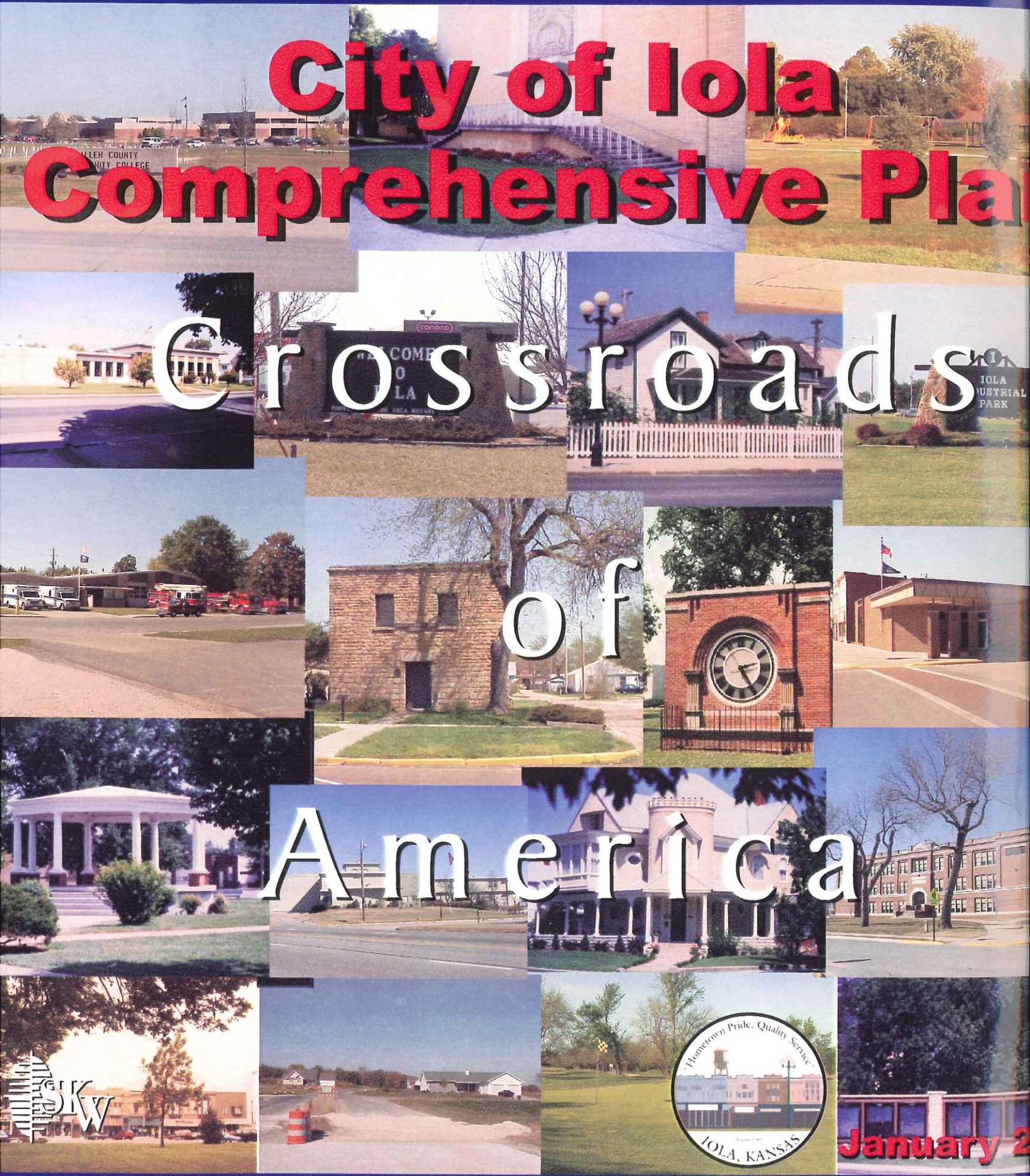


City of Iola Comprehensive Plan

Crossroads

of

America



January 2008

(Published In The Iola Register, January 13 , 2005)

GENERAL ORDINANCE NO: 3327

AN ORDINANCE ADOPTING THE IOLA, KANSAS 2005 COMPREHENSIVE PLAN

WHEREAS, the Planning Commission of the City of Iola, Kansas has adopted a Comprehensive Plan pursuant to the authority granted by Kansas Statutes, and

WHEREAS, pursuant to K.S.A. 12-747, the Comprehensive Plan adopted by the Planning Commission and any current amendments must be adopted by the Governing Body prior to its becoming effective, and

WHEREAS, a certified copy of the 2005 Comprehensive Plan together with a summary of the Public Hearing thereon held by the Planning Commission on October 21 and November 18, 2004 have been submitted to the Governing Body.

NOW THEREFORE, be it ordained by the Governing Body of the City of Iola, Kansas:

SECTION 1. The Governing Body of the City of Iola, Kansas, hereby adopts the 2005 Comprehensive Plan. Incorporated within the Comprehensive Plan are all sections related to Plan Implementation, Future Development, Major Street Plan and Recommended Action Steps.

SECTION 2. Not less than two (2) copies of this Ordinance, to each of which shall be attached to a copy of the 2005 Comprehensive Plan, marked or stamped as "official copy as incorporated by ordinance" shall be filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours.

SECTION 3. This Ordinance shall take effect and be in force from and after its publication once in *The Iola Register*, the official City newspaper.

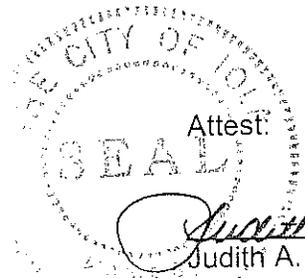
PASSED by the Governing Body of the City of Iola, Kansas, this 11th day of January 2005.

APPROVED by the Mayor this 11th day of January 2005.

By: John M. Rae
John McRae, Mayor

Attest:

Judith A. Brigham
Judith A. Brigham, City Clerk



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- John McRae, Mayor
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THE PLAN AND ITS ROLE

The Comprehensive Plan is intended to guide policy and provide recommendations for future actions involving land development and land preservation. The Plan is the nexus to the legal framework on which the zoning ordinance and subdivision regulations are enacted and amended by the City Commission upon recommendations from the Planning Commission. These two land use regulatory ordinances shape the locations, type, quality, and comprehensiveness of the physical development of Iola. More specifically, the Plan:

1. Serves as a “database” for the City’s long-term planning activities. This database includes information regarding population, economic development, housing, utilities, land use, the natural environment, public facilities and transportation.
2. Delineates the City’s major planning goals.
3. Analyzes the factors that affect Iola’s development and assesses planning implications.
4. Recommends the future development of Iola in policy and map formats. The policies serve as a general guide for planning decisions and the Future Land Use Plan map is a graphic representation of those general policies.
5. Presents recommended changes to the City’s land use and development control regulations as a means to implement the Plan’s recommendations.
6. Provides a basis by which future development, subdivision and annexation requests can be considered and evaluated.

The Plan provides a comprehensive, long-term, and general policy framework that will direct the future growth of the City. It is long term because it represents the long term vision of the future physical condition of the community and its socio-economic well being. It is general in order to accommodate the very dynamic nature of community planning. The Plan strives to ensure orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

The Plan also has a near-term focus. It provides a foundation for land use and development control regulations. The Plan outlines the City’s intentions for near-term development and outlines recommended modifications to current regulations in order to implement its recommendations. While the Plan provides direction, it should not be viewed as a zoning document or ordinance. As opposed to regulatory documents, the Comprehensive Plan should be recognized and utilized as a flexible, evolving document to be interpreted within the broad spectrum of land development possibilities and changing conditions. At the same time, proposals or actions that are not in conformity with the Plan and its intent are deemed inappropriate unless proper procedures are followed to amend the Plan.

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Stagnant, dilapidated, and dying cities do not occur by accident. They occur when communities refuse to plan wisely for the long term, when special interests are vocal and pandered to, and when the rights of a few are elevated above those of the community-at-large. This Plan will not ensure success. Rather, successful development and revitalization in Iola will be achieved by community leaders and caring and concerned citizens who, while using this Plan as a guideline, adhere to sound judgment, using thoughtful, intelligent, and reasonable observation. That process has been demonstrated by the active and positive participation of Iola Institute for the Future (IIF), an organization that has the following mission statement:

To improve the quality of life in Iola by realistically planning for a progressive future that is measurable for the community in which we grow and prosper.

The City of Iola Comprehensive Plan forms a visionary yet achievable basis for planning programs and development guidelines. It is intended to suggest additional areas of study and planning that are essential in moving projects forward to successful completion.

However, the City has a broad ability to mitigate the public impact of private development. This is an authority that has been used to uphold laws mandating historic preservation, natural resource protection, zoning, signage restriction, aesthetic regulation, impact fees, excise taxes and required dedications. The government cannot single out individual property owners, nor can it act in an arbitrary manner. The ends must justify the means.

Within Kansas, state law providing cities the authority to prepare and adopt a Comprehensive Plan, Zoning Regulations and Subdivision Regulations manifests this authority. The Kansas Statutes provide cities the authority to prepare a Comprehensive Plan through KSA 12-746 (a).

A city planning commission is hereby authorized 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.

Under current planning and zoning statutes, however, the City is under no obligation to prepare a comprehensive plan unless it wants to adopt subdivision regulations (KSA 12-748). Similarly, the City is not required by statute to follow the recommendations of the Plan unless so specified by City ordinance. In spite of this, case law within Kansas and throughout the nation has effectively established that the Comprehensive Plan forms the basis for enforcing zoning regulations. Without a Comprehensive Plan, determining and justifying specific zoning districts within a city is arbitrary at best.

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To this extent, the Comprehensive Plan is often primarily used by the Planning Commission as a guide when presented with rezoning requests. In considering a rezoning request, state statutes (KSA-756) require the City to review the application in relation to “matters to be considered” as adopted in the Zoning Regulations. These considerations should include review of the applications’ consistency with the Comprehensive Plan. Although the City is not required to follow the Plan’s recommendations regarding future land use, state statutes specifically provide that rezoning requests that are consistent with the Plan are presumed to be reasonable (KSA 12-756).

Any such (proposal for zoning) amendment, if in accordance with the land use plan or the land use element of a comprehensive plan, shall be presumed to be reasonable.

However, it must be clear that the Plan is not a set of regulations or zoning ordinance. The Plan is a guide for development within the City, providing direction regarding the community’s preferred future, goals, objective, priorities and policies. For this reason the Plan must be kept up to date. KSA 12-746 requires the Planning Commission to review or reconsider the Plan at least once each year in order to ensure that the Plan is still valid and relevant. During this review the Planning Commission is authorized to propose amendments, extensions or additions to the Plan following the same procedure for adoption of the original Plan.

