

LAND USE

ISSUES & OPPORTUNITIES



Downtown Gateways

Gateway monuments and/or wayfinding signage are a design element that can help distinguish and identify a specific neighborhood or downtown district.



Streetscaping

Streetscaping elements such as brick or colored concrete crosswalks, bump-outs, landscaping, lighting, outdoor patios, and angled parking can calm traffic and make the downtown core a more inviting place to visit.

LAND USE GOAL #1

Create a sustainable development pattern.

Policies

- » **#1-** New development within the City's jurisdiction should support the efficient use of public services and infrastructure.
 - » Land development will be coordinated with capital planning for efficient public facilities and services.
 - » Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions across undeveloped lands is discouraged.
 - » The City will collaborate with the Counties and adjacent Towns to enable new development within the identified priority growth areas. Any development in the planning area should be consistent with the City Subdivision and Zoning Ordinances.
- » **#2-** Encourage development that uses land efficiently.
 - » Development incentives such as flexibility with standards and/or TIF assistance should be prioritized for infill and redevelopment, followed by newly annexed areas for greenfield development.
 - » Promote the inclusion of a mix of residential types in every neighborhood that minimize land consumption, including small lots, attached units, and multifamily units.
 - » Enable and encourage the incorporation of mixed use development in all areas of the City where economically viable.
- » **#3-** Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes.
 - » Discourage architectural designs that make buildings hard to use for other occupants in the future.
 - » Large format commercial buildings should be able to be reasonably divisible into multi-tenant buildings as the market and local needs change.
- » **#4-** Protect and respect natural resources and systems in all development decisions. Avoid developing in areas rich in natural resources.

Actions

- » **A.** Work closely with the Regional Planning Commission to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate anticipated and planned growth.
- » **B.** Exercise extraterritorial plat review powers to help ensure orderly future annexation and development.

LAND USE GOAL #2

Establish balanced neighborhoods throughout the City.

Policies

- » **#1-** Provide a mix of housing types to accommodate every stage of life in every neighborhood (see Housing goals and policies).
- » **#2-** Use City planning and zoning review processes to encourage design for land use compatibility.
- » **#3-** Adopt and enforce property maintenance codes to maintain neighborhood quality and prevent blight.

Actions

C. Update the Zoning and Subdivision Ordinances, considering the following possible changes:

- » Either require bike parking spaces in new developments or encourage bike parking by offering a modest reduction in vehicle parking.
- » Consider the use of density bonuses as an incentive to encourage enhancements that the City would not require, such as energy and resource efficient design or income-qualified housing units.
- » Review and strengthen landscaping, signage, lighting and building design standards in the City's Zoning Ordinance, including standards for employment areas, commercial uses, multi-unit housing and along key corridors and community entries.

LAND USE GOAL #3

Revitalize the Downtown core with mixed uses.

Policies

- » **#1-** Utilize TIF, the Business Improvement District, nuisance abatement, and other development incentives to encourage redevelopment of blighted and dilapidated properties.
- » **#2-** Encourage the development of upper story housing above street-level businesses.
- » **#3-** Introduce design elements that slow down vehicular traffic, encourage pedestrian movement, and create a sense of place throughout the downtown, such as streetscaping, signage, facade improvements, and public art.

Actions

- » **D.** Conduct a community survey and/or market analysis to help determine the types of businesses needed in the community.

RECOMMENDATIONS FOR DESIGN REQUIREMENTS

Land Use Planning

- » Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing active mobility connections.
- » Locate community facilities such as schools, churches, libraries, parks, etc. in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

Site Design

- » Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets.
- » Use landscaping-based screening to create separation when distance alone is not possible or sufficient between land uses.
- » Design the site so that major activity areas such as building entrances, service and loading areas, and parking lots are oriented away from less intensive land uses (to the greatest extent possible).
- » Reduce the impact of parking areas with physical separation, physical barriers, and landscaping elements.

