

# EMPORIA COMPREHENSIVE PLAN DRAFT CONSOLIDATED PLAN

## Land Use/Policy Area Descriptions

The Draft Consolidated Plan is based upon public feedback and is a strategic blending of the most desired elements of the plan alternatives. The land use/policy area descriptions provide a guide for future growth and development. These policy areas define development locations, types of uses, recommended densities, lot sizes and minimum infrastructure guidelines. See Consolidated Plan Map on Page 3.

- **Proposed Metropolitan Planning Area:** This area is recommended to contract to more accurately reflect the areas that the City is likely to provide services (central sewer, improved roads, etc.) within the next fifteen years.
- **10-Acre Policy Area:** These areas are unlikely to be served by City services within the next five to ten years. Agriculture, ranches and modest single-family residential development on lots with an average density of 1 dwelling unit per 10-acres are allowed.

Infrastructure: Septic systems and wells permitted. Gravel roads allowed. Chip and seal roads preferred.

- **3-Acre Policy Area:** Allows residential development on lots as small as one dwelling unit per 3-acres. These rural subdivisions are intended to provide a distinctive housing choice.

Infrastructure: Septic systems allowed where appropriate. Community package plants preferred. City water is required. Chip and seal roads allowed.

- **Low-Density Residential:** Allows single-family residential development with densities ranging from 2 to 3 dwelling units per acre.

Infrastructure: City sewer, water, paved roads, curb, gutter and sidewalks.

- **Mixed-Density Residential:** Allows multi-family residential development with densities ranging from 4 to 14 dwelling units per acre.

Infrastructure: City sewer, water, paved roads with curb, gutter and sidewalks.

- **Rural Commercial:** Allows limited commercial development to serve the needs of the rural population. Uses may include agri-businesses, general merchandise stores, convenience stores and service stations.

Infrastructure: City sewer or commercial septic system, City water or commercial well, paved county roads with turn bays and access improvements.

- **Commercial/Office:** Allows a wide-range of commercial and office development. Uses may include commercial retail, professional office and services.

Infrastructure: City sewer, water, turn lanes and/or access improvements along arterial and/or collector roads.

- **Mixed-Use:** Located between major roads and residential neighborhoods, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and higher density residential apartments.

Infrastructure: City sewer, water; shared access and parking along arterial roads.

- **Employment:** Allows industries featuring industrial processing, manufacturing, heavy truck traffic, excessive noise, potentially noxious uses and outdoor storage. These uses are the least compatible with residential developments and should be encouraged to locate where such uses already occur.

Infrastructure: City sewer or commercial septic system, City water, wide turn bays and access improvements for trucks and heavy machinery. Access to highways, the Turnpike and I-35 are ideal.

- **Employment Mixed-Use:** Allows light industrial uses such as warehouse, distribution, office and limited retail (compatible with light industrial uses). Light industries are small-scale and non-polluting industries. Other uses may include medical facilities and offices.

Infrastructure: City sewer, water; turn lanes and/or access improvements along arterial roads and/or highways.

- **Airport Influence Area:** Areas adjacent to the airport identified for future airport expansion and/or compatible businesses and uses which include but are not limited to light industrial, office and airport-related commercial.

- **Public/Semi-Public:** These areas include public buildings, schools, churches and civic organizations. Notable uses include Emporia State University, the Civic Auditorium and the County Fairgrounds. When government/institutional uses are sold, the City Commission should consider alternative uses for redevelopment.

- **Parks/Recreation:** These uses are intended to provide both passive and active recreational opportunities throughout the city.

