



ANNUAL REPORT

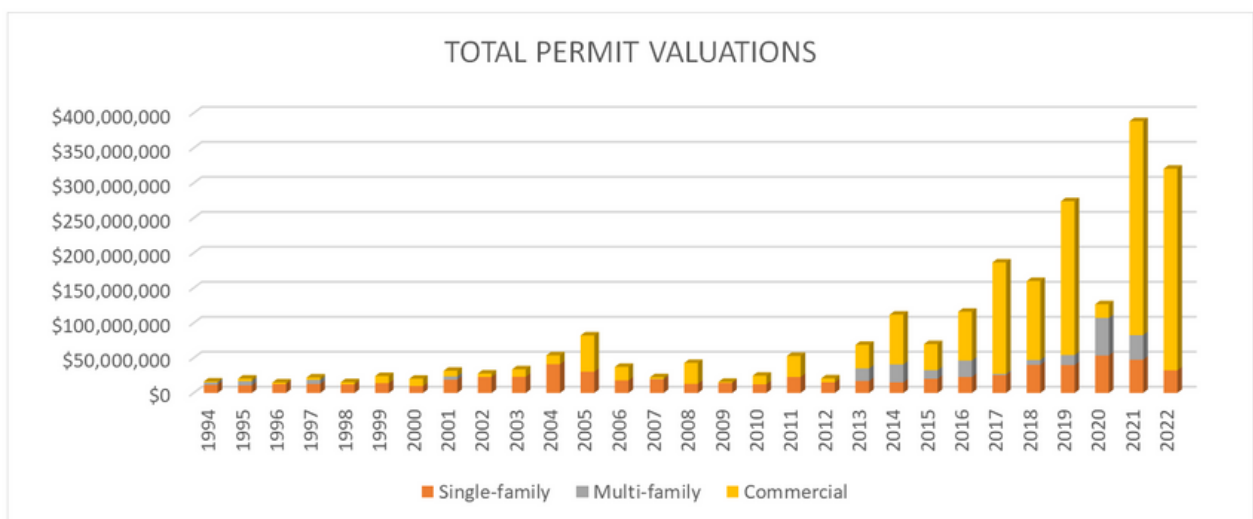
COMMUNITY DEVELOPMENT
2022

ALTOONA, IA

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INTRODUCTION

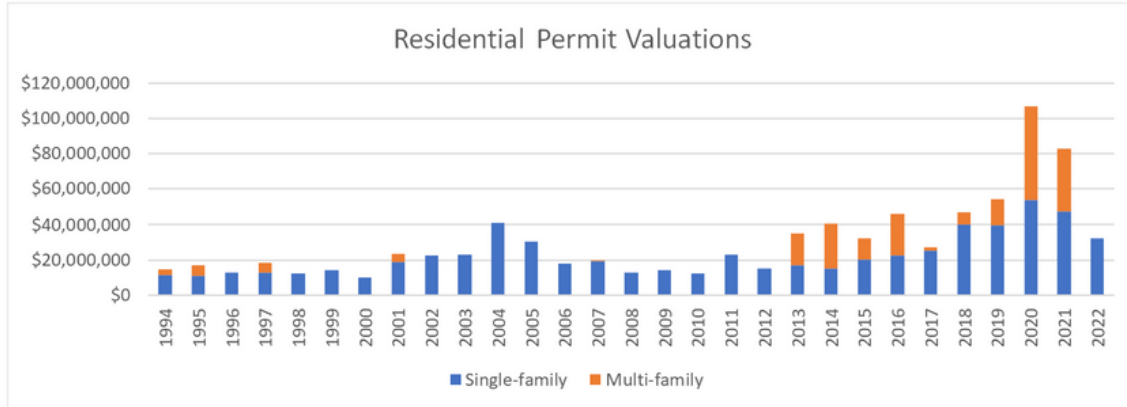
ALTOONA HAD ANOTHER VERY STRONG YEAR FOR TOTAL NEW BUILDING PERMIT VALUATIONS. OVERALL, MORE THAN \$320 MILLION DOLLARS OF NEW BUILDING PERMITS WERE ISSUED, WITH THE MAJORITY IN COMMERCIAL DEVELOPMENT. THE \$320 MILLION REPRESENTS THE SECOND HIGHEST YEAR OF PERMIT VALUATIONS, BEHIND THE \$388 MILLION ISSUED LAST YEAR. THE LARGE COMMERCIAL/INDUSTRIAL PROJECTS DRIVE THE LARGE VALUATIONS AND WITH MORE WAREHOUSE DEVELOPMENT, THE NUMBERS WERE LARGE AGAIN THIS YEAR. THE CITY APPROVED SITE PLANS WITH A TOTAL SQUARE FOOTAGE OF OVER 2 MILLION SQUARE FEET OF NEW COMMERCIAL/INDUSTRIAL BUILDING SPACE IN ALTOONA.



