CITY OF COFFEYVILLE KANSAS

COMPREHENSIVE PLAN

Coffeyville KANSAS

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CHAPTER 1
INTRODUCTION

This Comprehensive Plan (Plan) for the City of Coffeyville, Kansas, will serve as the official policy framework to guide present and future growth for the City. Long range in nature, the Plan is a source of direction and guidance toward a desired end. The Plan establishes the long term vision and goals for the City and will guide land use patterns and infrastructure improvements over the course of the next 20 years.

By establishing a long-term community vision and goals, the Plan helps to ensure community well-being and orderly physical development. A well planned development within a community can have a profound effect on the infrastructural capacity, physical land use pattern, community well-being, natural resources, and aesthetics. For this reason, the Plan addresses the following:

- Physical development;
- Guidelines for future land development, public infrastructure, and provision of essential services;
- Long term land use and infrastructure needs (2009-2029); and,
- Plan adaptation and revision to meet ongoing societal and community changes.

High-quality communities don't just happen. Careful planning, consideration, and consensus-building must occur in order to pursue and attain the type of environment that promotes desirable high-quality lifestyles. This can be accomplished by setting goals as a community and developing policies to achieve these goals. The overall vision and goals for the City of Coffeyville are expressed in detail in this Plan.

VISION AND GOALS

The revision to the comprehensive plan was initiated by the Governing Body in response to those issues identified in the Introduction section. The process began in June, 2008, and was completed in July, 2009.

Vision Statement and Goals

The residents of Coffeyville, KS, through the plan's public involvement activities, identified values, strengths weaknesses and aspirations for the future that should be addressed in the City's comprehensive plan. The public process included a series of visioning sessions, individual and group interviews, meetings, workshops and surveys distributed by mail and throughout the City,

The following vision statement and goals have guided the residents and the planning team in preparation of this plan.

Housing

Ensure that all Coffeyville residents have access to safe, well-maintained housing; focus community attention on alleviating blighted housing throughout the community; maximize infill housing opportunities by offering a range of affordable housing choices in Coffeyville's first neighborhoods; preserve housing that represents Coffeyville's history; provide housing to attract the professional workforce now living outside of the community; and, introduce housing opportunities in downtown Coffeyville and in mixed use developments.

Land Use/Growth Management:

Develop an orderly and balanced growth pattern, through adequate infrastructure, preservation of natural resources, maximizing development and infill opportunities.

Infrastructure:

Provide transportation systems, public services, facilities and utilities that exceed standards and provide a supportive structure for community growth and economic vitality.

Parks and Recreation

Introduce parks and green spaces throughout the community; improve neighborhood access to parks and green spaces; increase usage and amenities in existing parks and recreation facilities; utilize parks and green spaces as

Coffeyville Vision

Coffeyville will achieve a competitive advantage among southeast Kansas cities by (1) capitalizing on its location for industrial and business growth, (2) creating a downtown that invites economic success and community focus, (3) building strong neighborhoods with amenities and housing choice, (4) adopting growth patterns that maximize transportation connections and desirable development areas and (5) demonstrating pride and commitment throughout the community.

gateways to the city, especially in the vacated flood area.

Economic Development/Downtown

Sustain an economy that ensures quality of life for all residents. Establish downtown Coffeyville as the core of the City and support a comprehensive revitalization; Increase business and industry by introducing appropriate locations that offer connectivity and amenities; Capitalize on retail and business opportunities along existing corridors; Build a stronger, more focused economic development program with agencies and organizations serving Coffeyville, Montgomery County and the State of Kansas; Attract more visitors by capitalizing on Coffeyville's unique history.

LOCATION AND REGIONAL SETTING

The City of Coffeyville is located within Montgomery County in the southeast part of Kansas. Coffeyville is a City of the first class city. The planning area includes the City of Coffeyville, Kansas, and the surrounding area. The planning area is bounded generally by the state line on the south, Dearing on the west, approximately one mile north of the most northerly city limit line and approximately one mile east of the easterly city limit line. The plan vicinity is illustrated on the following page. The planning area defines land areas that may affect the development of the City of Coffeyville over time and, therefore, should be considered as a comprehensive study area, not defined as a jurisdictional boundary. Within this larger planning area, is the City of Coffeyville, which comprises approximately 8.5 square miles.

