



The Current Trends scenario shows major expansion of low-density housing with central utilities around the cities of Altoona and Pleasant Hill, along with small-scale expansion of the rural residential areas in Camp Township. Medium-density housing, commercial and industrial development is clustered around the Highway 5/65 interchange between Des Moines and Carlisle.

The Compact Growth scenario emphasizes medium-density housing and mixed use along Highway 163, in the areas south of Altoona/east of Des Moines, and around the Highway 5/65 interchange between Des Moines and Carlisle. There is little new rural residential development.

The City-Driven scenario emphasizes highway commercial use along Highway 163 (this element of Pleasant Hill's comprehensive plan was later revised through the city's Hwy 163 Corridor Study) and extensive low-density and rural residential development, mainly west of Spring Creek. The agricultural area east of Altoona is designated in that city's comprehensive plan.

Comparison to future land use plan: As shown in Figure 3.2, urban expansion areas around Pleasant Hill and Altoona roughly parallel the boundaries shown in their comprehensive plans, but includes substantially larger areas of medium-density housing and mixed use, especially along the Highway 163 corridor. Most of the rural area south of Highway 163 is designated for rural residential development. The Highway 5/65 interchange area has largely been annexed by the cities of Des Moines and Carlisle. Most of the county land west of Highway 5/65 and north of Highway 163 has also been annexed by the City of Des Moines.