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COMMUNITY VISION AND PLANNING GOALS

The vision of the community provides an overall picture for where Iola wants to be in the future. It is this broad, yet optimistic, perspective by which all decisions should adhere. The IIF (Iola Institute for the Future) developed the following vision statement.

Iola Vision Statement

Iola is a safe community that has pride, opportunity, friendliness and a high quality of life for all generations. This is evident by our cultural activities, quality schools and health care, recreation, jobs and people who have respect for each other and the community.

Another function of the IIF was to determine what issues are important to the future of the community and begin to develop goals and action plans based on addressing those issues. During a work session, the IIF developed a list of opportunities and challenges within the community. The following list identifies the opportunities and challenges identified by the IIF.

Opportunities

Future use of Elks Lake
Spanish-American War reenactment
General Funston
Small town Kansas
Education system
Cultural resources (Bowlus, library)
Utility base
Location
Religion
Banks – local financing

Challenges

Removal of old housing structures
Property Maintenance
Creating/maintaining pride
Maintaining what we have (infrastructure, parks)
Retail destination
Attracting families
Tax base
Image/Land Use/Zoning
Floodplain
Attracting/retaining business

After the list was completed, the IIF refined the list, combining some elements, and came up with a shorter list of the most important issues to address within the plan. This list includes:

Cultural Opportunities
Physical Image (land use, zoning, property maintenance)
Health Care
Education

Subsequent meetings focused on developing goals and action plans related to the four issues selected by the IIF.

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Cultural Opportunities

The IIF listed cultural activities that are available within the community. The list is provided below.

- | | |
|---|---------------------|
| Bowlus Center | Fair |
| City Band | Farm City Days |
| Old Jail Museum | Iola Orchestra |
| Funston Home | Vespers |
| Historical Society | Veterans Day Parade |
| Dance Studios | Ramblers |
| Library (including genealogy) | Community Theater |
| College (Theater – Shakespeare in the Park) | Wadestock |
| Buster Keaton Festival | Fly-In |
| Iola Recreation Dept. (painting, travel) | Veteran's Memorial |
| SEK Christian Music Series (Gospel Music) | SEK Cruiser's |
| Various Athletic Events | |

Other activities that were mentioned that are not currently available include talent shows, re-enactments and more children's activities.

From this list, the group developed the following goal statements and action steps:

Goals

1. To provide the citizens of Iola with, and encourage their participation in a wide range of cultural activities.
2. To broaden the cultural programs that we offer to serve all ages.
3. To use our cultural activities as a major attraction for visitors.

MEASURES:

	Baseline (Year)	2000 Census	2000-2005	2005-2010	2010 Census	2010-2015	2015-2020	Target 2020
1. Total # of cultural events held in the community								
2. Total attendance at cultural events								
3. Total # of visitors to the City of Iola, as collected by the Chamber								

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Action Steps

1. More in-depth advertisement of activities
 - a. meet with newspaper editor to create weekly activities list
 - b. maintain activities list on City and other community web sites
 - c. Utilize state and regional publications to promote activities
 - d. Use local radio for advertisements, interviews and public service announcements
 - e. Use surveys to improve information
 - f. Start "Welcome Wagon" program with local sponsor
2. Encourage day-trip activities in Iola
 - a. Create day-trip itinerary (Chamber)
 - b. Create and place improved City signage
 - c. Identify alternate information locations when chamber is closed
3. Expand programming opportunities
 - a. Encourage existing providers to expand programming
 - b. Identify sponsors for children's summer programs
 - c. Coordinate cultural/entertainment clubs (book, movie, bridge)
 - d. Explore possibility of marketing intern from local college for assistance

Physical Image

The IIF discussed issues related to the physical image of the community and identified several issues to be addressed. The list is provided below.

Clean up City entrances
Limit the size of accessory buildings in residential zones
Create and adopt design standards
Revise the zoning code
Improve signage (advertising, city and business)
Begin a street tree program
Expand retail on east side
Develop east side park
Maintain downtown (beautification)
Remove dilapidated housing (95 structures removed in the last 3 years)

From this list, the group developed the following goal statements and action steps:

Goals

1. To support and assist in activities that will improve the image of the community.
2. To update the City's codes in a manner that will improve the physical image of the City.

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3. To improve the image of the City's major entrances.
4. To encourage redevelopment of underutilized land.

MEASURES:

	Baseline (Year)	2000 Census	2000- 2005	2005- 2010	2010 Census	2010- 2015	2015- 2020	Target 2020
1 Total # vacant buildings in violation of City codes								
2 Total # code violations written annually								
3 Total # of code violations corrected annually								
4. Total # of acres underutilized land within the City limits								
5. Staff level of the Codes Services Department								
6. Annual fees collected by the Codes Services Department for permits								
7. % of commercial and industrial sites that incorporate reasonable amounts of landscaping								

Action Steps

1. Update the zoning codes and subdivision regulations
2. Create a Community Development Department with separate functions for code enforcement, long-range planning and development review
3. Provide staffing and resources for the new department
4. Create plans to beautify the major entrances to the community (U.S. Highway 54 on the east side and Madison Street on the west side of town)
5. Create a street tree program on streets designated as arterials and collectors
6. Create a downtown theme utilizing murals and window painting
7. Provide recognition for improvement projects in the downtown and residential areas
8. Institute a community day for local businesses in conjunction with other events
9. Encourage 2nd floor residential use within the downtown
10. Provide restrooms and an information kiosk on the square (potential site – Lane building)

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Health Care

The IIF discussed issues related to health care provision within the community and identified several goal statements and action steps:

Goals

1. To recruit new doctor's through a partnership between the hospital, medical profession and the community.
2. To form a community committee to address health care needs.
3. To create and promote a community wide healthy living campaign.
4. To promote use of the services offered by the hospital.
5. To promote health care careers in the school system.

MEASURES:

	Baseline (Year)	2000 Census	2000-2005	2005-2010	2010 Census	2010-2015	2015-2020	Target 2020
1. Total # of doctor's practicing in the community								
2. Total # of patient days at the hospital								
3. Total # of students entering health care profession upon high school graduation								

Action Steps

1. Coordinate internet resources to promote health care opportunities.
2. Create organization to welcome medical profession spouses/families and introduce them to the community.
3. Organize a community-wide health services day.
4. Create a community health committee to meet quarterly.
5. Develop a recruitment list of people from Iola employed in medical fields.
6. Create a community recognition program for the health care profession.
7. Create a shadow program for high school students interested in a career in the medical field.

Education

The IIF discussed issues related to the education system within the community and identified several goal statements action steps:

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Goals

1. To recruit new teacher's through a partnership between the school district, college and the community.
2. To coordinate community-wide recognition for students and teachers.
3. To promote education careers in the school system.
4. To encourage lifetime learning programs within the community.

MEASURES:

	Baseline (Year)	2000 Census	2000- 2005	2005- 2010	2010 Census	2010- 2015	2015- 2020	Target 2020
1. Percent of population over 25 with a college degree								
2. Total # adults over 25 participating in educational programs								
3. Total # of students entering education profession upon high school graduation								
4. Student/teacher ratio of the Iola School District								
5. Graduation rate for the Iola School District								

Action Steps

1. Develop a recruitment list of people from Iola employed in education.
2. Continue the Safe Base program locally.
3. Encourage businesses to use the resources of Allen County Community College.
4. Convene a business leader's roundtable to discuss education needs for employees.
5. Develop a guest speaker's program from local businesses for the School District and Allen County Community College.
6. Expand the trades program in the high school to include other trades or professions.
7. Create a shadow program for the high school and Allen County Community College.

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DEMOGRAPHICS

Demographics are one form of measurable social information used to describe a community. The information is regularly collected and can be compared to past data to determine whether any specific trends exist. The data consists of more than just the number of people in the community. More importantly, it provides a fairly detailed description of the people, their income, their homes and their education. This information can be used to tailor community improvement efforts to achieve desired results.

It is possible, with all the data available from the Census Bureau, to spend hundreds of pages displaying and analyzing demographic data from the City of Iola. It is rare, however, that all this information can help us to develop specific proposals that will benefit the community. This Plan, therefore, will highlight a limited amount of statistical data concerning population, economics, housing and education that may be of interest to the community and may lead to the creation of specific implementation proposals.

The following table provides a comparison of selected demographic data from Iola with other similarly sized cities in Kansas and with the State of Kansas itself.

Subject	Iola (Allen)	Concordia (Cloud)	Ft. Scott (Bourbon)	Pratt (Pratt)	State of Kansas
Total Population	6,302	5,714	8,297	6,570	2,688,418
Population Change (1990 – 2000)	(0.8)%	(7.3)%	(0.8)%	(1.7)%	8.5%
Average Household Size	2.33	2.24	2.30	2.26	2.51
Median Age	35.9	39.6	37.2	40.6	35.2
% Owner Occupied Housing	65.6%	67.6%	63.7%	69.5%	69.2%
% Vacant Housing Units	10.2%	13.5%	11.1%	14.3%	8.2%
% Structures Built Prior to 1960	56.3%	66.3%	64.2%	63.0%	42.8%
Median House Value	\$39,100	\$48,700	\$43,200	\$56,100	\$83,500
Over 25 w/ College Degree	27.9%	26.4%	27.6%	31.2%	31.6%
Median Household Income	\$29,219	\$31,398	\$26,871	\$33,646	\$40,624
Per Capita Income	\$14,471	\$17,019	\$14,997	\$17,486	\$20,506
Poverty rate (% of population)	18.6%	12.9%	16.3%	10.3%	9.9%
% Workforce in Manufacturing	28.7%	11.3%	20.7%	3.5%	15.0%
% Work in County of Residence	84.9%	91.8%	86.6%	88.9%	92.6%
County Pull Factor*	0.64	0.86	0.65	1.07	NA

* Pull Factor is the county per capita sales tax/state per capita sales tax. A pull factor higher than 1.0 indicates that the county attracts business, while a pull factor less than 1.0 indicates that the county loses business. (source: Kansas Statistical Abstract, 2003)

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The criteria for selecting these cities included:

- Population within 500 of the City of lola (Ft. Scott is an exception, but was chosen because of its proximity to lola)
- Location on major state highway
- Distance from major metropolitan areas

The table shows that, of key demographic indicators, the City of lola is comparable with the comparable cities and that all of the cities lag behind the State. The information is broken down into four broad headings and discussed further below. After a brief discussion of each topic, one or more policy implications are identified. The Plan may be an appropriate area to begin developing specific action steps to address the implications identified.

Population

The community has changed little from a population standpoint over the last decade. Total population loss has been less than fifty (-0.8%). The other communities have lost between 0.8% and 7.3%, while the State has seen a growth in population of almost 8.5%. lola tends to be a younger community than the other comparable communities and, as such, has a larger household size. The State is both younger and has a larger household size than all the communities listed.