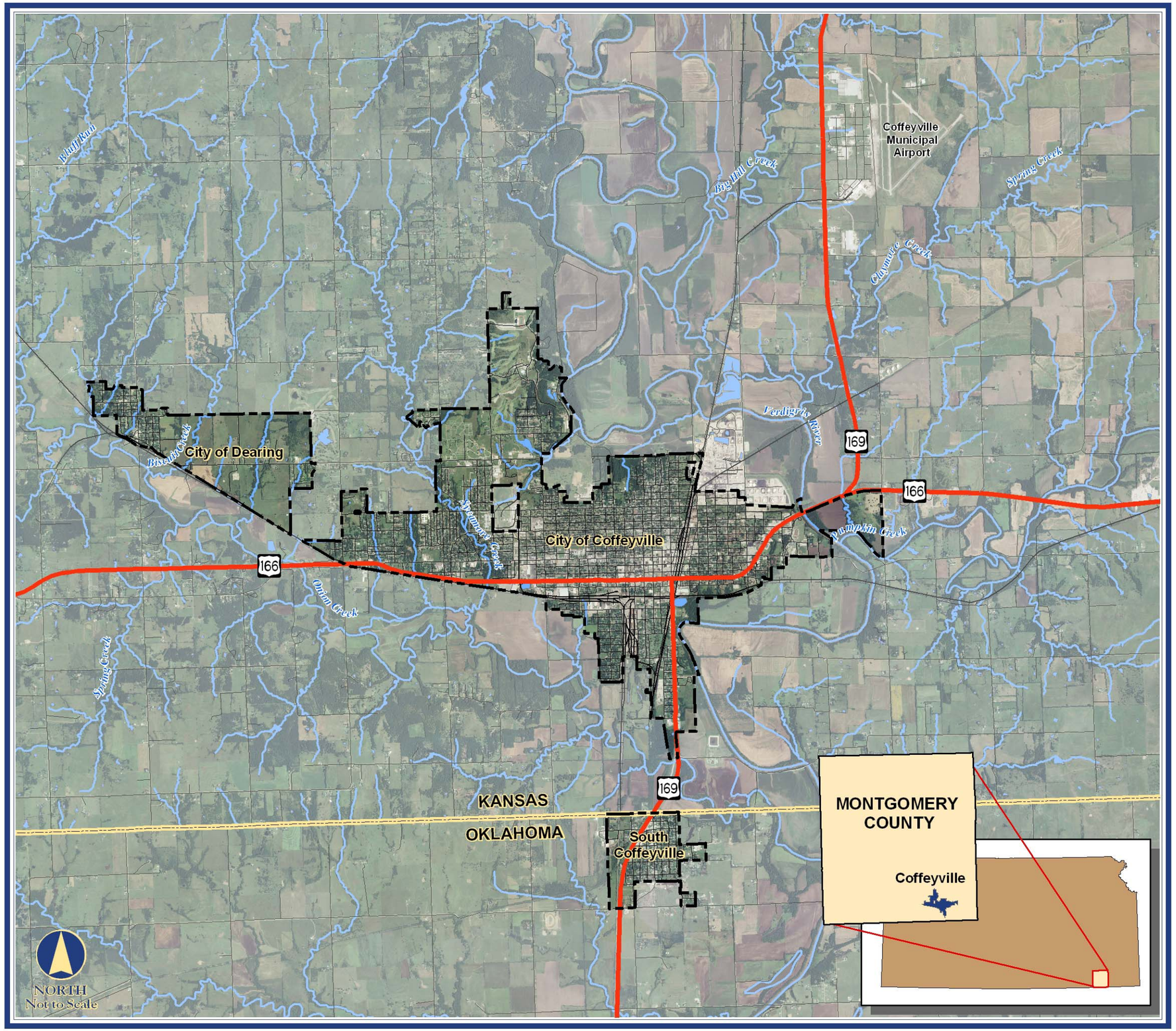
Coffeyville is located at a bend of the Verdigris River in the southeastern portion of Montgomery County, KS, one-half mile north of the Kansas/Oklahoma state border. The city is about 75 miles north of Tulsa, Oklahoma, 60 miles west of Joplin, Missouri, and 116 miles Southeast of Wichita, KS. Other communities in closer proximity to Coffeyville include: Independence, KS (pop. 9,277) to the north approximately 20 miles; Edna, KS (pop. 417) to the east approximately 15 miles; South Coffeyville, OK (pop. 788) directly south across the Kansas / Oklahoma state line; and, Dearing, KS (pop. 449) approximately 7 miles to the west. Coffeyville is linked to other communities and the nation via US 166 and US 169, a municipal airport, and several major rail lines.

The Verdigris River partially surrounds the city on three sides and has been a strong influence on the city's past and present growth patterns to the west of the river.

LEGAL BASIS FOR PLANNING

The purpose and content of this comprehensive plan was prepared in accordance with Kansas Statute, which authorizes Cities and City Officers:

> "to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the same county in which such city is located, which in the opinion of the planning commission, forms the total community of which the city is a part." ***(K.S.A. 12-747 et seq.)***



Vicinity Map

Legend

- City Limits
- 166 169 U.S. 166/169 Hwy
- Creek
- Waterbody

FUNDAMENTAL POLICY GUIDE

The policies for development are outlined in this document and in the Zoning Ordinance, Building Code, Subdivision Regulations, and other codes and ordinances relating to the basic and fundamental development policy of Coffeyville. All other plans, codes and ordinances, and amendments shall be in conformity with the intent of policies both explicitly and implicitly expressed in the Comprehensive Plan. It is intended that studies, public hearings, and official changes in the Comprehensive Plan be completed before the Planning Commission reviews and recommends action to the City Commission on plans, ordinances, and amendments which cause Plan changes to be initiated.

