



Retail-Commercial Development Plan 2020

Appendix B

INTRODUCTION

Appendix B of the Retail-Commercial Development Plan 2020 is a reproduction of the current City of Tonganoxie Comprehensive Plan implementation strategies. These are contained in Appendix A of that plan which lists goals, objectives, and strategies in the following areas:

- Environmental preservation;
- Parks and open space;
- Built environment;
- Residential area;
- Commercial and office development;
- Industrial development;
- Transportation; and
- Community facilities and services.

Appendix B of the Comprehensive Plan addresses the implementation schedule for the strategies of the plan.

The two appendices are reproduced on the following pages.

APPENDIX A: IMPLEMENTATION STRATEGIES

Specific Strategies for implementing goals as required by the
KS Department of Commerce and Housing
Community Capacity Builders Grant.

Note: It is understood that the appropriate members of the City Staff will be integrally involved in all aspects of Strategy Implementation. Staff members shall be any one or all of the following: Administrator, City Clerk, Planner, Superintendent, Engineer, Codes Inspector, Codes Enforcement Officer, Chief of Police, Fire Chief, Attorney

ENVIRONMENTAL PRESERVATION GOALS

Goal: Encourage the conservation and protection of natural resources and open spaces within Tonganoxie and the Planning area, while providing for a growing and changing area.

Objective 1 Identify and restrict areas that pose a public health risk.

Strategy 1.a Continued implementation of the Floodplain Management Plan and the Stormwater Detention Plan.

Timeline: Ongoing

Responsible Parties: Planning Commission, Governing Body

Strategy 1.b Protect the ambient air as well as ground and surface waters by restricting all uses that may contaminate these resources either through limiting, banning or mitigating their use within the City and the Planning Area.

Timeline: 2003

Responsible Parties: Planning Commission, Governing Body

Strategy 1.c Require all uses that discharge potentially noxious contaminants into the air, soil or water to obtain a Special Use Permit. Such permit shall define the conditions under which these uses may operate within the City and Planning Area.

Timeline: 2003

Responsible Parties: Planning Commission, Governing Body

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Strategy 1.d Identify all sites within the City and the Planning Area that pose a possibility of environmental contamination.

Timeline: 2004

Responsible Parties: City Staff

Strategy 1.e Work with owners of identified sites to create and implement mitigation and/or clean-up strategies.

Timeline: 2006

Responsible Parties: Property Owners, Civic Club, Mirror

Strategy 1.f Revise regulations to establish zoning strategies to strictly regulate uses within the City that may cause a risk to the public health and welfare.

Timeline: 2003

Responsible Parties: Planning Commission, Governing Body

Objective 2 Protect all areas with significant topographic features.

Strategy 2.a Identify areas to protect, including, but are not limited to, flood hazard areas, wetlands, prairie grasslands, ponds and drainage ways, and areas containing steep slopes with soils unsuitable for development.

Timeline: 2004

Responsible Parties: City Staff

Strategy 2.b Create a land use map identifying all areas that should be protected from development. Locations shall be rated according to the level of protection required.

Timeline: 2005

Responsible Parties: City Staff

Strategy 2.c Continue to limit or restrict development in areas highly susceptible to irreparable damage.

Timeline: Ongoing

Responsible Parties: Planning Commission, Site Review Board

Objective 3 Preserve and protect areas of quality natural vegetation including the protection of existing trees in undeveloped areas.

Strategy 3.a Identify areas with quality natural vegetation that should be protected within the City and Planning Area.

Timeline: 2004

Responsible Parties: City Staff

Objective 4 Protect important existing hydrologic features such as the 100-year flood plain to restrict growth that harms the environment.

Strategy 4.a Review all development plans using the Stormwater Detention Plan.

Timeline: Ongoing

Responsible Parties: City Staff

Strategy 4.b Create Comprehensive Stormwater Management Plan for City.

Timeline: 5-10 years

Responsible Parties: City Staff

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Strategy 4.c Review and revise Floodplain Plan every five years.

Timeline: Next review 2005

Responsible Parties: City Staff

Objective 5 Promote the planting of new trees throughout the community in areas that do not interfere with traffic safety.

Strategy 5.a Identify areas where street trees are feasible.

Timeline: 2004

Responsible Parties: Tree Board

Strategy 5.b Revisions to Subdivision regulations concerning street trees in all future developments.

