



Communities exist because of common needs of individuals for a range of amenities, services and protection, which would not be available on a singular and uncoordinated basis

COMMUNITY GROWTH AND DEVELOPMENT



WHAT YOU WILL FIND IN THIS CHAPTER:

- ❖ Discussion of Colwich's population trends, growth and development
- ❖ Discussion of the future population trends and their impact on community resources
- ❖ Discussion of land use, housing, transportation, community facilities, drainage, and long-range planning direction



PAST AND PRESENT CONDITIONS WITH TOMORROW'S PROJECTIONS

THE PAST AND PRESENT CONDITIONS

Within the context of community, establishing priorities means providing the public with the opportunity to know more about and giving them an opportunity to become more involved with the development of local government. Among the benefits are heightened awareness of public needs, increased understanding of the comprehensive plan, and promotion of informed leadership in community activities.

Engaging the citizens of Colwich in the planning of the future of their city is important to the governing body. A citywide survey completed in 2010 set the tone for the development of the community. The governing body engages the community in many ways such as listening to citizens at council meetings, social media input and one on one communications.

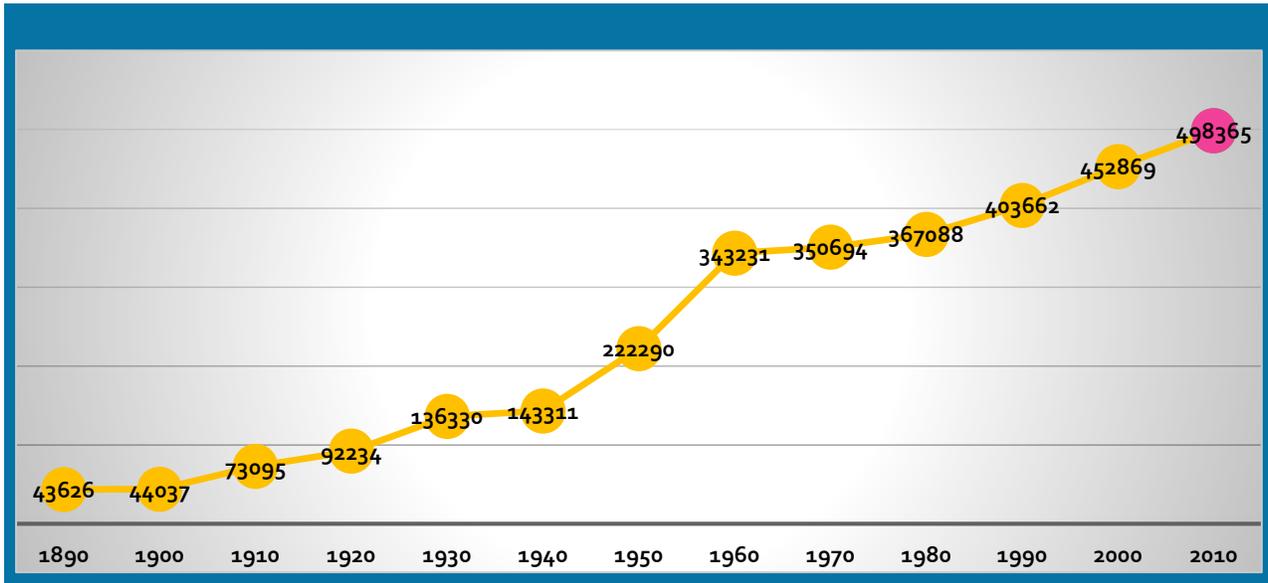
Everything about the community, including its physical characteristics, is shaped, influenced and sized according to the needs of its citizens. The population of a community is changing over time due to the economic status and natural order of life, being births and deaths.

POPULATION

Over the past 150 years, the state of Kansas continues to become more urbanized in character. The percentage of urbanized area versus rural area in 2000 was 71.4% urban and 28.6% rural. In 2010 those figures continued to shift showing 74.2% urban and 25.8% rural.