Policy Implication Like other comparable communities similarly located, lola is not likely to grow in population unless something unforeseen occurs. A more likely scenario is that population remains generally stable with slight to modest decreases over time. This will reduce demand for new growth except to serve existing residents.

Housing

All of the communities evaluated exhibit similar housing characteristics. More than half of the housing units in the communities were built prior to 1960, just over forty (40) percent of the housing stock in the State is that old. Each of the communities have more than ten (10) percent of their housing stock vacant, the State has less than ten (10) percent. Ownership is similar between the cities and the State, while housing values are much lower in the Cities with lola having the lowest housing values. The location of large amounts of floodplain in lola likely has an impact on housing values as well.

Policy Implication Without population growth, there is little demand to construct new housing. This has the effect of reducing housing values across the community. Programs to improve existing housing, construct new housing and remove substandard housing from the community change this trend.

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Education/Income/Poverty

There seems to be a fairly strong correlation between education, income and poverty among the four communities and as compared to the State. The poverty rate in the City of Iola is greater than all of the other communities and is almost double that of the State. While this may be largely due to a lack of education, this is a surprising statistic because the population in Iola tends to be younger.

Policy Implication One of the best ways to improve income levels and reduce the poverty rate may be to increase the educational attainment of the community. While younger people may leave the community for improved employment opportunities, job training and increased education can help existing workers.

Employment

In all of the communities, a large percentage of employees live and work in the same county, meaning employment opportunities are generally close by. One interesting factor is the relationship of income and manufacturing employment. Those communities with the highest manufacturing base (Iola and Ft. Scott) tend to have lower median household incomes. With the exception of Pratt, purchasing is exported to other counties. This means that these cities are located in counties that serve as the trade area for other counties.

Policy Implication While it is possible that other factors play a larger role in this relationship, diversification of employment opportunities may improve household income figures. Sales taxes from Iola residents that are collected in other counties help fund the government obligations of those communities instead of Iola and Allen County.

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EXISTING CONDITIONS

A brief description of the existing conditions within the community is important to understanding the issues that should be addressed. These conditions include land use, transportation and floodplain. The physical traits provide visual clues as to the health and vitality of the city. Identifying the positive elements within the City as well as those elements which may have a negative impact on the City will allow specific strategies to be developed for improving the overall physical image of the community.

Land Use

This section examines the existing land use pattern of Iola and the surrounding planning area. The inventory of existing land uses describes both the amount of land in each land use category and the distribution of uses throughout the City. The use of land in a community is not a random process. Numerous distinct variables influence the way a given piece of land is used. Some of the variables are beyond the control of the community, including economic factors such as the demand for new development, the cost of property, the cost of construction, and environmental factors such as soil conditions, topography and the location of floodplains or other natural limitations. Other variables, however, are within the control of the community including traffic patterns, the capacity and location of public utilities, the delivery of municipal services and the City's physical appearance. Unfortunately, these variables are not constant; for they not only have an impact on the use of land but in turn are impacted by each change in land use.

The land use inventory is a current identification of the uses of land throughout the study area. A land use survey was conducted for Iola and the surrounding planning area in May of 2004. This detailed information was aggregated into the following categories:

1. Residential
 - (a) Single-Family Dwellings
 - (b) Multi-Family Dwellings
2. Commercial
3. Industrial
4. Public and Semi-Public
5. Parks and Recreation
6. Highways, Streets and Alleys
7. Railroad Rights-of-Way
8. Agricultural or Undeveloped

These categories can generally be defined in the following manner:

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1. Residential: Land which is occupied by one or more dwelling units, such as single-family residences, duplexes, apartments, manufactured housing, and nursing homes.
2. Commercial: Land or buildings where merchandise or services are offered for retail sale such as grocery, clothing, hardware and drug stores, car and farm equipment sales and service, offices, service stations.
3. Industrial: Land occupied by buildings or open space, the primary use being for storage, transportation, or manufacturing, including manufacturers, construction yards, heavy equipment or material storage, warehousing, wholesale operations and trucking.
4. Public and Semi-Public: Land or buildings occupied by agencies of the government or by religious, educational or civic groups and including schools, churches, cemeteries, city buildings, fire stations, hospitals.
5. Parks and Recreation: Land used for both active and passive recreational activities.
6. Highways, Streets and Alleys: Rights-of-way for highways, streets and alleys dedicated for use as public thoroughfares.
7. Railroads: Land for railroad rights-of-way, train storage, switching, and freight and passenger depots.
8. Agricultural or Vacant: Land on which agricultural activities, including associated residences takes place or land on which none of the above uses are performed.

There have been small increases in the amount of acres used for many of the land use categories. The result of this has been to slightly reduce the amount of land that is either vacant or used for agricultural purposes. Much of the newer commercial development is related to the construction of the new highway along the east side of town. Based on current growth and development patterns, the physical growth of the City's corporate limits is not necessary to support future development needs for some time. Voluntary annexations into the City based on specific development projects will likely occur infrequently over time.

The results of the land use survey are presented in the following table. The total area of Iola is approximately 3.5 square miles, of which 75 percent is developed and 25 percent is used for agricultural purposes or is vacant. The largest single category of land use is Agricultural or Vacant, accounting for 25 percent of the area within the City limits. The second largest category is single-family residential, which includes 24 percent of the total area.

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Land Use Category	Area (Acres)	Percent of Land
Single-Family	541.3	24.1
Multi-Family	51.7	2.3
Commercial	92.6	4.1
Industrial	279.9	12.4
Public & Semi-Public	217.2	9.7
Parks & Recreation	99.8	4.4
Streets, Highways & Alleys	367.5	16.4
Railroad	19.4	0.9
Agriculture / Vacant	576.9	25.7
Total	2,246.3	100.0

There are some critical areas immediately outside the City limits that have a significant impact on the future development of Iola. The Neosho River floodplain restricts growth to the west, and Elm creek and the industrial development limit growth to the south. Rock Creek provides some problems to the east, but is not insurmountable. Therefore, the logical residential growth area is north and northeast. The City should continue to evaluate growth opportunities in these directions.

Policy Implications While there is plenty of land currently available within the City to support future development needs, the City should continue evaluating growth opportunities. Land use and zoning should be coordinated to more appropriately reflect the current development patterns within the City and to encourage better land use patterns in some instances.

Transportation

The transportation system is considered to be one of the vital infrastructure components within the community. It affects almost every aspect of activity within the community either directly or indirectly. Unlike water or sanitary sewer lines, a city's streets are visible to all of the citizens. Deficiencies are readily noticed and improvements, such as those done recently to Lincoln Street, are a visible sign of municipal progress. The City currently maintains approximately 54 miles of streets, almost all of which are paved.

The street network normally consists of several types of roadways, each designed differently depending the functions they are intended to serve. This functional classification is used as a tool in the planning and design process to ensure that street construction meets the traffic needs of the community. While no classification system can fit all situations, they do serve as an effective guide in helping the community adopt standards appropriate to its needs. The typical street classification system identifies four basic types of streets: expressway, arterial, collector and local. Expressways are most often regional facilities (such as U.S. 169) constructed and maintained by the State. For the purposes of this plan, expressways will not

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be included in the functional classification of streets for the City. The following table breaks down the functional classification of streets for Iola.

	Arterial	Collector	Local
Purpose	Move large volumes of traffic efficiently from one place to another	Move moderate amounts of traffic and provide access to adjacent multi-family, commercial and industrial lots	Provide direct access to adjacent properties (primarily single-family residential) and circulation within neighborhoods
# of Lanes (Lane Width)	4 or more (12')	2 (16') or 3 (12')	2 (14')
ROW Width	80' or more	60'	50'
Pavement Width	48' or more	32' or 36'	28'
Sidewalks	Both Sides	Both Sides	One Side
Parking	Prohibited	Prohibited	Permitted
Average Daily Traffic	More than 7,500	1,000 – 7,500	Less than 1,000
Speed (MPH)	45 MPH or more	30 – 45 MPH	25 MPH

The American Public Works Association (APWA) has developed a manual which includes standard cross sections for arterial, collector and local streets. These should be utilized in the design of streets within the City.

Based on the table above, streets within Iola can be placed into an appropriate classification that takes function, land use and traffic volumes into account. Arterials and Collectors are listed by street since there is a limited number of each. Roads not listed under these two categories should be considered local streets.

Arterials:

- 1 State Street
- 2 U.S. Highway 54/Madison Avenue
- 3 Oregon Road – State Street to U.S Highway 169

Collectors:

- 1 Washington Avenue – Lincoln Street to Vine Street
- 2 Jefferson Avenue – Garfield Street to Vine Street
- 3 Cottonwood Street – Miller Road to Vine Street
- 4 First Street – Lincoln Street to Vine Street
- 5 Garfield Street - Cottonwood Street to State Street
- 6 Carpenter Street – Cottonwood Street to W 69 Outer Road (proposed)
- 7 Jackson Avenue – State Street to First Street
- 8 Broadway Street – State Street to Kentucky Street
- 9 Kentucky Street – Oregon Road to Broadway Street
- 10 Patterson Avenue – Marshmallow Lane to State Street

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- 11 Lincoln Street – Marshmallow Lane to Kentucky Street
- 12 Vine Street – Riverfront Park to First Street
- 13 *Strickler Road – Kentucky Street to W 169 Outer Road (proposed) *N. DAKOTA
- 14 Marshmallow Lane – Oregon Road to U.S. 54
- 15 Miller Road – Marshmallow Lane to W 169 Outer Road (proposed)
- 16 Oregon Road – Marshmallow Lane to State Street
- 17 W Hwy 169 Outer Road – Oregon Road to Madison Avenue

Interest in bicycles as a viable transportation mode has been steadily increasing over the last few years. This interest has resulted in measures taken on the Federal level that provide funding and guidelines for such facilities, such as Tea-21 and the Clean Air Act Amendments of 1990. Aid in establishing cycling facilities for the City may be obtained through Kansas Department of Transportation's full-time bicycle & pedestrian coordinator.

In general, there are three types of bikeways that comprise a bicycle transportation system-- bike paths, bike lanes, and bike routes.

- Bike paths are usually designed for exclusive bicycle traffic, but sometimes are combined with pedestrian ways. They are separate from vehicle traffic, usually 10-12' wide paved areas designed for recreational purposes or in conjunction with a park system.
- Bike lanes are dedicated lanes marked off on established streets for bicycle transportation purposes. When constructed in conjunction with a right-of-way improvements they are considerably less expensive than bike paths.
- Bike routes are designated along existing streets. Signs are posted to alert vehicles to share the roadway with bicycle traffic. This is the least expensive of systems to create. In this option, street selection and a public education are critical to the safety of the riders.

Advanced riders tend to use established bike routes and the public street system, whereas, children and recreational riders prefer the safer setting of local streets, bike paths and bike lanes.