Timeline: 2003

Responsible Parties: City Staff, Tree Board

Strategy 5.c Identify and initiate planting of trees on all publicly owned spaces.

Timeline: Ongoing

Responsible Parties: Tree Board, Civic Club

PARKS & OPEN SPACE GOALS

Goal: Preserve natural areas, floodplains, forested areas, meadows and other important environmental features as parks and open space resources.

Objective 1 Maintain and expand the local park system to serve all sections of the community.

Strategy 1.a Continue to maintain a minimum of 1 acre of municipal parks per 250 residents as recommended by the national Recreation and Parks Association.

Timeline: Ongoing

Responsible Parties: Planning Commission, Recreation Commission

Strategy 1.b Maintain a minimum of 1 acre of community parks for every 500 residents as recommended by the national Recreation and Parks Association.

Timeline: Ongoing

Responsible Parties: Planning Commission, Recreation Commission

Strategy 1.c Maintain and strive to improve the current level of maintenance of all City owned parks.

Timeline: Ongoing

Responsible Parties: City Staff, Recreation Commission

Objective 2 Support the Recreation Commission and their efforts to increase resources available for recreational areas.

Strategy 2.a City to continue the current policy of sharing services and equipment to help create and maintain park space owned by the Recreation Commission.

Timeline: Ongoing

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Responsible Parties: City Staff, Recreation Commission, Civic Club

Strategy 2.b Include the Recreation Commission in all discussions, identification and designation of areas to be used for future open space and parks for the Planning Area.

Timeline: Ongoing

Responsible Parties: Planning Commission, Recreation Commission, County Planner, County Planning Commission

Strategy 2.c Seek input from the Recreation Commission in upgrading all existing parks within the City.

Timeline: Set up annual review in November, 2003

Responsible Parties: Planning Commission, Recreation Commission

Objective 3 Continue to upgrade existing recreational areas within the City.

Strategy 3.a Establish a method for all new development to contribute to or help provide for public open space and/or parks.

Timeline: 2003

Responsible Parties: Planning Commission, Recreation Commission, County Planner, County Planning Commission

Strategy 3.b Establish a yearly 'brainstorming' session between all entities involved with parks in the Planning Area to share information and formulate strategies for maintaining and upgrading the existing park system.

Timeline: First session March 2003.

Responsible Parties: Planning Commission, Recreation Commission, Civic Club, City Staff, County Planner, County Planning Commission

Objective 4 Provide new recreational areas and sports fields as the need arises for use by City residents.

Strategy 4.a Create a future strategy for development of facilities to meet the recommended needs as stated by the National Recreation and Parks Association. Strategy should be based on projected future growth.

Timeline: 2005

Responsible Parties: Planning Commission, Recreation Commission

Objective 5 Promote and encourage new recreational facilities and programs that respond to the special needs and desires of Tonganoxie residents.

Strategy 5.a Determine the number and type of 'special needs' recipients in the planning area.

Timeline: 2007

Responsible Parties: Council on Aging, Board of Education, Planning Commission

Strategy 5.b Work with local agencies to formulate a plan for fulfilling those needs when possible and within a reasonable area.

Timeline: 2008

Responsible Parties: Council on Aging, Board of Education, Planning Commission

Objective 6 Study the feasibility of enlarging or rehabilitating the outdoor pool and/or

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building a new indoor swimming pool.

Strategy 6.a Form a task force for the expansion of the current pool facilities and the park area.

Timeline: 2007

Responsible Parties: Recreation Commission, Planning Commission, Civic Club

Strategy 6.b Form a task force to study the development of a golf course within the planning area.

Timeline: 2007

Responsible Parties: Planning Commission, Recreation Commission, Civic Club

Strategy 6.c Establish a plan for implementing and financing such improvements.

Timeline: 2006

Responsible Parties: Planning Commission, Recreation Commission, Civic Club

Objective 7 Ensure that adequate recreational facilities are provided which serve major new residential development of all types.

Strategy 7.a Work with developers in the establishment of small pocket parks or linear connection to existing parks in all new residential developments and in commercially zoned districts.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 7.b Work with the Recreation Commission to initiate a program establishing an interconnecting network of combination walkway/bikeways that connect all community parks and where possible the neighborhood parks in the City.

Timeline: 2004

Responsible Parties: Planning Commission, Recreation Commission, Civic Club

Objective 8 Strive to achieve a standard of 12 acres per 1,000 population regarding the type and quantity of park and open space land to be provided within Tonganoxie.

