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## Chapter 3: A Coordinated and Efficient Pattern of Growth

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### Background and Intent

Growth brings a number of benefits to a community; however, it also brings a number of impacts and costs. To help balance these factors, the City and Counties seek to promote an urban development pattern that reflects a sustainable use of land, energy and other resources by encouraging orderly, contiguous growth and minimizing single-use or low-density, dispersed development in areas that have been identified for urban density growth. The Manhattan Urban Area will have a compact development pattern that encourages growth to locate within the Urban Service Area Boundary and Blue Township Urban Growth Area, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment to the extent feasible. Targeted infill and redevelopment and ongoing revitalization will be encouraged around the KSU campus, in Downtown and Aggieville, along major commercial corridors, and in other areas of potential change. Greenfield development will occur in a manner that protects natural features and maintains the open rural character of the Counties in areas that are not appropriate for urban development. The maintenance of viable agricultural operations outside of the Urban Service Area Boundary and Blue Township Urban Growth Area will also be encouraged.

Facilitating a coordinated and efficient pattern of growth is based on the following guiding principles:

- Sustainable use of land, infrastructure and services, and natural resources; and
- A balanced mix of land uses to meet the needs of current and future generations.

The goals and policies in this chapter, in conjunction with the Future Land Use map, and the supporting policy documents identified at the end of this chapter and other goals and policies contained in this Plan, should be used to guide the location, type, and quantity of future growth within the Manhattan Urban Area over the next ten to twenty years. Together, this chapter and the noted documents serve as the Land Use Element of the Comprehensive Plan.

*The guiding principles, goals, and policies in this chapter play an important role in shaping each of the other chapters in the Comprehensive Plan. However, related guiding principles, goals, and policies in the following chapters are most integrally related to the community's ability to achieve a coordinated and efficient pattern of growth: Chapter 6: Efficient Use and Expansion of Public Facilities and Services; Chapter 8: A Balanced Multi-Modal Transportation System; and Chapter 9: Healthy, Livable Neighborhoods Offering a Variety of Lifestyle Options.*

## Guiding Principles, Goals, and Policies (GM)

### Guiding Principle GM-1: Sustainable use of land, infrastructure and services, and natural resources

#### **GOAL GM-1.1: ENCOURAGE ORDERLY, EFFICIENT, AND CONTIGUOUS GROWTH AND MINIMIZE LOW-DENSITY, DISPERSED DEVELOPMENT**

##### **GM-1.1A: Urban Service / Growth Area Boundaries**

The Urban Service Area Boundary and Blue Township Urban Growth Area (as shown on the Future Land Use map) define areas within the Manhattan Urban Area suitable for urban development based on physical characteristics, service capability and the community's vision for future growth. Consider the following when evaluating development within or proposed expansions of either boundary:

- Capacity for sewer service from a gravity flow system;
- Water availability and potential service providers;
- Economic and fiscal capacity factors;
- Land use needs for various activities and choices of economic level and lifestyle;
- Growth objectives and priorities as established by the Growth Vision and City and County Capital Improvements Programs;
- Land use and transportation patterns as they exist and as projected by this Comprehensive Plan;
- Natural features such as ridge lines, stream ways, prime farmlands, floodplains, and soil types; and
- Fort Riley and Airport noise impact areas as they relate to noise sensitive land uses.

Review the limits of the Urban Service Area Boundary and Blue Township Urban Growth Area annually, or as needed, and adjust them as conditions in the Planning Area change over time.

##### **GM-1.1B: Containment of Urban Development**

Minimize leapfrog development patterns and make efficient use of available services by containing future urban development within the geographical limits of the Urban Service Area Boundary and Blue Township Urban Growth Area. Ensure development within these areas is compatible with the guiding principles, goals, and policies contained in this Comprehensive Plan. Avoid development that may preclude the future implementation of transportation or other major regional facilities planned to serve the Manhattan Urban Area and surrounding region.

##### **GM-1.1C: Priority Growth Areas**

Direct the timing of development in identified growth areas on the Future Land Use map based on the following criteria:



- Timing and availability of infrastructure, facilities and services;
- Adequacy of fire protection and emergency services;
- Access to adequate roadways;
- Contiguity with existing urban areas;
- Eligibility for annexation;
- Existing environmental constraints; and
- Market considerations, including likely demand for development of the candidate area in the near-term future.

Restrict approval of new development outside of identified areas, except where new development is consistent with the goals of the Comprehensive Plan and pays the full cost of extension and provision, operations, and, where appropriate, maintenance of all utilities and services. Reevaluate identified opportunity areas on an annual basis in coordination with City and County Capital Improvement Programs to determine the ability to provide services in and beyond these areas.

#### **GM-1.1D: Infill and Redevelopment**

Encourage infill and redevelopment in areas where deteriorated or obsolete structures have become detrimental to an area, where new uses can be accommodated on vacant properties, and in areas that have been specifically identified for redevelopment, such as the Central Core District (which includes Downtown and Aggieville) or areas designated for Residential High Density or Urban Core Residential adjacent to the KSU campus. Infill and redevelopment opportunities may range in size from a single residential lot to multiple contiguous blocks within a neighborhood or commercial area. Design infill and redevelopment in a manner that is sensitive to the character of the surrounding area, where applicable (such as in an area that is adjacent to an established residential neighborhood); however, in areas where more detailed plans are already in place, infill and redevelopment should reflect the vision and character of the adopted Neighborhood or District level plans for the area in question.

#### **GM-1.1E: Mixed-Use Centers and Corridors**

Encourage the development of compact, mixed-use centers and corridors in economically sustainable locations to increase the ability of residents to meet their daily needs within a short distance of their home or place of employment and to minimize the need for cross-town vehicle trips. Support the integration of a mix of uses—commercial/retail, office, high density residential, and other complimentary uses—as vacant or underutilized, single-use commercial centers and corridors in the community are revitalized or redeveloped or new centers are built over time. Continue to promote the continued revitalization of the Central Core District, which includes both Downtown Manhattan and Aggieville—increasing opportunities for both high density residential and non-residential uses through infill and redevelopment.

#### **GM-1.1F: Areas for Future Expansion**

Reevaluate areas for future expansion as needed, based upon land availability and demand within the Manhattan Urban Area and on the future provision of services. Designate areas for future expansion of urban or other appropriate land

uses on the Future Land Use map as they are identified. Since the buildout of these areas is typically beyond the approximate 20-year lifespan of the Comprehensive Plan, non-urban development within these areas should be discouraged in order to retain the opportunity for future urban development.

**GOAL GM-1.2: IDENTIFY AREAS FOR FUTURE EXPANSION OF THE CITY THAT CAN BE SERVICED AND ARE COMPATIBLE WITH THE CITY AND ITS SYSTEMS**

**GM-1.2A: Annexation**

Encourage the orderly annexation of land located within the Urban Service Area Boundary. The Manhattan Urban Area Planning Board may recommend, or the City Commission may initiate, the unilateral annexation of an area to meet the following objectives:

- To improve service to an existing area in the City or area being annexed;
- To ensure the logical extension of future services or that adequate land is available for future development;
- To incorporate existing urban development which is socially, economically, and physically a part of the City; or
- To implement the growth visions of the City.

**GM-1.2B: Annexation Process**

Petitions for annexation shall be heard by the Manhattan Urban Area Planning Board, which shall make a recommendation on the proposed annexation, based on the Comprehensive Plan, Growth Vision, and the Capital Improvements Program. Application for concurrent consideration of annexation, rezoning and preliminary platting is preferred, to provide a more comprehensive review and assessment of development proposals and their costs and benefits to the City.

**Guiding Principle GM-2: A balanced mix of land uses to meet the needs of current and future generations**

**GOAL GM-2.1: MAINTAIN A FUTURE LAND USE PLAN THAT ENCOURAGES INVESTMENT AND PROVIDES OPPORTUNITIES FOR INDIVIDUAL INITIATIVE AND CHOICE**

**GM-2.1A: Future Land Use Plan**

Use the Future Land Use Map as a tool to guide the general location of residential, commercial/mixed-use, industrial/office, public/institutional, parks and recreational amenities, and other land uses within the Manhattan Urban Area over the next ten to twenty years. Provide flexibility in applying the Future Land Use map by encouraging a range of densities, housing types, and a mix of land uses as specified by the accompanying Land Use Policies. Apply the Future Land Use map in conjunction with other guiding principles, goals, and policies contained in this Comprehensive Plan and area-specific plans and policies where applicable, when considering individual development proposals regardless of size or location.



### **GM-2.1B: Special Planning Areas**

Continue to apply area-specific policies and supporting policy documents (Refer to [Chapter 11: Special Planning Area Policies.](#)) for the following areas in conjunction with the more generalized guiding principles, goals, and policies contained in this Comprehensive Plan as a means to address the unique needs of each area:

- Aggieville-Campus Edge
- Downtown Manhattan
- K-177/Gateway Corridor
- West Anderson Corridor
- West of Scenic Drive
- Miller Parkway Corridor
- Eureka Valley - Highway K-18 Corridor
- Blue Township/East US-24 Corridor
- West US-24 Corridor
- Blue River Valley

Develop more detailed area plans, or update existing area plans, for individual areas as needed to reflect fluctuations in market demand, changing population and demographics, the availability of land, infrastructure availability and capacity, and other considerations.

