

SECTION III

LAND USE

INTRODUCTION

Within the range of studies appropriate to the comprehensive city planning process, none are of more importance to the process of shaping the future community than the analysis and projection of existing and future pattern of land use. In most communities, existing topographical features in concert with established transportation systems have heavily influenced community development directions, often resulting in areas of mixed use and incompatible land development patterns, often at the boundary and along major highway routes.

For the purposes of community planning, the term “land use” refers to the activity conducted within a building or on a particular parcel of land. While these uses of land are varied and may include residential, commercial, or industrial development, they may also be for some type of public or institutional activity. Unfortunately, in many cases the lack of sound planning and proper guidance has resulted in inappropriate development patterns with areas of over-development or under-development, often with conflicting types of uses.

While these patterns and conditions may be fixed and difficult to change in developed portions of the community, the opportunity does exist through the comprehensive planning process to guide future municipal expansions toward a more efficient urban pattern, with a resultant benefit to the entire community. It is the purpose of this section of the plan to review and analyze existing and future land use patterns in and around the Clearwater community with the object of estimating long-range development trends and identifying ways and means of influencing compatible characteristics in all aspects of continued municipal growth and expansion.

LAND USE DEFINITION AND SURVEY

Developed uses of land encompass all aspects of human development. Associated activities may be residential, a commercial enterprise, the production of goods, or the offering of various services. Uses of available land resources are so numerous and activities so diversified, that for study purposes they are grouped into general classifications by related activity. These groupings are in accordance with the *North American Industrial Classification System* published by the Federal Office of Management and Budget. These categories include:

Residential

- Single Family
- Two Family
- Multiple Family
- Manufactured Housing

Commercial

- Retail Trade
- Service Business

Industrial

- Light Industry
- Heavy Industry

Public and Quasi-Public

Transportation

Undeveloped Land and Water Areas

In order to establish existing development patterns, a field survey of current land use patterns in and around the Clearwater community was prepared in April of 2003. The survey included the unincorporated areas of the City as well as the surrounding extraterritorial planning area within three-miles of the corporate boundary. The survey was conducted on the basis of lot-by-lot inventory of each land parcel in the study area, with the resulting data assembled into data tables and depicted on area maps for inclusion in the comprehensive plan.

In general, commercial uses are clustered in the central portion of the City in a standard central business district configuration, and to a lesser extent on the northeastern flank of the developed area. The few industrial uses are located in western portions of the downtown area and in the far northeastern extremity near the railroad and 135th Street.

Public and quasi-public uses of land such as schools, parks, churches and cemeteries are located near the major streets in the central, eastern and northern portions of the community. These facilities are generally situated at the perimeter of the residential neighborhoods they are intended to serve.

In the rural area surrounding the City, urban development is very low density and is predominantly for residential purposes. While there is little development immediately adjacent to the City boundary, there is an obviously continuing buildup of non-farm urban uses throughout the surrounding rural area, predominantly north and east of Clearwater. There is little suburban development south and southwest of Clearwater due to the extensive floodplain of the Ninnescah River.

Overall, the development pattern in and around the City of Clearwater is characterized by large lots and low density. Inside the City, the development pattern fosters an open and spacious atmosphere in residential neighborhoods resulting in a high quality living environment free of structure overcrowding, narrow streets and traffic congestion as are typical of many urban neighborhoods.

It is the challenge of the comprehensive planning process to encourage and guide continued municipal growth and physical enlargement while preserving the desirable attributes of the existing community.

ASSESSMENT OF CURRENT LAND USE PATTERNS

Land use refers to the use conducted within a building or on a given land parcel. Such activity may be residential, a commercial enterprise, the production of goods or the offering of various services. Land uses are so numerous and activities so diversified that, for study purposes, they are grouped into general classifications by related activity.

In addition to detailed statistical tabulations, collected land use information is also depicted on maps of the planning area in order to show graphically, the extent and complexity of existing patterns of development in and around the Clearwater community.

Details of land utilization inside the corporate boundary of the City as determined by the field survey are summarized in the following tabulation.

