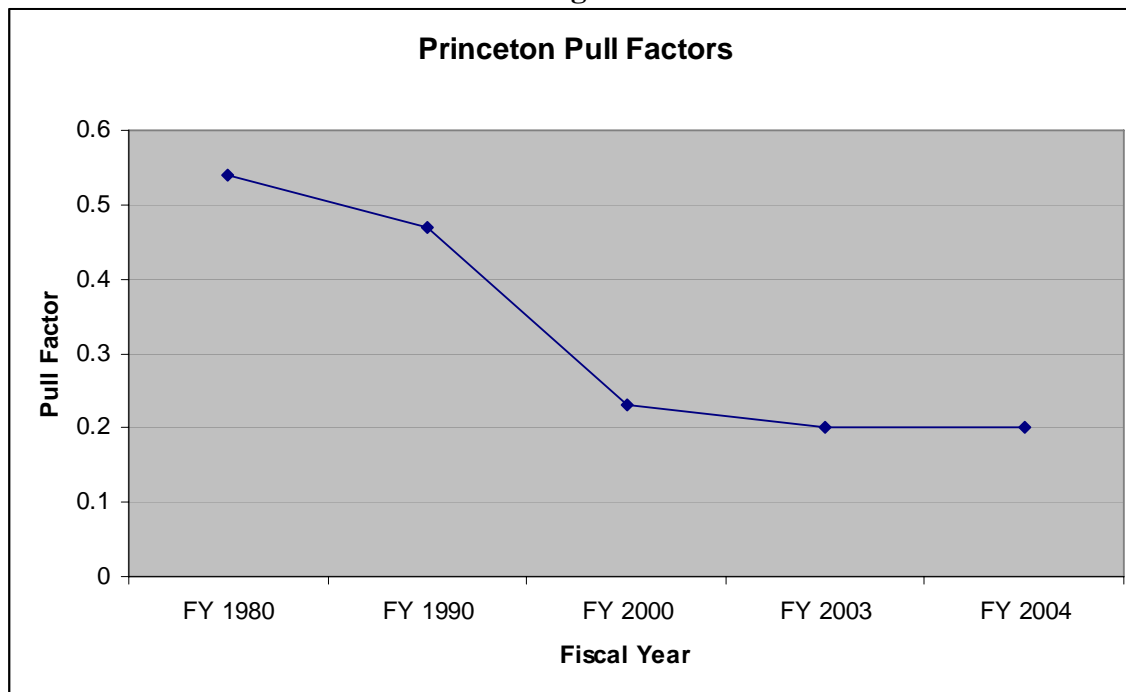
Source: Office of Social & Economic Trend Analysis

Economists use a statistic called a pull factor to determine a city's effectiveness at serving the retail needs of its residents. Generally speaking, a pull factor is the ratio of a community's retail sales and population compared to the retail sales and population of a larger, surrounding geographic area, such as a county, state, or region. A pull factor of 1.0 suggests that a community is meeting 100% of its residents' retail needs. Anything greater than 1.0 indicates the city is drawing customers from beyond its borders. Conversely, a pull factor of less than 1.0 indicates that a city is losing customers to retail establishments outside its borders.

The Office of Social & Economic Trend Analysis (SETA) reports Princeton's pull factor for fiscal year 2004 as 0.20. This indicates that the majority of dollars spent on retail items by the residents of Princeton are spent outside of the community. Additionally, people residing outside of the community are not entering Princeton to make retail purchases. When looking at historical trends dating back to 1980, one can see that Princeton's pull factor has been on the decline. Promoting retail trade and business development within Princeton would provide residents with a place to shop and increase vibrancy within the community's economy. See Figure 3.4 for a graphic representation of Princeton's historical pull factors.

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Figure 3.4



Source: Office of Social & Economic Trend Analysis

## Education

The United States is becoming a more highly educated society. The percentage of Americans age 25 or older with a bachelor's degree or higher increased by 4.1% from 1990 to 2000, according to the U.S. Census Bureau. As of 2000, 24.4% of Americans age 25 or older had a bachelor's degree. During 2000 in Princeton, only 12.4% had attained a bachelor's degree. While Princeton may be lagging behind the nation in the percent of the population with a bachelor's degree, it is surpassing the nation's figure for those who have graduated high school. In 2000, 88.3% of Princeton's population had completed their high school education, while only 80.4% of the nation's total population had completed a high school education. These statistics emphasize the importance placed on the local education system from pre-kindergarten to 12th grade.

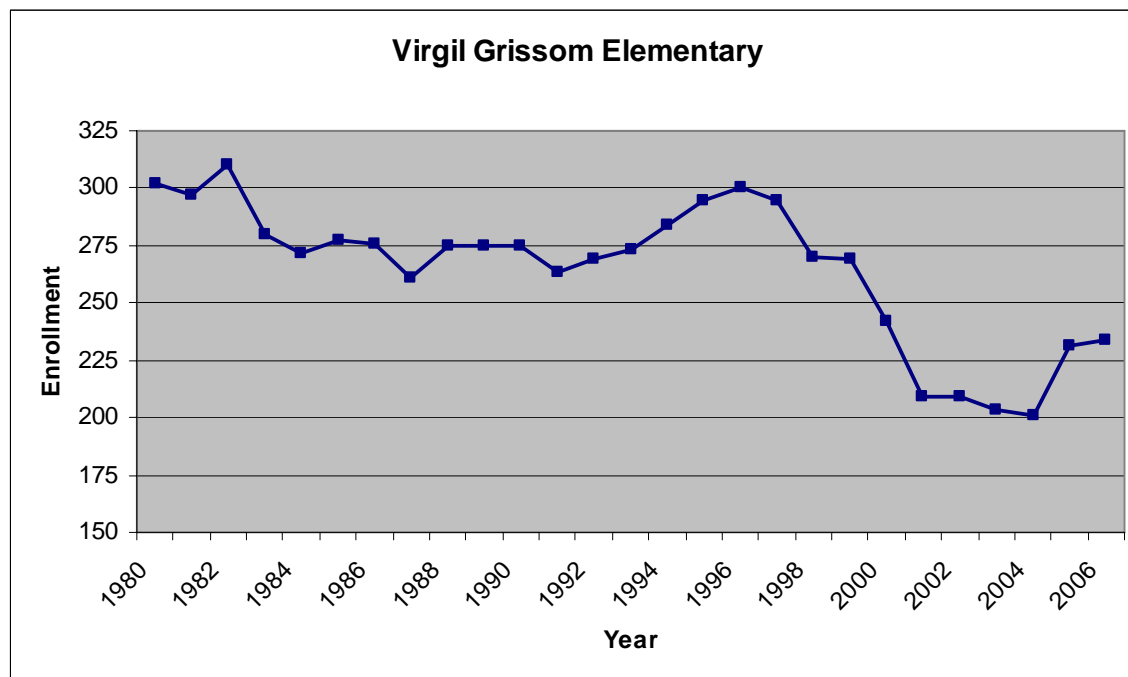
The City of Princeton is located within the North Scott Community School District #4784. As reported for the 2005-2006 school year, North Scott Community School District had 3,026 students enrolled. Within the district, the percent of 4th grade students testing proficient in reading for 2005 was 89.04%. This exceeds the State of Iowa's proficiency level of 77.64%. Additionally, the percent of North Scott 4th grade students testing proficient in Math was 88.77%, as compared to the state level of 78.80%. Also in 2005, the North Scott Community School District had a graduation rate of 94.66%, as compared to the State of Iowa rate of 90.66%. Overall, the North Scott Community School District has demonstrated strong academic success.

The Virgil Grissom Elementary School is one of five elementary schools in the North Scott Community School District and is located within the City of Princeton. During the 2005-2006

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school year, 231 students were enrolled at Virgil Grissom Elementary. This was a thirty student increase from the previous year's enrollment. However, when looking at historical data, one can see a downward trend in total student enrollment during the period from 1980 to 2006. One contributing factor may be an aging population in Princeton. See Figure 3.5 for a graphic representation of enrollment trends at Virgil Grissom Elementary School.

**Figure 3.5**



Source: Iowa Department of Education and North Scott Community School District Central Office.

Princeton residents have access to many regionally accredited colleges and universities. The 19 regionally accredited institutions within 50 miles of Princeton include highly rated private institutions such as Augustana College, Saint Ambrose University, Monmouth College, and Bradley University. Several community colleges, which offer both technical and academic courses, are also within driving distance of the City.

## **Housing Units**

As defined by the U.S. Census Bureau, housing units are the physical structures, such as a house, apartment, mobile home, etc. that is occupied or intended to be occupied as living quarters. Collectively these units are often referred to as housing stock.