Strategy 8.a Amend the subdivision regulations to allow for accumulation of monies or land to meet this minimum as growth occurs.

Timeline: 2005

Responsible Parties: Planning Commission, Governing Body

Strategy 8.b Establish a joint task force with Leavenworth County to formulate methods by which all development within the Planning Area may contribute to park development.

Timeline: 2007

Responsible Parties: Formation of joint City/County Park & Recreation Board

Objective 9 Plan for new park and open space sites within growth areas prior to development before acquisition becomes too expensive.

Strategy 9.a Identify likely sites within the planning area to establish future parks to accommodate growth.

Timeline: 2004

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Responsible Parties: Planning Commission, Recreation Commission

Strategy 9.b Locate possible future sites on a long-range park acquisition map.

Timeline: 2006

Responsible Parties: City Staff

Objective 10 Study the feasibility of a system of jogging trails and bike paths within the city limits.

Strategy 10.a Initiate a plan to develop linear parks and/or joint bikeways and walkways to connect existing and future parks and to provide neighborhood recreational activity. These may be located in areas such as the former railroad right-of-way, along creeks or drainage ways or in the floodplain.

Timeline: 2004

Responsible Parties: Planning Commission, Recreation Commission, Civic Club

Strategy 10.b Small pocket parks may be developed alongside the linear park system where it is deemed feasible and desirable.

Timeline: 2006

Responsible Parties: Planning Commission, Recreation Commission, Civic Club

Objective 11 Encourage private developers to make contributions to the City's recreation system or provide recreation facilities for the residents of new subdivisions.

Strategy 11.a Staff to gather information concerning methods of acquisition used by other similar cities in the Midwest.

Timeline: 2005

Responsible Parties: City Staff

Strategy 11.b Set-up a developer's forum for input and discussion concerning contributions toward City parks and services.

Timeline: 2003

Responsible Parties: Area Developers, Planning Commission, Recreation Commission

Objective 12 Limit any public acquisition efforts to selected sites that have important recreational potential.

Strategy 12.a Compare all proposed recreational, park or open space sites to the established map for that purpose and limit acquisition to those areas. Special exception may be made only by the Governing Body.

Timeline: 2007

Responsible Parties: Recreation Commission, Planning Commission, Governing Body

Objective 13 Encourage the retention of appropriate amounts of open space areas and environmental features throughout the City.

Strategy 13.a Create a land use map identifying all areas that should be protected from development. Locations shall be rated according to the level of protection required.

Timeline: 2005

Responsible Parties: City Staff

BUILT ENVIRONMENT GOALS

Goal: To encourage and manage development within the planning area that will provide for the optimum in public health, safety, quality of life, and individual opportunities for all residents.

Objective 1 Ensure that new development is built using appropriate site design standards consistent with its particular use and location.

Strategy 1.a Continue using the Site Review Board and the established Design Standards to review all proposed development for the City.

Timeline: Ongoing

Responsible Parties: Site Review Board

Objective 2 Promote a balanced housing mix within the community.

Strategy 2.a Develop specialized overlay zoning for infill development and large lot development within the City.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 2.b Devise an incentive program for developers to employ residential planned unit development strategies to mix housing sizes and types within neighborhoods to perpetuate the small town design qualities of Tonganoxie.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 3 Promote intergovernmental cooperation between the City and Leavenworth County regarding issues of future development.

Strategy 3.a Work with the County to establish a policy for the City to have significant input into planning issues involving its planning area.

Timeline: 2003

Responsible Parties: Planning Commission, County Planner, County Planning Commission

Objective 4 Promote, preserve and improve the historical and institutional resources of the community.

Strategy 4.a Establish a formal listing of significant structures and sites that have been figurative in the development of Tonganoxie.

Timeline: 2003

Responsible Parties: Historic Society

Strategy 4.b Nominate qualified structures and sites in Tonganoxie for registry with the State Historical Society and the National Trust for Historic Preservation.

Timeline: 2003

Responsible Parties: Historic Society, General Public

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Strategy 4.c Define and establish 'environs' areas near historic structures and sites to protect them from incompatible development.

Timeline: 2005

Responsible Parties: Historic Society

Strategy 4.d Encourage the adaptive reuse of existing structures for housing and other needs.

Timeline: Ongoing

Responsible Parties: Planning Commission, Historic Society

Objective 5 Provide incentives for future growth and development into areas adjacent to existing developed neighborhoods by encouraging new structures that can be easily served by public infrastructure and facilities.