Policy Implications The street network in Iola is compact and interconnected which allows for more effective maintenance. Proposed street improvements should be evaluated to determine whether the improvements should be done based solely on need or the ability to expand on past improvement projects (Lincoln Street). The City should also develop criteria for vacating streets in instances where they serve little or no purpose. A reduction in the overall street miles maintained by the City could translate into better service on the remaining miles as well as increasing the amount of land for other purposes. The City should begin to plan for the incorporation of bicycle transportation on the existing street system.

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Floodplain

The City of Iola is virtually surrounded on three sides by floodplain. The Neosho River is to the west; Elm Creek is to the south; and Rock Creek is to the east and southeast. In addition, Coon Creek bisects the City north of the central business district. These floodplain areas extend into the planning area and are designated as special flood hazard areas. A levee along the east bank of the Neosho River (on the west edge of Riverside Park) provides some protection from flooding. The primary causes of flood damage in Iola are water backing up Elm Creek and Rock Creek during high water events on the Neosho River and localized flooding from Coon Creek due to design constraints. The City has been implementing design improvements to Coon Creek to increase its capacity to carry water and limit the number and severity of 90 degree turning movements in the channel.

The most significant impacts of the amount and location of floodplain within the community is not the damage caused by high water events, but the limitations that it places on growth and development. The existing floodplains establish barriers for growth to the west, the south, the east and the southeast. Iola can really only grow north and northeast, without crossing a major floodplain. The other major problem is the impact of the floodplain on existing development. As much as twenty (20) percent of the city, much of it residential or commercial, lies within the special flood hazard area.

Due to federal regulations, there is little incentive to improve this land. Areas that are already developed with houses or commercial structures, therefore, are left to slowly deteriorate over time. The effect of this benign negligence caused by regulatory requirements has a negative impact on surrounding properties that are not located within the floodplain, but are adjacent to properties that are. From visual inspections, there seems to be a strong correlation between the location of special flood hazard areas, housing vacancies and low house values.

Policy Implication There are more than 300 structures (over 250 of them residential) and approximately 10 miles of roads within the special flood hazard areas of the City. A long-term program of acquisition could bring about several improvements. Lower value housing stock could be removed, street miles could be reduced and linear connections between parks and other public uses could be developed. With less development, the impacts of flood events will be lessened.

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COMMUNITY FACILITIES

To be truly comprehensive, this Plan must explore the relationship between growth and the services and facilities which must support this growth. For indeed, if the necessary support facilities are not made available, growth will stop.

In particular, the City must monitor its public safety, public works and utility services and its public building and park facilities to properly accommodate new populations. Equally important, current residents of Iola should be afforded the same or better public services as the community grows.

This chapter will briefly inventory and analyze some of the major public facilities of the City. Both current and long-range needs will be noted and a general schedule of improvements outlined for the planning period.

Water System

The City has recently constructed a new water treatment facility on the west side of town, adjacent to the Neosho River. This facility updates the existing treatment system and modernizes the facilities. With this facility in place, the City will be able to provide all the water necessary for future growth and development

Wastewater System

The wastewater treatment plant is designed to serve a population of 20,000 which is far in excess of what is projected for Iola in the year 2020. Industries that are high waste contributors are now required to pre-treat prior to dumping in the City system and, therefore, the plant capacity should more than meet the City's needs for the planning period.

The wastewater collection system is in good shape with the exception of infiltration in some of the older mains. Infiltration is the entering of water into the system through broken pipes, bad joints, service connections or manholes. These are primarily located along Coon Creek and the City is replacing them as they are identified. This will be an ongoing process that will be applied to all old mains throughout the City. Future extensions of the sewage collection system should be gravity flow rather than lift stations and force mains when possible. Lift stations and force mains are not only more expensive to build, but they create an ongoing high maintenance cost for the City.

Electric System

The City of Iola purchases electricity by contract with Kansas Gas and Energy. The current contract was signed in 2003 and runs for three years. Iola also operated its own thirty-six point eight (36.8) megawatt power plant west of the City. This plant is used to meet peak demand

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and emergency generation requirements. With its current configuration, the plant can handle peak demand plus an additional fourteen (14) percent power generation. This was accomplished by adding two (2) five point two (5.2) megawatt generators, one in 1998 and one in 2000.

Gas System

The City supplies natural gas to 2,900 customers in Iola. Currently, gas is purchased from two sources (one local) and transported through a Williams pipeline to the City. The contract to purchase gas is bid annually to allow for expansion and demand. The City has a tiered rate structure and currently has one of the lowest rate structures in the State. There are plans for expansion as the City grows, especially from industrial development.

Stormwater Drainage

The City of Iola is bounded on the south and west by flood hazard areas as designated by the Federal Emergency Management Agency (FEMA). In addition, Coon Creek which runs from northeast to southwest through the north central part of the City is also designated as a flood hazard area. The stormwater runs off into these major drainageways which are readily accessible throughout the City. There is one major drainage problem located along State Street. Where Coon Creek crosses State Street, there is periodic flooding. This is created by blockages downstream in the creek which cause the water to back up. The solution to the problem is to construct a new channel from State Street west to the Neosho River and it is estimated that the cost would be \$1.5 million.

On-site detention to handle excess stormwater is one possible method for reducing stormwater run-off from new developments. The drawback to this method is that it limits valuable land from being developed. Another alternative is to request that developers make improvements to the downstream drainage channels so that they can handle the additional run-off. This is a serious concern for the community because there is a major cost associated with handling stormwater drainage and requiring developers to bear the entire burden may limit development opportunities.

City Offices

City Hall is located on the northwest corner of Jackson and North Streets. The first floor of the building is occupied by the City Clerk, City Administration, Code Enforcement, the Police Department, the City Commission room and the Municipal Courtroom. There are significant space needs within the municipal offices at this time and a variety of expansion alternatives have been considered in the past. The City owns the lot immediately to the west of City Hill which is 26.8' wide. This lot was acquired for future expansion of City Hall and it appears likely that the area will be needed within the next ten years in order to accommodate the Police

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Department. A space needs study of all offices in the City Hall should be undertaken to determine short and long-range space needs for all functions and the best methods to meet those needs. The City Hall site provides only a minimum number of parking spaces for City vehicles.

Law Enforcement

The Iola Police Department is a full service, 24 hour agency with ten (10) civilian and eighteen (18) sworn law enforcement personnel. The Department provides the following services: patrol, investigations, community resource, animal control, court and 911 dispatch. Currently, all police activities are located in City Hall. Jailing facilities are contracted from Allen County. Storage has been moved to the basement in order to provide needed space. The Police Department has been evaluating options to improve space constraints and operational considerations. The general consensus is that the police should maintain a strong presence in the downtown.

Library

The Iola Public Library is located on the northwest corner of Madison and Buckeye. The facility contains approximately 10,000 square feet of floor area. There are approximately 73,000 books, 126 periodical subscriptions, 2,300 videocassettes, 470 art prints, 500 compact discs and 250 cd-roms. In addition, the Library is home to the Raymond L. Willson Genealogy Collection. The Iola Public Library also serves as the headquarters of the Southeast Kansas Library System (SEKLS). The SEKLS serves 53 public libraries, 41 school districts, 7 college/university libraries and 2 special libraries. The benefit of this system is to greatly expand the services and offerings beyond what individual libraries would be able to offer.

Fire Protection

Iola has an eighteen (18) man full time fire department which serves both the City and the surrounding rural area. The department is housed in a station that was built in 1967. Generally speaking, the City provides the station and the personnel and the County and Rural Fire District #2 provides the equipment. There are a total of thirteen fire vehicles in the fleet including engines, pumpers, a ladder truck, ambulances, a rescue truck, a command/hazmat vehicle and support vehicles.

The fire department staff has extensive training for firefighting and emergency medical service. Response times in the City are typically less than four minutes. Future needs for the Department include additional space to house the vehicles within the fleet (there is currently no space for the new command/hazmat vehicle) and a minor increase in personnel to provide three (3) shifts of six (6) plus the Chief.

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Parks and Recreation

The parks of a community are often as important to its growth as its ability to provide water service or fire protection. When an individual or a representative of a business or an industry considers the attributes of an area, the social and recreational "environment" becomes a significant factor. The quality of recreational facilities, surprisingly, becomes a major attraction of a community. Iola has recently developed a Parks Master Plan that should be incorporated as a part of the overall Comprehensive Plan. The Parks Master Plan will be utilized as a tool to direct future development of the park system and to support the pursuit of grants for park projects.

Iola currently has five public park areas and two community buildings. The following is a brief description of each:

Riverside Park

Riverside Park is a city-wide park located on the west side of State Street in the southwest corner of the City. The total park area, less the fairgrounds, is approximately 67.7 acres. This includes a small tract of approximately one and one-half acres on the east side of the railroad tracks. The park contains the major community-wide recreational facilities in Iola such as: the swimming pool, locker rooms and wading pool; the Municipal Stadium which includes a football field, a practice football field and a 1/4 mile cinder track; six lighted ball fields with backstops; two batting cages; one of the two community buildings (with a kitchen and meeting space for 140 people); the park maintenance building; two group shelters with restrooms; two other group shelters; four horseshoe courts; two volleyball courts; a concession building; picnic tables and grills; and an extensive area devoted to playground equipment. The City has also provided a small area for R.V.'s within the park. The park has an excellent stand of mature shade trees and is very well maintained.

Meadowbrook Park

Meadowbrook Park is a neighborhood park located on the east side of Cottonwood Street at the intersection with Buchanan Street. This park contains 6.7 acres and serves the immediate neighborhood. The park has two softball backstops, two lighted tennis courts, two basketball goals with paved surface, tot lot equipment, an open playground and a small shelter house. The park is well developed and maintained and helps to fill the need for centrally located neighborhood parks.

Cofachique Park

This park contains approximately 4.0 acres and has picnic tables, one large shelter, three small shelters and a playground area.

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Walnut Park

Walnut Park contains a picnic area and a small playground area to serve residents within the immediate neighborhood.

East Iola Park

East Iola Park contains a picnic area, a small playground area and a mini-shelter house to serve residents within the immediate neighborhood.

North Community Building

The North Community Building, located at 505 North Buckeye provides a community center with kitchen and meeting space for up to 176 people. The remainder of the 0.6 acre site is open play space.

Education

The Iola School District (USD 257) encompasses the northwest corner of Allen County and includes all of the City of Iola. There are four elementary schools (three in Iola), a middle school and a high school. Currently there is a total student headcount of 1,513 with a full time equivalent student headcount of 1,440. There are approximately one hundred and forty employees in the District including administrators, teachers, custodial/maintenance, secretaries, food service and transportation. The following text provides a brief description of each of the schools within the district and of Allen County Community College.

Iola High School

The Iola High School is located at 300 East Jackson in the City of Iola. The high school serves students in grades 9 – 12 and has a capacity of 620 students. Currently, there are 428 students in the high school. Although significant growth is not expected within the community, enrollment should be stable or show a slight increase in the near future. Long-term enrollment may slightly decrease as the student headcount in the lower grades are trending smaller.