## **GOAL GM-2.2: PROTECT OPPORTUNITIES FOR THE POTENTIAL LONG-TERM EXPANSION OF URBAN DEVELOPMENT**

### **GM-2.2A: Rural Development outside Urban Service Areas**

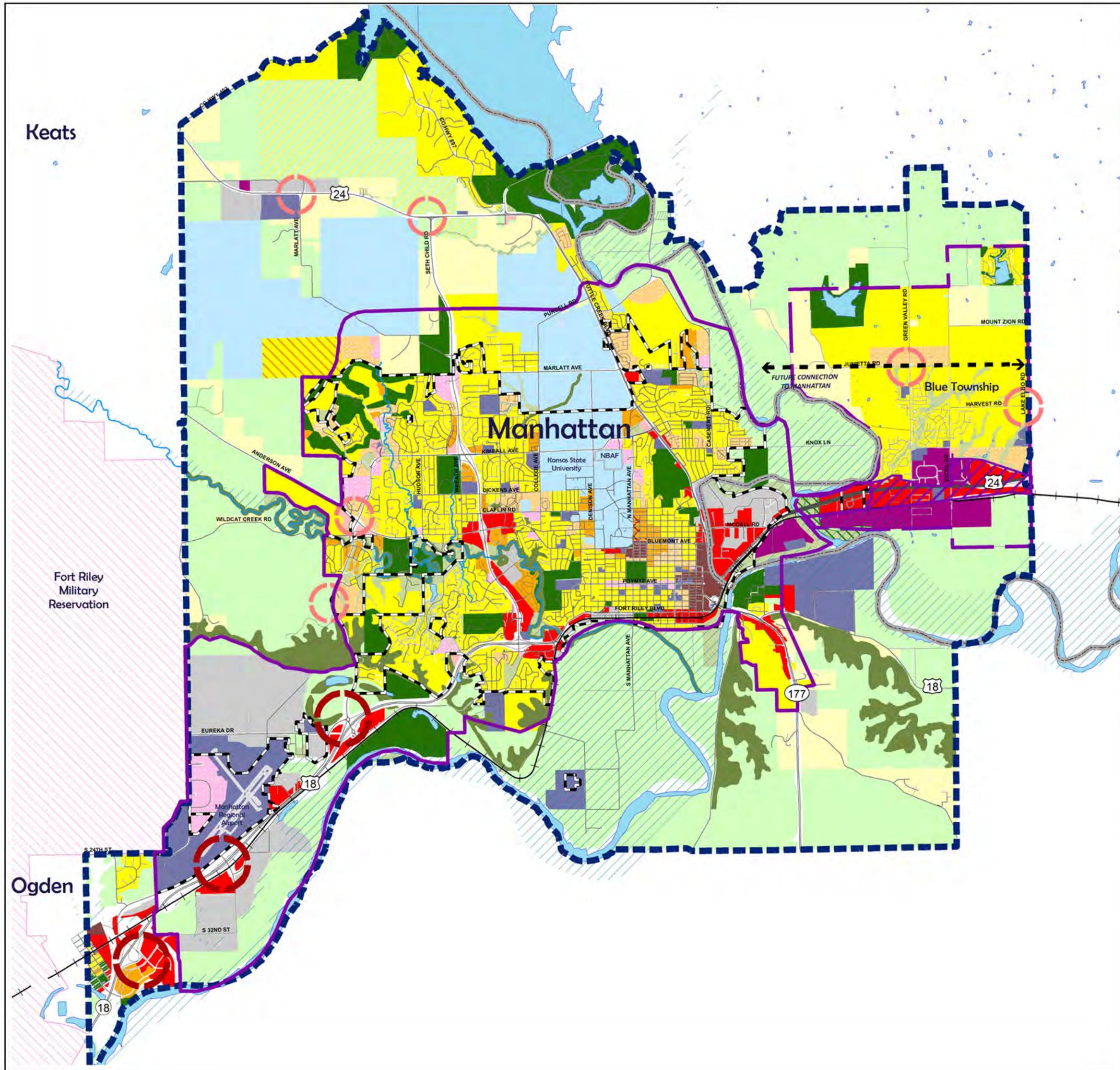
Maintain areas outside of the Urban Service Area Boundary and Blue Township Urban Growth Area as very low density living areas, open space, agricultural activities and other uses compatible with the intent of the Comprehensive Plan. Coordinate efforts to manage rural development located outside the Urban Service Area Boundary and within the Blue Township Urban Growth Area, so that it does not impede future urban growth in areas identified in the Comprehensive Plan as having future potential for urban development.

## Future Land Use Map

### Introduction

The Future Land Use map identifies locations where different land uses may occur within the Manhattan Urban Area during the next ten to twenty years and where the City and Counties would support the development of these uses. The Future Land Use map is not intended to provide specific land use designations for individual parcels. Instead, it establishes broad guidelines for land use patterns and should be applied in combination with the guiding principles, goals, and policies contained throughout the Comprehensive Plan. The Comprehensive Plan encourages development to occur in a compact fashion within the existing Urban Service Area Boundary (USAB) and Blue Township Urban Growth Area. It strives to provide a balanced mix of services, housing, and employment opportunities in concentrated areas of activity throughout the community. Urban land uses on the Future Land Use map are supported by a system of “green infrastructure”—comprised of an integrated network of trails and open space—that is intended to expand the existing parks, Linear Trail, and open space system according to the Manhattan Strategic Park Plan, and other related plans as adopted.

The Future Land Use map identifies a variety of opportunities for future growth within the Manhattan Urban Area. A summary comparison of residential and non-residential growth capacity between the 2003 and 2015 updates to the Manhattan Urban Area Comprehensive Plan is provided in Appendix D. For more detailed maps and policy guidance with regard to emerging growth areas, refer to Chapter 11: Special Planning Area Policies.



- Legend**
- Residential**
- Urban Core Residential
  - Residential High Density
  - Residential Medium to High Density
  - Residential Low to Medium Density
  - Rural Residential
  - Future Master Plan Area \*
  - Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)
- Commercial/Mixed Use**
- Future Community Commercial Center
  - Future Neighborhood Commercial Center
  - Central Core District
  - Community Commercial
  - Neighborhood Commercial
- Industrial/Office**
- Service Commercial
  - Industrial
  - Office-Research Park
- Public/Institutional**
- Kansas State University
  - Parks and Recreation
  - Public/Semi-Public
  - Preserved Open Space
  - Environmentally Sensitive Areas\*\*
  - Special Floodway Overflow Area\*\*\*
  - Agriculture
  - Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
  - Wetlands and Streams
  - Comprehensive Plan Boundary
  - Manhattan City Boundary
  - County Line
  - Urban Service Area Boundary
  - Potential Future Urban Service Area
  - Blue Township Urban Growth Area

\* Note: Master plan underway for this area, land uses to be refined as new information becomes available.

\*\* Environmentally Sensitive Areas are areas identified in previous Comprehensive Plan efforts, consisting of steep slopes (>20%) and riparian corridors; and natural areas of the high priority for preservation identified by the Northern Flint Hills Audubon Society.

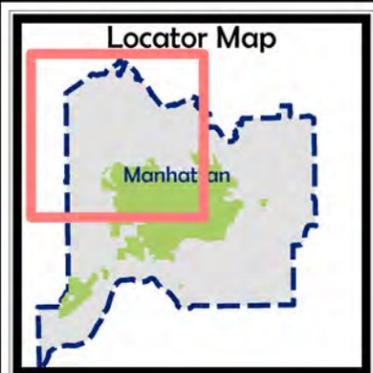
\*\*\* Special Floodway Overflow Area: This area is proposed to be Preserved Open Space and has been identified as part of a series of recommendations to protect the levee and bridges from being overtopped by flood events. Strategies to ensure the permanent protection of these areas will be identified as part of the Manhattan Urban Area Comprehensive Plan Update process.

\*\*\*\* Flood Hazard Areas include designated FEMA floodway and areas inundated during the 1993 Flood Event where new development would be prohibited.

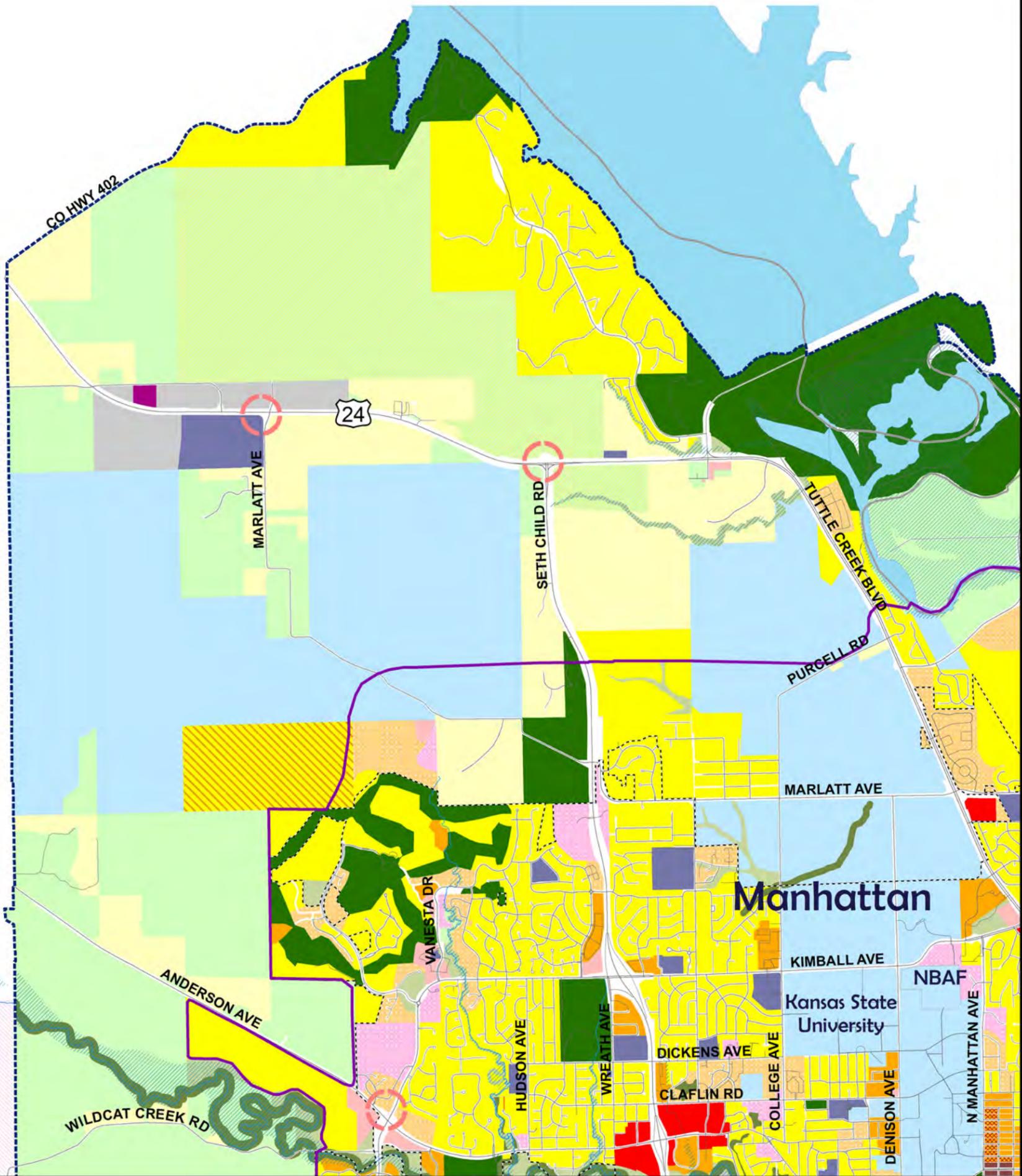
Source: City of Manhattan, Riley County, Pottawatomie County.



