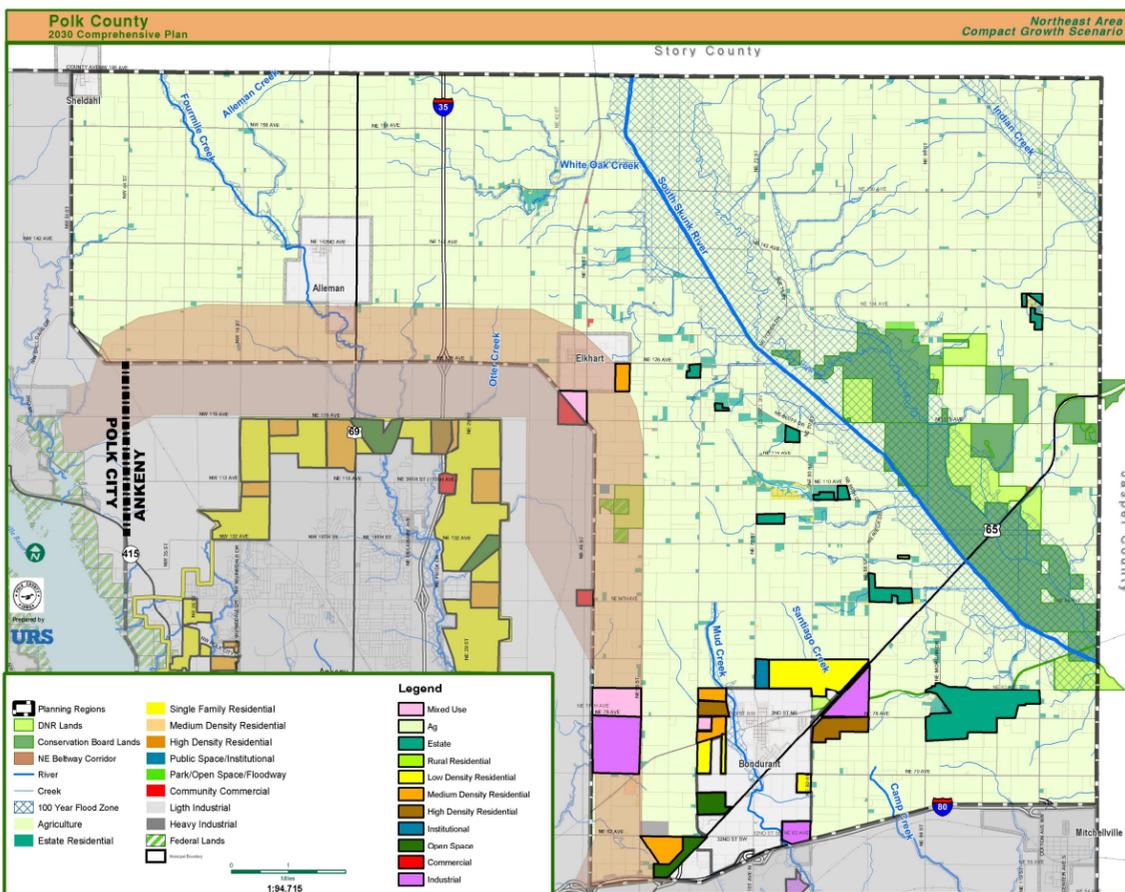
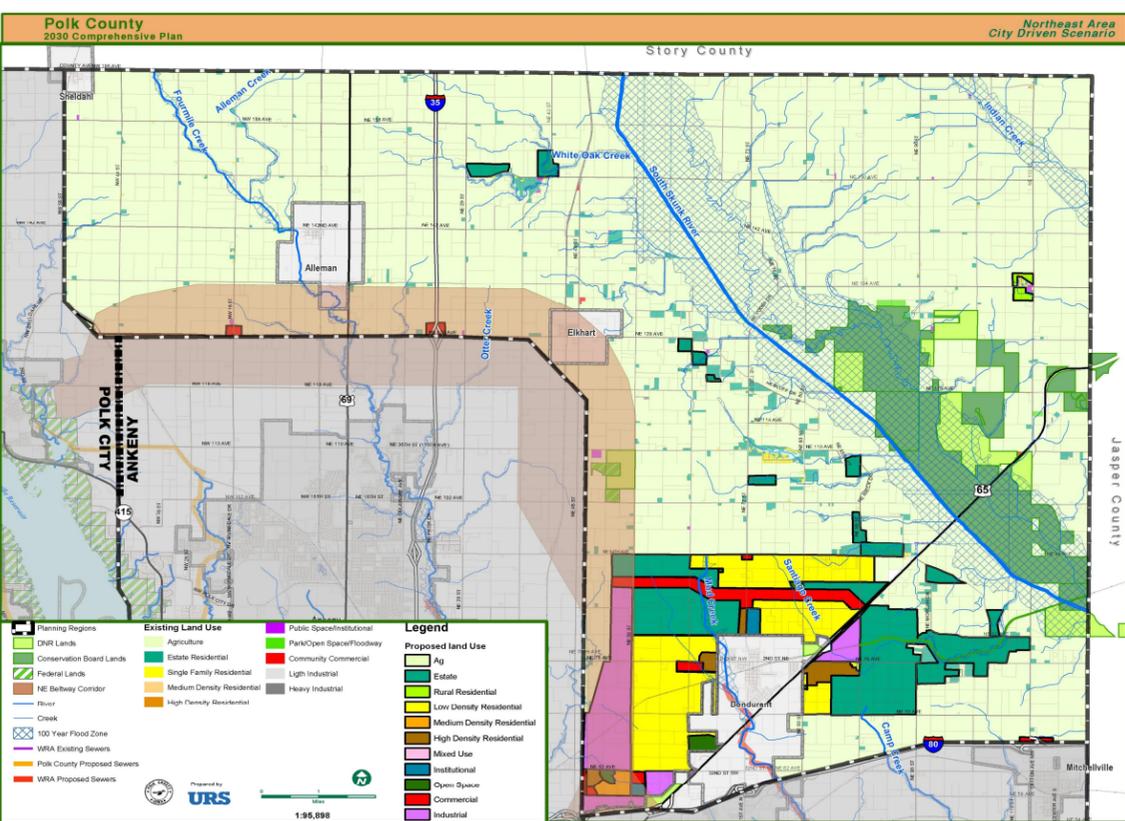