Strategy 5.a Formulate annexation incentive plan for areas designated on the Service Area Maps.

Timeline: 2003

Responsible Parties: Planning Commission, Governing Body

Strategy 5.b Update the Service Area Maps on a yearly basis or as service lines are extended.

Timeline: 2004

Responsible Parties: City Staff

Objective 6 Extend City subdivision controls in cooperation with Leavenworth County for up to three miles outside the City boundaries if conditions warrant their extension.

Strategy 6.a Work with the County to establish a policy for the City to have significant input into planning issues involving its planning area.

Timeline: 2003

Responsible Parties: City and County Planning Commissions

Objective 7 Maintain the quality of existing neighborhoods and land use areas within the community.

Strategy 7.a Encourage the adaptive reuse of existing structures for housing and other needs.

Timeline: Ongoing

Responsible Parties: Historic Society, Planning Commission

Strategy 7.b Initiate zoning regulation changes that encourage the use of development techniques and elements that perpetuate the small town image such as sidewalks, short blocks, varying lot sizes, landscaping, minimal setbacks, etc.

Timeline: 2003

Responsible Parties: Planning Commission

RESIDENTIAL AREA GOALS

Goal: Promote a mix of housing types and residential densities that provide housing opportunities for various socioeconomic groups within Tonganoxie.

Objective 1 Promote approaches to land development that will achieve high quality new residential environments.

Strategy 1.a Create a residential district for large lot development for use in areas that would be difficult to develop because of physical features.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 1.b Provide zoning regulations that included several different types of residential options.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 1.c Staff to arrange yearly workshops for the Planning Commission and the Governing Body to explore various concepts in planning.

Timeline: First workshop to be held in April 2003

Responsible Parties: Staff

Objective 2 Identify appropriate locations for quality new multi-family residential development within future growth areas to appeal to diverse housing markets in Tonganoxie.

Strategy 2.a Identify areas on the future land use map with adequate access for multifamily development.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 2.b Revise subdivision regulations to require that all new multifamily development be connected to the walkway/bikeway system.

Timeline: 2006

Responsible Parties: Planning Commission, Recreation Commission

Objective 3 Encourage housing development that protects existing environmental features.

Strategy 3.a Create a residential district for large lot development for use in areas that would be difficult to develop because of physical features.

Timeline: 2003

Responsible Parties: Planning Commission

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Strategy 3.b Create a cluster development zoning district with minimum open space requirements.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 4 Promote the development of new residential areas that target both affordable and move-up housing markets.

Strategy 4.a Monitor current incomplete phased developments within the City.

Timeline: Ongoing

Responsible Parties: Staff

Strategy 4.b Create a vacancy list of favorable development locations within the City and the Service Area.

Timeline: 2005

Responsible Parties: Local realtors, Chamber of Commerce

Objective 5 Ensure that new housing development can be served by public services at the least cost.

Strategy 5.a Create a vacancy list of favorable development locations within the City and the Service Area.

Timeline: 2005

Responsible Parties: Local realtors, Chamber of Commerce, LAD

Objective 6 Maintain the aesthetic viability and quality of existing residential neighborhoods.

Strategy 6.a Develop specialized overlay zoning for infill development within the City.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 6.b Use the site review process to regulate buffering of adjacent uses.

Timeline: Ongoing

Responsible Parties: Site Review Board

Strategy 6.c Inspect all new development plans for transition use patterns to protect residential areas from higher intensity uses.

Timeline: Ongoing

Responsible Parties: Planning Commission

Objective 7 Promote the existing neighborhood revitalization program through additional publicity.

Strategy 7.a Continue offering the Neighborhood Revitalization Plan as an incentive to rehabilitation of older homes in town.

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Timeline: Ongoing

Responsible Parties: Chamber of Commerce, Planning Commission, Mirror

Strategy 7.b Maintain a good relationship with the official newspaper for the City to easily disseminate information to the public.

Timeline: Ongoing

Responsible Parties: Mirror, Journal World, Leavenworth Times, KC Star

Strategy 7.c Notify the official newspaper of all official meetings of the Planning Commission and Site Review Board, supplying agendas and information on issues to be addressed.

Timeline: As needed

Responsible Parties: Mirror

Objective 8 Protect residential areas from incompatible land uses that may create adverse impacts in part by requiring the proper maintenance of property.