As of 2000, there were 377 housing units in Princeton. Of all the housing stock in Princeton, 26.5% were built in the years between 1970 and 1979, showing that Princeton experienced a building boom in this time period. Housing units built in 1939 or earlier account for 29.3% of the housing stock. Housing units built after 1989 account for 18.3% of all units. In 2006, there

# Princeton Land Use Plan

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were no permits issued for new housing construction in Princeton according to the U.S. Census Bureau.

Only 4.0 % of Princeton's housing units were vacant in 2000. In comparison, Scott County as a whole had a housing vacancy rate of 5.0%. While a low vacancy rate indicates that a municipality is a desirable place to live, if the rate falls too low, potential residents might be unable to find a suitable home from the limited supply.

# Princeton Land Use Plan

**Table 3.4**  
**Princeton Demographic Data Summary**

<b>Population – Princeton, Iowa</b>					
<b>Population</b>		<b>Gender</b>			
<b>Year</b>	<b>Number</b>	<b>Year</b>	<b>Gender</b>	<b>Number</b>	<b>Percent</b>
1950	495	1980	Male	491	50.9%
1960	580		Female	474	49.1%
1970	633				
1980	965	1990	Male	400	49.6%
1990	904		Female	406	50.4%
2000	946				
		2000	Male	496	52.4%
			Female	450	47.6%
<b>Households</b>		<b>Age Distribution</b>			
<b>Year</b>	<b>Number</b>	<b>Cohort</b>		<b>1990</b>	<b>2000</b>
1980	335	Under 5 yrs		64	62
1990	304	5 to 19 yrs		186	239
2000	362	20 to 24 yrs		28	30
		25 to 44 yrs		288	300
		45 to 54 yrs		92	128
		55 to 59 yrs		37	57
		60 to 64 yrs		20	33
		65 to 74 yrs		55	56
		75 yrs & older		36	41
		Median Age		34.7	37.0
<b>Family Households</b>		<b>Race &amp; Hispanic Origin</b>			
<b>Year</b>	<b>Number</b>	<b>Race</b>		<b>1990</b>	<b>2000</b>
1980	264	White		799	934
1990	228	Black		4	1
2000	265	American Indian		0	3
		Asian		3	1
		Hispanic Origin (of any race)		0	7
<b>Average Household Size</b>					
<b>Year</b>	<b>Number</b>				
1980	2.88				
1990	2.65				
2000	2.61				
<b>Average Family Size</b>					
<b>Year</b>	<b>Number</b>				
1980	3.30				
1990	3.08				
2000	3.05				

Source: U.S. Census Bureau

# Princeton Land Use Plan

Table 3.4 – Continued

Income and Education – Princeton, Iowa			
<b>Per Capita Income</b>		<b>Family Income in 1999</b>	
<b>Year</b>	<b>Dollars</b>	<b>Income</b>	<b>Percent</b>
1979	\$7,713	Less than \$10,000	4.1
1989	\$21,575	\$10,000 to \$14,999	1.5
1999	\$18,678	\$15,000 to \$24,999	13.2
<b>Median Household Income</b>		\$25,000 to \$34,999	10.9
<b>Year</b>	<b>Dollars</b>	\$35,000 to \$49,999	18.4
1979	\$21,845	\$50,000 to \$74,999	28.2
1989	\$35,089	\$75,000 to \$99,999	18.4
1999	\$44,833	\$100,000 or More	5.3
<b>Median Family Income</b>		<b>Household Income in 1999</b>	
<b>Year</b>	<b>Dollars</b>	<b>Income</b>	<b>Percent</b>
1979	\$23,389	Less than \$10,000	4.4
1989	\$38,750	\$10,000 to \$14,999	5.2
1999	\$53,182	\$15,000 to \$24,999	14.8
<b>Household Income Type in 1999</b>		\$25,000 to \$34,999	14.0
<b>Type</b>	<b>Number</b>	\$35,000 to \$49,999	16.8
With Earnings	302	\$50,000 to \$74,999	25.5
Mean Earnings	\$50,223	\$75,000 to \$99,999	13.7
With Social Security Income	80	\$100,000 or More	5.4
Mean Social Security Income	\$10,632		
With Supplemental Security Income	12	<b>School Enrollment in 2000 (Persons 3 years and over)</b>	
Mean Supplemental Security Income	\$11,742	<b>Enrollment Status</b>	
With Public Assistance Income	17	Total Enrolled in School	264
Mean Public Assistance Income	\$2,888	Pre-Primary School (Inc. Kindergarten)	31
With Retirement Income	56	Elementary or High School	205
Mean Retirement Income (dollars)	\$11,985	College or Graduate School	28
		<b>Educational Attainment in 2000 (Persons 25 years or older)</b>	
		<b>Education</b>	<b>Percent</b>
		Less than 9 <sup>th</sup> Grade	2.7
		9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	9.0
		High School Graduate (includes equivalency)	48.0
		Some College, No Degree	22.5
		Associate Degree	5.5
		Bachelors Degree	8.6
		Graduate or Professional Degree	3.8

Source: U.S. Census Bureau

# Princeton Land Use Plan

Table 3.4 – Continued

<b>Housing – Princeton, Iowa</b>					
<b>Housing Units</b>			<b>Median Monthly Mortgage Payments</b>		
<b>Year</b>	<b>Number</b>		<b>Year</b>	<b>Dollars</b>	
1980	347		1980	\$396	
1990	320		1990	\$597	
2000	377		2000	\$888	
<b>Housing Occupancy in 2000</b>			<b>Median Monthly Rent Payment</b>		
<b>Type</b>	<b>Number</b>	<b>Percent*</b>	<b>Year</b>	<b>Dollars</b>	
Owner Occupied	311	85.9	1980	\$186	
Renter Occupied	51	14.1	1990	\$250	
Vacant	15	4.0	2000	\$525	
*Percent of all Units			<b>Year Housing Structure Built</b>		
<b>Average Household Size in 2000</b>			<b>Year(s)</b>	<b>Number</b>	<b>Percent</b>
<b>Type</b>	<b>Number</b>		1999 to	0	0.0
Owner Occupied	2.71		March 2000		
Renter Occupied	2.00		1995 to 1998	15	3.8
			1990 to 1994	20	5.1
			1980 to 1989	37	9.4
			1970 to 1979	104	26.5
			1960 to 1969	44	11.2
			1940 to 1959	56	14.3
			1939 or	116	29.6
			Earlier		
<b>Housing Type by Units in 2000</b>			<b>Year Householder Moved into Unit</b>		
<b>Type</b>	<b>Number</b>	<b>Percent</b>	<b>Year(s)</b>	<b>Number</b>	<b>Percent</b>
1-Unit Detached	304	77.6	1999 to	53	14.1
1-Unit Attached	4	1.0	March 2000		
2 Units	2	0.5	1995 to 1998	107	28.5
3 or 4 Units	20	5.1	1990 to 1994	66	17.6
5 to 9 Units	10	2.6	1980 to 1989	69	18.4
10 or More Units	4	1.0	1970 to 1979	33	8.8
Mobile Home	48	12.2	1969 or Earlier	47	12.5
<b>Median Value Owner-Occupied Units</b>					
<b>Year</b>	<b>Dollars</b>				
1980	\$49,100				
1990	\$53,000				
2000	\$92,200				

Source: U.S. Census Bureau



# Princeton Land Use Plan

Table 3.4 – Continued

<b>Labor Force And Employment – Princeton, Iowa</b>			
<b>Labor Force</b>			
<b>Year</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>
1980	285	215	500
1990	205	189	394
2000	310	225	535
<b>Not in Labor Force (Population 16+ Years)</b>			
<b>Year</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>
1980	52	129	181
1990	78	117	195
2000	79	124	203
<b>Employment by Occupation and Industry in 2000</b>			
	<b>Number</b>	<b>Percent</b>	
Total employed civilian population 16 years and over	511	100	
<b>Occupation:</b>			
Management, Professional, and Related Occupations	98	19.2	
Service Occupations	105	20.5	
Sales and Office Occupations	110	21.5	
Farming, Fishing, and Forestry Occupations	2	0.4	
Construction, Extraction, and Maintenance Occupations	54	10.6	
Production, Transportation, and Material Moving Occupations	142	27.8	
<b>Industry:</b>			
Agriculture, Forestry, Fishing and Hunting, and Mining	8	1.6	
Construction	43	8.4	
Manufacturing	156	30.5	
Wholesale Trade	17	3.3	
Retail Trade	23	4.5	
Transportation and Warehousing, and Utilities	30	6.7	
Information	6	1.2	
Finance, Insurance, Real Estate, and Rental and Leasing	11	2.2	
Professional, Scientific, Management, Administrative, and Waste Management Services	29	5.7	
Educational, Health and Social Services	46	9.0	
Arts, Entertainment, Recreation, Accommodation and Food Services	55	10.8	
Other Services (except Public Administration)	29	5.7	
Public Administration	12	2.3	

Source: U.S. Census Bureau

# Princeton Land Use Plan

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## **CHAPTER 4: LAND USE**

Land use, in very basic terms, defines where people live, work, or recreate. It describes how and why the land is being used for a particular purpose. Examples include residential land used for homes, or commercial land used for sale of products or services. Existing land uses are those in place at the time the information was recorded or surveyed. Future or proposed land use addresses land that may be developed within the planning period and within a defined distance from the existing corporate limits. Princeton's planning horizon is 20 years, with a planning boundary at approximately the 2-mile extra territorial boundary allowed by Iowa Code. At the request of residents of the Woods & Meadows subdivision, the Princeton City Council decided to exclude the rural subdivision from inclusion in the City's planning area. This chapter outlines both existing and future land use for Princeton, Iowa.