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**Legend**

- Residential**
  - Urban Core Residential
  - Residential High Density
  - Residential Medium/High Density
  - Residential Low/Medium Density
  - Rural Residential
  - Future Master Plan Area \*
  - Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)
- Commercial / Mixed Use**
  - Future Community Commercial Center
  - Future Neighborhood Commercial Center
  - Central Core District
  - Community Commercial
  - Neighborhood Commercial
- Industrial / Office**
  - Service Commercial
  - Industrial
  - Office-Research Park
- Public / Institutional**
  - Kansas State University
  - Parks and Recreation
  - Public/Semi-Public
  - Preserved Open Space
  - Environmentally Sensitive Areas\*\*
  - Special Floodway Overflow Area \*\*\*
  - Agriculture
  - Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
  - Wetlands and Streams
  - Comprehensive Plan Boundary
  - Manhattan City Boundary
  - County Line
  - Urban Service Area Boundary
  - Potential Future Urban Service Area
  - Blue Township Urban Growth Area

**FUTURE LAND USE (NORTHWEST)**

\* Note: Master plan underway for this area; land uses to be refined as new information becomes available.  
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 \*\*\*\* Flood Hazard Areas include designated FEMA floodway and areas inundated during the 1993 Flood Event where new development would be prohibited.

Source: City of Manhattan, Riley County, Pottawatomie County



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**Legend**

**Residential**

-  Urban Core Residential
-  Residential High Density
-  Residential Medium to High Density
-  Residential Low to Medium Density
-  Rural Residential
-  Future Master Plan Area \*
-  Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)

**Commercial / Mixed Use**

-  Future Community Commercial Center
-  Future Neighborhood Commercial Center
-  Central Core District
-  Community Commercial
-  Neighborhood Commercial

**Industrial / Office**

-  Service Commercial
-  Industrial
-  Office-Research Park

**Public / Institutional**

-  Kansas State University
-  Parks and Recreation
-  Public/Semi-Public
-  Preserved Open Space
-  Environmentally Sensitive Areas\*\*
-  Special Floodway Overflow Area \*\*\*
-  Agriculture
-  Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
-  Wetlands and Streams

-  Comprehensive Plan Boundary
-  Manhattan City Boundary
-  County Line
-  Urban Service Area Boundary
-  Potential Future Urban Service Area
-  Blue Township Urban Growth Area

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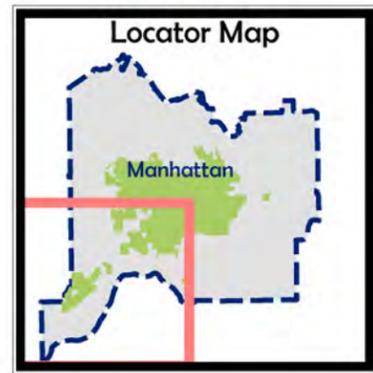
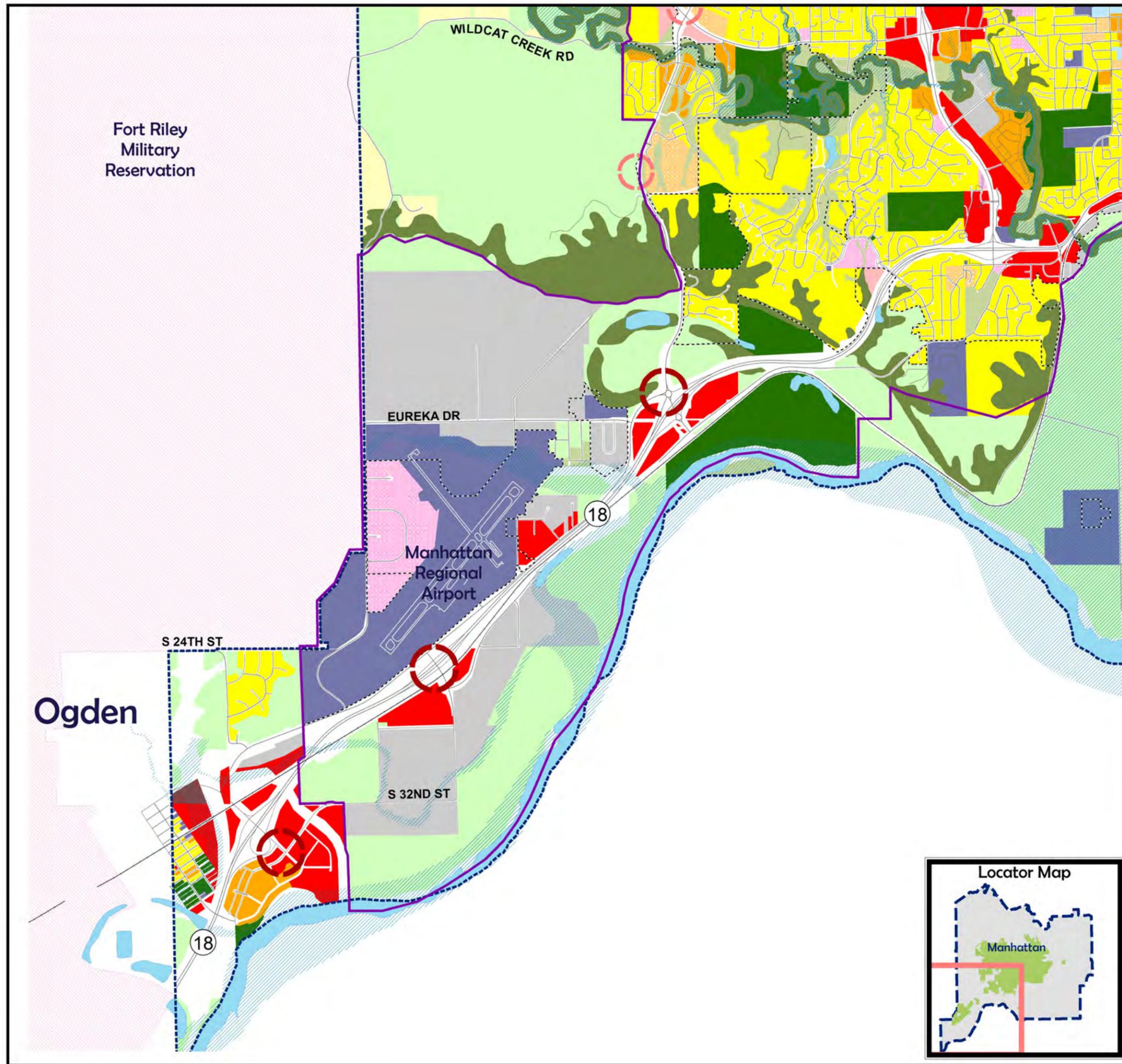
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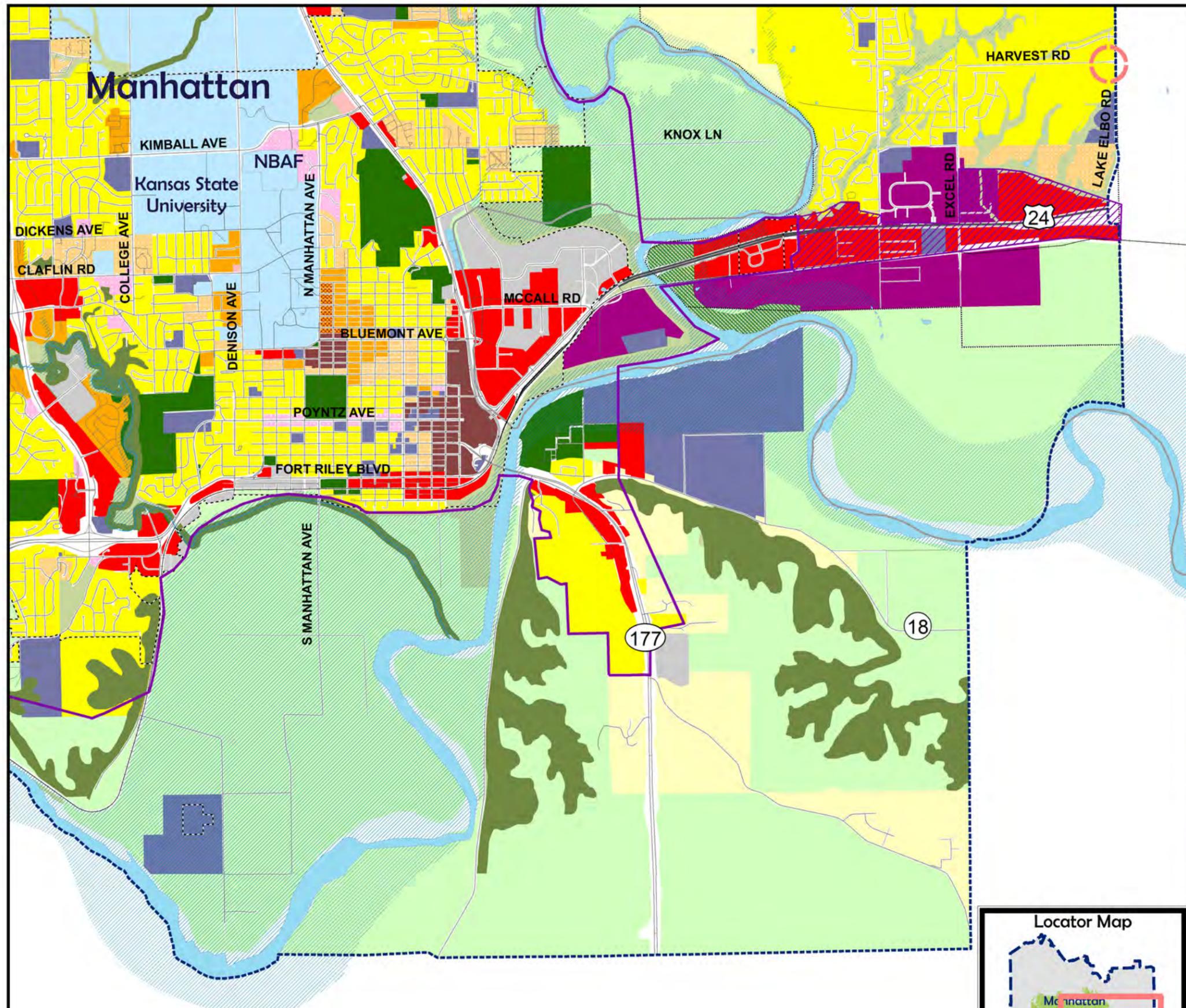
Source: City of Manhattan, Riley County, Pottawatomie County



**FUTURE LAND USE (SOUTHWEST)**

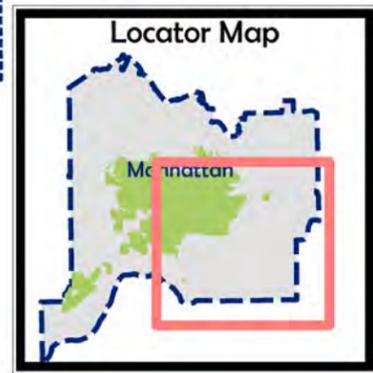


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**Legend**

- Residential**
  - Urban Core Residential
  - Residential High Density
  - Residential Medium/High Density
  - Residential Low/Medium Density
  - Rural Residential
  - Future Master Plan Area \*
  - Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)
- Commercial / Mixed Use**
  - Future Community Commercial Center
  - Future Neighborhood Commercial Center
  - Central Core District
  - Community Commercial
  - Neighborhood Commercial
- Industrial / Office**
  - Service Commercial
  - Industrial
  - Office-Research Park
- Public / Institutional**
  - Kansas State University
  - Parks and Recreation
  - Public/Semi-Public
  - Preserved Open Space
  - Environmentally Sensitive Areas\*\*
  - Special Floodway Overflow Area \*\*\*
  - Agriculture
  - Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
  - Wetlands and Streams
  - Comprehensive Plan Boundary
  - Manhattan City Boundary
  - County Line
  - Urban Service Area Boundary
  - Potential Future Urban Service Area
  - Blue Township Urban Growth Area