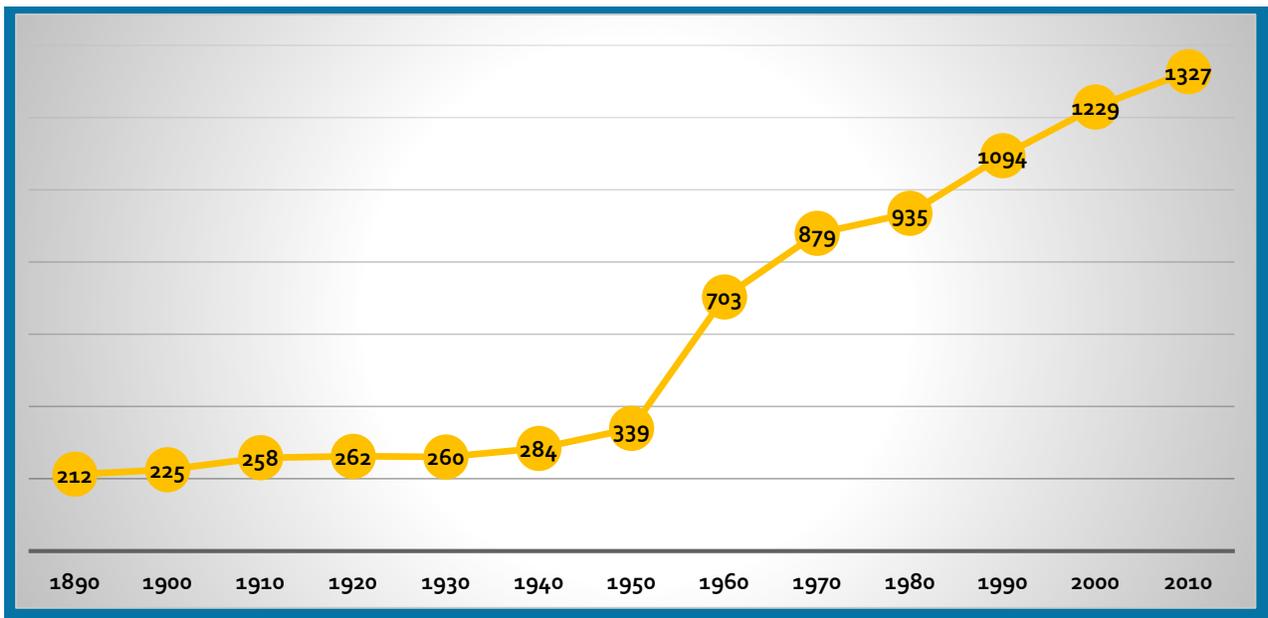
The population history of Sedgwick County is substantially different from that of most Kansas counties, demonstrating an unbroken pattern of continual growth. Since the 1890 census, Sedgwick County's percentage of growth remains positive showing no decline.

POPULATION TRENDS – SEDGWICK COUNTY KANSAS 1890 – 2010



Statistics show that Colwich’s population continues the similar growth trends for the same time frame as Sedgwick County.

POPULATION TRENDS – COLWICH, KANSAS 1890 – 2010



TOMORROW'S PROJECTIONS

POPULATION



While the 2010 census is the last “official” counting of citizens, the American Community Survey estimated Colwich’s 2015 population at 1385, proving that growth continued by 4% over the last five-year period.

Forecasting long-range demographics are affected by many internal and external factors influencing rates of growth. While the regional economy plays a major role in growth trends, natural elements such as future annexations, land use, and floodplain concerns are equally important when making forecasting assumptions.

FORECAST OF POTENTIAL FUTURE POPULATION LEVELS 2000-2030

Forecast	2000	2010	2015	2020	2025	2030
Since 1890	1229	1327	1385	1440	1557	1619
Method 1	1229	1327	1385	1555	1746	1962
Method 2	1229	1327	1385	1583	1808	2079
Method 3	1229	1327	1385	1611	2071	2409

The table contains a series of four population forecasts each based upon differing assumptions about the future of births, deaths, and economic growth. All four share the common factors from the 2010 census for Sedgwick County showing a 16.2% birth rate per thousand and a 7.9% death rate per thousand. The economic factor in method one is 4%, method two is 6% and method three is 8%.