The Land Use Plan chapter provides a framework and statement of land use policy. The proposed land use mapped in this chapter provides guidance to local officials on the quality and character of development that will likely take place in the next twenty years. For cities to effectively provide services, they have a responsibility to affect some degree of control over when and where they provide services, such as for sewer, water, and road systems. The land use plan clearly identifies these future service areas by specifying the type of development the community would like to see as growth occurs.

The community land use goal is:

**Ensure land use patterns consider the proximity of new development to existing public facilities and services, compactness or density, compatibility to adjacent land uses, impact on natural resources, and the safety and welfare of the citizens.**

While a plan identifies a community's future land use intent, it does not mean the land will be annexed unless the legal process of annexation is initiated. According to A Guide for Annexation and Other City Development Actions (Source: Iowa State University Extension, February 1995), "Cities may annex territory for a variety of reasons: a) to control current or anticipated development outside the present city limits; b) to provide municipal services to property owners outside the city that desire them; c) to recover the cost of providing some municipal services directly or indirectly to people living outside the city; or d) to provide an area for expansion when usable land within the city is becoming scarce. Once the decision has been made that an annexation is desirable, consideration should be given to the impact on the city budget, i.e., comparing the costs of providing services to the area compared with the increased revenue that may be expected."

### ***Existing Uses***

Existing land uses are illustrated using Map 4.1. Land use information was collected using a windshield survey of the community in November 2006 and verified with local officials and citizens from the community. Table 4.1 outlines the land area in each land use category by square

# Princeton Land Use Plan

miles, acres and percent of the total land within the existing city limits. There are 1,710 acres or 2.67 square miles within the existing city limits of Princeton. Bounded by the Mississippi River on the east edge, the City of Princeton has developed in a traditional grid pattern along the railroad and U.S.67 highway. Newer residential developments can be described in more curvilinear development patterns as subdivisions are created adjacent to the traditional grid pattern.

**Table 4.1**  
**Existing Land Use — City of Princeton, Iowa**

Land Use Classification	Acres	Square Miles	Percent
Low-Density Residential (LDR)	140.37	0.22	8.21%
High-Density Residential (HDR)	24.12	0.04	1.41%
Commercial	4.83	0.01	0.28%
Industrial	4.01	0.01	0.23%
Institutional	13.91	0.02	0.81%
Park/Recreational/ Conservation/Open Space	18.12	0.03	1.06%
Agricultural/ROW	1,505.07	2.35	87.99%
Total	1,710.43	2.67	100.00%

Source: Bi-State Regional Commission, November 2006

Note: Land use values and percentages are general approximations and subject to inaccuracies of the base map used in this Comprehensive Plan.

**Residential.** Residential land use can be categorized as either low-density residential development or high-density residential development. Residential density is defined as the number of dwelling units per unit of land. The City's existing zoning ordinance regulates the number of dwellings on a per acre or per square footage basis, depending on the particular zoning district classification. Refer to Table 4.3 in the future land use section of this chapter for an illustration of typical residential density ranges. In Princeton, dwellings or residential housing accounts for 9.6% of the land area. Specifically, low-density residential development accounts for 8.2% and high-density residential accounts for 1.4% of the community's land area. Over 77 percent of the homes in Princeton are single detached units with a total of 377 housing units (2000 Census).

**Commercial.** Commercial land use is categorized by wholesale/retail sales and offices for professional services and business activities. These areas are located primarily along the U.S. 67 highway corridor and the riverfront along First Street. Examples of commercial development in Princeton include the marina, quick mart, restaurants, and a few specialty shops. There is 4.83 acres categorized as existing commercial land use. This represents less than 1% of the land area in Princeton. An American Planning Association (APA) report on land use ratios for communities under 100,000 population notes the average land in commercial use was 10% (PAS Memo, August 1992). Princeton's percentage is significantly less than the national average. It also corresponds to the low pull factor of 0.20 in the Community Profile chapter where the majority of retail dollars are spent outside of the community. During the planning process public input opportunities, citizens suggested pursuing eco-tourism businesses in order to capitalize on the natural setting of the community.

# Princeton Land Use Plan

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**Industrial.** Industrial land uses comprise less than 1% of the land area, amounting to 4 acres. As a predominately residential community, industrial land use is very limited in Princeton. These businesses are located at the northern city limits, east of U.S.67 in the vicinity of Lost Grove Road. According to an American Planning Association (APA) report on land use ratios for communities under 100,000 population, the average land in industrial use was 7% (PAS Memo, August 1992). Based on the natural setting and emphasis on rural living, industrial land use is a lower priority than other uses in the community.

**Recreational, Open Space and Conservation.** Parks, recreational areas and open space, including conservation areas, occupy 18 acres or 1% of the land area within existing city limits. There are three public parks with the largest, Woomert Park, being 13 acres. The parks are described in the Facilities/Services chapter of the plan. The City of Princeton is in close proximity to several wildlife management areas as noted on Map 4.3. These natural areas are important assets both environmentally and economically. Community input emphasizes Princeton's scenic beauty and the wealth contained within the natural landscape of the area.

**Institutional.** Government buildings, schools, churches, library and community center comprise the institutional land use category. Over 13 acres of the City land is occupied by these uses. The majority of institutional land use is dispersed throughout the community. City Hall is located at 311 Third Street, along with the police station. The fire department is located along U.S.67 and shares the location with the City's public works department. Virgil Grissom Elementary School is located at 500 Lost Grove Road. The community library is located at 328 River Drive in Princeton.

**Agricultural/Right of Ways.** Agricultural land uses and areas not generally classified include vacant property, very low density rural residential areas, roadways, wetlands, utilities or right-of-way, and undeveloped or farmed land. This type of land use is typically represented along the perimeter of the community in areas yet to be developed. Within the existing corporate limits, this classification accounts for over 1,505 acres or about 88% of the land area. This area offers potential for growth within the existing corporate limits, minus areas considered difficult to develop because of floodplain or steep slopes.

## **Future Uses**

City officials and the public have indicated a need for policies, program, and projects that encourage people to move to or remain in the community. Some initiatives that encourage long-term residency are:

- Retain and encourage small locally owned businesses to locate in the city
- Encourage home ownership and provide a variety of housing options
- Provide a quality school system
- Foster local clubs/associations that promote civic involvement

# Princeton Land Use Plan

Each of these initiatives reinforces civic engagement and personal investment in the community for its residents to call it their home. (Source: “How To Build Strong Home Towns”, American Demographics, February 1997)

Preparing for the future will also require community leaders to visualize the values of the next generation. Based on public input, future amenities could include more public riverfront, interconnected sidewalks in key corridors of the community, businesses capitalizing on the natural setting, such as sporting goods and rentals, fishing and boating amenities, additional marina space, restaurants, and lodging.

Using the input from the town meeting, working session, land use mapping exercise, and meetings of the Planning Commission, proposed land uses have been determined for Princeton for the next twenty years. The City’s updated planning boundary will encompass over 13,000 acres. Map 4.2 and Table 4.2 illustrate the future or proposed land uses geographically and quantitatively envisioned by the community. The proposed land use map identifies the future service areas by specifying the type of development the community would like to see as growth occurs.

The future land use map, in conjunction with the text of the plan, should be used to provide guidance to city officials on all land use decisions within the City or its planning area.

**Table 4.2**  
**Future Land Use — City of Princeton, Iowa**

Land Use Classification	Acres	Square Miles	Percent
Low-Density Residential (LDR)	1,720.92	2.69	13.12%
High-Density Residential (HDR)	95.44	0.15	0.73%
Commercial	39.52	0.06	0.30%
Industrial	277.31	0.43	2.11%
Institutional	56.53	0.09	0.43%
Recreational	260.81	0.41	1.99%
Conservation	725.13	1.13	5.53%
Agricultural/Not Classified	9,942.70	15.54	75.79%
Total	13,118.36	20.50	100.00%

Source: Bi-State Regional Commission, March 2007

Note: Land use values and percentages are general approximations and subject to inaccuracies of the base map used in this Comprehensive Plan.