Strategy 8.a Governing Body to adopt an updated city code that addresses life and safety issues as well as safe building practices.

Timeline: 2003

Responsible Parties: Governing Body

Strategy 8.b City to support a codes inspector and codes enforcement officer to assure compliance with building, life and safety codes as well as planning regulations.

Timeline: Ongoing

Responsible Parties: Governing Body

Strategy 8.c Update current zoning and subdivision regulations to reflect goals of the Comprehensive Plan.

Timeline: 2003

Responsible Parties: Planning Commission, Governing Body

Objective 9 Preserve and protect existing housing through efficient code enforcement and preventive maintenance to prevent the negative impact of poorly maintained property upon the viability of neighborhoods.

Strategy 9.a Adopt an updated city code that addresses life and safety issues as well as safe building practices.

Timeline: 2003

Responsible Parties: Governing Body

Strategy 9.b City to support a codes inspector and codes enforcement officer to assure compliance with zoning and subdivision regulations and building codes.

Timeline: Ongoing

Responsible Parties: Governing Body

Objective 10 Promote adequate screening and buffering between residential areas and adjacent commercial and industrial development, including parking and service areas.

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Strategy 10.a Amend zoning and subdivision regulations to require a visual buffer between residential uses and arterial roads.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 11 Provide for the housing needs of the elderly and the disabled.

Strategy 11.a Create a zoning district for Elderly and/or Disabled Housing.

Timeline: 2003

Responsible Parties: Planning Commission

COMMERCIAL & OFFICE DEVELOPMENT GOALS

Goal: Maintain and expand the range of retail and commercial service activities available within the City.

Objective 1 Promote new office, retail and commercial development in selected locations within the existing city boundaries to serve existing neighborhoods.

Strategy 1.a Create a database of currently available sites for commercial development. Make this list available to the Chamber of Commerce, Leavenworth Area Development, and place it on our website.

Timeline: 2004

Responsible Parties: Chamber of Commerce, Local realtors

Objective 2 Identify appropriate locations for new retail and commercial service development within future growth areas.

Strategy 2.a Create a Commercial/Industrial development map.

Timeline: 2005

Responsible Parties: Local realtors, Chamber of Commerce

Objective 3 Promote site design that will achieve high quality in new commercial areas.

Strategy 3.a Continue enforcing the site review regulations on all new development.

Timeline: Ongoing

Responsible Parties: Site Review Board

Strategy 3.b Consider the visual character of proposed development with an emphasis on the use of building designs that provide a visual connection with surrounding development.

Timeline: Ongoing

Responsible Parties: Site Review Board

Objective 4 Minimize any impact of commercial activities on neighboring land use areas, particularly residential areas.

Strategy 4.a Use the site review process to regulate buffering of adjacent uses.

Timeline: Ongoing

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Responsible Parties: Site Review Board

Strategy 4.b Locate high intensity uses on or adjacent to arterial streets.

Timeline: Ongoing

Responsible Parties: Planning Commission

Objective 5 Promote the use of high-quality signage within and around commercial areas.

Strategy 5.a Revise zoning regulations concerning signage in the City.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 6 Encourage safe and convenient pedestrian access to shopping and service areas within the community.

Strategy 6.a All new commercial developments shall incorporate sidewalks that connect both within and without the area.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 7 Preserve and strengthen the historic downtown area as a special area within the community.

Strategy 7.a Have the downtown area declared a city historic district.

Timeline: 2005

Responsible Parties: Historic Society

Strategy 7.b Continue to promote the use of the CDBG Revolving Loan program for use in rehabilitating building facades in the downtown area.

Timeline: Ongoing through duration of program.

Responsible Parties: KDOC&H/CDBG Revolving Loan Program

Strategy 7.c Establish a Downtown Owners Organization to promote and strengthen the downtown district.

Timeline: 2004

Responsible Parties: Downtown Property Owners

Strategy 7.d Publicize the Revitalization Program and its incentives for rehabilitation of downtown buildings.

Timeline: Ongoing

Responsible Parties: Chamber of Commerce, Civic Club, Mirror

INDUSTRIAL DEVELOPMENT

Goal: Continue to encourage business and industrial development as an important source of revenue and employment for the community.

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Objective 1 Ensure that all new business and industrial development is concentrated in areas of similar or compatible use.