The Current Trends scenario shows extensive expansion of the City of Bondurant westward toward the proposed Northeast Beltway corridor, with most of the expansion consisting of low-density residential development. Industrial and medium-density development extends to the northeast along an existing rail line and Highway 65. Estate development continues on the hills west of the Skunk River and expands east of Bondurant.



The Compact Growth scenario increases residential densities within a smaller land area on the east and west sides of Bondurant. Industrial and mixed land uses are shown along the proposed Northeast Beltway corridor. Estate development continues to a limited degree west of the Skunk River. A small medium-density residential expansion area is shown at the southeast corner of Elkhart.



The City-Driven scenario is influenced primarily by the City of Bondurant's comprehensive plan, which shows much more extensive expansion, including a new highway corridor at approximately NE 86<sup>th</sup> Street, and additional commercial development at several other locations. Other areas around Bondurant are designated for estate development.

Comparison to future land use plan: As shown in Figure 3.2, the future land use plan for the Northeast area shows a moderate degree of expansion of low- and medium-density residential development to the east, west and north of Bondurant's current boundaries. (Bondurant has also annexed the industrial and residential area shown in these scenarios directly to the northeast of the city.) Estate development will continue in areas already platted for such development, but most of the rural area is designated for agricultural use. As shown in the growth scenarios, the plan identifies a small area for rural residential expansion around the hamlet of Farrar.

## Northeast Area Planning Scenarios