**Residential Land Use.** Residential development will continue to be one of the more dominant land use features within Princeton. The City will be a high quality residential community. Additionally, it will be a strong market for new residential development with its natural setting and ability for growth. Although the community is beginning to attract higher value residential development, it should seek opportunities to provide a variety of housing options: owner occupied and rental units; moderately priced and higher valued housing; and multiple housing types, such as single family homes, duplexes, townhouses, condominiums, assisted living centers, etc. This variety will support the community’s housing objectives that strive for quality and diversity.

# Princeton Land Use Plan

Residential development can be classified in a variety of ways. Traditional neighborhood development is typically expressed in a grid block layout where lots are often smaller than the average suburban cul-de-sac or curvilinear development. The grid areas are typically adjacent to the community core. However, many other residential developments are designed in a curvilinear pattern within distinct subdivisions.

In Princeton, where traditional neighborhood development has occurred, new or redeveloped housing is encouraged to blend into the surrounding neighborhoods. Blending neighborhoods involves being consistent with the architectural style (e.g. bungalow, cottage, ranch, split level, national, or contemporary), building mass and height (small vs. large and one-story vs. two or more stories) and consistency with the degree of mixture of lot and building sizes (e.g. small lots and homes intermixed with larger lots and homes). If new conventional subdivisions are developed, these same blending concepts are encouraged. New development and redevelopment of residential areas should take the context of the existing and/or adjacent neighborhood into consideration. Additionally, there is sensitivity to visual access to the Mississippi River where building mass and heights are key elements to maximizing bluff side versus river side viewing of the river from homes.

Residential density is defined as the number of dwelling units per unit of land. Low-density residential development will comprise 1,721 acres, if fully developed within the planning boundary. Low-density residential development will account for approximately 13% of the future community. High-density residential development will account for 95 acres or roughly 0.7% of the future community. The following table outlines some typical densities for various types of housing:

**Table 4.3**  
**Typical Density Ranges**  
**(units per gross acre)**

Type of Housing Unit	Units per Acre
Single-family detached	1 – 4
Two-family	6 – 8
Townhouses & Condominiums	6 – 10
Flats, low rise apartments (two- and three-story)	10 – 18
Mid-rise apartments	20 – 40

Source: The New Illustrated Book of Development Definitions, 1993. Moskowitz and Lindbloom

**Commercial.** Commercial development will account for 40 acres or 0.3% of the community within the future planning area. Throughout the community, emphasis will be placed on businesses that locate where supporting facilities are available or could be extended, such as adequate street access, parking, and water and sewer lines. Some commercial development is envisioned along Lost Grove Road in the bluff area to provide a service center in that vicinity of the community and also potentially provide sales and service for visitors to Lost Grove Lake. The primary business corridor will continue to be along U.S.67 and some river related business along First Street. Residents expressed interest in businesses that support the natural setting of the community and provide essential services to the residents, such as a grocery store or market cooperative.

# Princeton Land Use Plan

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**Industrial.** Future industrial land will comprise 277 acres of Princeton's land area, representing 0.4% of the community. Residents would support a shift in location away from the riverfront to a future industrial area north of town. Providing opportunity for industrial development would help support the local economy as well as provide a greater tax base for the community. There was emphasized interest in light industrial development to coincide with the environmental nature of the community as well as recognition of the wildlife refuge north of the community.

**Institutional.** Institutional land, as previously noted, includes public and semi-public buildings and/or facilities. In the future, institutional land is expected to account for 57 acres or about 0.4% of the community. As the community grows, there is interest in more fully utilizing the community center. A large part of the increased institutional land relates to the need to expand the wastewater lagoon area. Future public facilities and services are discussed further in a subsequent chapter.

**Parks/Recreation and Conservation.** On the existing land use map, parks/recreation accounted for 18 acres. In the future, the classification was divided into park/recreation and conservation/open space. Park/recreation will account for 260 acres or 1.99% of the land area. Many areas of the community have been classified as conservation/open space where passive recreation may occur and/or the open space provides a buffer, as proposed along natural gas pipelines. Conservation/open space areas provide protection of wetlands and/or floodplains, areas of significant slope and/or woodlands, as well as wildlife habitat. Refer to the chapter on Facilities/Services for details on future parks, recreation and conservation opportunities in Princeton.

**Agricultural/Right of Ways.** Farmland preservation in Scott County is viewed as a high priority. Development is encouraged to occur within existing city limits where public infrastructure and services are readily available. Princeton recognizes the importance of farmland and rural living as part of local economy. The extra territorial boundary or planning boundary of Princeton is considered the City's future service area. The boundary is used to encourage development in and near Princeton for the preservation of farmland elsewhere in Scott County. Land not classified on the Future Land Use map is related to agricultural preservation, right-of-way and utilities, and very low-density rural residential development, amounting to 9,900 acres or nearly 76% of the Princeton's planning area. Within the planning boundary, agricultural land use is to be expected to convert to other land use activities over time; however, it is not expected to occur within the twenty year planning horizon. Keeping the land in agriculture/open space may be its highest and best use.

In decisions related to proposed future land use in the City of Princeton, community leaders should review the plan goals and objectives as part of the decision-making process, as well as this chapter on land use.

# Princeton Land Use Plan

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## Map 4.1 Existing Land Use



# Princeton Land Use Plan

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## Map 4.2 Proposed Land Use

# Princeton Land Use Plan

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## Map 4.2a Proposed Land Use (inset)

# Princeton Land Use Plan

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## Map 4.3 Princeton Wildlife Management Area

# Princeton Land Use Plan

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## **CHAPTER 5: FACILITIES AND SERVICES**

### ***Transportation System***

Princeton's existing transportation systems includes road, rail, and water route components. U.S. Highway 67, the Iowa Chicago and Eastern Railroad (IC&E) and the Mississippi River are among the most traveled components of the City's transportation system. All combined, these three corridors move millions of tons of freight through the City annually. The Iowa Department of Transportation estimates more than 4,000 vehicles per day pass through Princeton while traveling U.S. Highway 67. The section of IC&E rail running through the City averages 10 to 19.99 million, annual-gross-tons of freight traffic per mile. By Iowa standards, this is a moderately busy section of rail. The state's most used rail lines, such as the section of Union Pacific rail running from Clinton to Council Bluffs, average 40 million or more annual gross tons of freight traffic per mile. On the Mississippi River, nearly 21 million tons of cargo passed through Lock and Dam 14 in nearby LeClaire in 2005. Additionally, the waters in and around Princeton are visited by numerous pleasure craft during the warm months of the year. Princeton Beach is a popular destination for pleasure boaters, while fishers and other outdoor enthusiasts enjoy expansive Mississippi backwaters just north of the City. Many of these boaters will use the City's public ramp along River Drive to launch their boats. During peak use in the summer months, the ramp can become quite busy and parking space is often difficult to find. Slight congestion can occur along River Drive during periods of peak use.

No major city-financed road construction projects are currently underway or planned by the City. Roadway construction costs at new subdivisions – such as the recently platted Lost Grove Acres – are covered by the land developer. Though the City is not responsible for constructing these roads, it will be required to provide maintenance and snow removal services. City officials should keep these and other service costs in mind when approving new development.

### ***Water System, Wastewater Treatment & Storm Water Management***

The City of Princeton uses a groundwater system to provide potable water to its residents. Currently, the base water rate for residents is \$10.50 for the first 2,000 gallons and a \$1.45 for every 500 gallons used afterward. Other rates apply for commercial users and multiple occupancy buildings. Princeton's existing elevated storage tank holds 50,000 gallons and is sourced by two wells.

To meet expected demand and comply with the current Federal Safe Drinking Water Act, Princeton is working to fund several enhancements to its water supply system, including the construction of a 200,000 gallon elevated storage tank; installation of an emergency power supply to Well House No. 1; and installation of a liquid chlorine injection mechanism at both Well House No.1 and No. 2. Other improvements include the addition of two system loops and an extension to the City's northern corporate limits. Some preliminary work has been completed for the new water tower, which was funded by a \$129,500 loan from the Iowa Finance Authority. Work on the project was completed by the City's contracted engineering firm of MSA Professional Services Inc. based in Baraboo, Wisconsin. The City continues to seek funding for the remaining upgrades.

# Princeton Land Use Plan

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Princeton currently uses a two-celled lagoon system to treat wastewater. The system is now at or over capacity, which has resulted in excessive discharge in the past. The City's engineering firm has indicated at least one cell is required at the lagoon to meet current demand. Two or more cells may be needed to meet future demand due to expected residential and business related growth.

The City's storm water system is separated from its waste water system. Storm water improvements were completed along Walnut Street during the fall of 2006. The improvements addressed flooding and erosion along the street and in the adjacent neighborhoods. Similar improvements will be made to Chestnut Street in the spring of 2007. Bluff Street is also scheduled for improvements in the near future.