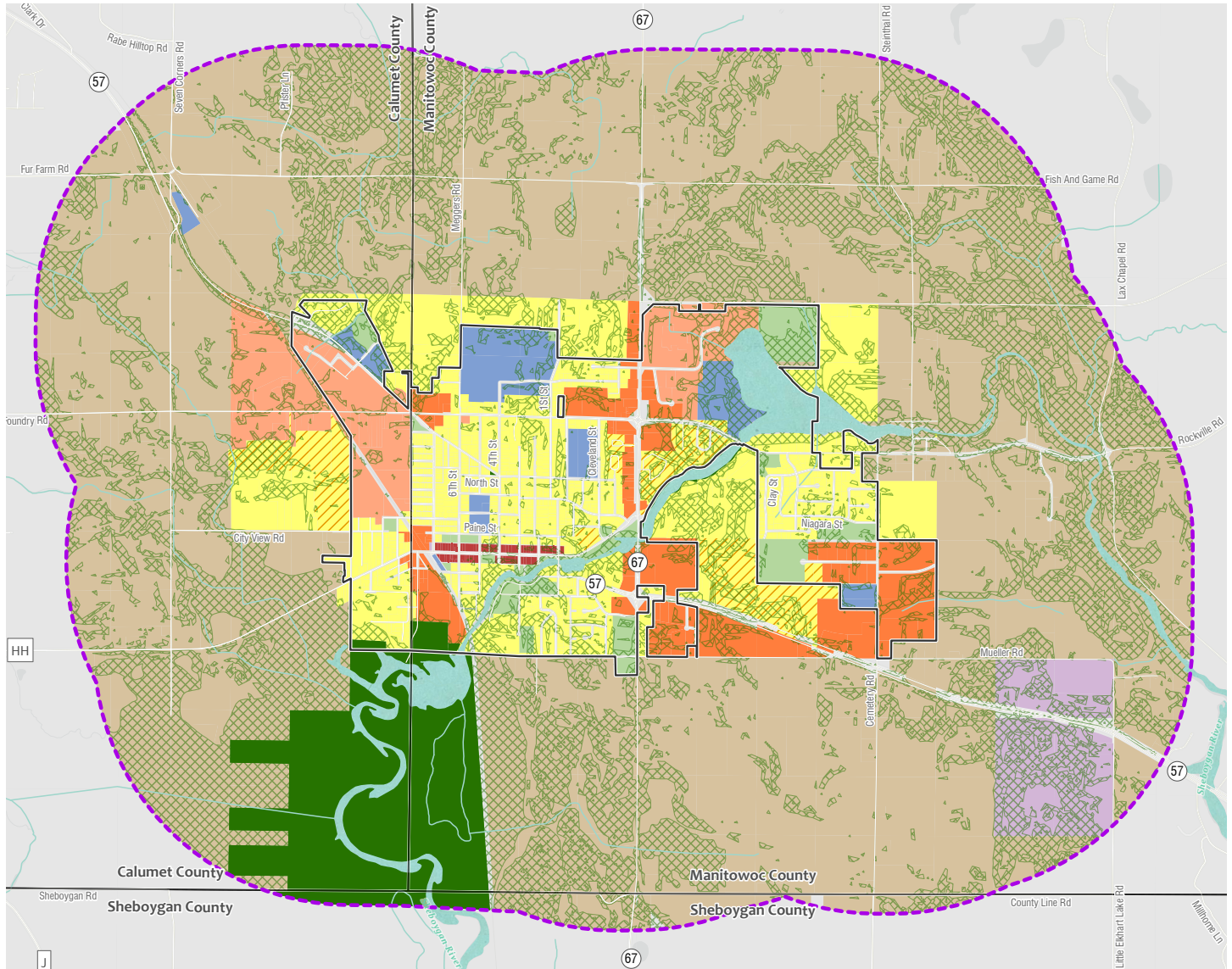
Building Design

- » Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses—such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building (in accordance with the local design character).
- » Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings.
- » Encourage underground parking facilities when feasible to prioritize nearby land for future development.

Lighting Design

- » Outdoor lighting of parking, storage, and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

FUTURE LAND USE MAP

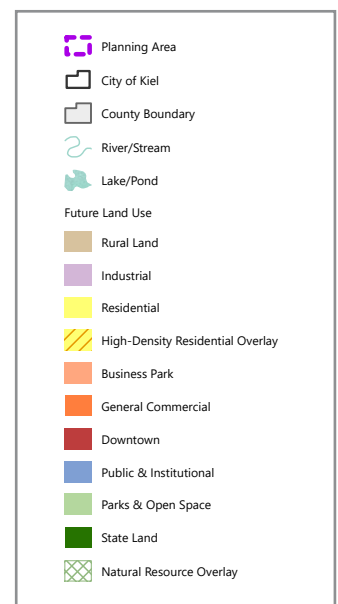


USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the City's land use vision. These categories, including explanation of the City's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the City of Howard and its extraterritorial jurisdiction. This map and

the associated policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.



Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts—they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification.

Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The City recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan. The City may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The City may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing City of Kiel Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the City to confirm whether requests for rezoning of property are generally consistent with this plan.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and City officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the City to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on City transportation infrastructure, City resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and City capability to serve new (re)development.

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See **Implementation** section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, **with a particular emphasis on existing residential neighborhoods**. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line). **The proposed development will not result in undue water, air, light, noise pollution or soil erosion.** Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Transportation

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed amendment/development will **not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians.** Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility

concerns.

Ability to Provide Services

Provision of public facilities and services will **not place an unreasonable financial burden on the City.** Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the City. The City may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed amendment/development is consistent with the general vision for the City, and the other goals, policies and actions of this plan.

FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

- Residential (R)
- High-Intensity Residential Overlay (HRO)
- Downtown (D)
- Business Park (B)
- General Commercial (C)
- Industrial (I)
- Public/Institutional (PI)
- Parks & Open Space (POS)
- State Land (SL)
- Rural Lands (RL)
- Natural Resource Overlay (NRO)

Residential (R)

R areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities.

Most of the area designated as R is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, small multi-unit apartments/condos, and larger multi-family buildings. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

The purpose of the R designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms.

The following policies include design guidelines to ensure compatibility:

1. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
2. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. Accessory dwelling units should be permitted in any single-family housing district
 - b. Duplex units are appropriate just about anywhere within a neighborhood.
 - c. Townhomes or rowhouses with up to contiguous units are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.
 - d. Small multi-unit buildings with up to 6 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater- intensity.
 - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
 - iii. There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors.
 - iv. If approved either through the Planned Development (PD) zoning process or Conditional Use Permit (CUP) process.
 - e. Larger multi-unit buildings exceeding 4 total units, or 10 units per net acre, do have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to local amenities.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Residential

R-1 Residential District

R-2 Residential District

PUD Planned Unit Development

COTTAGE CLUSTERS



This housing type provides a community-oriented option with a group of detached homes (typically smaller than the average home, approx. 800-1,200 SF) grouped together around a common green space. Units are typically offered under condominium ownership or as rentals. These are increasingly common among retirement communities and popular with seniors looking to downsize their homes.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

High-Intensity Residential Overlay (HRO)

R-1 Residential District
R-2 Residential District
R-3 Multiple Residential District
M-1 Mobile Home Park District
B-1 Fremont Commercial District
PUD Planned Unit Development

High-Intensity Residential Overlay (HRO)

HRO overlay identifies properties or areas in the Residential (R) future land use areas that are suitable for high-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas.

For the purposes of this overlay, low-intensity residential includes single-family, duplex, small multi-unit/townhome buildings (up to 4 units). In general, high-intensity residential development is close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Residential (R) as the underlying future land use classification.
2. High-intensity residential development in the R areas are expected to range 10-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development as required in the City's zoning ordinance (should the ordinance be amended to include standards).

Compatibility Standards

Purpose. These standards provide a proper transition and compatibility between low-intensity residential development and more intense multi-unit residential and mixed-use development. For purposes of this section, low-intensity residential development shall mean single-family, duplex, and townhome / small multi-unit buildings (4 or less units).

Applicability. These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Development (PD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.

Compatibility Standards. All development subject to this section shall comply with the following standards:

1. Use Intensity. In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
2. Building Height. The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
 - a. Fifty (50) feet of a single-family or duplex lot.
 - b. Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).

3. Bulk and Mass. Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
 - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
 - b. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave).
4. Architectural Features. At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:
 - a. Porches or porticos
 - b. Balconies
 - c. Dormers
 - d. Gables
 - e. Bay windows
 - f. Door and window ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.
5. Garages. Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
6. Parking. Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
7. Refuse Areas. Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in height, shall be required. Additional landscaping around trash enclosures is encouraged.



