



Colwich's comprehensive plan is the City's policy documenting and guiding the growth and development of the community. Colwich is known for its small town "feel" within close proximity of "big town" amenities providing residents with the rural setting Kansans have come to know, love and respect.

## INTRODUCTION – GOALS AND OBJECTIVES



## GOALS



Colwich is a growing city with 1385 people. It is nestled between K-96 on the north and Hwy 54 to the south with rolling farm lands in between. In the late nineties, the business district of Colwich shifted to the Chicago Ave. corridor connecting Colwich to Maize and Wichita on the east and Andale to the west.

The comprehensive plan sets forth the community's vision for the future, lays out a guideline for planning policies to guide civic actions by the Governing Body and community organizations towards common goals.

The community's visions should tie directly to the elements of the comprehensive plan to provide long range policy direction and serve as the basis of city regulations, capital investments, programs and other actions. Together the vision and policies help ensure that the work of the city is coordinated and helping the community achieve its potential.

The Planning Commission set forth eight goals for the City of Colwich to maintain, improve and develop over the next 20 years. In 2037, the City of Colwich will experience well developed community growth, economic development, affordable safe housing for all economic levels of population, safe and adequate transportation routes, economical human services, responsible governmental services, open spaces and sustainable healthy lifestyles due to open spaces and recreational areas all the while protecting the environment.



## COMMUNITY GROWTH AND DEVELOPMENT

Colwich is positioned geographically and is poised for natural growth as the surrounding communities succumb to urban sprawl. Community growth and development is the first strategic area targeted to maintain, provide and assure orderly growth through future land use planning for commercial and industrial expansion minimizing conflicts of incompatible land uses.

## ECONOMIC DEVELOPMENT

To assure economic relief for residential property owners, the promotion of diversified commercial and industrial development brings stability and increase employment opportunities to the community. Partnering with business leaders to develop methods for growing and sustaining their businesses well beyond the planning period assures a fiscally sound community for corporate and non-corporate citizens.

## HOUSING

Colwich works with developers to meet the community's housing needs through a range of housing types and affordabilities. Colwich plans residential developments that encourage harmonious pedestrian and vehicular circulation while remaining aesthetically pleasing to all residents living in and around the neighborhoods.



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## TRANSPORTATION

Colwich is connected to the region enabling local and regional access for business and neighborhoods. Safe and reliable travel options include walking, biking, cars and railways.

## HUMAN SERVICES

Colwich believes a system of human services assists people in times of need and invests in the development of healthy individuals and families. The plan assures the community leaders seek opportunities to improve human services for all members of the city.

## GOVERNMENTAL SERVICES

Planning Commissioners and City leaders evaluate all city services looking to the future needs of the community through the lens of the comprehensive planning period. The ability to provide essential governmental services while maintaining outstanding quality of services delivered sets the goals for the development of this plan.

## OPEN SPACES AND RECREATION

Open spaces and recreational needs of the community are reflected in the two outstanding parks servicing Colwich. The plan emphasizes the commitment to the healthy living and outdoor fun for Colwich citizens of all ages.



## ENVIRONMENTAL QUALITY

As growth and development occurs, Colwich is working to build a healthier, greener, more sustainable future for generations to come. The citizens of Colwich voluntarily participate in recycling of solid waste materials and continue to look for ways to improve in all areas of sustainability for the environment.



## PLANNING FRAMEWORK

People need a safe and secure place to live, an economy that provides jobs, schools, and recreational opportunities. It is the city government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its citizens. The City of Colwich's Comprehensive Plan captures community goals and establishes specific policies that directly influence how the city will grow and change over time.

The Comprehensive Plan is the city's foundational policy document. It is the one place that various city plans and programs come together to work towards a single community vision for the future. As an "umbrella" document, the plan's policies guide other city plans, neighborhood area plans, spending on capital projects, development of regulations, and other programs and services, all of which affect the community in large and small ways.

### WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of community goals and objectives that direct orderly and coordinated physical development of a city into the future. A comprehensive plan anticipates change and provides specific guidance for future legislative and administrative actions. It reflects the results of technical analysis, and the judgment of decision makers. The maps, goals and policies of the plan provide the basis for the adoption of regulations, programs, and services which implement the plan. The plan serves as a guide for zoning, infrastructure development, and developing community services.

### WHAT'S IN THE PLAN?

The Comprehensive Plan is designed to be a readable, functional document that will guide Colwich's future development and fulfill the city's regional responsibilities in growth management. The plan contains introductory materials that establish the context of the plan

## COLWICH IN A SNAPSHOT

Using the 2015 American Community Survey and the U.S. Census data Colwich has the following statistics:

- ❖ Population of 1385 in 2015
- ❖ Diversity grew in Colwich with Hispanic residents comprising 1.6% of the city's population
- ❖ The highest age bracket for Colwich is 5-14 years of age which saw a 9% increase.
- ❖ There were 2.93 people per household
- ❖ The City of Colwich comprises 0.3% of Sedgwick County's population
- ❖ In 1890 the city's population was 212 and 1385 in 2015
- ❖ 97.7% of Colwich's population are high school graduates or higher
- ❖ The median household income is \$81,908
- ❖ There are 58 veterans living in Colwich
- ❖ The poverty rate for Colwich is 5.4%

background information about the community and it's goals and objectives for the future.

## HOW IS THE PLAN IMPLEMENTED?

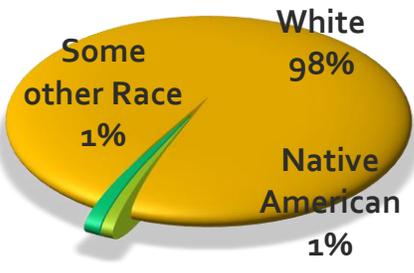
Adopting a plan is the first step toward shaping the city's future. Colwich's implementation of the Comprehensive Plan is comprised of a combination of short and long term goals and objectives. Short term goals include review and amending zoning regulations, updating zoning maps and traffic standard codes.

Long term goals include neighborhood and area planning as conditions change and developing a capital investment program that allocates resources to projects that will assure the city's development in the direction specified in the plan.

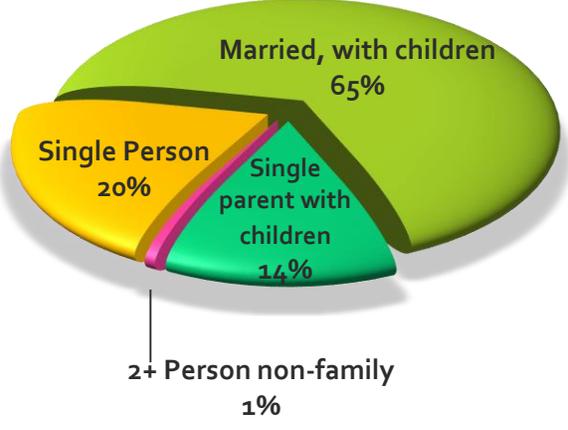
## COLWICH PROFILE

Colwich is one of 19 cities that comprises Sedgwick County. Located in the northwest corner of Sedgwick County the citizens of Colwich enjoy the lifestyle of a small town while in close proximity to Wichita having big town amenities within minutes of their front door. The city is surrounded with agricultural land producing wheat, corn, soybeans, and various grasses making citizens appreciate all that is good about rural life while living close to an urban center.

### Race and Ethnic Distribution in Colwich 2015



### Household Type Distribution in Colwich 2015



## A WELCOMING COMMUNITY



Colwich is known for its strong sense of community, its family friendly neighborhoods and its liveability for all ages. The largest age increase, by 53%, is our birth to 14 year olds since the 2000 census. The largest decrease, by 24%, is in our 65 years and older during the same period of time.

Colwich must develop ways to recognize, appreciate and use this diversity in the ages of our population to create an inclusive community. Keeping vital schools, affordable housing for the elderly and activities for the ages in between continues to drive the planning process for the governing body and planning commission.