Recently adopted regulations by the federal Environmental Protection Agency (EPA) have impacted how local governments and businesses deal with storm water runoff. The EPA now requires National Pollutant Discharge Elimination System (NPDES) permits for certain types of industrial facilities or certain types of industrial activities. Some larger cities must also comply with these regulations. Though Princeton is not among the cities required to acquire a permit, it may be required to obtain a project specific permit, if a municipally sponsored construction project disturbs more than one acre of soil. City officials should be aware that local developers and certain businesses might be required to seek EPA-NPDES permits related to storm water runoff within the City. Applications for NPDES storm water permits are made through the State of Iowa Department of Natural Resources.

## ***Solid Waste Disposal***

Residential solid waste is collected by the City's contracted hauler, Allied Waste of Bettendorf, Iowa. Residents pay a monthly fee of \$10.30 to the City for solid waste removal. Plastic, glass, and paper recycling services are provided on the same day as garbage collection. The City recycling program is free to residents. Recycling bins are provided free of charge at City Hall. Appliance and bulky waste pick up can be scheduled through City Hall for a fee. Christmas tree collection can be coordinated through the City. There is currently no municipally-coordinated curbside collection program for electronic waste, tires, household chemicals, or large brush and tree trimmings. City regulations allow for the burning of yard waste at the site of its origin.

## ***Public Safety and Emergency Services***

Currently, the City operates one fire station and one police station. These facilities are located separately. The fire station, centrally located along Highway 67, is staffed by certified volunteer firefighters and emergency medical responders. The fire department shares space with the City's public works department. The police station is located next to City Hall a few blocks north and west of the fire department. City officials have recently discussed multiple options for moving and or collocating the fire department, police department, public works, and City Hall. Over crowding of equipment and personnel has become an issue at the fire station.

# Princeton Land Use Plan

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## ***Parks and Recreation Services***

Princeton owns and operates three public parks, a boat ramp, and Community Center. Woomert, the largest of the City's parks at roughly 13 acres, is located on the west end of Chestnut Street. Mature trees and ample green space and playground equipment are available for the public to enjoy. Old School Park covers a city block between 3<sup>rd</sup> and 4<sup>th</sup> Streets and Clay and Washington Streets. This one acre park is located at the site of the former Princeton grade school. Amenities include a ball diamond, skate park, and playground equipment. Clemons Park is a small pocket park near the Community Center along River Drive. Clemons offers its visitors river access, a gazebo, and play ground equipment.

Princeton currently has an ample amount of park and recreation space available to its residents. As residential growth occurs in these areas, City officials should consider park facilities in the planning process. In the past, planners recommended a ratio of 10 acres of park space for every 1,000 residents. In its most recent guidelines, the National Recreation and Parks Association (NPRAs) has moved away from the 10-acres per 1,000 rule. The NPRAs now recommends a needs-based approach, where municipalities inventory the park and recreation wants/needs of its citizens and then develop parks based on those needs/wants.

Given the vast open spaces surrounding Princeton and its close proximity to large tracts of state or federally owned public land, the City may have a future need for smaller special use parks, such as toddler play grounds, pocket parks, and green belts.

## ***Telecommunications/Utilities***

The City of Princeton does not currently own any communications or gas/electric utilities. Gas/electrical service is provided by MidAmerican Energy Company. The City holds a franchise agreement for cable services with MediaCom. Residents have access to a variety of Internet service providers, including MediaCom, Iowa Telecom, and others. High speed Internet access is available via cable, digital subscriber link (DSL), or satellite connections.

High speed Internet connectivity is vital for the success of rural economies. Both residents and business are expecting connectivity over a broader area. City officials may want to consider policies that promote installation of telecommunications infrastructure within their city, such as wireless Internet access and fiber optic cable.

# Princeton Land Use Plan

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## **CHAPTER 6: FINANCE, INTERGOVERNMENTAL RELATIONS, AND IMAGE**

### **Finance**

Financial resources will be needed to continue existing programs and services as well as implement many of the strategies outlined in this Land Use Plan. The City of Princeton has a variety of revenue sources and expenditures. The proposed total expenditures budgeted for FY2008 (July 1, 2007 through June 30, 2008) with fund transfers, amounts to \$ 846,257. Public works and public safety represent 56% of the total government activity expenditures. In FY2008, the City has budgeted 45,318 in capital projects. Revenue in FY2008 is estimated to be \$834,192. Sources include property tax, other city taxes, licenses and permits, use of money and property, intergovernmental, charges for services, some miscellaneous and other financing sources. The total city tax rate levied per \$1,000 assessed valuation is \$8.94 on regular property and \$3.00 on agricultural land.

As identified by the budget information above, the City of Princeton has a number of existing financial commitments in order to conduct its daily operations and maintain its infrastructure and services. The planned and proposed projects for improved and new facilities outlined in the Land Use Plan can be sizable and costly to implement. In some cases, the city will need detailed projects costs in order to prioritize and schedule projects. The City will work to initiate projects as funds become available based on identified needs and priorities. It has been suggested that a Capital Improvement Program can aid a community in outlining priorities for project implementation. The City of Princeton should annually conduct goals setting and have an equipment replacement schedule. These activities can be expanded to look out into multiple years for project prioritization. Whenever possible, city officials will work with other public and private entities to share costs and services. In addition to taxes, other funding sources may help defray or pay for facilities and services, such as grants, user fees, impact fees, special assessments, memorials, trusts, tax increment financing, etc. A sample listing of grants is outlined below that may provide funding sources for community projects.

### Sample Listing of Available Grants –

- Assistance to Firefighter’s Grant – Federal
- Community Development Block Grants (CDBG) – Federal
- Community Attraction and Tourism Program – State
- Community Economic Betterment Account (CEBA) – State
- Community Orienting Policing Programs (COPS) – Federal
- Enhancement Fund – State and Region 9 Area
- Iowa Clean Air Attainment Program (ICAAP) – State
- Iowa Community Development Fund – State
- Iowa Traffic Engineering Assistance Program (TEAP) – State
- Land and Water Conservation Fund – Federal
- Living Roadway Trust Fund – State
- Pedestrian Curb Ramp Construction Program – State

# Princeton Land Use Plan

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- Recreation Enhancement and Protection Projects (REAP) – State
- Recreational Trails Fund – State
- Revitalization for Community Improvement (RACI) – State
- Revitalize Iowa’s Sound Economy (RISE) – State
- Rural Business Opportunity Grants – Federal
- Solid Waste Assistance Program (SWAP) – State
- Surface Transportation Program (STP) – Region 9 Area
- Traffic Safety Improvement Program – State
- Volunteer Fire Assistance – Federal
- USDA – Rural Development Grants and Loans - Federal

## ***Intergovernmental Relations***

The City of Princeton actively participates in a variety of intergovernmental activities with the School District, Scott County for emergency services and Fire District #1, Waste Commission of Scott County, Iowa League of Cities, Iowa Rural Water Association, Iowa Community Assurance Pool, Iowa Department of Transportation District –Cedar Rapids among other groups. The City has an established 28E Agreement with the City of LeClaire to identify a mutually agree on extraterritorial boundary. The City is also a member of Bi-State Regional Commission, which provides the City assistance with planning, technical support, grant writing, etc.

As the community develops over time, leaders are encouraged to enhance its interagency, intergovernmental and intra-city cooperation and coordination between local groups and organizations and local, state and federal agencies and governments. It has been suggested that a chamber of commerce or business group be established in the community to address economic development.

The City will periodically review the potential for intergovernmental agreements to provide more efficient, cost-effective public services. It is suggested that Princeton maintain communication with local, state and federal governments and organizations in and/or representing Scott County through conversations, meetings, associations, memberships and other forums that promote cooperation and further community goals.

Another intergovernmental opportunity for the City is to partner with the local school district to further recreational and educational goals. Recreational facilities may be developed in partnership with the school district as well as recreational programming. Also, teaming with the police department to offer a school resource officer, on a part-time basis, can provide educational and community benefits. These partnerships may also cultivate civic involvement by youth in the community.

With greater awareness for the need to develop plans for safety and security related to emergency response. The City may examine the need to refine emergency response planning in cooperation with Scott County officials due to the City’s proximity to the Cordova nuclear power plant. The purpose of this planning effort would be to ensure the safety of the community from



# Princeton Land Use Plan

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natural, man-made and biological hazards. This will require coordination with multiple law enforcement, emergency response agencies and health officials in Scott County.

## **Image**

**Vision.** As stated earlier in this document, the City of Princeton is envisioned to be a “*town embracing its beautiful natural setting while fostering essential elements that makes it a good place to live – a place to connect with nature and your neighbors.*” Citizens spoke emphatically of the importance of the natural setting and the river vistas in a number of public meetings. By reiterating the community vision in each community enterprise or project, Princeton can retain the qualities that bring nature and neighbors together.