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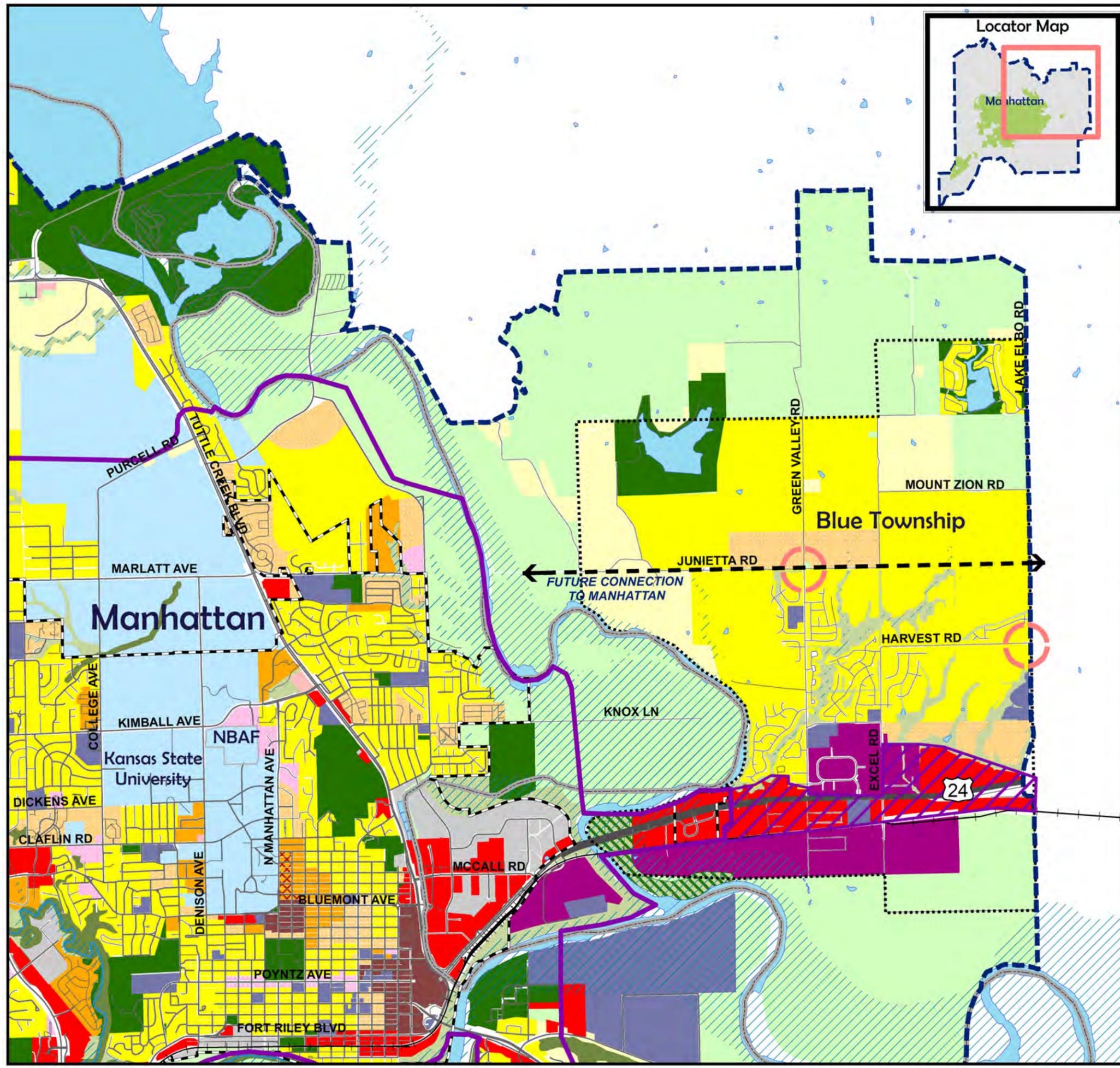
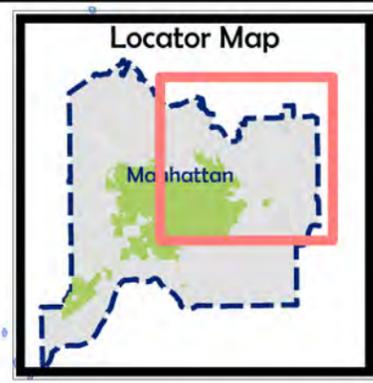
\*\*\*\* Flood Hazard Areas include designated FEMA floodway and areas inundated during the 1993 Flood Event where new development would be prohibited.

Source: City of Manhattan, Riley County, Pottawatomie County



**FUTURE LAND USE (SOUTHEAST)**

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**Legend**

- Residential**
- Urban Core Residential
  - Residential High Density
  - Residential Medium/High Density
  - Residential Low/Medium Density
  - Rural Residential
  - Future Master Plan Area \*
  - Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)
- Commercial / Mixed Use**
- Future Community Commercial Center
  - Future Neighborhood Commercial Center
  - Central Core District
  - Community Commercial
  - Neighborhood Commercial
- Industrial / Office**
- Service Commercial
  - Industrial
  - Office-Research Park
- Public / Institutional**
- Kansas State University
  - Parks and Recreation
  - Public/Semi-Public
  - Preserved Open Space
  - Environmentally Sensitive Areas\*\*
  - Special Floodway Overflow Area\*\*\*
  - Agriculture
  - Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
  - Wetlands and Streams
- Boundaries**
- Comprehensive Plan Boundary
  - Manhattan City Boundary
  - County Line
  - Urban Service Area Boundary
  - Potential Future Urban Service Area
  - Blue Township Urban Growth Area

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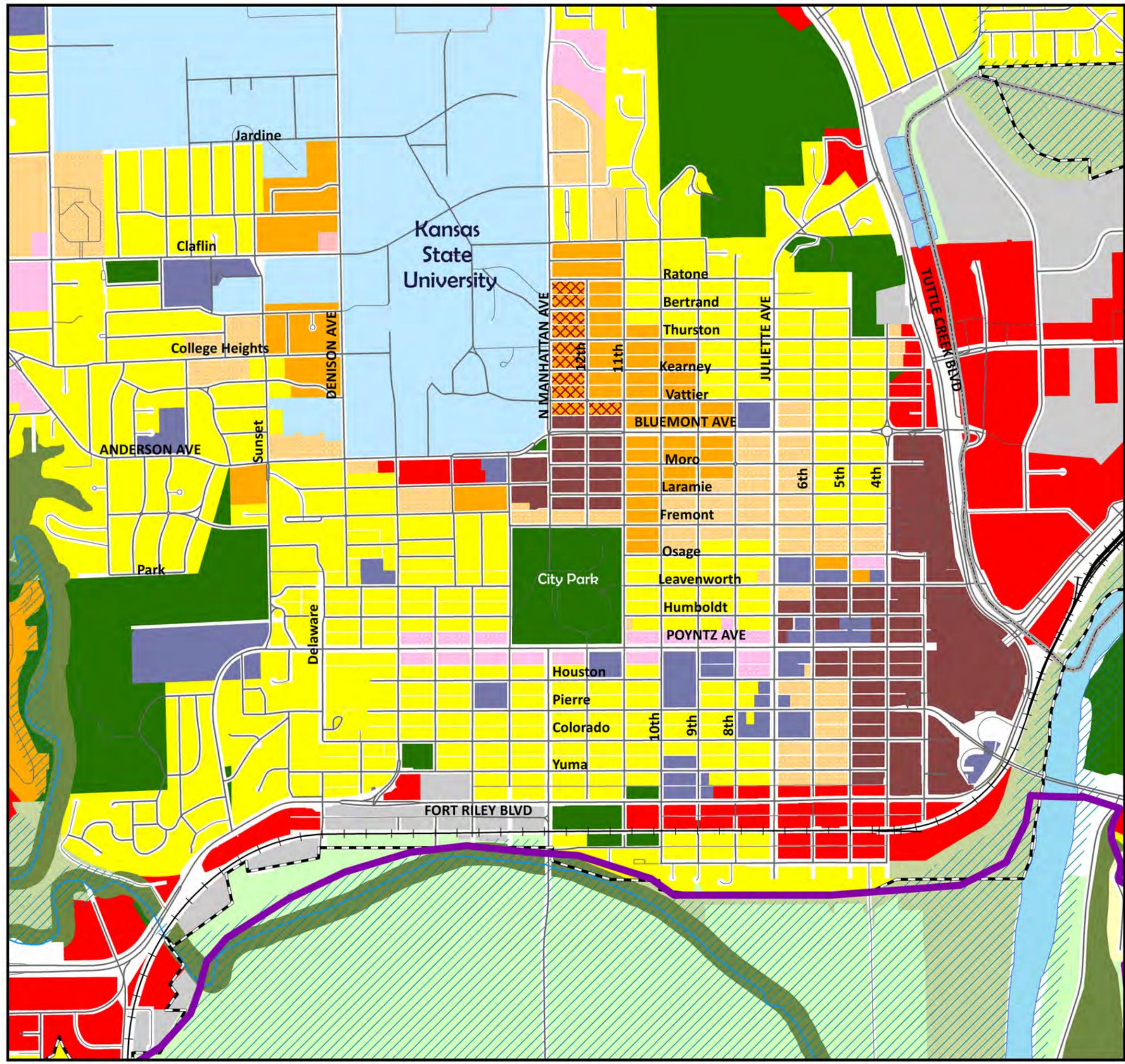
\*\*\*\* Flood Hazard Areas include designated FEMA floodway and areas inundated during the 1993 Flood Event where new development would be prohibited.