TABLE 11
EXISTING LAND USE PATTERNS
INCORPORATED AREA*
City of Clearwater, 2003

Land Use Category	Estimated Acres 2003	Percent of Developed Land	Acres Per 100 Population*
Residential			
Single-Family	208.3	34.3	9.5
Two-Family	3.8	0.6	0.2
Multiple-Family	9.4	1.6	0.4
Manufactured Housing	<u>0.9</u>	<u>0.1</u>	<0.1
Subtotal	222.4	36.6	10.2
Commercial			
Retail Trade	6.7	1.1	0.3
Services	<u>20.7</u>	<u>3.4</u>	1.0
Subtotal	27.4	4.5	1.0
Industrial (Manufacturing)			
Light Industry	10.4	1.7	0.5
Heavy Industry	<u>6.6</u>	<u>1.1</u>	0.3
Subtotal	17.0	2.8	0.8
Transportation, Communications and Utilities			
Streets	118.8	19.5	5.5
Alleys	10.3	1.7	0.5
Utilities	<u>5.4</u>	<u>0.9</u>	0.2
Subtotal	194.2	31.9	8.9
Cultural, Entertainment and Recreation			
Public & Quasi-Public	94.9	15.6	4.3
Parks & Recreation	<u>52.4</u>	<u>8.6</u>	2.4
Subtotal	147.3	24.2	6.7
TOTAL DEVELOPED LAND	608.5	100.0	27.9
Undeveloped Land	<u>250.7</u>		11.5
TOTAL INCORPORATED AREA	859.2		39.4

***Based on a 2003 census population of 2,178**

The results of the land use field survey show that the area within the corporate boundary contain an estimated 859.2 acres, of which 608.5 acres, or nearly 71 percent of the area has been developed for some sort of urban use. At the time of the survey, 250.7 acres, or about 29 percent of the incorporated area was recorded as undeveloped.

Within this pattern, the greatest use of land resources was for residential purposes which accounted for nearly 37 percent of the total developed acres. Of the residential development, conventional single family residential represented by far the largest category representing almost 94 percent of the residential acreage, and over 34 percent of the total developed acreage total.

Second to residential in terms of acres of development was the Transportation, Communications and Utilities category, which represents almost 32 percent of the total. Within this total, streets and alleys were the largest user of urban land, representing over 129 acres or over 21 percent of the total developed acreage.

Also utilizing substantial acreage was the Cultural, Entertainment and Recreation category which accounted for an estimated 147.3 acres of development representing 24.2 percent of the total developed land. Of the uses in this category, public and quasi-public uses were predominant, with almost 65 percent of the category and nearly 16 percent of the total communitywide developed acreage. These figures reflect the presence of extensive school development as well as churches and government offices which provide for the education and well-being of the population. The remainder of the category is made up of park and recreation acreage, which is substantial with over 52 acres. Of all the land use categories, the cultural, entertainment, and recreation uses are among those largely responsible for the high quality living environment which characterizes the Clearwater community.

The remaining two land use categories account for the commercial and industrial uses in the community. Together, these uses account for over 44 acres of development representing 7.3 percent of the developed acreage total. Of the two, commercial uses are the largest, although the land use field inventory results show that neither commercial nor industrial uses are especially prevalent in the community development pattern.

The table also shows that there are over 250 acres of undeveloped land currently inside the corporate boundary of the community. This represents 29.2 percent of the total land area. While a portion of the vacant acreage is situated adjacent to area drainageways where development is impractical, the community also contains several vacant areas which would be suitable for infill development for a range of urban uses. In this respect, there are significant areas of potentially developable land located on the southeast and toward the east which appear suitable for continued residential neighborhood expansion. Additionally, there is a relatively large undeveloped area on the far northwest which could be suitable for residential development, or could be developed for other uses as well. Those areas are an asset to the community as they are already inside the corporate boundary which provide opportunity for municipal control of development quality.

The spatial relationships of the developed uses of land resources inside the corporate boundary of the community, are shown graphically on the following figure.

RURAL PLANNING AREA DEVELOPMENT

Developed uses of land resources in the 3-mile planning area surrounding the City of Clearwater are summarized statistically in the following table.