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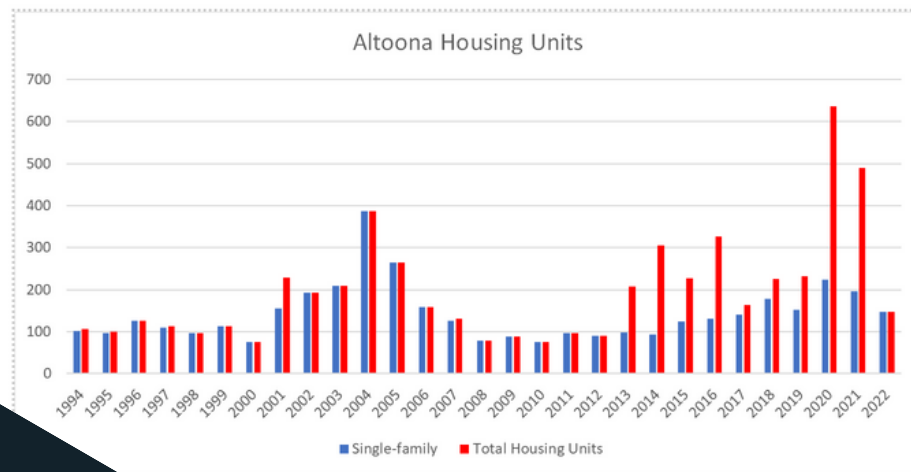
RESIDENTIAL

THE 2020 CENSUS POPULATION OF ALTOONA WAS LISTED AT 19,565, A 34.6% INCREASE SINCE 2010 WHEN THE POPULATION WAS 14,541. THE JULY 1, 2021 ESTIMATE SHOWED ALTOONA'S POPULATION WAS 20,703, AN INCREASE OF 5.8% SINCE THE 2020 CENSUS.



RESIDENTIAL BUILDING PERMITS

147 NEW SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS WERE ISSUED WITH A VALUATION OF \$32,412,620. THERE WERE NO NEW MULTI-FAMILY BUILDING PERMITS ISSUED IN 2022, THE FIRST TIME SINCE 2012. IN THE PAST TWO YEARS, THERE HAVE BEEN PERMITS ISSUED TO CONSTRUCT 637 NEW RESIDENTIAL UNITS. IN ADDITION, THERE WERE 492 ADDITION/ALTERATION RESIDENTIAL PERMITS WITH A VALUATION OF \$3,459,007 AND 1,443 PLUMBING, MECHANICAL AND ELECTRICAL PERMITS ISSUED.



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SINGLE-FAMILY FINAL PLATS

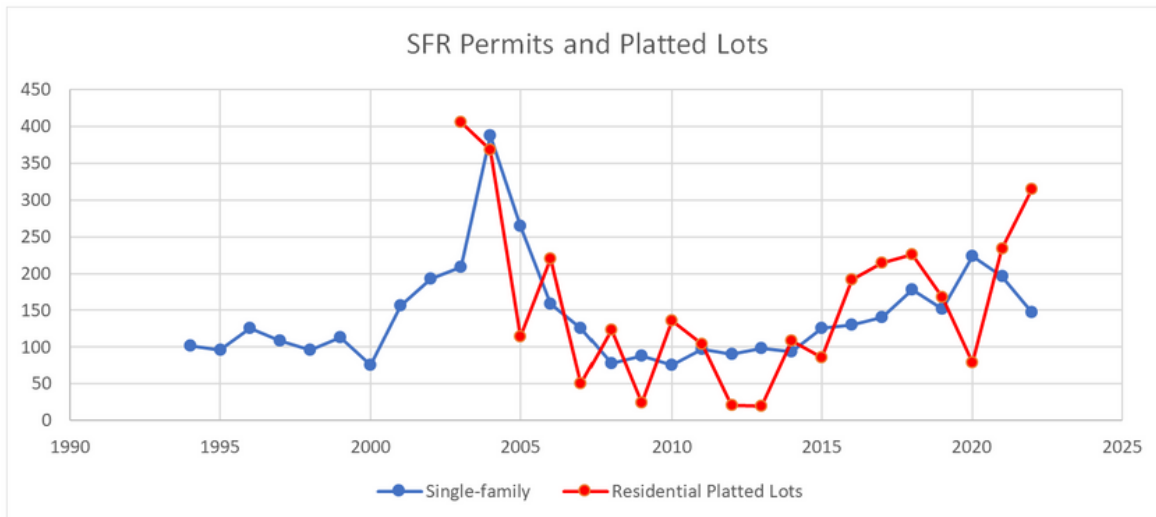
(WITHIN CITY LIMITS): APPROVED BY CITY COUNCIL