Strategy 1.a Revise zoning and subdivision regulations to reflect the new Comprehensive Plan goals.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 1.b Revise zoning regulations to require screening of storage and accessory structures and uses out of view from collector or arterial streets.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 1.c Revise zoning regulations to define a hierarchy of aesthetic considerations, the more visible the site, the more screening and restrictive the visual and landscaping requirements.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 2 Ensure that new industrial development is located in areas where adequate public services, facilities and infrastructure can be provided in an efficient manner.

Strategy 2.a Require all future industrial development to be located in areas that have convenient access to designated arterial streets.

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 2.b Restrict the development of residential uses near industrial uses.

Timeline: Ongoing

Responsible Parties: Planning Commission

Objective 3 Minimize the impact of industrial activities, including traffic, on neighboring land-uses, avoiding environmental hazards.

Strategy 3.a Locate high intensity uses on or adjacent to arterial roads.

Timeline: Ongoing

Responsible Parties: Planning Commission

TRANSPORTATION GOALS

Goal: Provide for the safe movement of automobiles, trucks, service vehicles, and hazardous materials within the community in a manner that does not adversely affect nearby land-uses.

Objective 1 Ensure the decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.

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Strategy 1.a Establish a policy defining development's contribution responsibilities toward new roads and streets.

Timeline: 2004

Responsible Parties: Local developers, Planning Commission

Strategy 1.b All new development along Highway 24-40 shall provide for alternate access or connection to an alternate circulation route.

Timeline: Ongoing

Responsible Parties: Planning Commission

Objective 2 Protect arterial and collector streets from encroachment resulting from improper access to adjacent land uses.

Strategy 2.a Revise subdivision regulations, limiting access and/or curb cuts to collector and arterial streets.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 3 Design a road network system within developing areas to acquire sufficient rights-of-way.

Strategy 3.a Create a map that classifies all current streets within the City.

Timeline: 2005

Responsible Parties: City Staff

Strategy 3.b Create a map that classifies all current roads within the Planning Area.

Timeline: 2005

Responsible Parties: City Staff

Strategy 3.c Create overlays for the above maps to project road/street development over the next 20 years.

Timeline: 2005

Responsible Parties: City Staff

Objective 4 Ensure adequate access to and circulation around commercial and industrial areas, public facilities, and other activity centers.

Strategy 4.a Require alternate access routes for all development along Highway 24-40

Timeline: 2003

Responsible Parties: Planning Commission

Objective 5 Minimize through traffic within residential neighborhoods.

Strategy 5.a Revise subdivision regulations to define minimum street standards in new subdivisions

Timeline: 2003

Responsible Parties: Planning Commission

Strategy 5.b Revise subdivision regulations to encourage traffic deterrent designing--such as curves, loops and offsets or limited access points--and discourage the use of cul-de-sac or dead-end streets.

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Timeline: 2003

Responsible Parties: Planning Commission

Objective 6 Ensure the provision of adequate off-street parking facilities for all types of land uses by encouraging these uses to keep as much of the parking as possible off the street in residential areas.

Strategy 6.a Revise regulations to require adequate off-street parking for all uses.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 7 Provide for safe and convenient bicycle movement within the City and its planning area.

Strategy 7.a Create a combination bikeway/walkway network connecting parks and commercial areas of the city.

Timeline: 2004

Responsible Parties: Planning Commission, Recreation Commission

Strategy 7.b Designate specific routes within the city as bikeways.

Timeline: 2005

Responsible Parties: City Staff

Strategy 7.c Revise regulations concerning all new accessways to include accommodation for bicycles.

Timeline: 2003

Responsible Parties: Planning Commission, Recreation Commission

Objective 8 Maintain policies that protect pedestrian movement throughout the City.

Strategy 8.a Create a capital improvement plan for constructing, improving or replacing sidewalks within the City.

Timeline: 2005

Responsible Parties: City Staff

City. Strategy 8.b Revise regulations to require walkways along all new streets within the

Timeline: 2003

Responsible Parties: Planning Commission

Objective 9 Promote the repair of existing curbs and sidewalks and the construction of curbs and sidewalks where they do not currently exist.

Strategy 9.a Create a plan for constructing, improving or replacing sidewalks within the city.

Timeline: 2005

Responsible Parties: City Staff

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COMMUNITY FACILITIES & SERVICES GOALS

Goal: To provide a high level of governmental and civic services and facilities to sustain and enhance the quality of life within Tonganoxie and the Planning Area.