**TABLE 12
DEVELOPED LAND USE PATTERNS
RURAL PLANNING AREA
City of Clearwater, 2003***

Classification	Estimated Acres 2003	Percent of Developed Land	Acres Per 100 Population
Residential			
Single-Family	459.1	35.2	69.0
Manufactured Housing	<u>64.3</u>	<u>5.0</u>	<u>9.7</u>
Subtotal	523.4	40.2	78.7
Industrial			
Light Industry	21.1	1.6	3.2
Heavy Industry	<u>55.1</u>	<u>4.2</u>	<u>8.3</u>
Subtotal	76.2	5.8	11.5
Parks & Recreation	99.2	7.6	14.9
Public & Quasi-Public	12.9	1.0	2.0
Utilities & Communications	3.7	0.3	0.5
Streets & roads	484.6	37.2	72.9
Railroads	103.3	7.9	15.5
TOTAL STUDY AREA	1303.3	100.0	196.0

***Based on a 2003 population estimate of 665**

The field survey summary indicates the presence of substantial residential development with limited industrial uses, but with no retail or service commercial development. Within this pattern, residential uses amounted to more than 523 acres which represented over 40 percent of the developed acreage total. The heavy majority of residential development has been for conventional single family units, with a relatively small acreage devoted to manufactured housing units.

The second largest use of developed land is for streets and roads, which account for over 37 percent of the developed total. A related transportation element, railroads, accounts for an additional 103 acres or about 8 percent of the overall developed acreage.

None of the remaining uses are especially extensive in terms of acreage, although, due to a golf course, the parks and recreation category accounts for well over 7 percent of the developed acreage total. Quasi-public uses and utilities, the remaining categories, together account for only an estimated 16.6 acres, which represents 1.3 percent of the developed acreage.

Overall, the statistical summary indicates that at the time of the field survey, the 3-mile extraterritorial planning area contained an estimated 1,303.3 acres of non-farm development of all types. In this regard, the field survey indicated a moderately growing presence of rural non-farm residential development, some of which is beginning to approach urban conditions in terms of development density.

Existing land use patterns in the extraterritorial study area as of April 2003 are shown graphically on the following figure.

Future expansion of urban uses in the rural area should be carefully monitored to prevent a buildup of incompatible uses which will be difficult to manage at a later time. In this respect, such uses already located outside the corporate boundary should be evaluated for annexation into the City at some future point. This is particularly true where there may be developed areas adjacent to the municipality which are receiving municipal services and which should be brought within to assure proper land use controls and maintenance of quality environmental conditions. Of particular concern are police and fire protection, adequate utility services and appropriate building standards. These and other aspects of planning for future development will be examined in greater detail in subsequent sections of the plan.

LONG RANGE GROWTH PATTERNS

Estimates of potential long-range requirements for developable land within the community provide an important basis for structuring and guiding long-range expansion plans and for sizing and gauging the associated demands for developed land uses of all types. Estimates of future land requirements are influenced by the population forecast, existing patterns of development, economic conditions and physical and environmental conditions. Accordingly, the future land use study provides one of the essential elements in the determination of the physical size and characteristics of the future community and an important gauge of long-range demand for housing, streets, institutions, infrastructures and other items of community development.

FUTURE LAND USE FORECAST

Grounded in the assumption that future community expansion will occur in response to social and economic factors similar to those responsible for historic growth patterns, the land use forecast provides an estimate of potential acreage requirements through the year 2025. The forecast is developed upon the established long-range population estimates and is oriented toward a continuation of a low density development pattern with a high quality living environment.