**Marketing.** A community marketing strategy or public relations plan is suggested to communicate the community vision. The strategy is suggested to include clearly defined goals, identification of the audience (e.g. residents vs. visitors or future residents), content of the message, tools to communicate the message and evaluation of the strategies effectiveness (e.g. visits to website). The public input from the town meeting and working session offers valuable information on citizen opinions that may help articulate a strategy. Added input on the specific types of marketing would help refine the ideas. The City has a logo and a website. The website is a valuable tool in promoting city facilities, services and businesses located in the community. Features, such as gateways and kiosks, welcoming travelers to the community at its key points in the community are important. Princeton has gateway signs at its north, south and west key entrances to the City, as well as having a RiverWay kiosk along the riverfront. The City provides communication via its water bill as another medium to provide timely information. These tools and others can enhance the community image.

**Civic Involvement.** There are a variety of opportunities for civic involvement in Princeton, both public, such as the City Council, Planning Commission, Park Board, Board of Adjustment, Community Center Board, etc. and other groups, as well as other clubs/associations. Youth involvement is another aspect to encourage long-term residency in the community. Partnering with the school district to develop a youth leadership program, to “grow” the young leaders, may provide a vehicle to encourage greater participation in municipal government. By encouraging youth involvement, the City leaders are drawing in the involvement of their families and cultivating future leaders of the community. This type of anchoring encourages stronger ties to the community which are important for long-term residency.

**Controls.** An objective within the goals section of the plan indicates “Reinforce community pride and involvement through beautification efforts and improvements, particularly along the riverfront.” Community image and its appearance can be enhanced through a review of the municipal ordinances on litter, weed control, disabled vehicles, parking, signs and landscaping. Reviewing development and nuisance controls and ensuring effective enforcement will aid in the achievement of an improved community image. Issues related to unkempt property, poorly maintained sidewalks and building disrepair were noted in the citizen input as things residents saw needing improvement in the community. Using effective ordinances and consistent enforcement may change these opinions in the future. Offering and promoting cost-share programs to improve property, upgrade sidewalks or landscape thoroughfares may also aid in

# Princeton Land Use Plan

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improving the community's appearance. The community development codes can also be used to help protect and enhance the environment by protecting its natural areas, such as the bluffs, drainage ways, forested areas, farmland, and the riverfront.

**Guidelines.** Officials also may consider the creation of design guidelines and/or a riverfront overlay district to articulate the visual and aesthetic vision for the Mississippi Riverfront, particularly to preserve its vistas. Design guidelines outline details for quality design related to building height and mass, landscaping, lighting and furnishings (benches, waste receptacles, bicycle racks, etc.), signing and wayfinding, and access, both physical and visual. The *Mississippi River Corridor Design Principles*, an initiative spearheaded by River Action, may be used as an initial reference until a time when an overlay district would be considered. In conjunction with an overlay district, the City may consider studying the feasibility of character lighting along its riverfront or in pedestrian corridors within the community. Balancing appropriate lighting with the natural setting will be require careful consideration.

# Princeton Land Use Plan

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## **CHAPTER 7: STRATEGIES FOR IMPLEMENTATION**

The following Vision Statement was developed in conjunction with Princeton's land use planning process. The statement sets the tone for the entire plan and should be referred to frequently by the City Council as they make decisions regarding future development in the community.

*“Princeton on the Mississippi River is a town embracing its beautiful natural setting while fostering essential elements that makes it a good place to live – a place to connect with nature and your neighbors.”*

To achieve its vision, Princeton's leaders will need to make progress toward the goals and associated objectives listed in Chapter 2. On the following pages are some of the short-term and long-term activities necessary for Princeton to achieve these goals and achieve its community vision. Short-term activities are anticipated to be achieved within five years, while long-term activities will take six or more years to accomplish. It will be up to the City leaders to decide the order in which they address the goals and strategies for action.

City officials should understand that the activities set forth are progressive in nature. Other tasks may be required of the City in addition to what is listed on the following pages. Any updates to this land use plan should include updates to the listed strategic actions.

There are activities that can be done without large investment by the City. Yet other activities will require significant investment from public and private parties. In the implementation of future projects, careful consideration should be given to the full utilization of existing facilities and funding opportunities.

# Princeton Land Use Plan

## Goal – Land Use

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Use the Land Use Plan in the City decision-making process to reflect the desired land use patterns envisioned by the community.	Review the formal process for considering land use decisions. Ensure consistency with the vision, goals, and objectives within the land use plan.	Continue to utilize a formal process for guiding land use decision-making.
Review and make necessary updates or modifications to the land use plan, ordinances, and other codes at five-year intervals or more frequently if needed.	Revise city ordinances and codes to reflect the vision, goals, and objectives of the land use plan.	Evaluate the need for a comprehensive update of the land use plan at ten-year intervals. Review and revise the ordinances and codes to address changing trends noted in the new land use plan.
	Evaluate the need to include visual standards as part of a potential riverfront overlay district within the zoning ordinance to protect and ensure reasonable views of the river from different vantage points.	Continue to encourage open space along the riverfront to preserve the visual appeal of the community.
	Identify service area priorities for infrastructure improvements and address annexation needs as they occur.	Review the service area needs of the City as growth and development occur.

# Princeton Land Use Plan

## Goal – Facilities and Services

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Include estimated of increased demand and maintenance costs in a Capital Improvement Program.	Create a street maintenance and improvement plan.	
Maintain open relations with the rail industry related to crossings and access to the riverfront.	Develop a city risk assessment for public facilities related to natural or man-made disasters and provide for mitigation of these hazards.	Investigate impacts of increased frequencies of rail traffic with noise and safety issues. Evaluate need for emergency response on the riverside segment of the community based on rail traffic.
	Investigate the need for trail connections between Princeton and the LeClaire. Coordinate with Bi-State Regional Commission, IADOT and local and state representatives to access possible funding (e.g. Transportation Enhancement Program.)	
	Address water supply system improvements including construction of elevated storage tank, installation of emergency power supply to Well House No. 1 and installation of chlorine injection system to Well House No. 1 and No. 2.	Implement improvements for the addition of two system loops. Evaluate the benefit and cost for expanding City water extension to the north city limits.
Monitor stormwater systems requirements and address proper stormwater management practices and requirements through city codes.	Improve the stormwater system along Bluff Street.	
	Study wastewater treatment system and evaluate capacity needs. Annex lagoon area into city limits.	Implement wastewater study results that may require two additional wastewater treatment lagoons to meet future demand.

# Princeton Land Use Plan

## Goal – Community Development

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Work toward a balanced property tax base that includes a mixture of agricultural, residential, commercial, and industrial land uses.	Establish a community development task force or business association to facilitate commercial and industrial development in Princeton and to cooperatively work with the city on development issues.	Investigate market feasibility of industrial park at northern city limits.
Participate in regional economic development efforts.	Work with local employers and development agencies to create a detailed list of target businesses/industries that may locate in Princeton. Include these types of industries in the City's marketing efforts.	
Review community and economic development activities annually and reaffirm development contracts for the community who can respond to prospects.	Meet the Quad City Convention and Visitors Bureau to discuss current and future opportunities for eco-tourism in Princeton.	
	Study feasibility and need for alternative visitor boat parking in proximity to downtown, either paid or free.	Determine feasibility of public or private campground along Lost Grove Road as part of eco-tourism approach to community development.
	Contact the Iowa Main Street program to explore opportunities to enhance the community and generate greater volunteerism.	

# Princeton Land Use Plan

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## Goal – Housing

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Encourage new affordable housing to be located in proximity to the elementary school.	Work with school officials to foster partnerships with the city in order to attract families with young children.	Examine the feasibility and location of higher density housing units where access to the school and services are important.
Encourage good neighborhoods through zoning techniques that support access to recreation and services and buffer from more intensive land uses.	Support development of senior housing to allow older residents to remain living in the community as an alternative to a single family residence.	
Promote the establishment of a variety of housing options within Princeton that are consistent with the town's rural lifestyle and natural setting.	Assure compliance with all municipal codes and regulations related to the building or maintenance of houses and other structures.	Identify or create incentives to help fund the maintenance and rehabilitation of Princeton's existing housing stock.

# Princeton Land Use Plan

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## Goal – Administration

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Access City administrative, management, and personnel capacity for effective support and implementation of municipal activities.	Develop and implement a community outreach program targeted at educating residents on City issues and recruiting community volunteers.	Investigate the need to hire a community center coordinator to market and facilitate functions and better utilize the facility.
Prepare and maintain a municipal budget that implements municipal services in a cost effective manner and in concert with the CIP.	Attend an event of the Iowa League of Cities and consider joining the association.	
Maintain communication with local, state, and federal governments through meetings, conferences, and membership organizations.	Attend at least three Bi-State Regional Commission/APA Audio Conferences as a way to provide free training to City staff and Planning Commission members.	