Middle School

The School District has now had several years of experience with the middle school concept. Serving grades 6 – 8, the middle school is housed in the former junior high building, located at 600 East Street, which was expanded and renovated to allow for the unique demands of the middle school concept. Capacity is rated for 450 and the middle school currently has a student headcount of 345. Based on enrollments in the lower grades, enrollment in the middle school is likely to slightly decrease in the coming years.

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Elementary Schools

There are three elementary schools within the City limits of Iola. Lincoln is located in the northern part of town, Jefferson in the southern and McKinley in the southeastern. Enrollments for the three schools are; Jefferson – 224, Lincoln – 264, and McKinley – 142. Enrollments in the elementary schools have consistently been at or near capacity. This is likely to fall off slightly in the future, but not significantly.

Allen County Community College

The Allen County Community College has been located on its current campus since 1970. The campus is approximately 90 acres in size and still has considerable area available for expansion. The Community College service area includes Allen, Anderson, Coffey, Osage and Woodson Counties. ACCC is a comprehensive community college offering vocational training, credit transfer and community service. The vocational program provides education and training in areas such as agri-production, adult nursing care, robotics and industrial management. It has 75 degree programs and awards Associate of Arts, Associate of Applied Science and Associate of General Studies degrees plus various certificates. Currently, there is an approximate enrollment of 1,070 students at ACCC. A primary growth area for the College is adult education and technical programs to assist local industry. The College has recently opened a new campus in Burlingame, Kansas, twenty miles southwest of Topeka. In addition to the two campus locations, courses are offered in a variety of other communities within the region. The courses offered at the campuses or in satellite locations prepare students transferring to four-year institutions or improving skills for employment.

Cemeteries

The two cemeteries located within the City are now under the direction of the Parks Department. The Iola Cemetery, opened in 1863, is located on the west edge of town. Highland Cemetery, opened in 1907, is located in the northern part of the City adjacent to Allen County Community College. There is some vacant land along a portion of the north boundary of the cemetery and it would be desirable to acquire this land if it becomes available.

Policy Implications

The City of Iola has been maintaining a high level of community services and has made many major improvements to its community facilities and utilities. It appears that major improvements will be needed in the stormwater drainage system; expansions will be needed in the city offices and the utility systems as necessitated by additional growth; new neighborhood parks will need to be acquired and developed; and future growth will need to be coordinated to ensure that it is compatible with the goals and objectives of the City.

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PLAN IMPLEMENTATION

The healthy and orderly growth of a community relies on the successful implementation of a set of well-defined development policies that serve as guidelines for all development decisions at present and in the future. These development policies should be formulated around a well-structured scope of planning that looks ahead and even beyond a pre-set time horizon.

Zoning changes, subdivisions, annexations, infill development, redevelopment and new development should generally be reviewed for conformance with the future land use map for the City. While the map provides recommendations of how land should be developed, it should be remembered that it is only a guide, and other factors should also be evaluated when determining the ultimate development pattern of the community. Because significant growth is not anticipated, the Future Land Use map has not changed dramatically from earlier versions. The principal change is a recognition that the primary entrance to the community is now along Madison Street and the existing industrial development should ultimately become commercial.

At the same time, near-term implementation is important. Regulation of land development is one way the Plan is implemented. Iola's Capital Improvements Program (CIP) is another means of implementing the Plan. Following are the roles played by key policy makers and officials, and the relationship of the Plan to Iola's regulations. Note that these relationships are discussed beyond their role in implementing the Comprehensive Plan. The relationships are discussed in a broader context to illustrate the interrelation between the Comprehensive Plan and the City's other ordinances.

The Public's Role – Civic Responsibility

Civic responsibility is critical to the strength of the community. Citizens, who spend hours of their free time trying to make their community a better place to live, view themselves as part of a whole. They understand that their neighborhoods and community will survive only with their participation and they know that participation cannot be left to others. At the same time they recognize that the well being of the community is in their individual interest.

A community's strength builds from the bottom up. Where there is a sense of responsibility toward the neighborhood, there is a sense of responsibility toward the larger community. Communities cannot be strong without strong neighborhoods.

As such the citizens of Iola should be embraced – their leadership welcomed and dedication, enthusiasm and talents directed toward community betterment. The Plan is developed based on this principle. Likewise, as the community progresses and the Plan evolves, citizen input and support will be critical to the Plan's implementation and reaching the preferred future of Iola.

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Role of the Planning Commission

The following are the roles of the Planning Commission in the planning and zoning process.

1. Adopt a Comprehensive Plan for the physical development of land within the City of Iola.
 - Before adopting or amending the Comprehensive Plan, hold a public hearing.
 - After adoption, certify a copy of the adopted Plan to the City Commission and City Clerk.
 - Record a copy of the adopted Comprehensive Plan in the Office of the County Register of Deeds office.
2. Serve as an advisory body to the City Commission.
 - Hold public hearings to obtain public opinion regarding each rezoning and special use permit application and proposed text amendment.
 - Adopt a recommendation to the City Commission on each rezoning and special use permit application and proposed text amendment.
3. Approve or disapprove both preliminary plats and final plats.
4. Approve or disapprove site plans.
 - Review and approve or disapprove site plans for all development except single-family and two-family residential development.

When making decisions, the Planning Commission should consider Kansas case law, specifically the Golden criteria, in determining whether a request has merit. There are seven criteria that should be included in the decision making process. These are:

1. Whether the use would be consistent with the zoning and uses of nearby properties.
2. Whether the use is compatible with the character of the neighborhood.
3. Suitability of the property for uses to which it has been restricted.
4. Extent of detrimental effects to nearby parcels should the rezoning be approved.
5. Length of time the property has remained vacant as zoned.
6. Relative gain to the public health, safety and welfare as opposed to the hardship imposed upon the landowner by denying the request.
7. Whether the use is in keeping with the Comprehensive Plan.

Role of the City Commission

The following are the roles of the City Commission in the planning and zoning process.

1. Adopt and amend the Comprehensive Plan and all associated plan maps after considering the Planning Commission's recommendation.
2. Enact and amend the Zoning Regulations and zoning district map after considering the Planning Commission's recommendation.

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3. Enact and amend the Subdivision Regulations after considering the Planning Commission's recommendation.
4. Approve annexations following the appropriate considerations.
5. Approve Special Use Permits after considering the Planning Commission's recommendation.
6. Grant waivers to required public improvements and/or public improvement specifications of the Subdivision Regulations as deemed necessary.
7. Accept or reject dedications of easements, rights-of-way and public lands on subdivision final plats after the final plat has been approved by the Planning Commission. This responsibility does not include approving subdivision plats.
8. Approve engineering plans for construction of public improvements.
9. Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
10. Accept public improvements after they have been constructed and are found to have been constructed in accordance with the approved engineering plans.

Role of the Zoning Ordinance

The Zoning Regulations are a legislative tool used for implementing the Comprehensive Plan. KSA 12-753 permits the Governing Body to adopt Zoning Regulations dividing land into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such uses, as deemed necessary to carry out the purposes of the adopted Comprehensive Plan.

The purpose of the zoning ordinance is to:

1. encourage appropriate uses of land;
2. maintain and stabilize the value of property;
3. reduce fire hazards and improve public safety and safeguard the public health;
4. decrease traffic congestion and its accompanying hazards;
5. prevent undue concentration of population;
6. create a comprehensive and stable pattern of land uses on which to plan for transportation, water supply, sewerage, schools, parks, public utilities, and other facilities;
7. protect and promote the public health, safety, convenience, comfort and general welfare.

Role of the Subdivision Regulations

Subdivision regulations are another legislative tool to implement the Comprehensive Plan by guiding the subdivision and development of land. Subdivision regulations provide coordination of otherwise unrelated plans as well as internal design of individual sites. The City of Iola

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needs to assess elements of the subdivision regulations for amendment in response to planning issues and the goals, objectives and strategies of the Plan.

The general purposes of the subdivision regulations are to:

1. protect and promote the public health, safety, convenience, comfort and general welfare;
2. guide the future growth and development;
3. provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;
4. protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;
5. establish reasonable standards of design for subdivisions in order to further the orderly layout and use of land;
6. ensure that public facilities, including parks, roads, water, sewer and drainage facilities are adequate to serve the needs of proposed subdivisions.

Role of the Codes Enforcement Department

The Codes Enforcement Department is charged with implementing the policy decisions of the City Commission and the Planning Commission. In addition, the Codes Enforcement Department is responsible for performing building inspections, investigating code violations and managing the City's floodplain ordinance. This is a significant volume of work, one that is often handled by several departments in other cities. This plan recommends that the City investigate the feasibility of creating a Community Development Department that continues to allow all of these functions be placed under a single point of control. The Department, however, should separate the different activities and provide additional staff to focus on each of the critical areas: planning and zoning, building codes and permits, and code enforcement. This is consistent with other cities of similar size and would allow for a more thorough evaluation of issues as they arise.

The restructuring of the existing Codes Enforcement Department to provide a more efficient operation will require additional resources to implement. This could be partly offset by reviewing the existing fee structure for permits and violations in comparison with other similar communities and making the appropriate changes.

The Basis of Decision-Making

The Comprehensive Plan forms a guide for enforcing zoning and subdivision regulations. As with other "police powers", the exercise of zoning and subdivision regulations is subject to certain legal limitations. One of the most important of these limitations requires that zoning and subdivision regulations cannot be applied in an "arbitrary or capricious" manner. Decisions regarding zoning and subdivision issues cannot be fixed or arrived at through

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exercise of will or by caprice, without consideration or adjustment with reference to principles, circumstances, or significance.

The Comprehensive Plan serves as a foundation for making educated and logical decisions regarding application of the City's regulations. Consistency with the Comprehensive Plan should be one of the matters considered when reviewing regulatory applications including proposed zoning district changes (rezoning), annexations, development plans (site plans), subdivision (plats), special use permits, text amendments and ordinance updates.

The following implementation schedule serves as a mechanism to identify when strategies should be initiated and who is responsible for carrying out those strategies. The schedule is broken down into two sections. The first table gives a detailed timeframe of when each strategy is initiated. The second table provides a general timeframe and also lists the specific departments, agencies, organizations or groups that have the primary responsibility for initiating the implementation actions.