Objective 1 Ensure that all improved properties connect to public sewer and public water systems, in all locations where either or both systems are available.

Strategy 1.c All new construction within the City limits shall be connected to the municipal waste disposal systems. Exceptions only upon recommendation and approval of the City Engineer.

Timeline: Ongoing

Responsible Parties: City Staff

Objective 2 Utilize the provision of public services as a technique for encouraging future land development patterns that promote efficiency.

Strategy 2.a Refer to Service Area Maps when considering annexations and extension of services.

Timeline: Ongoing

Responsible Parties: City Staff

Strategy 2.b Formulate annexation incentive plan.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 3 Maintain, improve and expand existing infrastructure systems to preserve and upgrade the economic value of neighborhoods and development.

Strategy 3.a Begin expansion and upgrading of the Municipal Wastewater system.

Timeline: 2003

Responsible Parties: Governing Body

Strategy 3.b Begin construction of proposed new wells and/or additional water supply and water treatment system.

Timeline: 2003

Responsible Parties: Governing Body

Objective 4 Maintain relationships with all utility providers for the City to coordinate future expansion and improvements to the City.

Strategy 4.a Initiate a yearly utility providers meeting to discuss future expansion and needs.

Timeline: 2003

Responsible Parties: Utility providers, City Staff

Objective 5 Ensure that all public sites and buildings are kept attractive and maintained.

Strategy 5.a Establish two city-wide clean-up days for all publicly-owned parks and open space areas to foster public involvement and 'ownership' of public facilities. Combine dates with event such as city-wide barbecue.

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Timeline: Spring and Autumn beginning in 2003

Responsible Parties: Recreation Commission, Civic Club, Chamber of Commerce, Tree Board

Strategy 5.b Establish a maintenance checklist and schedule for all city-owned sites and structures.

Timeline: 2003

Responsible Parties: City Staff

Strategy 5.c Initiate an open, juried competition process for design solutions when constructing or renovating any municipal structure.

Timeline: 2004

Responsible Parties: Governing Body

Strategy 5.d Formulate a list of low maintenance, native plants and other materials to be used in public parks and open spaces.

Timeline: 2003

Responsible Parties: Tree Board, Recreation Commission, Master Gardeners

Strategy 5.e Revise zoning regulations to remove public uses from districts where they would be an intrusive presence and place them in districts where they would fit better, such as industrial or commercial districts.

Timeline: 2003

Responsible Parties: Planning Commission

Objective 6 Promote a system of community recycling.

Strategy 6.a Support and promote recycling activities in the community.

Timeline: Ongoing

Responsible Parties: Chamber of Commerce

Strategy 6.b Proclaim May 1, International Save The Earth Day, as a special collection day within the City of Tonganoxie.

Timeline: On-going

Responsible Parties: Chamber of Commerce

Strategy 6.c Encourage recycling of materials in all City departments.

Timeline: 2003

Responsible Parties: City Staff

Objective 7 Support and encourage the development and construction of community facilities to meet social needs such as community centers, sports and playing fields and specialized activity areas for public use.

Strategy 7.a Encourage the designation of land for future school system growth and the construction of neighborhood schools as population growth and educational needs warrant the need for new elementary level facilities.

Timeline: 2003

Responsible Parties: Planning Commission, School Board

Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies

Strategy 7.b As new facilities are built, adaptive re-use of existing structures is strongly encouraged to maintain the fabric of existing neighborhoods.

Timeline: On-going

Responsible Parties: School Board, Chamber of Commerce, Civic Club, Historic Preservation Society

Strategy 7.c Encourage adaptive re-use of significant structures in the City to include commercial and industrial buildings.

Timeline: On-going

Responsible Parties: School Board, Chamber of Commerce, Civic Club, Historic Preservation Society

Strategy 7.d Initiate planning design for a City-wide community center facility when the projected population level reaches 7,000.

Timeline: 2011

Responsible Parties: Governing Body, Recreation Commission

Objective 8 Encourage the location and development of residential and social facilities and policies to meet the needs of elderly and special needs residents of the City.

Strategy 8.a Determine the number and type of 'special needs' recipients in the planning area.

Timeline: 2007

Responsible Parties: School Board, Council on Aging, Civic Club

Strategy 8.b Work with local agencies to formulate a plan for fulfilling those needs when possible and within a reasonable area.

Timeline: 2008

Responsible Parties: School Board, Council on Aging, Civic Club