

part 1

## Policy 3.1 Land Use Map

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Adopt a land use map designating a core growth area around the existing downtown. Generally, the boundaries of this area are shown on the Town Core map attached to this plan. New development in the Amsterdam/Churchill area will be focused within this core to allow for natural extension of the existing townsite. Additionally, areas for expansion of Phase II of the Town Core will be designated.

To preserve the rural character, the agricultural resources, and small town nature of the area, and to reduce conflict between new residential development and existing agricultural operations in the area, the majority of new growth will be focused into the core where existing growth is already located rather than throughout rural Amsterdam/Churchill.

As the core develops over time, a phased growth process, as depicted on the attached map, will allow for annexations into the core. Policy XX details criteria for allowing development of Phase II parcels.

**Category A: Existing subdivision and COS development.** Much of the Town Core has already been developed in subdivisions over the past 40 years. Most of these subdivisions are residential in nature and have their own covenants. Zoning standards written for this area will reflect the existing covenants in place.

There are places within these areas of existing development that could allow future redevelopment. Zoning standards will be written to ensure that any new development in these areas is compatible with surrounding neighborhoods.

**Category B: Commercial Development.** There are a small number of commercial operations in existence in the Town Core, generally clustered around major intersections. These include the Churchill Bank, the Churchill Equipment Dealer, Danhof Chevrolet, the Amsterdam Store, and other small commercial operations. Areas of future commercial will be designated between the Amsterdam Road/Churchill Road intersection and the Amsterdam Road/Camp Creek Road intersection. Additional areas of potential future commercial development will be designated west of the Amsterdam Road/Camp Creek Road intersection. Design standards will be adopted requiring access to be provided via connections along the northern edge of the property rather than along Amsterdam Road. A canal runs through this property, and any development shall work with the canal company to mitigate any adverse impacts

**Category C: Ecton Ranch.** The old Ecton Ranch is a 400-acre property between Amsterdam and Churchill. The property currently has an approved preliminary plat for the Amsterdam Village project, a large mixed-use project designed to provide commercial development in the northeastern corner of the property behind the Churchill Bank, grading to residential development with substantial open space on the remainder of the property. Steep slopes leading down to Camp Creek form the western edge of the property. While this property does have an approved preliminary plat, the planning process has identified several transportation connections that should be made on this property if development plans change in the future. Additionally, the future land use map designates this property has "planned unit development", to reflect both the

existing approval and the community's desire for a creative, open-space development should development plans change.

Is it realistic to  
straighten out

WRI  
Cost 1/2 of road  
1/2 N.E.  
Subdivi

**Category D.** This property is located east of the Churchill North subdivision and north of the Manhattan Christian School. This parcel is suitable for a large-lot development pattern (1/2-acre parcels) similar to Churchill North. As described in Policy XX, Kunje Road should be extended along the northern and eastern boundaries of this property to provide a route around the outside of the Town Core for both emergency service vehicles and general traffic that takes pressure off interior subdivision roads of Churchill North and this parcel.

market  
driven

Flood  
plain

**Category E.** This area is located west of the Amsteram Road/Camp Creek Road intersection. Additional commercial development is appropriate for the area immediately adjacent to the intersection; future residential development is appropriate farther away from this intersection.

**Category F.** This area lies adjacent to Camp Creek behind the existing HR Vandykens subdivision #2 and below the bluffs bordering the Ecton Ranch property. This property is appropriate for low-density development providing a buffer to Camp Creek.

No more  
commercial  
can't change  
the use

**Category G.** This area lies between Godfrey Canyon Estates and developed Churchill to the north and provides an important opportunity to connect these two areas. A draw lies between the two properties in this area, and any road connections will need to be designed to provide safe access across. Policy \_\_\_ provides more detail on any connections provided by development in this area.