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Iola Comprehensive Plan Implementation Schedule

STRATEGIES	TIMEFRAME				
	2005	2006	2007	2008	2009
GOAL 1: To provide the citizens of Iola with, and encourage their participation in a wide range of cultural activities.					
1-a. meet with newspaper editor to create weekly activities list					
1-b. maintain activities list on City and other community web sites					
1-c. Utilize state and regional publications to promote activities					
1-d. Use local radio for advertisements, interviews and public service announcements					
1-e. Use surveys to improve information					
1-f. Start "Welcome Wagon" program with local sponsor					
GOAL 2: To broaden the cultural programs that we offer to serve all ages.					
2-a. Encourage existing providers to expand programming					
2-b. Identify sponsors for children's summer programs					
2-c. Coordinate cultural/entertainment clubs (book, movie, bridge)					
GOAL 3: To use our cultural activities as a major attraction for visitors.					
3-a. Create day-trip itinerary					
3-b. Create and place improved City signage					
3-c. Identify alternate information locations when chamber is closed					
3-d. Explore possibility of marketing intern from local college for assistance					
GOAL 4: To support and assist in activities that will improve the image of the community.					
4-a. Create a Community Development Department with separate functions for code enforcement, long-range planning and development review					
4-b. Provide staffing and resources for the new department					
4-c. Create a downtown theme utilizing murals and window painting					
4-d. Institute a community day for local businesses in conjunction with other events					
4-e. Provide recognition for improvement projects in the downtown and residential areas					

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STRATEGIES	TIMEFRAME				
	2005	2006	2007	2008	2009
GOAL 5: To update the City's codes in a manner that will improve the physical image of the City.					
5-a. Update the zoning codes and subdivision regulations					
GOAL 6: To improve the image of the City's major entrances.					
6-a. Create plans to beautify the major entrances to the community (U.S. Highway 54 on the east side and Madison Street on the west side of town)					
6-b. Create a street tree program on streets designated as arterials and collectors					
GOAL 7: To encourage redevelopment of underutilized land.					
7-a. Encourage 2 nd floor residential use within the downtown					
7-b. Provide restrooms and an information kiosk on the square (potential site – NE corner of Jackson St. and North St.)					
GOAL 8: To recruit new doctor's through a partnership between the hospital, medical profession and the community.					
8-a. Create organization to welcome medical profession spouses/families and introduce them to the community.					
8-b. Develop a recruitment list of people from Iola employed in medical fields.					
GOAL 9: To form a community committee to address health care needs.					
9-a. Create a community health committee to meet quarterly.					
GOAL 10: To create and promote a community wide healthy living campaign.					
10-a. Organize a community-wide health services day.					
10-b. Create a community recognition program for the health care profession.					
GOAL 11: To promote use of the services offered by the hospital					
11-a. Coordinate internet resources to promote health care opportunities.					

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STRATEGIES	SHORT TERM			
	2005	2006	2007	2008
GOAL 12: To promote health care careers in the school system.				
12-a. Create a shadow program for high school students interested in a career in the medical field.				
GOAL 13: To recruit new teacher's through a partnership between the school district, college and the community.				
13-a. Develop a recruitment list of people from Iola employed in education.				
GOAL 14: To coordinate community-wide recognition for students and teachers.				
14-a. Continue the Safe Base program locally.				
14-b. Expand the trades program in the high school to include other trades or professions.				
GOAL 15: To promote education careers in the school system.				
15-a. Create a shadow program for the high school and Allen County Community College.				
GOAL 16: To encourage lifetime learning programs within the community.				
16-a. Encourage businesses to use the resources of Allen County Community College.				
16-b. Convene a business leader's roundtable to discuss education needs for employees.				
16-c. Develop a guest speaker's program from local businesses for the School District and Allen County Community College.				

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Iola Comprehensive Plan Implementation Schedule

STRATEGIES	YEAR	IMPLEMENTATION RESPONSIBILITY
GOAL 1: To provide the citizens of Iola with, and encourage their participation in a wide range of cultural activities.		
1-a. meet with newspaper editor to broaden weekly activities list	2005	Chamber
1-b. maintain activities list on City and other community web sites	2006	City
1-c. Utilize state and regional publications to promote activities	2006	City
1-d. Use local radio for advertisements, interviews and public service announcements	2005	City
1-e. Use surveys to improve information	2006	Chamber
1-f. Start "Welcome Wagon" program with local sponsor	2006	Emprise Bank
GOAL 2: To broaden the cultural programs that we offer to serve all ages.		
2-a. Encourage existing providers to expand programming	2005	City
2-b. Identify sponsors for children's summer programs	2005	City - Rec. Co-ORD
2-c. Coordinate cultural/entertainment clubs (book, movie, bridge)	2006	City
GOAL 3: To use our cultural activities as a major attraction for visitors.		
3-a. Create day-trip itinerary	2005	Chamber
3-b. Create and place improved City signage	2006	Chamber
3-c. Identify alternate information locations when chamber is closed	2006	City
3-d. Explore possibility of marketing intern from local college for assistance	2005	Chamber
GOAL 4: To support and assist in activities that will improve the image of the community.		
4-a. Create a Community Development Department with separate functions for code enforcement, long-range planning and development review	2007	City
4-b. Provide staffing and resources for the new department	2007	City
4-c. Create a downtown theme utilizing murals and window painting	2006	IIF
4-d. Institute a community day for local businesses in conjunction with other events	2005	Chamber

COMPREHENSIVE PLAN

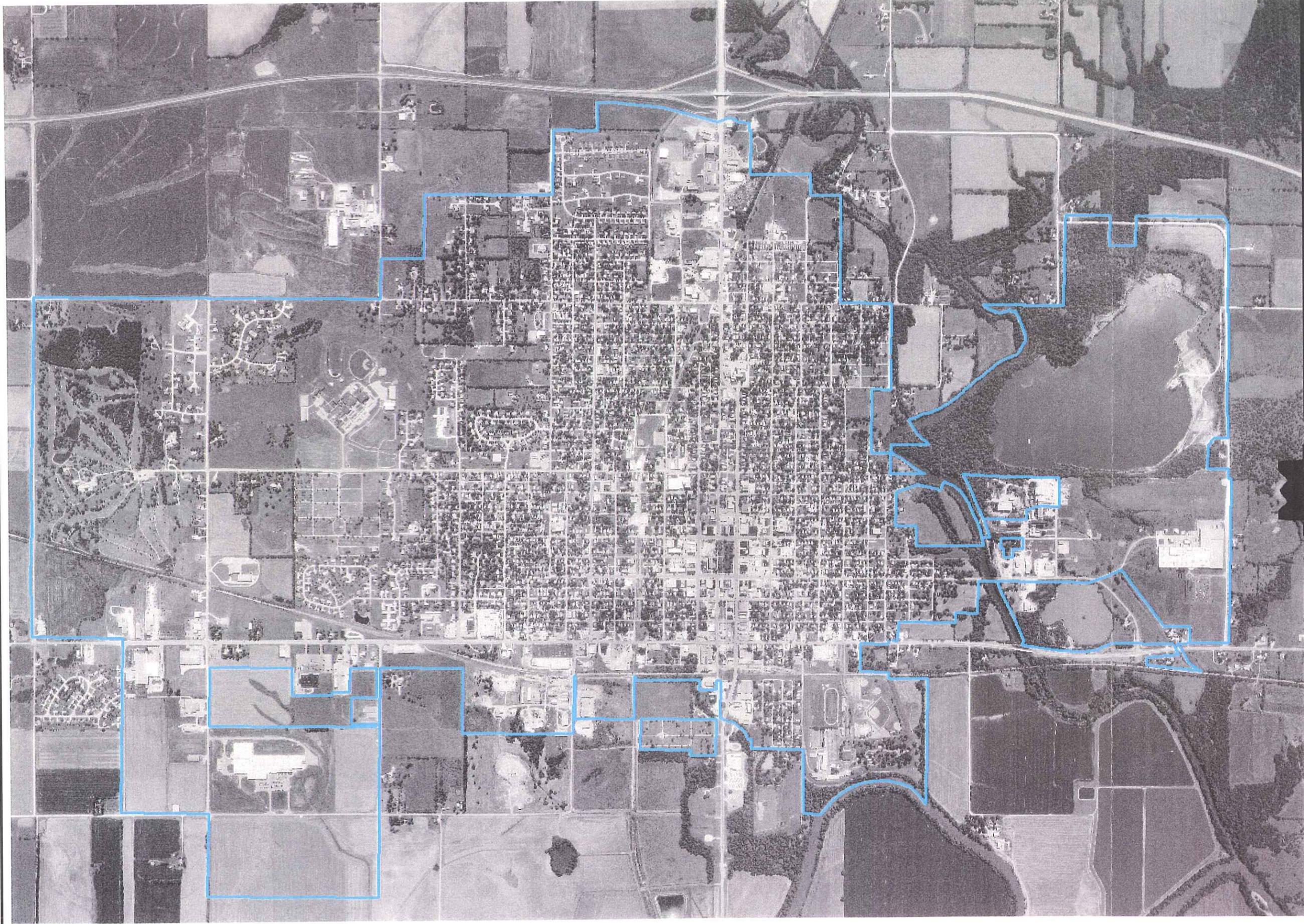
City of Iola

STRATEGIES	YEAR	IMPLEMENTATION RESPONSIBILITY
4-e. Provide recognition for improvement projects in the downtown and residential areas	2007	Chamber
GOAL 5: To update the City's codes in a manner that will improve the physical image of the City.		
5-a. Update the zoning codes and subdivision regulations	2005	Codes Services Department
GOAL 6: To improve the image of the City's major entrances.		
6-a. Create plans to beautify the major entrances to the community (U.S. Highway 54 on the east side and Madison Street on the west side of town)	2007	IIF
6-b. Create a street tree program on streets designated as arterials and collectors	2008	Tree Board
GOAL 7: To encourage redevelopment of underutilized land.		
7-a. Encourage 2 nd floor residential use within the downtown	2006	City
7-b. Provide restrooms and an information kiosk on the square (potential site – NE corner of Jackson St. and North St.)	2007	City
GOAL 8: To recruit new doctor's through a partnership between the hospital and the community.		
8-a. Create organization to welcome medical profession spouses/families and introduce them to the community.	2006	City
8-b. Develop a recruitment list of people from Iola employed in medical fields.	2007	City
GOAL 9: To form a community committee to address health care needs.		
9-a. Create a community health committee to meet quarterly.	2008	Hospital
GOAL 10: To create and promote a community wide healthy living campaign.		
10-a. Organize a community-wide health services day.	2005	Hospital
10-b. Create a community recognition program for the health care profession.	2006	City
GOAL 11: To promote use of the services offered by the hospital.		
11-a. Coordinate internet resources to promote health care opportunities.	2006	Hospital
GOAL 12: To promote health care careers in the school system.		
12-a. Create a shadow program for high school students interested in a career in the medical field.	2007	School District/Hospital
GOAL 13: To recruit new teacher's through a partnership between the school district, college and the community.		