MULTI-UNIT BUILDINGS



1. The front door should face the street and there should be a clear route to the door from the street or sidewalk.
2. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and rooflines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).
3. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.
4. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.
5. Off-street parking is located in the side and rear yard.
6. Service areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.
7. Garage doors facing the primary street are discouraged. If unavoidable, recess them from the front facade(s) to minimize their visual impact on the design.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Downtown (D)

B-1 Fremont Commercial District

Downtown (D)

The **D** category represents the entirety of the Fremont Commercial zoning district and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. The general intent of the **D** area is to preserve the architectural character of the historic commercial district, while providing higher density and intensity of uses befitting the central commercial district. The core blocks fronting on Fremont Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and community needs.
2. D is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues).
3. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.
4. New drive-thru and gas station establishments may be allowed in **D** areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.



Business Park (B)

B areas provide the city's population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

1. **B** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. **B** areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of **I** land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping.
3. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
4. There is no limit on the size of establishments that may be constructed within a **B** area, but all uses should be compatible with the density and scale of the surrounding development.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Business Park (B)

B-2 Commercial Service District

I-2 Limited Industrial District

PUD Planned Unit Development



POTENTIALLY ACCEPTABLE ZONING DISTRICTS

General Commercial (C)

B-1 Fremont Commercial District

B-2 Commercial Service District

PUD Planned Unit Development

General Commercial (C)

C areas provide the city's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. C areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While C areas tend to be auto-oriented, changes to C development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a C area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses (e.g. exceeding 15,000 square feet in size). Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.



The images and text below describe design strategies for General Commercial buildings and sites.



The images above illustrate techniques used to vary the facade heights along a long facade.



This example shows an office building with a primary facade using brick with stone as an accent material, meeting desired natural color palette.



Desired design for a retail building. The color palette includes natural and earth tones. Building uses brick (primary) and EIFS (secondary), and architectural details that breakdown the facade to human scale. There are varying building planes and heights.



Left, retail building with primary facade using fiber cement siding with stone as an accent material. Right, retail building with primary facade using stone and brick with EIFS as an accent material. Both meeting a desired natural color palette.



An example of a commercial building using earth tones as the primary color with brighter accent color for awnings and roofing.



The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a "fake" parapet wall and cornice that is not three-dimensional (as it lacks depth).



An example of a high quality office building using variations in building color, projections and windows to break up long walls.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Industrial (I)

I-1 General Industrial District
I-2 Limited Industrial District
PUD Planned Unit Development

Industrial (I)

I areas accommodate high-intensity uses such as heavy manufacturing and resource extraction operations. These types of uses are incompatible with certain low-intensity land uses such as most residential areas and certain general commercial uses.

1. While there are no fixed limits on size of an establishment or development intensity within I areas, all uses should be compatible with the density and scale of surrounding development. The intensity of development may vary significantly depending on the location and surrounding context.
2. "Nuisance" uses (noise, odor, appearance, traffic, or other impacts) should not be located in proximity to residential, mixed-use, or some other types of non-residential uses.
3. Architectural, site design, and landscaping features within I areas may be less extensive than in C and B areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Public & Institutional (PI)

Permitted or Conditional use in most of the City's zoning districts.

Public & Institutional (PI)

PI areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger PI uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger PI areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the City may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.



Parks & Open Space (POS)

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. POS uses are allowed uses in all other land use categories, regardless of whether the area is mapped as Parks and Open Space. As the Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and City residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible.

State Lands (SL)

SL areas encompass lands owned and/or managed by the State of Wisconsin outside of transportation rights-of-way. Though these lands exist within the extraterritorial jurisdiction, they are beyond the scope of future land use planning for the City of Kiel.

In the event that the State abandons or sells these lands for other public or private use, such parcels may fall under the jurisdiction of the City of Kiel for future land use planning.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Public & Institutional (PI)

C-1 Conservancy

PUD Planned Unit Development

Permitted or Conditional use in most of the City's residential and commercial zoning districts.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

Public & Institutional (PI)

C-1 Conservancy





Rural Lands (RL)

RL areas are within the City's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in the RL area may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses served with private, on-site septic systems.

