



LAND USE



WHAT YOU WILL FIND IN THIS CHAPTER:

- ❖ Discussion of today's conditions and tomorrow's projections
- ❖ Discussion of challenges and opportunities
- ❖ Discussion of the environmental quality goals, objectives and policies

INTRODUCTION

One of the fundamental roles of the Comprehensive Plan is to anticipate, guide and plan for growth in a way that helps the city achieve its vision for the future. The plan is a tool to look ahead to likely growth and ensure that the city's plan for land uses, infrastructure and services are aligned.

The plan addresses the general pattern of land use within the city and provides a framework to guide the city's overall growth and development. It ensures an appropriate mix of land uses are available to support the city's economic goals, provide services to residents and businesses and provide an array of choices where to live. Land use planning helps protect environmentally sensitive areas and maintain the character of established neighborhoods while allowing the city to evolve to meet the changing needs of the community.

As technological advances continue to influence methods and products, the range and complexity of developed uses of land continues to broaden and intensify. In this context, immediate and long-range survival and prosperity of the community is directly dependent upon optimal use of available land, water, air, economy and human resources.



TODAY'S CONDITIONS & TOMORROW'S PROJECTIONS

TODAY'S CONDITIONS

Colwich is strategically positioned between two major regional economic and employment centers being Wichita and Hutchinson. In the city's early years, growth occurred primarily through annexation with development of single family residential, business and industrial districts comprising the land uses common to most communities.

The combination of geographic location, transportation access and a beautiful natural setting draws people to live and work in Colwich. Colwich holds on to its legacy as an agricultural community, its neighborhood districts and beautiful open spaces.

Development patterns in and around Colwich are heavily influenced by the location of the railroad corridor and the flowage of the Cowskin Creek and its associated flood plain. Residential development continues to expand north and south of the railroad and east of the Cowskin Creek. Business development is occurring along the Chicago Ave. corridor with industrial development expanding on the northeast boundary of the community north of the railroad system.



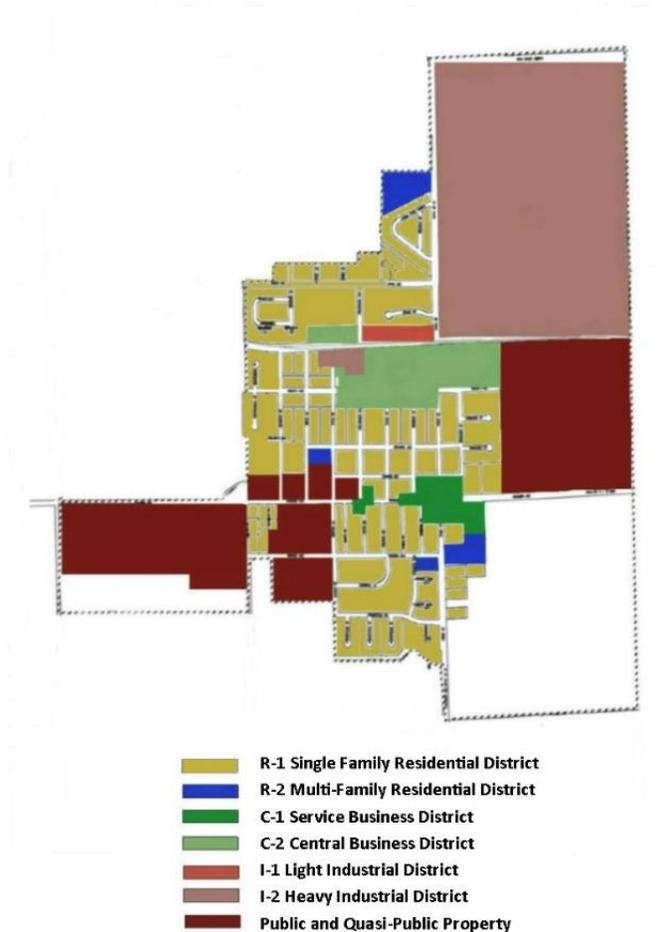
TOMORROW'S CONDITIONS

Future growth is largely limited by the floodplain abutting the western border and limited residential property to the north and east due to the agricultural land surrounding Colwich.

The city currently contains an estimated 861.8 total acres of land, which has been developed for some type of urban use. Of the developed acres, the largest category of land use is the residential classification, with the next largest being public and quasi-public land and lastly industrial development.

Below is the Comprehensive Development Patterns as of August, 2017.

Comprehensive Development Patterns
City of Colwich, Kansas 2017



Estimates project the 2030 population at 2409 residents, which nearly doubles the current population. The development patterns demonstrate that a significant amount of developable land for mixed housing units will be needed to meet the projected housing shortage.