COMPREHENSIVE PLAN

City of Iola

STRATEGIES	YEAR	IMPLEMENTATION RESPONSIBILITY
13-a. Develop a recruitment list of people from Iola employed in education.	2007	City
GOAL 14: To coordinate community-wide recognition for students and teachers.		
14-a. Continue the Safe Base program locally.	2005	School District
14-b. Expand the trades program in the high school to include other trades or professions.	2008	School District
GOAL 15: To promote education careers in the school system.		
15-a. Create a shadow program for the high school and Allen County Community College.	2007	School District/ACCC
GOAL 16: To encourage lifetime learning programs within the community.		
16-a. Encourage businesses to use the resources of Allen County Community College.	2006	City
16-b. Convene a business leader's roundtable to discuss education needs for employees.	2006	City
16-c. Develop a guest speaker's program from local businesses for the School District and Allen County Community College.	2007	City



City Limits With Aerial Photo

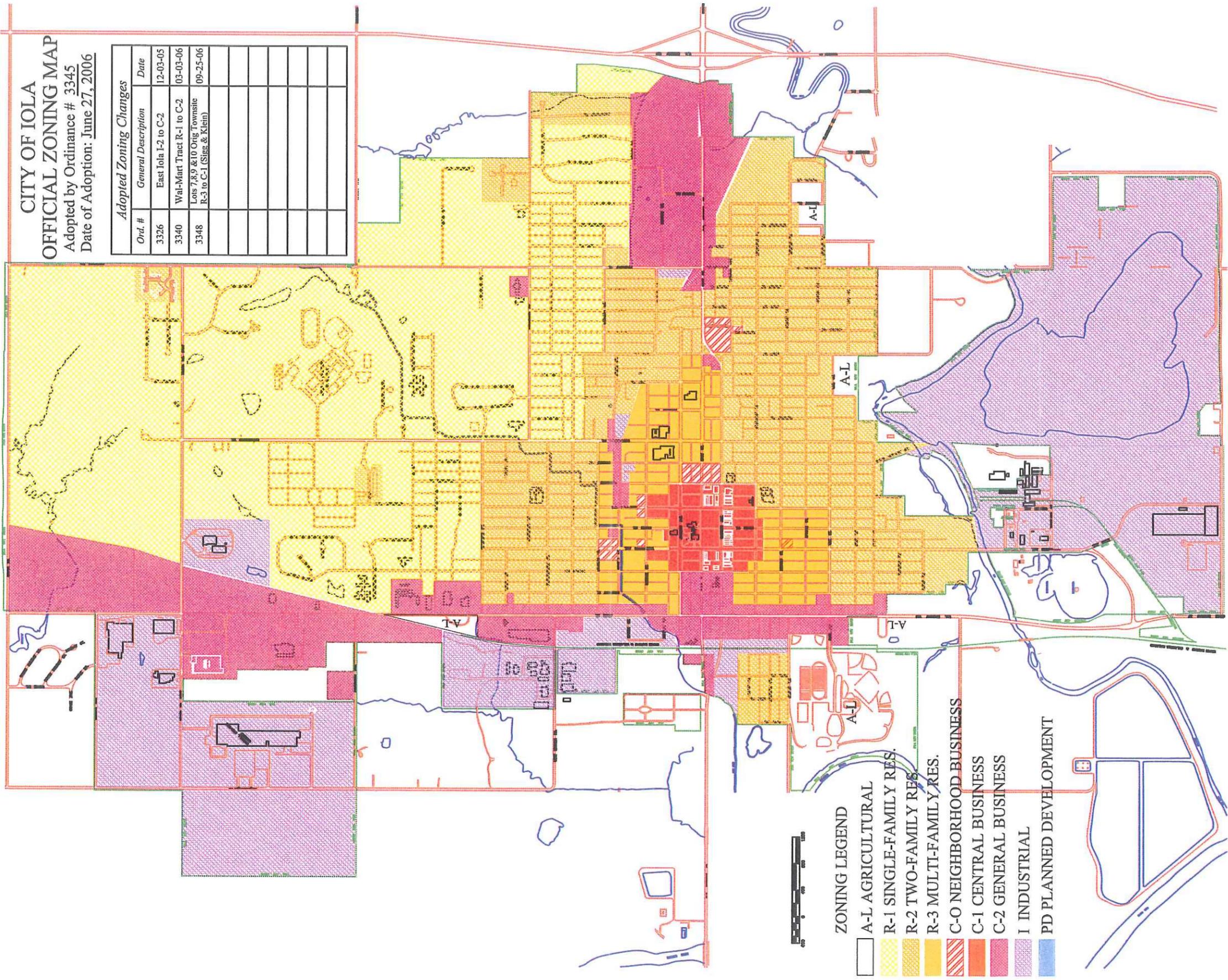
Legend

— City Limits



**CITY OF IOLA
OFFICIAL ZONING MAP**
Adopted by Ordinance # 3345
Date of Adoption: June 27, 2006

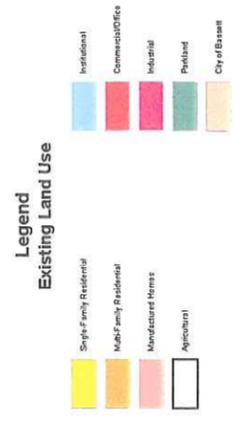
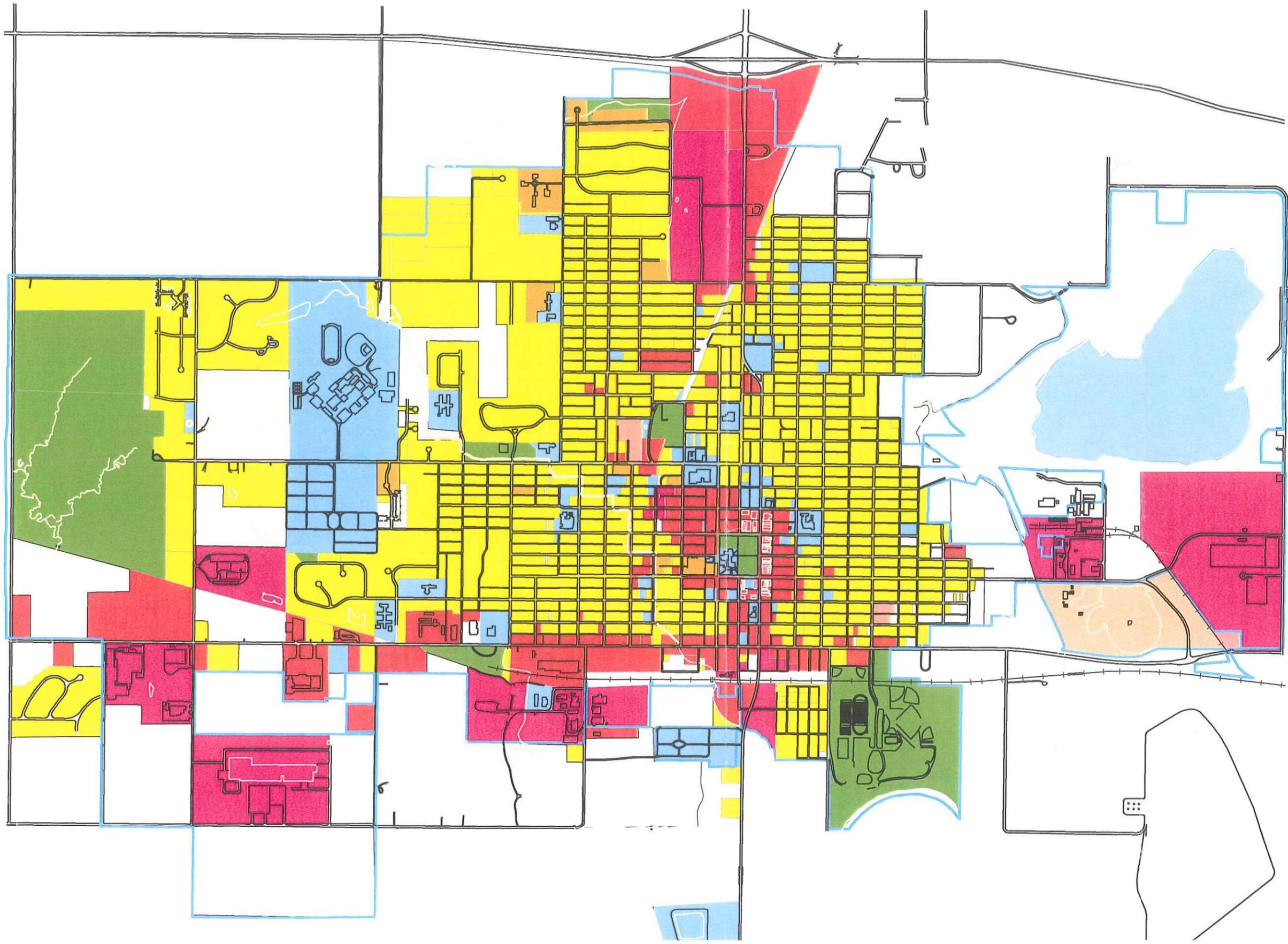
Adopted Zoning Changes		
Ord. #	General Description	Date
3326	East Iola I-2 to C-2	12-03-05
3340	Wal-Mart Tract R-1 to C-2	03-03-06
3348	Lots 7,8,9 & 10 Orig Townsite R-3 to C-1 (Stieg & Kleff)	09-25-06