Natural Resource Overlay (NRO)

NRO classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRO areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

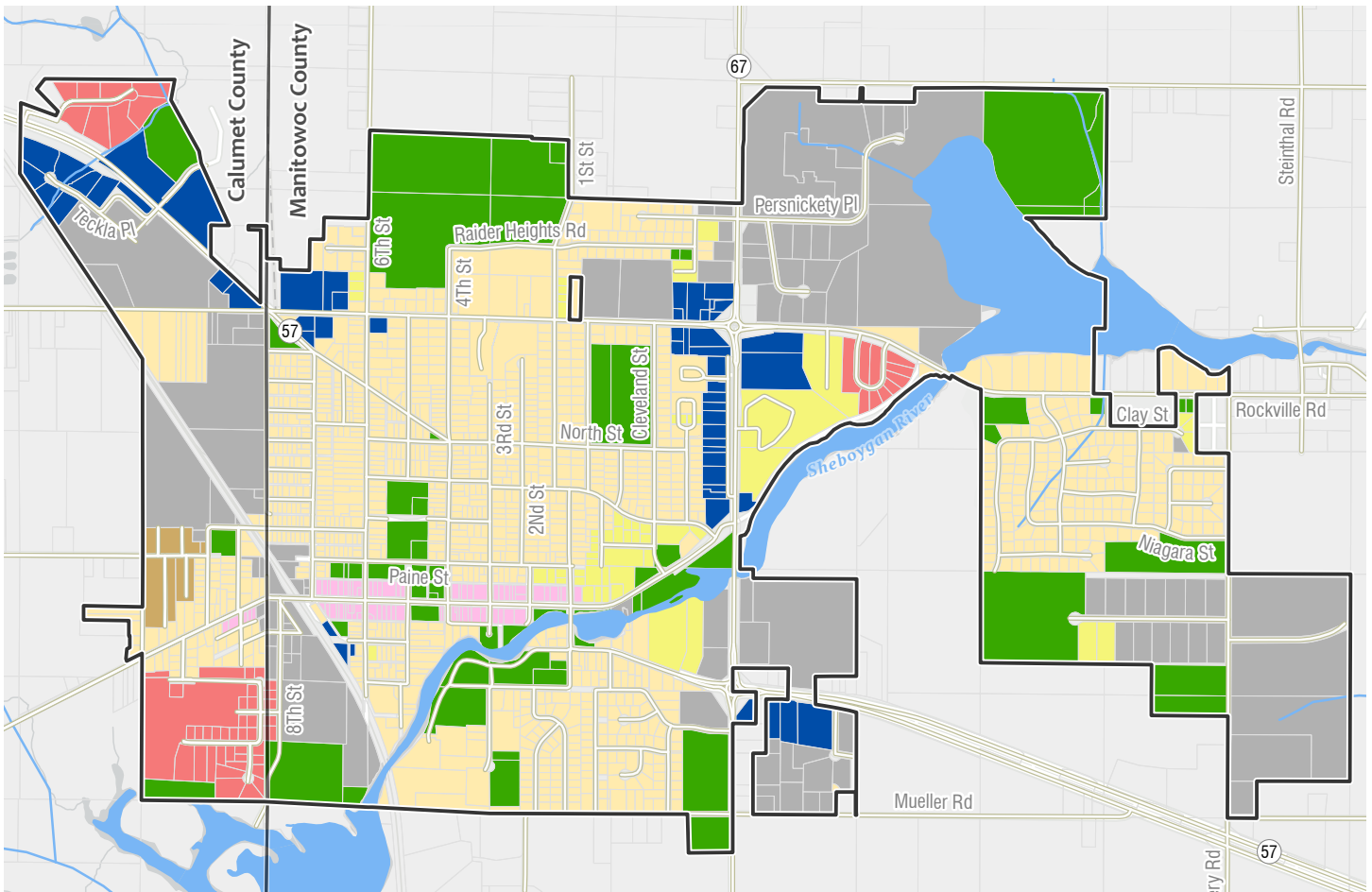
Areas shown as NRO on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the City's planning area. Mapped NRO areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The NRO areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the NRO represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Kiel. Thus, development in areas designated NRO shall be limited based on underlying local, county, state or federal environmental regulations.