TABLE 13

FUTURE LAND USE FORECAST
City of Clearwater, Kansas

Classification	Existing Area In Acres	Percent of Total	Developed Acres Per 100 Population		Acres Added	Total Developed Acres 2025	Percent of Total	Percent Increase 2003-2025
			2003	2025*				
Residential								
Single-Family	208.3	34.3	9.5	10.0	161.7	370.0	35.9	77.6
Two-Family	3.8	0.6	0.2	0.3	7.3	11.1	1.1	192.1
Multiple-Family	9.4	1.6	0.4	0.6	12.8	22.2	2.2	136.2
Manufactured Homes	<u>0.9</u>	<u>0.1</u>	<u><0.1</u>	<u>0.5</u>	<u>17.6</u>	<u>18.5</u>	<u>1.8</u>	1,955.6
Subtotal	222.4	36.6	10.2	11.4	199.4	421.8	41.0	89.7
Commercial								
Retail Trade	6.7	1.1	0.3	0.4	8.1	14.8	1.4	120.9
Services	<u>20.7</u>	<u>3.4</u>	<u>1.0</u>	<u>1.1</u>	<u>20.0</u>	<u>40.7</u>	<u>4.0</u>	96.6
Subtotal	27.4	4.5	1.3	1.5	28.1	55.5	5.4	102.6
Industrial								
Light Industrial	10.6	1.7	0.5	0.7	15.3	25.9	2.5	144.3
Heavy Industrial	<u>6.6</u>	<u>1.1</u>	<u>0.3</u>	<u>0.5</u>	<u>11.9</u>	<u>18.5</u>	<u>1.8</u>	180.3
Subtotal	17.2	2.8	0.8	1.2	27.2	44.4	4.3	158.1
Transportation, Communications & Utilities								
Streets & Alleys	129.1	21.2	6.0	5.9	87.5	216.6	21.1	67.8
Railroads	5.4	0.9	0.2	0.1	0.0	5.4	0.5	0.0
Utilities	<u>59.7</u>	<u>9.8</u>	<u>2.7</u>	<u>2.2</u>	<u>21.7</u>	<u>81.4</u>	<u>7.9</u>	36.3
Subtotal	194.2	31.9	8.9	8.2	109.2	303.4	29.5	37.2
Cultural, Entertainment & Recreational								
Public and Quasi-Public	94.9	15.6	4.3	3.5	34.6	129.5	12.6	36.5
Parks and Recreation	<u>52.4</u>	<u>8.6</u>	<u>2.4</u>	<u>2.0</u>	<u>21.6</u>	<u>74.0</u>	<u>7.2</u>	41.2
	147.3	24.2	6.7	5.5	56.2	203.5	19.8	38.2
TOTAL DEVELOPED LAND	608.5	100.0	27.9	27.8	420.1	1,028.6	100.0	63.0

*Based on 2025 target population of 3,700

The table shows that if the population of the City continues to increase and reaches upwards of 3,700 in the next two decades, and development densities remain in relative proportion to present patterns, an overall increase in the community of up to 420 more acres, or over 60 percent, is possible. The forecast also assumes that more modern platting practices will prevail, resulting in a decreased per capita demand for streets, alleys, and other items of infrastructure.

Residential uses are expected to increase by almost 90 percent during the period, with strong increases in two-family and multiple-family dwellings, as well as manufactured housing. Within the group, the manufactured housing may have a potential for particularly strong expansion as this type of unit appears to enjoy increasing popularity with both developers and the general public. Within the overall category, however, conventional single-family units will continue as the primary unit of choice, resulting in a possible increase of nearly 162 acres during the period.

Industrial expansion of up to as much as 158 percent in overall acreage is also possible as a result of growing numbers of businesses and generally increasing requirements for even larger tracts of land for development. The large tract requirement, as much as anything else, has been responsible for the intensifying industrial development in the northern part of the City. Continuation of low-density pattern with regard to industrial expansion is especially important to the efforts toward maintenance of a quality living environment in all areas of the community.

Commercial uses, both retail trade and service businesses, are expected to evidence modest expansion, both as a result of community growth, but also in response to increased demand from throughout the trade territory, which could encompass an area considerably larger than the immediate Clearwater planning jurisdiction. If continued expansion occurs as anticipated, commercial uses, in terms of acreage, could increase by more than 100 percent during the 20-year planning period. A slightly larger growth is expected in the retail classification, although all types of commercial activity will increase in the years ahead.

Cultural, Entertainment, and Recreational uses, which are represented by the parks, schools, churches and similar facilities, are also expected to increase during the period, but at a slower rate than much of the other categories due to the extent and diversity of present facilities. In this sense, it is probably that the per capita acreage requirement will trend downward over the years, although the actual land area utilized for these important items of infrastructure will continue to expand. Overall, if the community grows at or near the rates contemplated by the other land use categories, it is likely that up to an additional 56 acres or more will be needed for expansion of cultural, entertainment, and recreational facilities. Much of this expansion is expected to occur as additional facilities in new or expanding neighborhood areas.

FUTURE LAND USE PLAN

Based on the statistical forecast of future development acreage, as tempered by present trends and physical constraints, a future land use plan for the City can be prepared. The plan is shown graphically on the following figure.

COMMUNITY DEVELOPMENT RATIOS

The land use ratios, that is the acreage utilization per 100 population developed in the land use forecast, are an expression of the physical space requirements of a given population base. Community planning and development experience has shown that cities across the country demonstrate remarkable similar trends with regard to use of land, due to common values, social views and platting practices. For the purposes of comparison, the ratios developed for the City of Clearwater can be compared to other similar cities in the mid-states region. The figures shown in the following table outline a comparison of Clearwater with 25 other cities located across the Midwest. The 25-city average has been assembled from actual land use research conducted by the consultant in each of the subject communities, thus assuring comparability of methodologies.