ZONING LEGEND

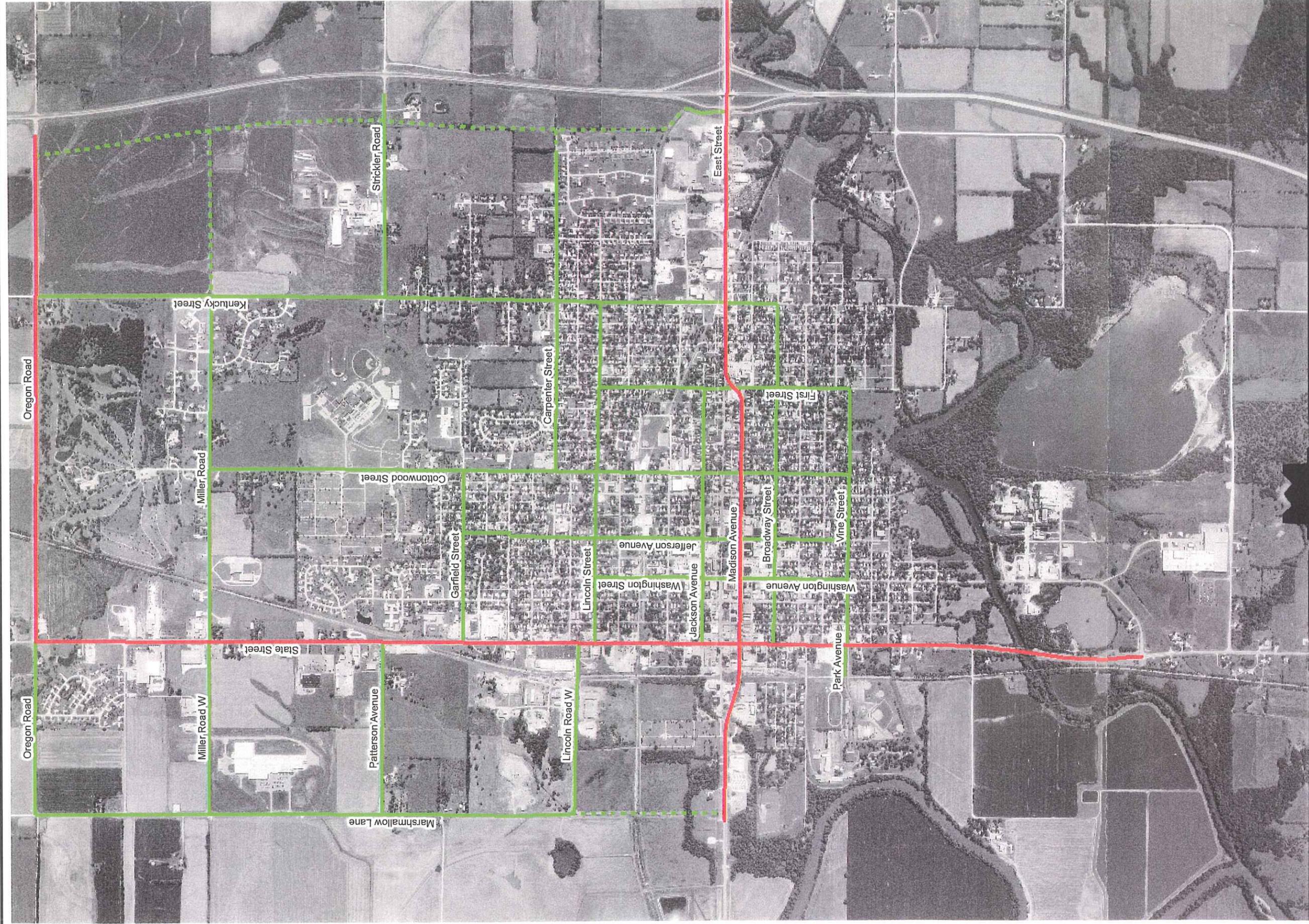
- A-L AGRICULTURAL
- R-1 SINGLE-FAMILY RES.
- R-2 TWO-FAMILY RES.
- R-3 MULTI-FAMILY RES.
- C-O NEIGHBORHOOD BUSINESS
- C-1 CENTRAL BUSINESS
- C-2 GENERAL BUSINESS
- I INDUSTRIAL
- PD PLANNED DEVELOPMENT





Existing Land Use

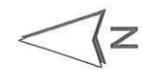


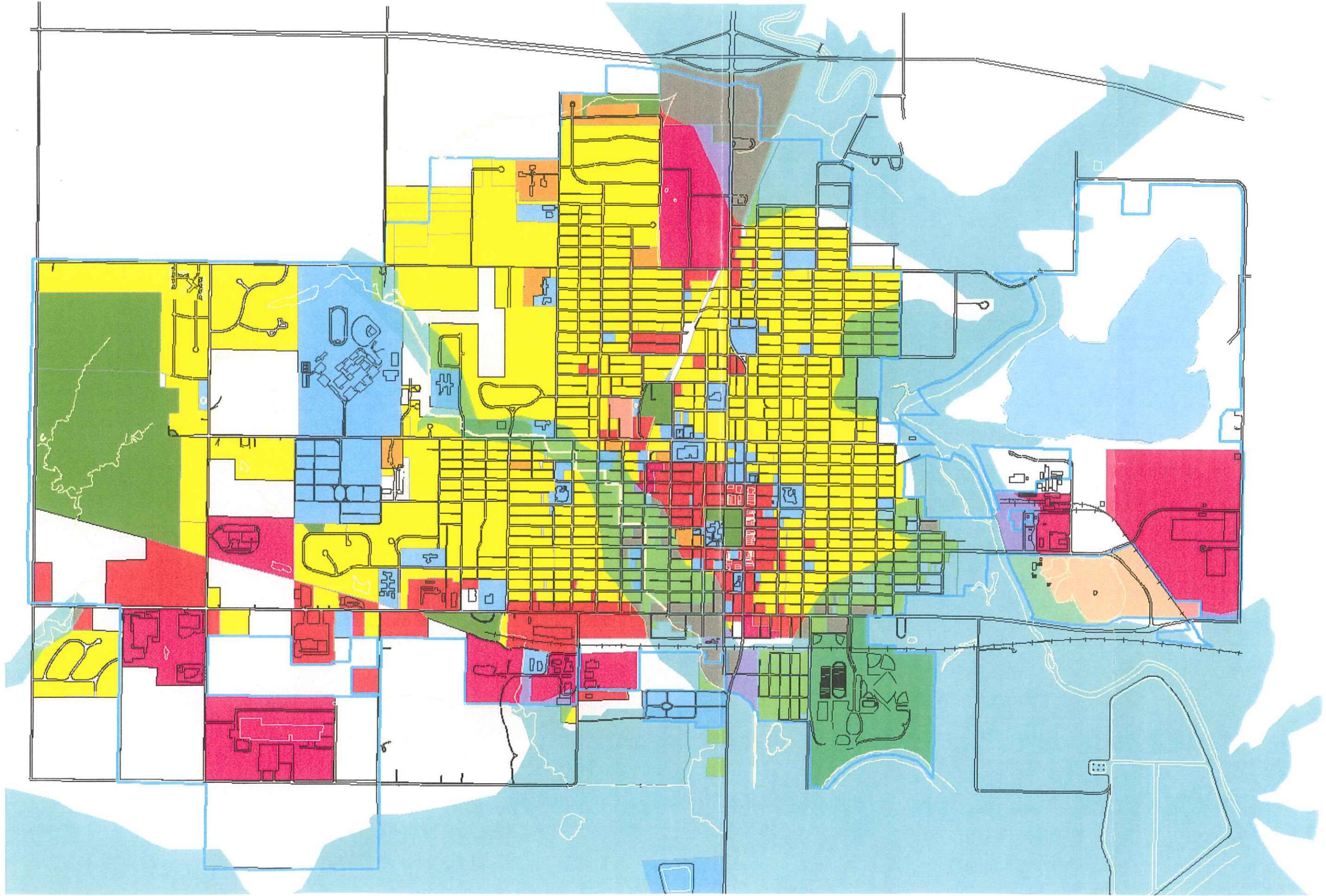


Major Street Plan & Aerial Photography

Legend

- Arterial
- Future Collector
- Collector

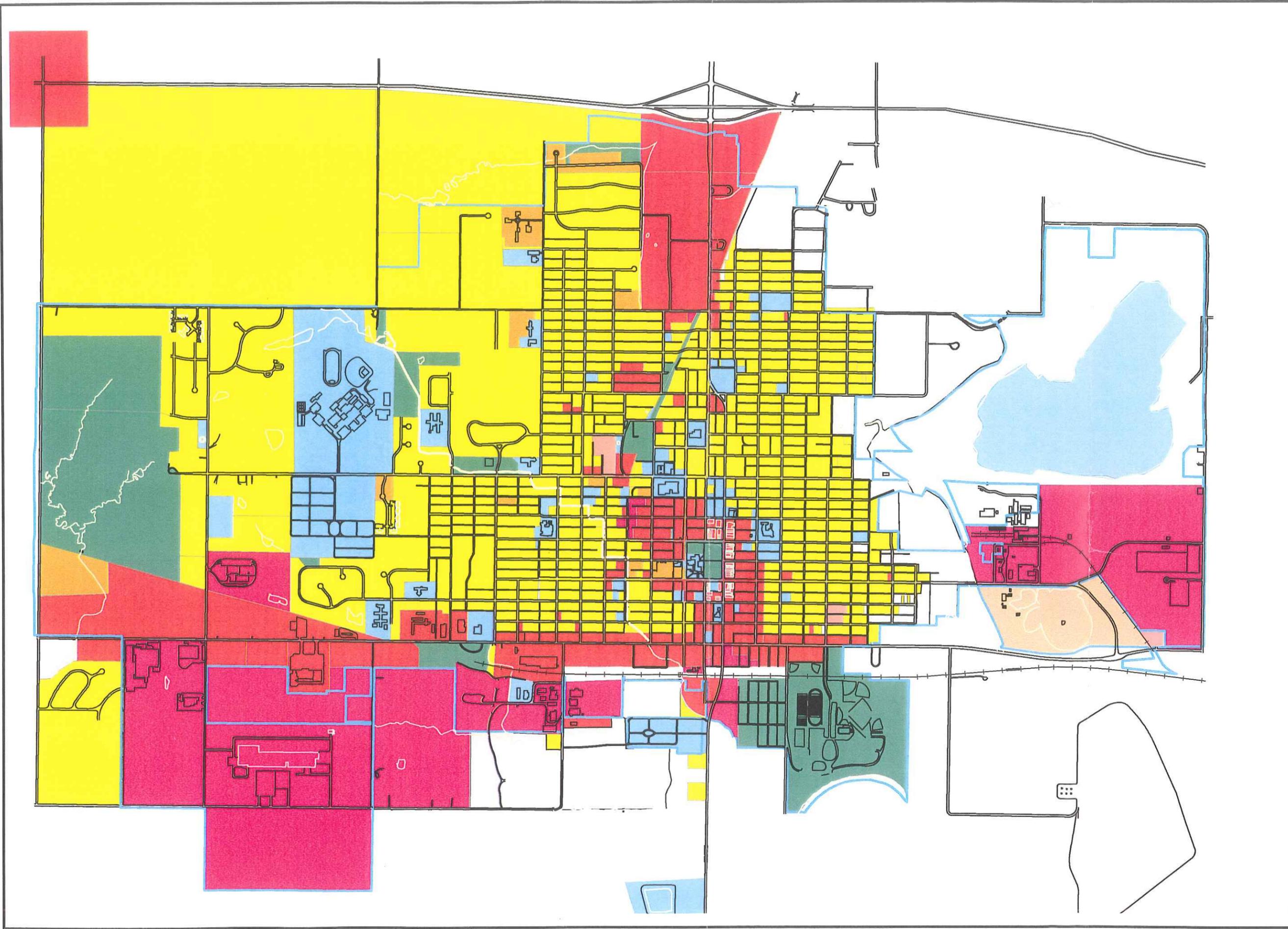




Flood Plain With Existing Land Use

- Legend**
- Single-Family Residential
 - Multi-Family Residential
 - Commercial/Office
 - Industrial
 - Parkland
 - City of Bassett
 - Agricultural/Undeveloped
 - FEMA Flood Plain
 - Institutional





Future Land Use

Legend

- Future Land Use**
- Single-Family Residential
 - Multi-Family Residential
 - Manufactured Homes
 - Agricultural
 - Institutional
 - Commercial/Office
 - Industrial
 - Parkland
 - City of Bassett