# Princeton Land Use Plan

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## Goal – Community Image

<b>Implementation Strategies</b>		
<b>Ongoing</b>	<b>Short Term (0-5 years)</b>	<b>Long Term (6-20 years)</b>
Highlight and enhance integration of community message – “Princeton on the Mississippi.”	Using the Vision Statement from this plan as a guide, develop a community image or brand. Incorporate that image/brand into City marketing, signage, events, etc. Include website upgrade as part of outreach efforts.	Conduct a community assessment through surveys of residents and non-residents. Use this information to enhance community development efforts.
Monitor nuisances and enforce municipal codes related to abandoned vehicles, weeds, litter, and other visual nuisances that impact community image.	Develop a lighting plan for the community and establish locations where character lighting would be appropriate.	

# **Princeton Land Use Plan**

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## **CHAPTER 8: MECHANISMS FOR PLAN IMPLEMENTATION**

The Princeton Land Use Plan contains plans and proposals of what is believed to be necessary to make the city function better and to be a better place to live. On the basis of the plan, thousands of dollars worth of local, state, and federal funds will likely be spent for infrastructure and various other city facilities, both public and private. Those facilities have been intended to serve the planned pattern of residential, commercial, and industrial development. The efficiency with which future development is served will depend on the coordinated implementation of all elements of the plan.

### ***Use of the Land Use Plan***

The analysis and proposals contained in this plan are a guide to the present and future. They are to be used by county and city officials, other groups, and private individuals interested in the future development within Princeton. The Implementation Strategies section of the plan indicates what actions or activities must be done to implement the plan or to ensure that the plan is followed on a day-to-day basis as decisions concerning community development are made.

If planning is to be effective with the goal of improving the community, the Land Use Plan must be prepared in concert with a zoning ordinance, subdivision regulations, official map, building and housing codes, utility specifications, and a capital improvements program or other project programming tools. The City's plans and ordinances governing development are interrelated. If the ordinances are varied to allow development to occur differently than proposed, then streets, community facilities, and utilities may not be adequate to meet city needs.

Carrying out the plan is the responsibility of the City Council. An official map can be used to reflect all proposed streets, parks, schools, and other public facilities indicated in the Land Use Plan. The zoning ordinance and subdivision regulations are designed to guide development of land according to the plan. A capital improvements program outlines major city expenditures according to priorities and locations specified by the plan. A building code, and utility specifications promote high quality development and guard against deterioration of the residential developments. These development tools are adopted by ordinance and as such become law, whereas the "Land Use Plan" and the "Capital Improvements Program" documents are adopted as advisory documents, and support decisions related to the ordinances that might be legally challenged. The Land Use Plan should be used as the manual for relating all items pertaining to the development of the city. Awareness that a plan exists is the first step in gaining the broad support, without which any plan is rendered ineffective.

The plan should be reevaluated periodically to maintain a realistic relationship between the plan and current trends of development. Revisions may be required as unforeseen development opportunities occur or more thorough analysis of development issues become available.

# Princeton Land Use Plan

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## ***Coordinated Use of Development Controls***

A zoning ordinance, subdivision regulations, storm water and erosion control regulations, official map, manufactured home ordinance, building code, and utility specifications are commonly referred to as development controls. The adoption and amendment of these controls are the responsibility of the City Council, which acts after reviewing recommendations from the Planning Commission. Administration of the regulations is entrusted to an administrative officer.

The importance of administration of development controls cannot be over-emphasized. Even the best regulations are meaningless without strong enforcement. The City of Princeton and future residents have much to lose from improper lot layout or substandard construction of structures, streets, or utilities. The best way to avoid such problems is for the City Council to retain a competent person to coordinate the enforcement of all development controls and to assign that person sufficient resources to carry out these responsibilities.

**Zoning Ordinance.** The purpose of a zoning ordinance is to eliminate conflicts between land uses and to prevent over-building on a particular building site. Lot size, building height, building setbacks, parking requirements, and a list of permitted uses are specified in the ordinance for each of a series of internally compatible zoning classifications called districts.

The zoning ordinance, unlike many other ordinances, requires constant attention to its administration. The individual primarily concerned with the day-to-day administration of the zoning ordinance is the zoning administrator.

It is important that the Planning Commission and City Council evaluate requested zoning changes in light of the Land Use Plan. The City's plans for traffic circulation, and other services and for regulation of water supply and wastewater disposal have been based on or should be consistent with the Land Use Plan. Deviations from the plan might lead to wastewater lines, water lines, or streets inefficiencies in delivery of these services. Zoning changes not in conformance with the plan will require revisions of the entire plan or an amendment and may result in increased cost to the City due to these land use changes. If the Planning Commission feels a requested change is in the best interest of the community and consistent with the plan, it recommends that the City Council adopt the proposed change.

The City Council, after review of Planning Commission findings and recommendations, then makes decisions on requested zoning revisions. Special zoning regulations are applied to development in a flood plain to reduce flood hazards. Flood plain zoning is a special type of ordinance, or can be a set of provisions which can be incorporated into the Zoning Ordinance or stand alone. The provisions include the designation of floodways for overland flow of floodwaters and for other limited uses that do not conflict with that primary purpose. The regulations also provide that development outside the floodway, but still within the flood plain, must be constructed above a designated elevation.

Since the City has a number of watersheds, a flood plain zoning ordinance and its provisions are important to enforce to protect property and ensure public safety.

# Princeton Land Use Plan

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**Subdivision Regulations.** A subdivision ordinance typically applies to new growth and specifically applies to land which is being platted or divided into lots. The primary objectives of a subdivision ordinance are threefold. First, the subdivision ordinance clearly outlines the basic standards to be employed in the preparation of the subdivision plat. Second, the design standards for planning the subdivision are provided so that the general intent and purposes set forth in the Land Use Plan can be carried out. Third, standards for required public improvements such as street surface, curb, gutter, sidewalk, sewer, and water are referenced and discussed.

Under the procedures outlined in the subdivision regulations, a developer first submits a sketch plan, then a preliminary plat, and finally a final plat to the Planning Commission and the City Council showing the intentions for the land development.

When reviewing the sketch plan and preliminary plat, the Planning Commission should check the City's official map to determine whether any projects have been proposed in the area intended to be subdivided. If such a project has been proposed, the Planning Commission should inquire whether the responsible agency, such as the City Council or school board, is interested in the site or has comments on the development. If the agency is interested in the site, and if the subdivider and the agency can reach a mutually acceptable agreement, the Planning Commission will have been successful in its advisory and coordinating capacity.

**Official Map.** Planned public improvements may be indicated by ordinance on an official map. The primary objective of the official map is to improve the coordination of planned projects and subdivision growth and to accomplish this on a sound basis. Frequently, a very carefully located site for proposed storm drainage trunk line or major road site is lost because development proceeds too rapidly for responsible agencies to begin acquisition efforts.

The official map gives the community adequate time for the appropriate governmental agency to acquire the particular site and thereby implement the plan, or to inform the subdivider that the agency is no longer interested in acquiring the site. The fact that such projects are indicated on an official map can restrain the subdivider from developing the proposed project site for a period of one year (from time of application for subdivision approval), during which the agency responsible for such project has the opportunity to commence negotiations or proceedings to acquire the site.

In review of a subdivision, one of the first responsibilities of the Planning Commission is to determine whether any projects indicated on the official map fall in the area of the proposed subdivision. In some cases where additional right-of-way may be needed for a major street improvement in the future, or where a planned project may be located within a proposed subdivision, the Planning Commission can require the additional right-of-way to be designed in such a manner so as to leave the site available for acquisition by the appropriate agency.

**Building Code.** A building code establishes good development standards and ensures minimum standards for residential, commercial, and industrial development. A building code is needed to properly regulate building materials and structural conditions. Building codes deal with the structural arrangements of materials, and the codes apply to all new construction in the City.

# Princeton Land Use Plan

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**Utility Specifications.** Detailed policies and specifications relating to the design and construction of streets, sanitary sewers, water lines, storm sewers, and sidewalks are needed to supplement subdivision regulations. These standards should be in the form of specifications uniformly applied throughout the City. The only way residents of Princeton can be assured of uniform high quality roadway and utility construction is to adopt and enforce standards that are applicable to all development.

## ***Programming of Capital Improvements***

While development controls are effective in guiding private development, they do not provide for construction of public facilities indicated in the plan. An important means of guiding future development of public facilities is a capital improvements program. A capital improvements program is a suggested schedule for construction of public improvements and the financing of proposed projects. Capital improvements programming carries the Land Use Plan projects toward the construction of public facilities proposed by the plan. The program is a tool for translating long-term objectives and plans into implementation; whether they are roads, public safety buildings, parks, libraries, schools, or other public facilities.