The comprehensive plans reflect the city's commitment to evaluate the projected needs and plan for the

infrastructure and zoning needs to support the projected growth within the planning period.

FUTURE COMMUNITY GROWTH PATTERNS City of Colwich, Kansas, August 2017



As shown on the future growth patterns the future land use plan anticipates a degree of in filling of vacant land already inside the corporate boundaries, but also anticipates additional enlargement outside the present boundaries.

CHALLENGES AND OPPORTUNITIES

Colwich seeks to meet the challenge of achieving the community's land use vision, accommodating future growth, and preserving what residents love about Colwich. Challenges and opportunities include:



Coordinating Capital Investments with Growth.

Residents will continue to expect what Colwich is known for: excellent services, great parks, schools and amenities. Without quality services and amenities, people would choose to live elsewhere, which could undermine Colwich's growth strategy and impact the city's economic development. Funding the required infrastructure and amenities may be a challenge.

Aging Commercial Areas. The central business district is experiencing high vacancies and struggling to keep pace with the changing corridor along Chicago Ave. To revitalize this area, the planning commission allowed residential housing to occur in the central core of the business district.

Integration of Land Use and Transportation. Integrating housing and employment with a range of transportation options makes it easier to get around. Having recreation options nearby encourages walking and biking to support a vibrant and healthy community. Understanding future land uses also helps the city design and build facilities that continue to work as the city grows.

COLWICH'S LAND USE PLAN

RESIDENTIAL DEVELOPMENT

The land use plan anticipates continuation of current trends with additional neighborhood expansion on the south and southeast, minimal to the northeast and west. Residential expansion toward the west and southwest is affected by the substantial floodplain associated with the Cowskin Creek.

The growth strategy for Colwich includes:

- Developing residential neighborhoods, low with ample allowance for light, air and open space.

- Adequate infrastructure including water, sewer, streets and drainage.
- Careful monitoring of development details through the subdivision review process is critical to maintain the quality of life in both new and existing neighborhood areas.

COMMERCIAL DEVELOPMENT

While current forecasts indicate the potential for static commercial growth, the central business district has vacant buildings to meet the needs of the retail community throughout the forecast period. The available land in the service business district along the Chicago Ave. corridor is limited.



Changes in neighborhood needs and retail demands may change land use over time. In areas of commercial expansion along major transportation routes:

- It will be especially important that a low density development be achieved for adequate parking and access.
- The subdivision review process include provision for landscaping and screening particularly when the commercial district borders a residential neighborhood.

As with all residents, Colwich residents desire places to gather and connect with neighbors. It is important during the planning period to encourage and solicit new neighborhood gathering places such as restaurants and bars.

Recognizing a strong downtown, city policy is to foster a strong, diverse economy. To achieve this, it is important that other commercial districts remain vital. Future economic conditions and shifting demand may change the nature of some commercial areas, resulting in redevelopment or new uses in some business sectors. As the marketplace shifts, the city should plan for the next generations of uses that will want to locate here.

INDUSTRIAL DEVELOPMENT



Colwich has a history of heavy industrial use as the manufacturing of ethanol has developed and will continue to develop throughout the planning period. While light industrial uses are limited, the potential for growth in light industrial is not out of the question given the Oklahoma Kansas Railroad intersects Colwich.

Of all land use types, industrial carries the greatest potential for environmental conflict, both in terms of natural and living environment in adjacent neighborhoods. It will be particularly important to maintain proper zoning and subdivision practices in order to avoid conflicts of incompatible land use. Industrial uses are entitled to the same protection through the land use regulations as any other components of community structure.

GOAL, OBJECTIVES AND POLICIES

GOAL

To develop and maintain a land use pattern that protects natural systems, open spaces, maintains and strengthens the vitality, quality and character of Colwich neighborhoods; and focuses development activity in all areas of land use.

OBJECTIVES

- OBJ-1. Promote a clear strategy for focusing growth and development to be served by a full range of transportation options.
- OBJ-2. Continue to provide for commercial uses and development that serves community needs.
- OBJ-3. Enhance the health and vitality of existing single family and multi-family residential neighborhoods.
- OBJ-4. Preserve and enhance parks and open spaces throughout the city.
- OBJ-5. Promote a land use pattern and an integrated transportation system.

POLICIES

- LU-1. Address general locations for land uses in the city and anticipate the amount for growth for all land use types.
- LU-2. Assure that capital facilities and utilities address the infrastructure and service needs to serve land uses and development and ensure that financial planning for public improvements is timed consistent with growth expectations.
- LU-3. Address neighborhood core needs, social connectivity, adaptability, neighborhood character and neighborhood area planning.