Source: City of Manhattan; Riley County; Pottawatomie County



**FUTURE LAND USE (NORTHEAST)**

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**Legend**

- Residential**
  -  Urban Core Residential
  -  Residential High Density
  -  Residential Medium/High Density
  -  Residential Low/Medium Density
  -  Rural Residential
  -  Future Master Plan Area \*
  -  Potential Growth Area (contingent upon preparation of a detailed plan for circulation and infrastructure provision)
- Commercial / Mixed Use**
  -  Future Community Commercial Center
  -  Future Neighborhood Commercial Center
  -  Central Core District
  -  Community Commercial
  -  Neighborhood Commercial
- Industrial / Office**
  -  Service Commercial
  -  Industrial
  -  Office-Research Park
- Public / Institutional**
  -  Kansas State University
  -  Parks and Recreation
  -  Public/Semi-Public
  -  Preserved Open Space
  -  Environmentally Sensitive Areas\*\*
  -  Special Floodway Overflow Area \*\*\*
  -  Agriculture
  -  Flood Hazard Area (Floodway and 1993 Event)\*\*\*\*
  -  Wetlands and Streams
  -  Comprehensive Plan Boundary
  -  Manhattan City Boundary
  -  County Line
  -  Urban Service Area Boundary
  -  Potential Future Urban Service Area
  -  Blue Township Urban Growth Area

**FUTURE LAND USE  
(CORE AREA NEIGHBORHOODS)**

\* Note: Master plan underway for this area; land uses to be refined as new information becomes available.

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Source: City of Manhattan, Riley County, Pottawatomie County



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## Land Use Category Definitions

Table 3-1 summarizes each of the land use categories identified on the Future Land Use map. The table is intended as a quick reference guide to be used in conjunction with the Future Land Use map. Detailed criteria for the location, density, layout, design, desired character, and size of each land use category are provided in the policy section of this Chapter.

Table 3-1. Land Use Category Definitions			
LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
RESIDENTIAL			
<b>Rural</b>	Typically between 2 and 20 acres in size, although some tracts may exceed 20 acres.	<p><b>Primary:</b> Large-lot, very low density single-family housing</p> <p><b>Secondary:</b> Minor accessory uses.</p>	<ul style="list-style-type: none"> <li>• Typically found in rural settings on the urban fringe.</li> <li>• Lot size and layout varies.</li> <li>• Typically not served by urban utilities.</li> <li>• Large portions of the lot remain undeveloped, reinforcing rural character.</li> </ul>
<b>Low to Medium Density</b>	Between less than one dwelling unit/acre up to 11 dwelling units per net acre.*	<p><b>Primary:</b> Single-family, single-family attached, duplex, and town homes. Small-scale multiple-family buildings, manufactured home parks and condominiums may be permissible within required densities with a Planned Unit Development, or a mixed use zoning district.</p> <p><b>Secondary:</b> Complementary neighborhood-scale retail, service commercial, or office uses in a master planned neighborhood setting.</p>	<ul style="list-style-type: none"> <li>• Mix of low to medium density housing types in a neighborhood setting.</li> <li>• Residential uses may occur in combination with compatible non-residential land uses located in Neighborhood Centers.</li> </ul>
<b>Medium to High Density</b>	11-19 dwelling units per net acre.*	<p><b>Primary:</b> Small lot single-family, duplexes, townhomes, or fourplexes on individual lots. Apartment or condominium buildings, and manufactured home parks may be permissible within required densities.</p> <p><b>Secondary:</b> Complementary neighborhood-scale retail, service commercial, or office uses in a planned neighborhood setting.</p>	<ul style="list-style-type: none"> <li>• Mix of medium to high density housing types in a neighborhood setting.</li> <li>• Residential uses may occur in combination with compatible non-residential land uses located in Neighborhood Centers.</li> </ul>

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Table 3-1. Land Use Category Definitions			
LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
<b>High Density</b>	19-50 dwelling units per net acre.	<p><b>Primary:</b> Mid-rise apartments (3-4 stories), planned apartment communities, town homes, condominiums and manufactured home parks.</p> <p><b>Secondary:</b> Complementary non-residential land uses, such as retail, service commercial, and office uses, often within the same building.</p>	<ul style="list-style-type: none"> <li>• Designed to create opportunities for higher density neighborhoods in core area neighborhoods and in a suburban setting as part of a planned development.</li> <li>• Residential uses may occur in combination with compatible non-residential land uses in mixed-use centers.</li> <li>• Uses may be vertically mixed in an urban setting but will typically be more horizontally oriented in a suburban setting.</li> </ul>
<b>Urban Core Residential</b>	Typically 100+ dwelling units per net acre	<p><b>Primary:</b> Mid to high-rise apartments (5-8 floors), planned apartment communities and condominiums, consisting of higher density student and/or Downtown- oriented housing, located in or directly adjacent to the University or within the Downtown.</p> <p><b>Secondary:</b> Complementary accessory pedestrian-oriented retail and commercial services when adjacent to KSU, and also the addition of office uses often located within the same building when located in the Downtown.</p>	<ul style="list-style-type: none"> <li>• Designed to create opportunities for higher density core area neighborhoods adjacent to the KSU Campus, and in Downtown, provided accessory neighborhood services and amenities are in close proximity.</li> <li>• Residential uses may occur in combination with compatible accessory non-residential pedestrian-oriented commercial services when adjacent to KSU and broader appropriate uses when located in the Downtown.</li> </ul>
<b>COMMERCIAL/MIXED-USE</b>			
<b>Central Core District</b>	N/A	<p><b>Primary:</b> Variety of civic, cultural, retail, commercial, business, hotel/convention, professional offices, financial institutions, and high density residential uses, similar to the Urban Core Residential category.</p> <p><b>Secondary:</b> Variety of low/medium/high density housing types.</p>	<ul style="list-style-type: none"> <li>• A compact, pedestrian-friendly scale and urban character typical of the Downtown core.</li> <li>• Unique historical character and importance to the broader community and region.</li> <li>• Higher density residential uses may be incorporated in single use buildings outside of the Downtown core or as part of mixed-use buildings on retail-oriented blocks.</li> <li>• Infill and redevelopment is encouraged in targeted areas to support ongoing revitalization efforts and expand housing options.</li> <li>• The adaptive re-use of existing structures is encouraged as the community's needs change over time.</li> </ul>



**Table 3-1. Land Use Category Definitions**

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
<b>Community Commercial</b>	Typically between 10 and 30 acres	<p><b>Primary:</b> Typically anchored by a larger retail store, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. May also be anchored by smaller uses, such as a grocery store.</p> <p><b>Secondary:</b> Smaller, complementary uses, such as restaurants, supermarkets, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores), professional offices and health services. Variety of medium to high density housing types.</p>	<ul style="list-style-type: none"> <li>• Mix of retail and commercial services in a concentrated and unified center that serves the local community and may also provide a limited draw for the surrounding region.</li> <li>• The revitalization and/or redevelopment of existing vacant or underutilized centers is encouraged to take advantage of existing infrastructure, promote the efficient use of available land, and increase housing options.</li> <li>• Superstores &amp; big-box centers permitted only where adequate access and services are provided.</li> <li>• Single use highway-oriented commercial activities will continue to occur in some areas, however, this pattern of development is generally not encouraged.</li> </ul>
<b>Neighborhood Commercial</b>	Typically around 10 acres, but may vary, ranging from as small as 1-3 acres to as large as 15-20 acres.	<p><b>Primary:</b> Supermarkets, restaurants, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices.</p> <p><b>Secondary:</b> Medium to high density housing types as part of a mixed-use center.</p>	<ul style="list-style-type: none"> <li>• Intended to provide a range of neighborhood-scale services.</li> <li>• Will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed comfortably by foot or bicycle; while larger centers will function more independently, providing ample parking and numerous stores.</li> <li>• Often serve more than one nearby neighborhood in order to maintain sufficient economy of scale.</li> </ul>
<b>EMPLOYMENT</b>			
<b>Industrial</b>	N/A	<p><b>Primary:</b> Light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, and a wide range of other industrial services, research activities, and operations.</p> <p><b>Secondary:</b> Ancillary service commercial to serve employees and residents of the immediate area.</p>	<ul style="list-style-type: none"> <li>• Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.</li> <li>• Design controls are less extensive as in the Office/Research category and a broader range of uses is permitted.</li> <li>• Supporting commercial and/or retail uses should be concentrated to the extent feasible.</li> </ul>

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Table 3-1. Land Use Category Definitions			
LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
Office/Research	N/A	<p><b>Primary:</b> High quality employment facilities, such as corporate office headquarters, research and development, and educational facilities.</p> <p><b>Secondary:</b> Ancillary commercial services, medium to high density residential.</p>	<ul style="list-style-type: none"> <li>• Intended to provide concentrated areas of employment, combined with a mix of complimentary uses.</li> <li>• May be stand-alone buildings integrated within an urban or suburban context, or occur as part of a larger master planned campus or mixed-use development.</li> <li>• Activities typically take place indoors and outdoor storage or other more industrial types of uses are typically not permitted. Some specialized research parks may include limited prototype production.</li> </ul>
Service Commercial	N/A	<p><b>Primary:</b> Range of small to mid-sized service commercial uses</p> <p><b>Secondary:</b> N/A</p>	<ul style="list-style-type: none"> <li>• Typical uses include showrooms and shops for the display and sale of electrical, plumbing, heating, air conditioning, sheet metal, tile, and other similar services and products.</li> <li>• Activities typically take place indoors and outdoor storage or other more industrial types of uses are not permitted.</li> <li>• Limited number of employees or customers on site at any given time.</li> </ul>
<b>PUBLIC/INSTITUTIONAL</b>			
Public/Semi-Public	N/A	<p><b>Primary:</b> Schools, government offices, community centers, fire stations, airport, libraries, hospitals, cemeteries, churches, and other places of worship. Also include facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.</p> <p><b>Secondary:</b> Accessory commercial services related to airport.</p>	<ul style="list-style-type: none"> <li>• Provided by the City, County, special districts, or by a quasi-public organization.</li> <li>• Places of worship and schools are also acceptable uses in residential and some commercial areas.</li> </ul>
Kansas State University	N/A	<p><b>Primary:</b> Educational and research facilities, housing and other University related activities, agricultural research.</p> <p><b>Secondary:</b> Associated private sector research activities that are located on campus.</p>	<p>Provides for the overall needs of the University, ranging from the urban core campus area, to its outlying associated agricultural research functions.</p>