A capital improvement program, when used by city officials, assures that attention is being given to the community's needs and that logical steps will be taken to satisfy these needs. Some of the advantages of capital improvements programming include: stabilization of the tax rate over a period of years, provision of adequate time for planning and engineering of improvements, assurance that projects will be carried out in accordance with predetermined needs and the community's ability to pay, and coordination among all agencies having responsibility for public facility construction.

For the capital improvements program to be effective it must be updated annually. This should occur prior to the consideration of the City's annual budget so that information contained in the program can be utilized in making decisions on items proposed for inclusion in the budget. Annual updating will assure greater accuracy and will also allow a continuous schedule of public improvements. As projects listed in the capital improvements program approach a construction date, the City Council should initiate detailed planning and feasibility studies. In order to promote the construction of public facilities in a manner which best serves the needs of the people of Princeton, it is strongly recommended that the City Council, with the assistance of the Planning Commission, establish procedures for continuing the Capital Improvements Program in future years.

# **Princeton Land Use Plan**

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## ***Cooperation and Assistance of Other Governmental Agencies***

A number of agencies must cooperate in order to implement the Princeton Land Use Plan. The City, school districts, fire districts, drainage districts, municipalities, adjacent counties, state, and federal officials should be aware of the interdependency of each jurisdiction of government and the benefits that cooperation holds for all area residents.

The City should pursue plan implementation assistance available from various governmental agencies. Federal financial assistance is available for roads, park development, public safety, among other programs. Monies available under such programs will vary over time and the responsible agency should be contacted for specific project eligibility.

# Appendix A



1504 Third Avenue, P.O. Box 3368  
Rock Island, IL 61204-3368  
Phone: (309) 793-6300 • Fax: (309) 793-6305  
Website: <http://www.bistateonline.org>

## SERVICE REPORT

**COUNTY/COMMUNITY:** Princeton, Iowa  
**DATE:** March 20, 2007  
**FILED BY:** Gena McCullough  
**MEETING:** Princeton Land Use Plan Working Session

**PRESENT:**

**County/Community**  
(Refer to attached sheet)

**Bi-State**  
Gena McCullough  
Mark Hunt

**Others**

**Copies to:**  
Planning Commission

A land use plan working session was held at the Princeton Community Center at 6:30 p.m. to solicit input on community priorities for the Princeton Land Use Plan. Planning Commission Chair, Roger Meachem, provided the opening remarks at the meeting.

Ms. Gena McCullough and Mr. Mark Hunt were introduced from Bi-State Regional Commission and proceeded to the meeting facilitation. Participants were asked to introduce themselves. Participants were challenged to think of Princeton's community priorities as a guide for future decisions and investments. In the planning process to date, a vision, goals, and objectives have been developed. The existing and future land use as well as future planning boundary have been defined. Facilities and services and the community profile have been inventoried and outlined. A final piece of the planning process includes the creation of strategies for implementing the plan. What are the activities and actions to carry the community forward? Who will implement those activities? From this framework, participants were directed to their agenda.

There were 19 community participants in attendance. Participants were divided into discussion tables. There were from 4 to 6 people per table. The discussion tables were assigned two topics for discussion. If the group completed those topics, they could move onto the other topics. The topics included: Service Area Priorities; Public Facilities/Services Needs; Community Development; Governance; Housing; and Community Setting. The following information summarizes the input received from individual discussion tables.

Table 1

*Service Area Priorities*

- A third water tower
- Double the waste water treatment size
- City maintenance to grow as town grows

*Public Facilities/Services Needs*

- Fire Department with growth may need to go to a paid Fire Department
- Water and sewer increase in capacity
- Update security lighting for streets

Table 2

*Public Facilities/Service Area Needs*

- Expand city limit to north to orange line
- Sewers first before more housing
- Priority list for sewer repair (current)



- Enlarge sewer lagoon – update
  - Use newer technology
  - Tertiary treatment – check out
- Wind turbines on hill ground if annexed

#### *Community Development*

- Need community group – like a Chamber, Booster, or some type of promotion group
  - Monthly newsletter – committee?
- Park Board programming
- Caretaker for Community Center – surveys, more information, and follow up
- Community Garden/Grower's Market
- New light poles – antique looking (solar?)
- 3 things – sewer, streets, parks

#### *Governance*

- No build zone on river (no rebuild if destroyed by fire/flood/etc.)
- Noise ordinance – improve
- Better enforcement of current ordinances/laws

#### *Community Setting*

- Sidewalks – consistent thru town
- Interactive environmental center on river
- Solar company and solar additions to current buildings
- Boat trailer parking – valet to school to make money
- See Green City example

#### Table 3

##### *Housing*

- School is vital to the community
  - Build quality affordable housing located close to school
  - Build park/recreation areas close to housing
  - Provide easy access to schools i.e. sidewalks, good roads
  - Attract young families to area
  - Apartments for starting families (monitored for problems)
- Provide nice senior housing for area seniors
  - Handicapped access to parks and city facilities
  - Community Center activities
  - Convenient stores, shops, services
- Good neighborhood
  - Good people
  - Separation of industry/residential
  - Easy access to recreation and services
  - Good schools
  - Sensible ordinances
  - Community Center – advertise

##### *Community Setting – character*

- River access/activities
- Schools
- Clean/nice housing and businesses
- Revitalize downtown

##### Tools to enhance setting:

- Zoning – responsible ordinances followed by everyone

- Separate business/residential
- More parks
- Landscape current parks
- Maintain property

Table 4

*Community Development*

- Pursue eco-tourism concepts
  - o A Bed & Breakfast
  - o Grocery (co-op)
  - o Bike/Kayak/boat rental
  - o More pocket parks and community rest areas
  - o Increase marina space with river walk between existing marinas
  - o Improve jetty
- Capitalize on river location and other natural areas
  - o Lost Grove Lake
  - o Mississippi River
  - o Sporting goods store
  - o Bait shop
  - o River
  - o Small town
  - o Hunting/fishing
- Identify solutions
  - o Enforce zoning
  - o Curb and gutter
  - o Character lighting

*Governance*

- Address backward thinking/heads in sand
- Acknowledge century farms
- Improve town signage
- Newsletter and website needs to be read
- Break up projects into smaller chunks
- City-wide WIFI

At the conclusion of the meeting, the groups were asked to share their discussion topics. After sharing this information, all participants were given the opportunity to prioritize their individual top three issues of most importance for improvements needed in Princeton. The results are presented in Table 1 by weighted priorities and topic. Other input opportunities will be subsequent Planning Commission meetings where the final plan development will be discussed. A public hearing will be scheduled once the draft plan is complete, either in May or June 2007. Mr. Meachem thanked the participants on behalf of the City for their input and encouraged their continued interest.

**Table 1  
 Princeton Needs for Improvement – Weighted Priorities**

Needs for Improvement	Highest	Middle	Lowest	Weighted TOTAL
<i>Services</i>				
Boat ramp parking	9		2	11
Two paid fire fighters and more police	3	6	1	10
Capital improvement plan	3	6	1	10
Streets and sewers	6	2	1	9
Park improvement – garden, senior oriented		4	2	6
General utility improvement – before new housing	3	2		5
Waste lagoon improvement (new technology; annex lagoons)	3		1	4

**Table 1**  
**Princeton Needs for Improvement – Weighted Priorities** (continued)

Needs for Improvement	Highest	Middle	Lowest	Weighted TOTAL
WIFI		4		4
Sidewalks (connection)		2		2
Future third water tower			1	1
Updated lighting			1	1
Park programs – more use of Community Center			1	1
Signage				
New waste lagoon? (southend)				
Increased City staff – Bolls Community Center				
<i>Community Development</i>				
Main services retail – grocery co-op	21	4	2	27
Chamber/Booster group	6	2	2	10
Wind power for self-sufficiency	3	2	1	6
Volunteer recruitment	3	2	1	6
Marketing program		2	1	3
Farmers Market			1	1
Miss. Center/Education Center			1	1
Main Street improvement program				
Sporting/outdoor retail				
Façade lighting improvement				
<i>Housing/Community Setting</i>				
Virgil Grisholm School – attract kids by building affordable housing with parks/ recreational areas	27	4	1	32
Separate neighborhoods from industry	6	2	1	9
Access to school via streets and sidewalks	3	4		7
Maintain what we have	3	4		7
Attract good people	3			3
Maybe apartments but cautious		2		2
Easy access to river and programming		2		2
Utilize Community Center			2	2
Look at improving vacant buildings			1	1
More senior housing and activities – maybe near school for access to sidewalks and access to essential services				
Having good schools				
<i>Governance/Administration</i>				
Enforce code and zoning	9	4	1	14
Newsletter		4	3	7
Signage improvements			2	2
Tasks for task forces “do-able”			1	1
Website – put web address on Community Center				

# Appendix B