TABLE 14
LAND USE DEVELOPMENT RATIOS*
City of Clearwater, Kansas and 25 Other Cities

Use Type	Clearwater 2003	Clearwater 2025	25-City Average
Single-Family Residential	9.5	10.0	6.4
Two-Family Residential	0.2	0.3	0.1
Multiple-Family Residential	0.4	0.6	0.2
Manufactured Housing	<0.1	0.5	0.3
Retail Trade	0.3	0.4	0.6
Service Business	1.0	1.1	0.5
Light Industry	0.5	0.7	1.0
Heavy Industry	0.3	0.5	0.7
Public & Quasi-Public	4.3	3.5	2.7
Utilities & Communications	2.7	2.2	0.5
Parks & Recreation	2.4	2.0	1.2
Streets & Alleys	6.0	5.9	5.7
Railroads	<u>0.2</u>	<u>0.1</u>	<u>1.1</u>
TOTAL	27.9	27.8	21.0

* Acres Per 100 population

The land use ratios developed for the land use forecast reflects a per capita value which is a measurement of development demand for a given population. This makes it possible to assemble mathematical values, or ratios, which illustrate the proportional relationship between population numbers and developed land acreage by broad category. These values, or ratios, are reflective of the fact that communities across broad regions often exhibit remarkable similar development patterns due to common moral values, social views and platting practices.

The statistical comparison shows that land development trends in Clearwater are generally similar to the 25-city average in overall proportions, except that development densities are typically lower throughout, resulting in a higher per capital acreage value. Categories where per capital values are somewhat higher for Clearwater than the average include residential, public and quasi-public, utilities and communications and parks and recreation. Land use categories where Clearwater has smaller per capita acreage than the average include retail trade, light and heavy industry and railroads. These characteristics strongly reflect the nearby presence of the Wichita metropolis which has had the effect of limiting commercial and industrial potential in smaller communities like Clearwater.

The ratio comparison also indicates that while there will be variations in individual categories, the broad pattern in terms of overall developed acres per 100 population will likely change very little during the planning period, except for a continuing trend toward a generally lower density. Because these ratios will remain relatively constant, they provide a useful yardstick for the continuing planning program, and one of the tools by which the land use plan can be kept current during the planning period.

DEVELOPMENT CONSTRAINTS

During the course of the planning period, topography and drainage characteristics will likely be the largest influence upon future development in and around the Clearwater community. This is particularly true on the southeast, south, and west, where the presence of major drainageways and their associated floodplains will limit the location and extent of development throughout the planning period and beyond.

Development will also be influenced by the community facilities such as the schools, which will impact the location and density of future development in the city significantly. In addition, existing industrial development on the northern flank of the community and commercial development along the major streets will have an influence upon future development. Furthermore, the presence of the railroad in the north and

west central sections of the community will impact the type and location of development during the course of the 20-year planning period, as will the presence of the major travelways such as Ross Street (103rd St. S.) and Fourth Avenue (135th St. W.).

In order to manage and guide continuing expansion toward compatible development patterns and prevent not only incompatible land use patterns but property damage from natural and man made hazards, the Future Land Use Plan must be supplemented with sound zoning and subdivision controls as well as formal policies for review of all development proposals as part of the central administrative process. In this respect, primary responsibilities for monitoring emerging development trends and guiding urban expansion toward directions established by the plan rests with the Planning Commission action in its role as technical advisor to the Governing Body. By doing this, the future development need not be severely limited by these constrains, and should be able to occur within the framework in a rational and planned manner.

IMPLEMENTING THE LAND USE PLAN

Implementing the long-range land use plan for the community is a continuing process carried forward by the daily decisions of government officials. To a high degree, the ultimate quality and utility of the future community will depend on the policies, controls and actions of the City in guiding future growth and expansion toward development patterns which are consistent and suitable within the present community and which will contribute to an orderly and economical growth pattern. Implementation of a land use plan is facilitated through official development policies, application of appropriate environmental controls, and a sound policy of future annexation. Realization of the full scope and intent of future development guidelines is dependent upon close cooperation of both the public and private sectors to achieve a balanced and cohesive community which can continue to offer a healthful and quality living environment.