**Table 3-1. Land Use Category Definitions**

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
<b>OPEN SPACE, PARKS, AND RECREATION</b>			
<b>Parks and Recreation</b>	Varies based on park type, generally ranging from less than 1 acre to as large as 100+ acres.	<p><b>Primary:</b> Publicly accessible Regional, Community, Neighborhood, Mini, and Natural Area parks, Trails and Greenways, and other recreational facilities established and maintained for the benefit and enjoyment of the residents and visitors of the Manhattan Urban Area.</p> <p><b>Secondary:</b> Natural resource protection, environmental quality, stormwater management.</p>	<ul style="list-style-type: none"> <li>• Intended to provide for the active and passive recreational needs of the community.</li> <li>• Generally provided by public agencies (city, county, state or federal), although recreational facilities, such as privately operated golf courses, are also included.</li> </ul>
<b>Preserved Open Space</b>	N/A	<p><b>Primary:</b> Public or privately owned land which is to be maintained primarily in a natural state or condition. Land may be preserved with or without public access to protect sensitive natural areas, floodways or areas subject to high impact noise from Fort Riley. In some cases lands may continue to be used for agricultural range or cropping activities.</p> <p><b>Secondary:</b> Scenic buffers, passive or low-impact recreation; and privately owned and maintained trail systems within developments,</p>	<ul style="list-style-type: none"> <li>• Property has been preserved in perpetuity through a purchase, donation, land swap, conservation or drainage easement, or other means.</li> <li>• Provides wildlife habitat, view protection and/or recreational linkages between different areas of the Manhattan Urban Area.</li> <li>• Should generally be located in woodlands, wetlands, tall grass prairie, river corridors and drainages, where wildlife and plant species are concentrated and often diverse.</li> <li>• Public access may be provided with designated trails or bike paths; however, in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community.</li> <li>• May be purchased outright by a public entity such as the city or county for public use or purchase by or donation to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls.</li> </ul>

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Table 3-1. Land Use Category Definitions			
LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
Environmentally Sensitive Areas	N/A	<p><b>Primary:</b> Protection of key wild-life habitat, wetlands, floodways, tall grass prairie, riparian areas, and native woodlands. (May or may not have public access, depending on environmental sensitivity of the area). Passive recreational uses with minimal infrastructure requirements, such as trails, open space areas, natural habitat and riparian areas. Also includes areas of steep slope located on private or public lands.</p> <p><b>Secondary:</b> N/A</p>	<ul style="list-style-type: none"> <li>• Includes areas identified as Environmental Constraints identified during the planning process.</li> <li>• Development within these areas will not be permitted.</li> <li>• A higher level of scrutiny will be placed upon development proposals adjacent to these areas to minimize impacts upon them.</li> <li>• Areas may or may not be publicly owned.</li> </ul>
Flood Hazard Areas	N/A	<p><b>Primary:</b> Agricultural uses or passive or active recreational uses with minimal infrastructure requirements, such as trails, parks, or open space.</p> <p><b>Secondary:</b> N/A</p>	<ul style="list-style-type: none"> <li>• Areas identified by the Federal Emergency Management Agency as floodway, and areas inundated by the 1993 flood.</li> <li>• Development is not permitted within these areas.</li> </ul>
Agriculture	N/A	<p><b>Primary:</b> Farming, ranching, and other agriculturally related uses.</p> <p><b>Secondary:</b> Very low density rural residential.</p>	<ul style="list-style-type: none"> <li>• Areas are not anticipated to be developed within the 20-year planning horizon of this plan.</li> <li>• Continuation of agricultural uses is encouraged within the context of both market demand and the desires of individual property owners.</li> <li>• Residences are typically limited to those for owners/operators of the agricultural enterprise.</li> </ul>

\* Net Density: The number of dwelling units permitted by the zoning district in which the residential subdivision is located. Net density is calculated by dividing the number of dwelling units, by the net development area (net acres) within the subdivision. Net development area (net acres) is determined by subtracting areas set aside for streets, churches, schools or other non-residential uses (commercial, industrial, utility substations, or public facilities such as government buildings) from the gross acreage within the subdivision. Land set aside for common open space, recreational use, water areas, or areas with environmental constraints such as wetlands, steep slopes or other critical habitats are included in the net development area for the purpose of determining the number of dwelling units permitted. Easements, except for Travel Easements that serve in lieu of a street, are not deducted from the net development area.



## Land Use Policies

### Residential

#### BACKGROUND AND INTENT

The Future Land Use map identifies four categories of urban residential uses: **Low to Medium Density, Medium to High Density, High Density Residential, and Urban Core Residential**. Policies for each category encourage a flexible approach to residential development. The intent is to create diverse neighborhoods with a variety of housing types and an array of services, such as shopping, schools, and parks that can meet many residents' day-to-day needs within a close proximity. This provides opportunities for residents to walk or bicycle to nearby services and gathering places and reduces the need for cross-town vehicle trips. Despite this emphasis on more diverse neighborhoods, the introduction of non-residential uses and other services may not be appropriate in some neighborhoods, and is not being advocated for introduction into all existing neighborhoods or in locations that would be economically unsustainable. Opportunities for neighborhoods that are predominately single-family will continue to exist, but will be driven more by market demand and neighborhood-level master planning. Should redevelopment sites become available within established neighborhoods, mixed-use development may be considered, if compatible.

#### URBAN RESIDENTIAL— ALL CATEGORIES

##### UR-1: Mixed-Use Neighborhoods

Design new neighborhoods as walkable, mixed-use neighborhoods that include a variety of housing types; a network of direct and interconnected streets, pedestrian, and bicycle connections; and complementary and supporting non-residential uses, such as neighborhood commercial services. Ensure the scale, location, and design of these non-residential uses is compatible with the character and intensity of the neighborhood and is consistent with the policies for Neighborhood Commercial Centers.

##### UR-2: Mix of Housing Types

Encourage new neighborhoods and developments that contain a mix of housing types—size, price range, and format—or contribute to the diversification of housing types within an established neighborhood, including single-family detached or attached homes (duplex), townhomes, apartments, condominiums or lofts, and housing for special populations, such as students, older adults, or disabled residents. This is intended to be addressed through appropriate mixtures of housing types on a sub-neighborhood level and not on a parcel by parcel basis. In general, larger developments should incorporate the greatest variety while a smaller site surrounded by existing homes may be more limited by required transitions and other site constraints.

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### **UR-3: Neighborhood Centers**

Incorporate neighborhood scale retail and services, public and institutional uses, including but not limited to schools, daycare facilities, community centers, places of worship, and parks and open space as activity centers within a given neighborhood. Locate and design these centers so that they are accessible from adjacent neighborhoods by pedestrians and bicyclists as well as by car. Depending on the location, a single neighborhood center can serve several nearby neighborhoods.

### **UR-4: Multi-Modal Connectivity**

Ensure new neighborhoods are internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways, which provide connectivity to surrounding neighborhoods, adjacent activity centers, and existing or planned transit services.

### **UR-5: Supporting Uses in Activity Nodes**

Cluster non-residential neighborhood support uses within planned activity nodes, not scattered throughout a neighborhood. Ensure the design of these supporting uses, which include retail, service commercial, and offices is compatible with the character and scale of the surrounding neighborhood and located according to policies for Neighborhood Commercial Centers.

### **UR-6: Preservation of Natural Features**

Use innovative site planning to maximize the preservation of natural features, including mature stands of trees, floodplains, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features. Integrate protected natural features as active and passive open space and/or trail corridors to serve and enhance connections between neighborhoods and the broader community.

### **UR-7: Design of Infill and Redevelopment**

Design infill and redevelopment in accordance with specific area plans where applicable, or in a manner that is sensitive to the character of the surrounding neighborhood where more detailed policy guidance is not provided. Important considerations include building scale, mass, roof form, height, and orientation; parking location, lot coverage, relationship between the building and street, and landscape elements.

### **UR-8: Urban Roadway Design**

Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, conserve natural features and vegetation, and ensure roadway grades are suitable for emergency vehicles and vision triangles are maintained. Provide access management along arterial and collector streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety.



## RESIDENTIAL LOW TO MEDIUM DENSITY (RLM)



### **RLM-1: Characteristics**

The Residential Low to Medium Density designation incorporates a range of single-family, single-family attached, duplex, and town homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, service commercial, and office uses in a planned neighborhood setting, provided they conform with policies for Neighborhood Commercial Centers. Small-scale multiple-family buildings and condominiums may be permissible as part of a planned unit development, or special mixed-use district, provided open space requirements are adequate to stay within desired densities.

### **RLM-2: Appropriate Density Range**

Densities in the Residential Low to Medium Density designation range between less than one dwelling unit/acre up to 11 dwelling units per net acre.

### **RLM-3: Location**

Residential Low to Medium Density neighborhoods typically should be located where they have convenient access to and are within walking distance to community facilities and services that will be needed by residents of the neighborhood, including parks, schools, shopping areas, transit and other community facilities. Where topographically feasible, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping, and recreational activities. The Residential Low to Medium Density designation includes most established neighborhoods outside of the core area as well as future residential growth areas to the west and east.

### **RLM-4: Variety of Housing Styles**

To avoid monotonous streetscapes, the incorporation of a variety of architectural styles is strongly encouraged in all new development, particularly when a single housing type (e.g., detached single-family) is prevalent.

### RESIDENTIAL MEDIUM TO HIGH DENSITY (RMH)



#### RMH-1: Characteristics

The Residential Medium to High Density designation should incorporate a mix of housing types in a neighborhood setting in combination with compatible non-residential land uses, such as retail, service commercial, and office uses, developed at a neighborhood scale that is compatible with the area’s residential characteristics and in conformance with policies for Neighborhood Commercial Centers. Appropriate housing types may include a combination of small lot single-family, duplexes, townhomes, or fourplexes on individual lots. However, under a planned unit development concept, or when subject to design and site plan standards (design review process), larger apartment or condominium buildings may be permissible as well, provided the density range is complied with.

#### RMH-2: Appropriate Density Range

Densities within a Residential Medium to High Density neighborhood range from 11 to 19 dwelling units per net acre.

#### RMH-3: Location



Locate Residential Medium to High Density neighborhoods close to an arterial street and bounded by collector streets where possible, with a direct connection to work, shopping, transit, and recreational activities. The Residential Medium to High Density designation includes some of the older neighborhoods in the core area of the City as well as portions of newer planned neighborhoods outside of the core area.

#### RMH-4: Variety of Housing Styles

To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged in all new development, particularly when a single housing type (e.g., small-lot single-family or duplexes) is prevalent.



## RESIDENTIAL HIGH DENSITY (RHD)



### **RHD-1: Characteristics**

The Residential High Density designation is designed to create opportunities for higher density neighborhoods adjacent to the KSU campus and in other more urban parts of the core area of the community, and in a suburban setting. Within the core area or in Downtown, the designation accommodates higher-intensity residential housing, such as mid-rise apartments, townhomes and condominiums, combined with complementary non-residential land uses, such as retail, service commercial, and office uses, often within the same building. In other areas of the community, Residential High Density neighborhoods can be accommodated in a less vertical or urban fashion, such as in planned apartment communities with complimentary neighborhood service commercial, office, and recreational facilities. These neighborhoods could be implemented through a Planned Unit Development or by following design and site plan standards during the design review process.

### **RHD-2: Appropriate Density Range**

Possible densities under this designation are 19-50 dwelling units per net acre and greater.