	LOTS	ACRES
TUSCANY PLAT 6	72	4.10
TUSCANY PLAT 7	34	10.50
TUSCANY TOWNHOMES PLAT 4	24(48)	7.91
BOULDER CREEK ESTATES PLAT 1	28	13.87
BOULDER CREEK ESTATES PLAT 2	37	15.73
STONEBRIDGE PLAT 1	100	29.85
CLAY ESTATES PLAT 4	20	7.38
TOTALS	315	89.34

NEW RESIDENTIAL DEVELOPMENT PROJECTS:

TERRACE VIEW TOWNHOMES
PRAIRIE LANDING
SPRING CREEK RIDGE WEST

32 TOWNHOME UNITS
187 SFR LOTS
153 SFR LOTS, 38 TOWNHOMES

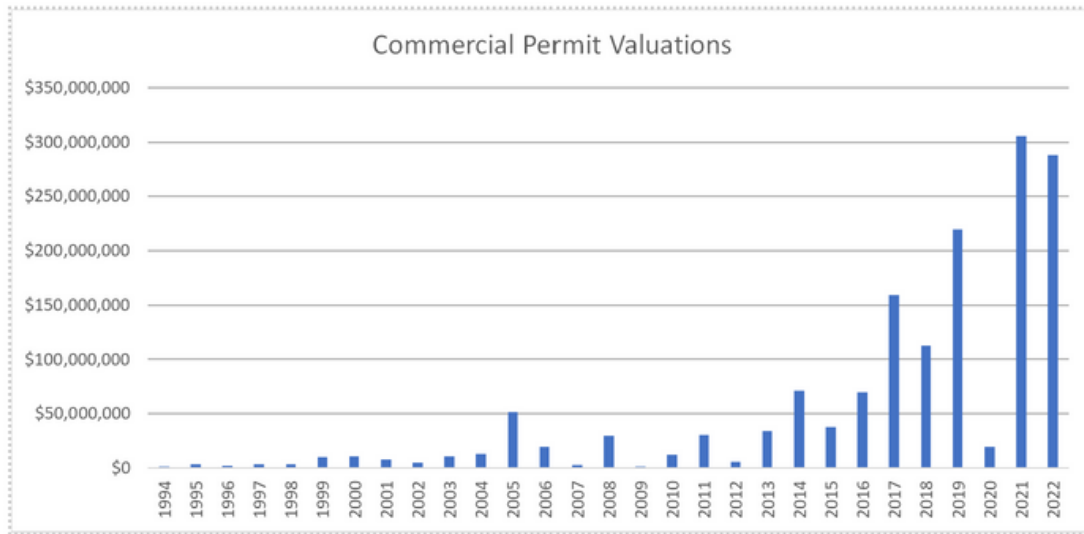


THE RESIDENTIAL RENTAL PROGRAM CONTINUES TO SEE INCREASES IN UNITS AND INSPECTIONS. AT THE END OF 2022, THERE WERE 2,557 MULTI-FAMILY UNITS, 465 SINGLE-FAMILY HOMES, AND 230 DUPLEX UNITS IN THE PROGRAM.

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COMMERCIAL / INDUSTRIAL

BUILDING PERMITS: 101 COMMERCIAL PERMITS WERE ISSUED FOR NEW BUSINESSES, ADDITIONS / ALTERATIONS, AND SIGNS TOTALING \$288,179,862 OF VALUATION, THE SECOND HIGHEST YEAR ON RECORD.



COMMERCIAL FINAL PLATS:

APPROVED BY CITY COUNCIL

	LOTS	ACRES
GURLEY LEEP HONDA PLAT 1	1	5.99
PRAIRIE CROSSING PLAT 8	2	3.43
ALTUS COMMERCE CENTER PLAT 3	1	16.56
I-80 BUSINESS PARK PLAT 2	1	17.32
I-80 BUSINESS PARK PLAT 3	2	42.66
GATEWAY EAST BUSINESS CENTER	2	27.26
	<u>9</u>	<u>113.22</u>

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APPROVED SITE PLANS:

DESCRIPTION	BUILDING SIZE
ROCKET CAR WASH	6,578 S.F.
SEP MIDDLE SCHOOL	128,840 S.F.
GURLEY LEEP HONDA	40,260 S.F.
JETCO	10,500 S.F.
SUMMIT PRODUCTS	71,250 S.F.
ZIEGLER CAT	27,720 S.F.
TEXAS ROADHOUSE	8,013 S.F.
NORTH WATER TOWER	N.A.
MR. CARWASH	6,472 S.F.
QUICK ROOFING OFFICE REMODEL	N.A.
GATEWAY EAST (3 BLDGS)	262,356 S.F.
FIRE TRAINING BUILDING	N.A.
ALTUS COMMERCE CENTER PLAT 3	328,427 S.F.
DSM INDUSTRIAL WAREHOUSE	60,000 S.F.
HOME 2 SUITES HOTEL	58,714 S.F.
NATIONWIDE TRAILER	7,500 S.F.
PRAIRIE MEADOWS PARKING VALET	N.A.
ADVENTURELAND PARK NEW RIDES	N.A.
ADVENTURELAND DR. BOAT & RV STORAGE	12,772 S.F.
I-80 BUSINESS PARK PLAT 2 (1 BUILDING)	314,138 S.F.
I-80 BUSINESS PARK PLAT 3 (2 BUILDINGS)	720,463 S.F.
TOTALS	<u>2,064,003 S.F.</u>



ALTOONA, IA



LAND USE PLAN AMENDMENTS

SPRING CREEK RIDGE WEST TOWNHOMES MDR | 5.78 ACRES

REZONING APPROVALS

		ACRES
TERRACE VIEW TOWNHOMES	R-5	8.24
I-80 BUSINESS PARK	M-1	49.91
PRAIRIE LANDING	R-5	68.20
SPRING CREEK RIDGE WEST	R-5	74.52
EAGLE KNOLL ESTATES	R-1	3.80
I-80 BUSINESS PARK PLAT 3	M-1	<u>0.78</u>
TOTAL ACRES		205.45

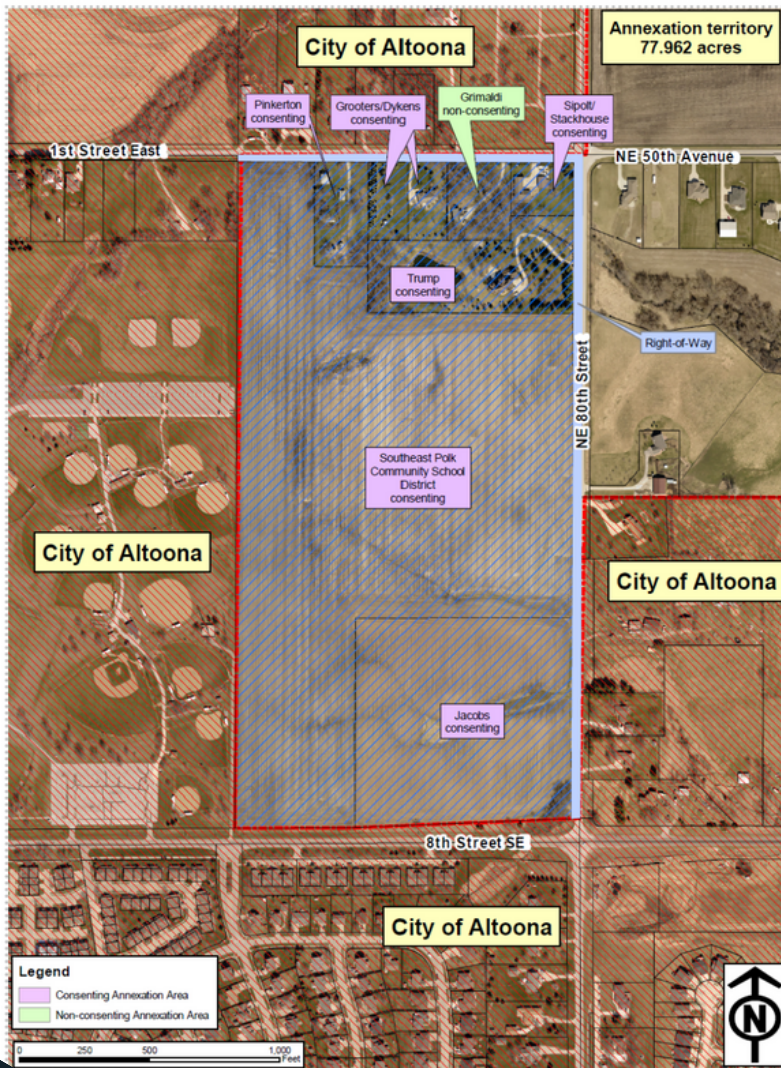


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ANNEXATIONS

PROPERTY	ACRES
SEP / JACOBS	78.0

IN 2022, THE CITY ANNEXED 78 ACRES OF NEW TERRITORY. THE MAJORITY PROPERTY OWNER WITHIN THE TERRITORY IS THE SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT. THEY HAVE SINCE BEGUN CONSTRUCTION ON A NEW 6TH-7TH GRADE MIDDLE SCHOOL WITH PLANS TO OPEN IN THE FALL OF 2024. THE ANNEXATION ALSO INCLUDED SIX SINGLE-FAMILY HOMES.



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