Some specific actions the City can take with regard to planning implementation include the following:

Advance Land Acquisition. The City should acquire land for playgrounds, neighborhood parks, and other open spaces in advance of need. Land reserved in this manner can, if reserved in appropriate areas, become the focal points for new residential neighborhoods.

Code Enforcement. The City should continue an active policy of building code enforcement aimed at preservation of property values, providing safe and sanitary living accommodations and providing community amenity. Additionally, it should be the policy of the City to minimize conflicts between different types and densities of land uses through the appropriate administration of development policies.

Drainage Improvement. It should be the policy of the City to maintain area-wide drainage plans and to review all development proposals for conformance with established guidelines. Easements should be established along all drainage courses in the City and the adjacent expansion area in order to provide for increased runoff volumes which will result from continued development. In addition, the city should work to ensure, through appropriate development policies, that future community growth does not occur in the vicinity of a drainageway or within a floodplain. By doing this, the City will be able to protect development from natural hazards that exist in these areas.

Historic Preservation. A policy aimed at restoration and preservation of areas and structures having historical significance should be adopted. Buildings and districts treated in this manner have increased value and utility and contribute to community pride.

Urban Revitalization. The City should continue to encourage the redevelopment of existing areas, both through private means as well as through community efforts. By doing this, not only are older neighborhoods able to retain their property values, but the need to annex additional territory into the community can be minimized.

City Beautification. It should be the policy of the City to enhance the environment through tree planning programs and landscaping of all parks and public buildings, and to encourage appropriate landscaping of all private property.

Adequate Public Facilities. All development proposals considered by the City should be carefully reviewed to guarantee that future development contains necessary infrastructure to support the proposed development. Included in this would be provisions not only for streets as well as water and sewer services, but also pedestrian travelways and recreational facilities.

Annexation. Existing areas of suburban development, as well as those which may emerge in the future, should be considered for annexation to the City when:

1. The fringe area is needed for continued orderly growth and the prosperity of the City.
2. Fringe lands are needed so that public service facilities, such as water and sewer systems, street extensions and recreational facilities, may be planned and provided on a rational and economic basis.
3. Fringe areas need to be brought within and developed under City land use control; planning, zoning, housing codes, and building regulations.
4. Fringe areas may be subject to City protective regulations and receive City police and fire services.
5. The fringe area may be subjected to City health and sanitation regulations and receive these services.
6. Residents of the fringe areas actually benefit from many of the services and facilities provided by the City and should bear their full share of the costs.

Public Education. It should be the policy of the City to keep the general public constantly informed about community growth issues through all available means. Experience has shown that the success of the planning implementation program will be greatly aided or hindered by the degree of understanding of the general public. As citizens become more knowledgeable about the structure and process of local government, there is heightened cooperation with a resultant benefit to the processes and practices of building the future community.

LAND USE AND COMMUNITY DEVELOPMENT POLICIES

The following policy statements provide a direct and effective means of plan implementation, and establish the short- and long-range intent of the City with regard to future development.

COMMUNITY DEVELOPMENT

Policy CD.1. The community Comprehensive Plan shall be the official guide for future community development.

Policy CD.2. Continuing development of the City should occur as logical extensions of the existing community with due regard for street connectivity and preservation of a high quality living environment

Policy CD.3. Areas of community expansion shall be located and designed to make efficient use of available energy resources, established travelways, community facilities and public services.

Policy CD.4. Proposals for future development shall demonstrate appropriate, reasonable, and efficient use of the existing terrain and natural resources of the community.

Policy CD.5. Future urban growth shall not be located in areas of defined flood hazard without proof of compliance with applicable local, state and federal floodplain regulations.

Policy CD.6. Municipal utilities and other tax paid amenities will not be extended outside the corporate boundary of the City.

Policy CD.7. Areas of future urban expansion shall be evaluated for infrastructure needs, such as utilities, streets and recreational opportunity as part of the development process.

Policy CD.8. The City will annex property based on ability to provide infrastructure and the need of the community for expansion area.

NEIGHBORHOOD GROWTH

Policy NG.1. Residential expansion shall represent logical extensions and additions of existing neighborhoods.

Policy NG.2. Neighborhood growth patterns shall provide for continuation of existing municipal street and sidewalk systems.

Policy NG.3. New neighborhood areas shall be served by a full range of municipal utilities including water, sewer, electricity and natural gas.