The plans for the use of land are set forth on page 3.5, Future Land Use Plan; for public facilities on page 3.25, Public Facilities Plan; and for transportation networks on page 3.21, Transportation Plan. All of the written material contained in the Comprehensive Plan shall be considered as a further explanation and definition of the material identified on these maps.

Review of Plans and Policies

The plans and policies expressed herein shall be reviewed annually by the Planning Commission. The Commission shall ensure the goals continue to support the desires and direction of the community. The supporting documentation should also be reviewed to have an understanding of the changes that may affect the physical environment, as well as the plans and policies. The Planning Commission shall file a report with the City Commission of their findings including recommended changes in the Comprehensive Plan.

PLANNING PROCESS

The planning consulting and landscape architecture firm of Ochsner Hare & Hare led the planning team. DRG Engineering conducted the transportation studies. Both firms are located in Kansas City, Missouri. Canyon Research Southwest of Buffalo, New York, conducted a retail and office market analysis for the community.

The planning process was initiated with a planning session with city staff and the plan committee. The session offered initial guidance on issues that should be addressed in the plan. Early priorities that emerged were the need for housing revitalization and new housing; property maintenance; street improvements; downtown revitalization; additional retail; and what to do with the flood area.

PUBLIC INVOLVEMENT

Due to the tragic flood of 2007, the City of Coffeyville is organized and focused on its future. Public involvement related to the comprehensive plan occurred under the direction of the Comprehensive Plan Committee, a citizen-based committee appointed by the City of Coffeyville.

The rationale of the planning team's approach to involving the public in decision making for the comprehensive plan is based on enlisting as many residents' comments as possible, discovering shared hopes, identifying issues of greatest concern; providing sound data for decisions; identification of alternatives and selection of the most reasonable alternatives. Throughout the process, the goal was to keep residents informed and involved.

The following events occurred with the committee or a wider community audience:

In summary, residents voiced support for better property maintenance, more housing, additional infrastructure for new development, additional recreation amenities, such as a skate park, trails, and accessibility for all. Residents also favored community improvements that include a housing authority to help with housing problems, locations for festivals, and remodeling of City Hall to help service the community. Reduced property taxes were mentioned as changes that would attract more residents to Coffeyville. Housing choice is a pervasive community issue.

- Project launch, identification of assets and liabilities, priorities with the citizen committee, planning team and City staff
- Community stakeholder interviews conducted in small groups and one on one; utilizing contacts suggested by the plan committee
- Phone interviews with individuals knowledgeable about topical areas of the plan
- Summary of issues for resolution
- Media coverage before and after key meetings
- Ongoing committee meetings and subdivision into Task Forces to assist with community data gathering. Task Forces included Parks & Recreation, Land Use & Growth Management; Housing; Infrastructure and Economic Development & Downtown. All of the Task Forces undertook fact finding in the target areas.
- Development of a vision statement and goals for plan components
- Liaison with the "New Coffeyville" post flood community support group organized to recover from the flood and set new directions in four action areas called "the public square." The public square includes business, education, health & human services and government. Members of the visioning committee were added to the plan Committee.
- Public Open House to validate vision, goals and objectives, review and validate or add to issues identified to date, set priorities
- Open Plan Committee meeting to present housing and market information
- Open Plan Committee meeting to discuss draft plan
- Open Planning Commission and City Commission meetings to approve the plan

Ideas developed during the public open house:

Parks and Recreation
- Connect trails
- Accessibility to ALL
- Kid centered equipment
- Different uses
- Consolidate (ball parks)
- Skate parks

Infrastructure
- 11th Street - Center turn lane
- City Hall renovation
- Family friendly neighborhoods
  - o Lack of infrastructure for new construction

Housing
- Safety of senior housing
- Building permits
- Working class apartments (market rate)
- Lack of infrastructure
- Zoning issues
- Property tax
- Housing authority

Economic Development/Downtown
- Code enforcement
  - o Downtown vacancies
- Remodeling guidelines
- Festival area
- Environmental issues
- Owners
  - o Owners of buildings downtown need to follow codes
- Commerical zoning of 11th Street
- One way streets downtown are a concern

Land Use/Growth Management
- Business license/contact document
- Not aggressive with annexation
- Use of CVR Energy land
- No Infrastructure to available land
  - o For existing
  - o For East

CHAPTER SUMMARY

This chapter provided a review to the comprehensive plan process. Guided by the vision statement, community history, public input, key planning principles, and the desire to build a stronger community, Coffeyville is seeking to take greater control of its destiny by creating a future within its limited resources base using sound planning principles and effective leadership.