

Policy 3.1 Land Use Map

Adopt a land use map designating a core growth area around the existing Town Core. 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 Town 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.

The map on page ___ shows the potential growth areas within Phase I of the Town Core; following are descriptions of each of those areas.

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. The majority of existing development consists of single-family homes, with a small number of multi-family dwellings existing throughout the Town Core. Additionally, the retirement home, related housing units, three churches, and Manhattan Christian school are located in the heart of town.

There are places within these areas of existing development that could allow future redevelopment. Development standards written for this area will reflect the generally single-family nature of the existing developed area, with options available for some multi-family units, such as mother-in-law apartments and housing around the retirement home.

Category B: Mixed Use and 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 Branch of the Manhattan Bank, Churchill Equipment, Danhof Chevrolet, the Amsterdam Store, and other small commercial operations. Areas of future commercial will be designated along the north side of Amsterdam Road between Camp Creek and Churchill Road. Additional areas of potential future mixed use and commercial development will be designated west of the Amsterdam Road/Camp Creek Road intersection. Design standards will be adopted requiring parking lots and access roads to be located along the rear of any new development in this section to prevent strip commercial. Additionally, 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 Ecton Ranch is a ³⁴⁸400-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 south and west of 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 (detailed in Policy ___) that should be made on this property if development plans change in the future. Additionally, the future land use map designates this property as "planned unit development", to reflect both the existing approval and the community's desire for a creative, open-space development. Should the currently-approved development plans change, the development standards and this plan will encourage a similar style of development as currently approved by the Amsterdam Village project.

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, with options for limited multi-family. The Valley Ditch is located in the northwest portion of the property and new development shall mitigate any impacts on the ditch. 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. This road extension will take pressure off interior subdivision roads of Churchill North and this parcel, as well as provide access to Phase 2 properties.

Category E. This area is located west of the Amsteram Road/Camp Creek Road intersection. A development pattern similar to that of Category C (the Ecton Ranch) is considered appropriate, and any future zoning will reflect this pattern. Specifically, commercial and mixed-use development is appropriate for the area immediately contiguous to the intersection. Development standards similar to those described in Category B will be written to encourage a pattern of commercial development that adds to the small-town feel of the area and provides for safe and efficient access to Amsterdam Road. Future residential development, interspersed with abundant open space, is appropriate farther away from this intersection. Care will need to be taken to avoid any potential flood plain issues with Camp Creek.

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. There is limited access to Camp Creek Road. This property is appropriate for low-density development providing a buffer to Camp Creek. As with property described in Category E, care will need to be taken to avoid the flood plain of Camp Creek.

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. Currently, there is an existing business on this property; development standards written for this area will grandfather this business, as well as provide

opportunities for expansion that is compatible with the existing residential areas around it. New residential development shall be compatible with the Godfrey Canyon Estates development immediately to the south, with 8,000-10,000 square-foot lots considered appropriate.