### **RHD-3: Location**

Residential High Density uses are typically located near intersections of arterials and collector streets, sometimes providing a transition between commercial or employment centers and lower density neighborhoods. Concentrations of Residential High Density are designated west and east of the KSU campus and in the Aggieville vicinity to promote expanded student housing options within walking distance of campus. In a more urban setting or in Downtown, Residential High Density may be combined with active non-residential uses in a vertically mixed-use building. Outside of the core area, Residential High Density uses should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

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### RHD-4: Building Massing and Form

Avoid plain, monolithic structures or blank walls on the backs or sides of buildings. In a planned apartment community context, large buildings should incorporate a variety of design elements to create visual interest. Infill projects should be consistent with area-specific design standards or guidelines, as adopted.

### RHD-5: Mix of Uses

Encourage the integration of neighborhood serving retail uses (e.g., drycleaners, coffee shop) on the ground level of high density residential buildings where viable, typically in areas with high visibility and/or pedestrian activity. Non-residential uses should generally not exceed twenty-five percent of the total floor area in a mixed-use structure; however, actual percentages will be driven by market demand and the surrounding site context.

### RHD-6: Parking Location and Design

Locate off-street surface parking behind buildings, tucked under buildings (e.g., podium parking), or within parking structures in established core area neighborhoods and the Downtown to maintain a pedestrian-oriented street frontage. Integrate structured parking garages and tuck-under parking with the overall design of the building they are intended to serve. The incorporation of active uses, such as retail, into the ground floor of freestanding parking structures included as part of multi-block developments is strongly encouraged where viable based on market demand and visibility.

## URBAN CORE RESIDENTIAL (UCR)



### UCR-1: Characteristics

The Urban Core Residential designation is intended primarily to provide opportunities for university-oriented student housing in core area neighborhoods on identified blocks adjacent to the east side of the KSU Campus where neighborhood services and amenities are in close proximity. However, other opportunities for urban apartments/condominiums exist in the Downtown. Urban Core Residential developments should incorporate streetscape amenities; including wider sidewalks and landscaping that enhance pedestrian walkability and safety.



### **UCR-2: Appropriate Density Range/Building Height**

Densities for Urban Core Residential will typically be as much as 100 dwelling units per net acre or more. Building heights will be mid-to-high rise and will typically range from five to eight stories.

### **UCR-3: Location**

Urban Core Residential uses are intended to be concentrated in areas adjacent to the KSU Campus, but may also be appropriate as part of the Central Core District in Downtown.

### **UCR-4: Accessory Uses**

Encourage the integration of neighborhood serving retail uses (e.g., drycleaners, coffee shop) on the ground level of Urban Core Residential buildings where viable, typically in areas with high visibility and pedestrian/bicycle activity.

### **UCR-5: Design Standards**

Develop design standards tailored to address the unique characteristics of Urban Core Residential uses—full lot coverage, structured parking, taller heights and increased visibility from multiple vantage points—recognizing that the urban character of these uses will demand a flexible approach to ensure densities can be achieved. In general, place the greatest emphasis on the design at the street level to retain a pedestrian-oriented character. Avoid plain, monolithic structures or blank walls on the backs or sides of buildings and incorporate high quality exterior materials.

### **UCR-6: Parking Location and Design**

Integrate structured parking garages and screened tuck-under parking with the overall design of the building they are intended to serve. The incorporation of active uses, such as retail, into the ground floor of freestanding parking structures included as part of multi-block developments is strongly encouraged where viable based on market demand and visibility.

### **UCR-7: Pedestrian and Bicycle Orientation**

Provide clear pedestrian and bicycle connections with generous sidewalk widths and low-level lighting in areas with high pedestrian and bicycle activity to increase public safety and connectivity. Provide secure bicycle parking for residents that is integrated with the overall design of the building, typically in the form of a storage room that is accessed from building common areas or an exterior entrance.

## RURAL RESIDENTIAL (RR)



### RR-1: Characteristics

The Rural Residential designation is intended to provide a rural setting for large-lot, very low-density single-family housing on the urban fringe. Lot sizes and layouts for Rural Residential developments are largely dependent upon topographical constraints typically associated with the hilly terrain surrounding the community. In many cases, large portions of the lot remain in an undisturbed state, reinforcing the rural character of this development pattern. Due to their location outside of the Urban Service Area Boundary and Blue Township Urban Growth Area, individual sewage treatment systems, and either individual water wells or rural water districts, usually serve the homes.

### RR-2: Density

Homes typically occur on tracts between 2 and 20 acres in size, but in some cases tracts may exceed 20 acres.

### RR-3: Location

Rural Residential development is typically located at the fringe of urban development and near existing rural residential subdivisions. Rural residential sites are generally located in agricultural areas, areas where the terrain offers rolling and hillside sites, and areas with more terrain relief, such as near the rivers. In some cases, they serve as a transition between more intense urban neighborhoods and natural features to be protected. New rural residential development is discouraged within urban service /growth areas.

### RR-4: Cluster Development

Use cluster development patterns as a means of preserving scenic views, preserving cohesive blocks of agricultural land, and providing shared open space for the common use and enjoyment of residents.

### RR-5: Roadway Design

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Develop and implement access management policies along rural highways and highway corridors leading into the community to reduce the number of uncontrolled access points and improve safety.



## Commercial/Mixed-Use

### BACKGROUND AND INTENT

The Future Land Use map identifies three Commercial/Mixed-Use designations, based on scale, purpose, location, and intensity of use: **Central Core District**, **Community Commercial**, and **Neighborhood Commercial**. Commercial/Mixed-Use areas within the Manhattan Urban Area provide the necessary goods and services for residents of the community and region as well as visitors. These areas reflect the City's desire to establish a more diverse mix of uses within the Manhattan Urban Area and to encourage the development of commercial services, employment opportunities, a diversity of housing (type, location, and density), and an array of services, such as civic uses, entertainment, shopping, and parks that can meet many residents' day-to-day needs within a close proximity. While the Downtown, or Central Core District, will remain the primary focus of regional commercial and mixed-use activity for the community and region, a variety of other community and neighborhood scale commercial/mixed-use centers will be distributed throughout the community to provide for the day-to-day needs of residents. These designations are intended to support new Commercial/Mixed-Use areas, as well as the revitalization of aging and/or underutilized centers and corridors.

### COMMERCIAL/MIXED-USE - ALL CATEGORIES

#### CMU-1: Activity Centers

Concentrate commercial services and other complementary uses—entertainment, recreation, employment, and residential—within planned activity centers, or compact nodes, that are located throughout the community. This pattern is intended to promote “one-stop shopping,” minimize the need for cross-town vehicle trips, preserve the residential character of many of the major street corridors throughout the community, and help prevent the negative impacts caused by linear strip commercial configurations with multiple access points along a corridor. The general locations of proposed Future Community Commercial or Neighborhood Commercial Centers are identified on the Future Land Use map. The precise location, size, overall mix of uses, and configuration of these centers is intended to be flexible and should be determined as specific developments are proposed considering changing market conditions, surrounding development context, and the need for economic sustainability.

#### CMU-2: Revitalization of Existing Centers

Encourage the revitalization and/or redevelopment of underutilized centers over time to take advantage of existing infrastructure and promote the efficient use of available land. Support the integration of a broader mix of uses as part of revitalization efforts, including residential to promote vitality and increase housing options within the community.

#### CMU-3: Promote a High Quality Urban Environment

Promote a high quality urban environment in commercial and mixed-use developments, as expressed by site layout, building materials and design,

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landscaping, parking area design, and pedestrian-oriented facilities, such as through use of design guidelines.

### **CMU-4: Mixed-Use Development**

Encourage mixed-use development—both vertically and horizontally mixed-use, as appropriate, given the surrounding development context and market demand—through the revitalization of aging and/or underutilized centers and corridors as well as part of new commercial/mixed-use centers.

### **CMU-5: Pedestrian Access and Orientation**

Design Commercial/Mixed-Use sites with an emphasis on the character and safety of the pedestrian realm:

- Bring buildings close to the street;
- Avoid uninterrupted expanses of parking and organize larger parking lots as a series of smaller blocks divided by landscaping and pedestrian walkways;
- Distribute parking areas between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the extent possible;
- Consider shared parking opportunities; and
- Provide clear pedestrian connections with generous sidewalk widths, low-level lighting, and outdoor gathering spaces.

### **CMU-6: Community Facilities**

Incorporate public plazas, libraries, parks, common areas, and other community facilities, into centers where appropriate to serve the needs of neighborhood residents. Encourage creative approaches to the design of community facilities in centers to reinforce the more compact nature of their surroundings and integrate them with other uses. Support shared use facilities (e.g. library/coffee shop/community meeting rooms) as a means to promote efficiency and increase hours of activity.

### **CMU-7: Multi-Modal Connectivity**

Ensure Commercial/Mixed-Use areas are served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways, which provide connectivity to surrounding neighborhoods, adjacent employment areas, and existing or planned transit services.



## CENTRAL CORE DISTRICT (CCD)



### **CCD-1: Characteristics**

The Central Core District is a special purpose designation for the Downtown core and Aggieville, both of which have a unique historical character and importance to the broader community. Although the two areas are not physically connected, they both consist of a variety of civic, cultural, retail, commercial, business, professional offices, and financial institutions, and residential uses in a compact, vibrant setting. This setting is enhanced by a large inventory of older and/or historic structures and a pedestrian-friendly scale. Identified redevelopment areas in the Downtown core provide opportunities for a range of uses—including high density residential—provided they are designed as part of a master planned development that is compatible with and complimentary to the design and pedestrian-oriented character of the traditional urban fabric in Downtown. (Note: “Master planned” refers to the process of developing an overall concept or neighborhood level plan for an area, prior to development, that takes into consideration the relationships between land uses, buildings, access and site characteristics, in order to establish a more unified and compatible development. It can apply to a large single site, a whole neighborhood, or series of neighborhoods.)

### **CCD-2: Infill and Redevelopment**

Encourage targeted infill development and/or redevelopment to take advantage of underutilized areas such as large surface parking lots, help enhance the overall mix of uses, and enhance the continued revitalization of the Central Core District. Encourage infill and redevelopment that is in keeping with the historic character and scale of the Downtown Historic District.

### **CCD-3: Rehabilitation and Adaptive Reuse**

Encourage the rehabilitation and adaptive reuse of existing underutilized structures, particularly along Poyntz Avenue in the Downtown core. Support the continued adaptation and reconfiguration of existing spaces in the Manhattan Town Center and on surrounding pad sites to meet changing market preferences and the needs of the community.

### **CCD-4: Housing**

Promote an expanded range of housing options in the Central Core to reinforce the variety and vitality of the environment. Encourage the conversion of upper floors above existing retail storefronts to office or residential uses, the integration

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of Residential High Density or Urban Core Residential type uses at the fringe of the Central Core District, and the conversion of obsolete uses or surface parking lots to housing over time.

### CCD-5: Outdoor Seating

Support the provision of outdoor dining and seating areas along the sidewalk edge, particularly in the Downtown core, to create activity along the street.