Monitoring population trends and maintenance of the population estimates is one of the primary responsibilities of the Planning Commission within the scope of the continuing planning process.

From these projections future need for housing, schools, good and services and utilities may be anticipated. Based on method three, the most aggressive of the four methods used, a 96% increase in population is anticipated by 2030.

LAND USE

The city currently contains approximately 800 acres of land, of which, approximately 470 acres are used for developed urban uses. Based on population forecasts showing an overall expansion of 96% by 2030, an expansion of approximately 790 acres of land designated for urban development of all types is needed.



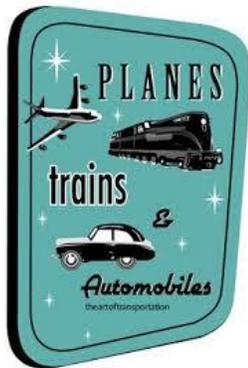
HOUSING

Regardless of dwelling type, all residential areas must feature low density development, providing privacy with adequate off-street parking, landscaping and individual site development. Mindful planning of new developments will include all utilities, streets, sidewalk, lighting and open recreational space within easy walking distances for residents of all ages.

TRANSPORTATION

The system of singular importance to the community is that of the area network of streets, roads and highways. Broadly, air, bus, and rail transportation is vital to the economic region of south central Kansas and is to be considered in the long range planning for the community.

Maintenance of the major street system and tracking of alternate travel methods is another important responsibility of the Planning Commission during their review and development of long range planning.



DRAINAGE

As the city continues to expand, special attention must be paid to drainage, developments in and around the floodplain and ground to surface ratios determined to prevent flooding hazards. Detailed review of development proposals is a primary responsibility of the Planning Commission as they act in the role of technical advisors to the governing body.

GOALS, OBJECTIVES & POLICIES

GOAL

To ensure orderly, efficient expansion patterns while providing adequate housing, quality safe neighborhoods accessible to a developed and well maintained street system.



OBJECTIVES

- OBJ-1. Prepare and adopt a comprehensive plan to guide future development
- OBJ-2. Maintain a future land use plan to assure efficiency of new physical expansion and proper relations of the various classes of developed uses of land resources
- OBJ-3. Provide for future commercial and industrial expansion which is functionally and spatially cohesive with existing patterns of urban development.
- OBJ-4. Utilize appropriate zoning to minimize conflicts of incompatible land uses.
- OBJ-5. Review all zoning changes with respect to the effect on immediately surrounding land uses and longer term development as envisioned in the Land Use Plan.
- OBJ-6. Protect areas of mapped flood plain hazard from urban development through enforcement of floodplain regulations.
- OBJ-7. Maintain a policy of evaluating all new development proposals for impact upon the natural environment.
- Obj-8. Maintain a strong and effective planning program.

POLICIES

Policy statements provide a planning implementation framework for the day-to-day decisions of community leaders and administrative officials. Where the implementation program is based on defined policies coupled with sound planning and informed public, a high degree of success is possible.

- CGD-1. Adopt, maintain, and utilize a long-range comprehensive plan with appropriate zoning controls that enforce floodplain regulations.
- CGD-2. Promote upkeep of existing dwelling structures, provide adequate space with appropriate utility services for future housing, assure safe transportation routes in existing and newly developed neighborhoods.
- CGD-3. Use a planned approach to future street development, design and policies for all street types, and develop walking trails for alternative transportation routes.
- CGD-4. Centralization of governmental services with adequate housing of all departmental personnel, equipment and vehicles at the lowest possible budgetary cost to citizens as defined through the long-range comprehensive plan.
- CGD-5. Maintain adequate water supply for current and future developments, promoting efficient water use patterns, encouraging reduction in per capita water demands, and plan for future water system improvements.
- CGD-6. Provide a functional, well maintained sewer collection system planning for future expansion and improvements as the community grows.
- CGD-7. Assure adequate recreational opportunities are provided for safe play, health and needs for residents of all ages.



IMPLEMENTATION

The Community Growth and Development policies affect a wide range of city actions, services and helps citizens understand the affects growth and population have on the planning of projects, amendments to the city's Comprehensive Plan and development of regulations.