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners and developers are advised that land within NRO areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

2022 SNAPSHOT: LAND USE

EXISTING LAND USE MAP - PLANNING JURISDICTION (see Appendix E)



Key Statistics

303 - The increase in population projected between 2020 and 2040, which equates to a 7.7% increase over that time.

24% - The percentage of land developed as residential in the City of Kiel. Single Family Residential accounts for 88% of residential land use acres.

45 - The number of residential building permits issued since 2012.

1.3% - The percent increase in single family home median value between 2012 and 2020 (lagging behind the 1.5% average inflation rate over the same period)

2,455 - The undeveloped acres of land in the planning jurisdiction projected to be needed for development by 2040.

EXISTING LAND USE, 2022

Land Use	City Limits	
	Acres	Percent
Residential	605.7	36%
Multi-Family Residential	64.4	4%
Mobile Home	10.9	1%
Commercial	74.9	4%
Downtown	14.3	1%
General Industrial	157.6	9%
Limited Industrial	248.9	15%
Conservancy	248.6	15%
Planned Unit Development	56.7	3%
Right-of-Way	220.2	13%
TOTALS	1,702.2	--

** The official area of the city is 157.58 acres. There is some overlap due to limitations within the available parcel layers in GIS.*

What is the methodology in establishing the land use projections?

Residential land use projections were calculated by projecting forward the current acreages and average densities for residential uses.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

PROJECTED LAND DEMAND

	2020 <i>(current)</i>	2025	2030	2035	2040	Total Change
Population	3,932	4,075	4,195	4,260	4,235	303
Residential Uses (acres)	681.1	705.9	726.7	737.9	733.6	52.5
Commercial Uses (acres)	89.2	92.4	95.2	96.6	96.1	6.9
Industrial Uses (acres)	406.5	421.3	433.7	440.4	437.8	31.3

Key Findings

1. Residential is by far the largest land use category in terms of the number of acres. Industrial and Conservancy are tied for the second-largest land uses, followed by Right-of-Way. No other land use category is more than 10% of the total.
2. Topography and wetlands might create limitations to development due to the local geography.
3. There do not appear to be significant conflicts between land uses.
4. Based solely on population projections and existing acreage an additional 52.5 acres of land are projected to be needed for residential use by 2040.
5. It is projected that an additional 6.9 acres of commercial will be needed by 2040.
6. Industrial land uses are projected to require an additional 31.3 acres by 2040.

The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand. This plan includes additional acreage for the three major land uses in the event of better-than-anticipated growth.

IMPLEMENTATION

GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with City Council, several City boards and commissions—including the Plan Commission, and City Staff.

City Roles & Responsibilities

City Council

City Council sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each council member should know where to find this plan and should be familiar with the major goals described herein. Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Plan Commission

Land use and development recommendations are a core component of this plan, and the Plan Commission has a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use. It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the City, the Plan Commission should seek public feedback before recommending amendments to the Plan.

Other Committees, Boards, & Commissions

All committees, boards and commissions that serve as an extension of the City of Kiel should treat this Plan as relevant to their activities in service to the Community, and should seek outcomes consistent with the goals and policies herein.

City Staff

Key City staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » City Administrator
- » General Manager of Utilities
- » Public Works Staff

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions.

The City Administrator, as lead administrative official of the City, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than City government. The Action Plan (see page XX) indicates a few responsible parties that the City of Kiel does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following City activities can support this effort:

- » Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- » Take the lead role in establishing collaboration with these organizations.
- » Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances and programs. The City key implementation tools include:

Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

Regulatory Tools

- » Zoning & Subdivision of Land Ordinances
- » Site Plan Requirements
- » Historic Preservation Ordinance
- » Building and Housing Codes
- » Official Map

Funding Tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

GUIDING ANNUAL DECISIONS

Annual Update

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting processes. To inform these annual processes, the Community Development Department will prepare, with input from other departments and the City Administrator, a concise Comprehensive Plan Annual Update with the following information:

- » Action items in progress or completed during the prior 12 months. *Celebrate success!*
- » Staff recommendations for action items to pursue during the next 12 months.

Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, and so it is very important to integrate this plan into those processes every year.

The compilation of actions at the end of this chapter is a resource to support decisions about how and where to invest the City's limited resources. The Annual Update should draw from these actions. Plan Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.