### CCD-6: Mix of Uses

Support a vibrant mix of residential and non-residential uses within the Central Core. Concentrate active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, on the first floor of buildings along Poyntz Avenue and the other retail-oriented streets, and in Aggieville. In these locations, encourage offices, residential or other uses that typically are “closed off” from the street as upper floor uses; however, single use buildings (e.g. office or residential) are appropriate on secondary streets in Downtown where retail may not be viable and contribute to the overall vitality of the Central Core District.

## COMMUNITY COMMERCIAL (CC)



### CC-1: Characteristics

Community Commercial Centers provide a mix of retail and commercial services in a concentrated and unified setting that serves the broader community and may also provide a limited draw for the surrounding region. These centers are typically anchored by a larger national chain, between 120,000 and 250,000 square feet, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. Centers may also be anchored by smaller uses, such as a grocery store, and may include a variety of smaller, complementary uses, such as restaurants, specialty stores (such as books, furniture, computers, audio, office supplies, or clothing stores), professional offices and health services. The concentrated, unified design of a Community Commercial Center allows it to meet a variety of community needs in a “one-stop shop” setting, minimizing the need for multiple vehicle trips to various commercial areas around the community. Although single use highway-oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.



### **CC-2: Location**

Community Commercial Centers should be located at the intersection of one or more major arterial streets in commercial nodes; rather than being developed in linear, “strip” configurations along major street corridors. They may be located adjacent to urban residential neighborhoods and may occur along major highway corridors as existing uses become obsolete and are phased out and redeveloped over time. Large footprint retail buildings (often known as “big-box” stores) are permitted only in areas of the City where adequate access and services can be provided.

### **CC-3: Size**

Typically require a site of between 10 and 30 acres.

### **CC-4: Unified Site Design**

Establish a unified site layout—landscaping, signage, pedestrian, and vehicular circulation—for the center to guide current and future phases of development. Site design features should be used to create visual interest and establish a more pedestrian-oriented scale for the center and between out lots.

### **CC-5: Building Design and Character**

Require Community Commercial Centers to meet a basic level of architectural detailing, compatibility of scale with surrounding areas, pedestrian and bicycle access, and mitigation of negative visual impacts such as large building walls, parking areas, and service and loading areas. While these requirements apply to all community commercial development, they are particularly important to consider for larger footprint retail buildings, or “big-box” stores. A basic level of architectural detailing shall include, but not be limited to, the following:

- Façade and exterior wall plane projections or recesses;
- Arcades, display windows, entry areas, awnings, or other features along facades facing public streets;
- Building facades with a variety of detail (materials, colors, and patterns); and
- High quality building materials.

### **CC-6: Organization of Uses**

Concentrate Community Commercial services within planned activity centers, or commercial nodes, throughout the community. Cluster complementary uses within walking distance of each other to facilitate efficient, “one-stop shopping”, and minimize the need to drive between multiple areas of the center. Large footprint retail buildings, or “big-box” stores should be incorporated as part of an activity center or node along with complementary uses, such as high density residential, where feasible. Linear development patterns, particularly when parcels provide a single use and are developed independently, can require multiple access points and lead to disruption of traffic flow on adjacent streets. Although lot sizes and/or configurations in some areas may warrant the use of a more linear development pattern, it is generally discouraged.

**CC-7: Circulation and Access**

Provide clear, direct pedestrian connections through parking areas to building entrances, to surrounding neighborhoods and streets, and transit stops. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles. Provide a limited number of vehicle access points to minimize impacts on surrounding uses and maintain an efficient traffic flow to and from the site.

**CC-8: Infill and Redevelopment / Adaptive Reuse**

Encourage the revitalization and/or redevelopment of underutilized Community Commercial areas over time to take advantage of existing infrastructure and promote the efficient use of available land. Support opportunities to repurpose large surface parking lots typical of Community Commercial areas by incorporating additional pad sites for office or commercial uses or high density residential along the street edge. Support the adaptive reuse of existing buildings in older strip commercial centers on smaller lots where infill and redevelopment is less viable.

**NEIGHBORHOOD COMMERCIAL CENTER (NCC)**



**NCC-1: Characteristics**

Neighborhood Commercial Centers are intended to provide a range of services for residential areas, including supermarkets, restaurants, convenience stores, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services, and business and professional offices. Neighborhood centers will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed comfortably by foot or bicycle; while larger centers will function more independently, providing ample parking and numerous stores. Mixed-Use Neighborhood Centers that also incorporate residential uses are appropriate in a master planned setting. Neighborhood Centers often serve more than one nearby neighborhood in order to maintain sufficient economy of scale.

**NCC-2: Location**

Neighborhood centers should generally be located at the intersection of arterial and collector streets. However, smaller centers with limited uses may be appropriate within a residential area at the intersection of two collector streets,



or at the intersection of a collector and a local street, provided they are designed to be compatible with the surrounding neighborhood and meet a minimum level of design criteria.

#### **NCC-3: Size**

Neighborhood centers typically require a site of approximately 10 acres, but may vary, ranging from as small as 1-3 acres to as large as 15-20 acres depending on the size of its service area and the extent of its mixed-use characteristics.

#### **NCC-4: Circulation and Access**

Integrate main entrances and driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles. Provide clear, direct pedestrian connections between uses within the center, to the surrounding neighborhood, and to transit stops.

#### **NCC-5: Transitions between Uses**

Provide attractive transitions between the center and surrounding neighborhoods, while not limiting access between the center and the neighborhood for all modes of travel. Transitions can be accomplished by stepping down the height of taller structures when developing towards nearby residences, providing landscape buffers or screening, or similar means. Use creative design to avoid simply “walling” off residential areas from neighborhood centers.

## **Employment**

### **BACKGROUND AND INTENT**

The Future Land Use map identifies three categories of employment uses: **Service Commercial, Industrial, and Office/Research**. Employment uses within the Manhattan Urban Area are intended to provide concentrated areas of high quality employment facilities for uses such as office headquarters, research and development facilities, and educational facilities, as well as locations for light and heavy manufacturing, warehousing and distribution, service commercial, indoor and screened outdoor storage, and a wide range of other industrial services and

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operations. Accessory uses such as small-scale retail, convenience stores, day care or recreational facilities, or other uses intended to primarily serve employees are also encouraged in all employment categories.

### OFFICE/RESEARCH (OR)



#### OR-1: Characteristics

The Office/Research designation is intended to provide concentrated areas of high quality employment facilities, such as corporate office headquarters, research and development facilities, educational facilities, or supporting services in a planned setting. Ancillary commercial services and medium to high density residential may be incorporated in appropriate settings. Office/Research developments may be incorporated into a master planned neighborhood, as part of the KSU Campus, or located in close proximity to residential areas. Activities within an employment area typically take place indoors, and outdoor storage or other more industrial types of uses are typically not permitted. Some specialized research parks may include limited prototype production, or bioscience or agricultural research, such as in the K-State Research Park. This category may also include smaller office complexes consisting of a single building or several buildings that are not located within a typical office park setting. These smaller office complexes shall meet the intent of the policies within this section, to the extent that they apply. The Poyntz Avenue Corridor, located between 17th Street and Juliette Avenue, is another designated office district with some unique characteristics and issues that are addressed more specifically in the adopted Poyntz Avenue Corridor District Plan.

#### OR-2: Location

Office/Research facilities should have direct access to existing or planned arterial and collector streets and should not rely on local or residential streets for access. Multi-modal access should be considered in the location of employment areas.

#### OR-3: Site Layout and Design

Integrate Office/Research developments into the surrounding context, whether multiple buildings as part of a planned campus, or stand-alone buildings integrated as part of the urban or suburban fabric.



#### **OR-4: Unified Character**

Encourage a unified character for larger Office/Research developments achieved through the use of similar or complementary elements, such as materials, signage, landscaping and screening, and other site layout details.

#### **OR-5: Common Areas**

Provide plazas, courtyards, patios, quads, and other common outdoor gathering spaces for employees and visitors as part of standalone Office/Research developments. Provide access to adjacent trails or parks where applicable.

#### **OR-6: Multimodal Connectivity**

Ensure Office/Research development areas are served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways, which provide connectivity to surrounding neighborhoods, adjacent services, and existing or planned transit.

Provide clear, direct pedestrian linkages to and between building entrances, outdoor gathering spaces, parking areas, and transit stops.

#### **OR-7: Outdoor Storage**

Contain the functions of Office/Research facilities within buildings to the extent feasible. Accessory outdoor storage facilities typically should be of a limited nature and completely screened.

### **INDUSTRIAL (IND)**



#### **I-1: Characteristics**

The Industrial designation is intended to provide locations for light and heavy manufacturing, research, warehousing and distribution, indoor and screened outdoor storage, a wide range of other industrial services and operations, and supporting accessory uses. Typically, heavy industrial uses involve more intensive work processes, and may involve manufacturing or basic resource handling and/or extraction. Design controls within an Industrial area are not as extensive as in the Office/Research category and a broader range of uses is permitted.

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### I-2: Location

Because of their potential environmental impacts, Industrial uses should generally be located away from population centers or must be adequately buffered. Traffic generated by industrial uses should not pass through residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of heavy industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base.

### I-3: Screening

Screen storage, loading, and work operations from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets.

## SERVICE COMMERCIAL (SC)



### SC-1: Characteristics

The Service Commercial designation is intended to provide opportunities for showrooms and shops for the display and sale of electrical, plumbing, heating, air conditioning, sheet metal, tile, and other similar services and products.

### SC-2: Location

Service Commercial uses are primarily concentrated along the West and East US-24 Corridor, but may be suitable in other locations where Industrial uses are not appropriate due to access limitations or based on the proximity of residential neighborhoods.

### SC-3: Outdoor Storage

Accessory outdoor storage facilities typically should be of a limited nature and completely screened.



## Related Plans and Policy Documents

The following previously developed plans may or may not have been formally adopted as a part of the Comprehensive Plan; however they provide important background information and policy direction regarding land use and growth management in the Manhattan Urban Area. These Plans provide more focused background information and policies as they relate to specific portions of the planning area. Refer to [Appendix B: Related Plans and Policy Documents](#) for additional information on each plan and links to the full documents.

- Kansas State University North Corridor Plan (under development)
- Eureka Valley – Highway K-18 Corridor Plan (2013)
- Kansas State University Campus Master Plan (2012)
- Gateway To Manhattan Plan (Updated 2011)
- US-24 Corridor Management Plan (2009)
- VISION 2025: A Comprehensive Plan for Riley County, Kansas (2009)
- Aggieville-Campus Edge District Plan (2005)
- Highway 24 Corridor Plan (2002)
- Downtown Tomorrow – A Redevelopment Plan for Downtown Manhattan, Kansas (2000)
- Grand Mere Community Master Plan (2000)

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