Policy NG.4. Proposals for residential development outside the service area of existing municipal utility systems shall not be approved except upon proof of adequate, safe and sanitary service by alternative means.

Policy NG.5. Residential additions shall provide for proper drainage patterns consistent with the characteristics of the existing terrain at the site, and on adjacent properties.

Policy NG.6. Future neighborhood expansions in areas of flood hazard will not be permitted except upon proof of compliance with local, state and federal flood plain management regulations.

Policy NG.7. All residential expansion shall demonstrate compliance with the zoning and subdivision regulations of the City.

COMMERCIAL EXPANSION

Policy CE.1 New commercial businesses are encouraged to locate adjacent to existing business areas of like nature to promote cohesive districts.

Policy CE.2. Commercial development shall provide for adequate management of stormwater runoff, and may be required to provide engineering certifications where deemed appropriate by the City.

Policy CE.3. Commercial development shall provide adequate vehicle storage to accommodate customers as well as employees.

Policy CE.4. Commercial development shall provide for buffering and screening of adjacent residential development.

Policy CE.5. Commercial tracts shall be platted and zoned in accordance with the regulations of the City of Clearwater.

INDUSTRIAL DEVELOPMENT

- Policy CD.1. Industrial businesses shall be located near the railroad or a major street to assure immediate vehicular access without traverse of residential areas.
- Policy CD.2. Industrial development shall be connected to municipal utility systems, or shall submit proof of adequate service by alternative means.
- Policy CD.3. Industrial development shall be appropriately buffered and screened to assure protection of less intense uses, and in particular, areas of neighborhood residential development.
- Policy CD.4. Industrial construction projects shall include provision for appropriate conservation measures to limit wind and water erosion as part of the project planning process.
- Policy CD.5. Proposals for industrial development shall incorporate landscaping and site design to enhance visual quality.
- Policy CD.6. Industrial site design shall include allowance for off-street circulation and storage of all vehicular traffic including employees, visitors and commercial truck traffic.
- Policy CD.7. Industrial tracts shall be platted and zoned in accordance with the regulations of the City of Clearwater.

COMMUNITY ENVIRONMENT

- Policy CE.1. All proposals for future urban expansion shall include provision for landscaping and enhancement of the visual quality of the community.
- Policy CE.2. Continuing community expansion shall include consideration of the living environment in neighborhoods through provision for public infrastructure, outdoor recreation and appropriate site design.
- Policy CE.3. No commercial or industrial business shall create noise, vibration, glare, odor or other condition which will adversely affect residential neighborhoods in the City.
- Policy CE.4. New development shall demonstrate environmentally sensitive design through acknowledgement of existing drainage patterns, scenic and natural features and environmentally sensitive lands.
- Policy CE.5. Community growth patterns shall provide for continuation of existing municipal street and sidewalk systems.

When adopted as part of the Comprehensive Plan for the community, the policy statements provide a framework for decision making and a gauge for quality assessment with regard to emerging patterns of community development. In this sense, the adopted policy positions should be utilized as a formal aspect of evaluations when considering proposals for additional development, changes in zoning, or planning for major public infrastructure improvements or extensions.

SUMMARY

The background land use studies show that Clearwater is experiencing growing pressures for additional urban development, most of which is for residential purposes both inside and outside the corporate boundary of the community. Preservation of a high quality living environment will accordingly be directly dependent upon the ability of the City to work with area developers to influence appropriate site design and manageable growth patterns. In this regard, it is essential that the comprehensive plan and the associated land use regulations be adopted and utilized to guide continuing community development.

With the extent of possible growth envisioned by the forecast, the City will experience corresponding demand for all types of infrastructure improvements which must be carefully scaled to anticipated development and timed according to demand. Successful management of future growth patterns will be directly dependent upon adopting and implementing a planned approach to community expansion.

While the primary impetus for plan implementation must come from city government, full-range implementation will ultimately require the understanding and cooperation of all elements of the private sector as well. Thus coordination of governmental policies with the development actions of the private section is one of the important responsibilities of the Planning Commission acting in its official capacity as technical advisor to the Governing Body. In this sense, the Planning Commission should play an active role in the formulation of day-to-day actions and policy decisions concerning community expansion, and should represent a primary resource for the Governing Body in the process of managing continuing urban development ultimately, the course and effect of this process will significantly impact the direction of the City for decades to come, and with it the living environment of all of the citizens of the community, present and future.