## GREAT NEIGHBORHOODS

The city was settled in the fertile plains along the Wichita Colorado Railroad by the founding fathers anticipating the growth of a vibrant community. The city continues to value its agricultural heritage, the strategic placement along transportation routes, and the need for open recreational spaces.

Community development presents an opportunity to maintain balances between growth and protecting what is treasured by the community.

In 2015 there were more than 467 households of which 363 were owner-occupied and 103 occupied by renters. Residents choose from either single family dwellings or duplexes. These dwelling types are in newly developed neighborhoods or quiet older established neighborhoods. The city offers an excellent pre-school through eighth grade school, two distinctly different parks servicing the needs of the community, and one of the premier disc golf courses in the state of Kansas.

A challenge facing Colwich is availability and affordability of housing. The average length of a house on the market is estimated to be 15 days.



Meeting the housing trends for the millennial generation as well as the aging baby boomers continues to push the governing body and planning commission to work to find innovative methods to increase the supply of affordable housing for all ages and income brackets.

## A STRONG ECONOMY



Colwich not only enjoys a strong agricultural presence, but houses two nationwide companies that impact our local economy. ICM Corporation is a company on the leading edge of biofuels technology. ICM also pioneers technology in power plants and grain processing facilities outside the ethanol industry to improve efficiencies across the entire biofuels spectrum—not just in the U.S., but around the globe.



Quality Solutions Inc. or commonly known as QSI is a nationwide facilities management service. QSI has grown over the past two decades to become the nation's top-performing provider of facilities maintenance and construction services. QSI clients include premier brands in the fields of retail, food service and commercial real estate.

Located within two-miles of Hwy K-96 connecting Hutchinson and Wichita affords Colwich the opportunity to serve as an outstanding option for families employed in both economic centers. Colwich's reputation of having a small town feel close to the big town amenities boosts our local businesses keeping our economy vibrant and helps keep our tax base as one of the lowest in Sedgwick County for cities within the same population range.

## A DYNAMIC AND CHANGING COMMUNITY

The city has come a long way since the early days. For most of its history the city grew by annexing new territory, developing vacant land, building new roads, parks and in 2000 a public water system. Annexation will occur in the future to continue to grow the community to its fullest potential.

<b>MOMENTS IN COLWICH'S HISTORY</b>	
1885	Wichita Colorado Railway agreed to town site and the first post office was established. Town platted and named Colwich. First bank building was built-renamed in 1891 to State Bank of Colwich.
1886	First school district was established with 106 children attending in 1887. The first church was established in Colwich being the Methodist Church.
1887	Colwich incorporated with 212 residents and the first city election took place. Thirty-six businesses were mentioned in an article of the <i>Colwich Courier</i> . A ball diamond was constructed. Citizens requested telephone service because the mail service was too slow. Fire service established and a windmill was constructed for fire protection.
1900's	First telephones were installed.
1915	Catholic Church was built
1950's	Colwich had dial phones. City installed sewer system.
1960's	Colwich Grade School built by the Catholic Parish. Colwich Health Center built serving elderly and disabled citizens. State Bank of Colwich moves to new building. Post Office moved to current location. Booster Club formed. Colwich Library opened. Cedar Court, Lies, Breese, and Hemmen Additions platted.
1970's	The first Planning Commission was formed. Catholic School purchased by Renwick School District. Southwestern Bell Telephone buys the phone service.
1980's	Booster Club sponsored the Colwich Centennial. First ethanol plant was constructed. Brookmeadow Addition platted.
1990's	Country Hill Addition platted. Sunset Addition platted. ICM opens in Colwich.
2000's	City acquired 73 acres of open space for drainage control and park land. City installed public water system. City completed the first of three phases of walking trails through developing park land. QSI opens in Colwich.
2010's	Colwich Memorial Ballfield constructed by Colwich Ball Club. Veterans Memorial constructed. State Bank of Colwich reincorporates as Legacy Bank moves to new location.