

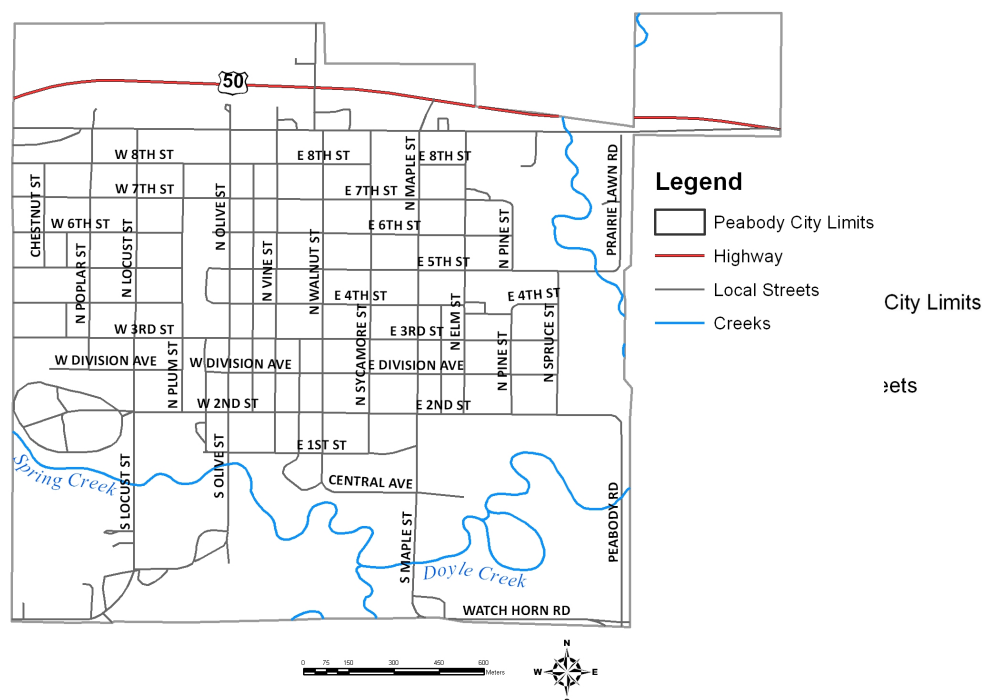
## ***Land Use Chapter***

Land use studies make it possible to analyze development patterns and environmental features in a community. Land use studies also allow for an inventory to be taken of a community's physical and geographic conditions. This information can be used to guide a community's future decision-making to harness their available resources.

## Water Resources in Peabody

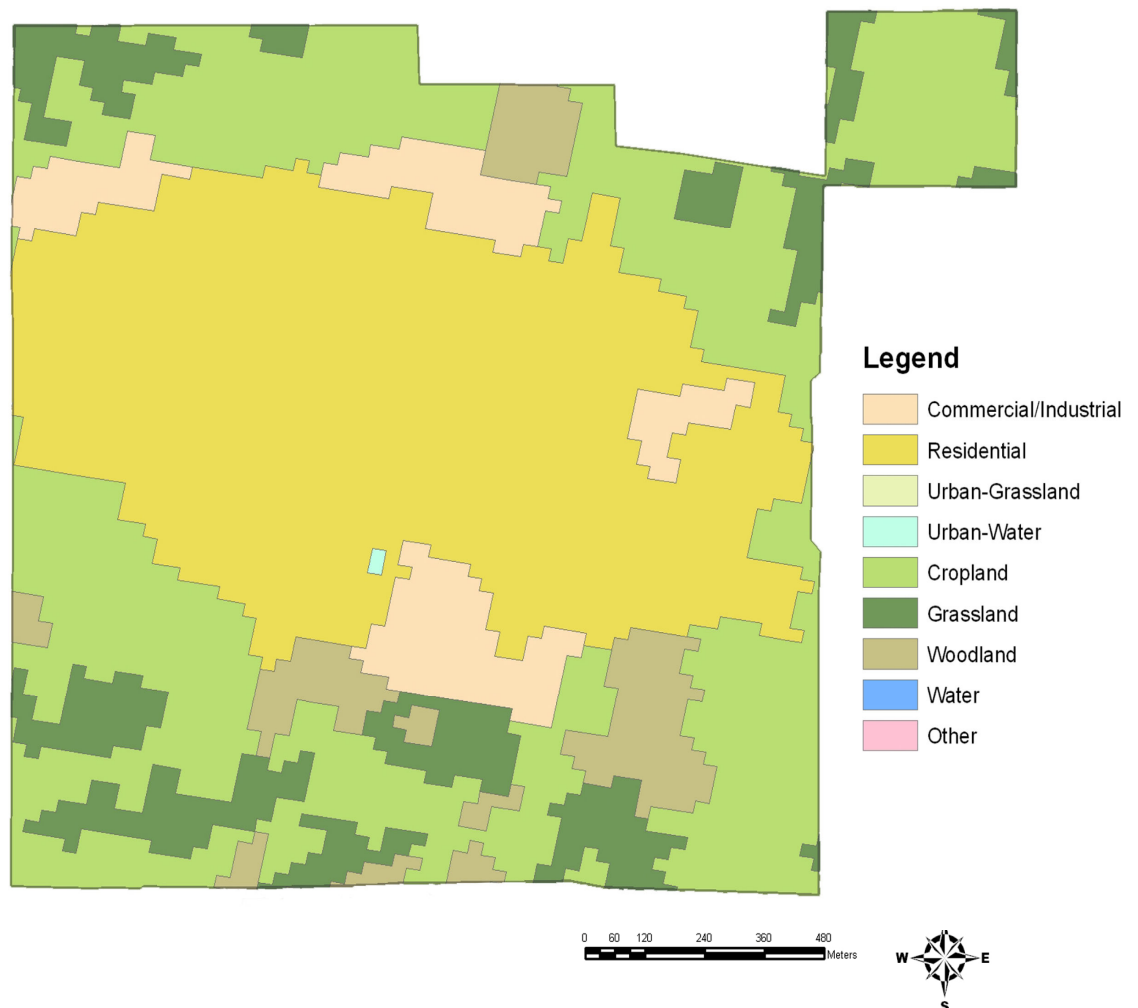
The City of Peabody does not have any underground water resources available within the area. There are two stream systems that run through the city Doyle and Spring Creeks shown in **Figure 5.1**. Peabody residents are able to use the creek for agricultural purposes but not for potable water, due to the water's hardness and high sulfate content. According to EPA's 2004 Water Quality Assessment Database, Doyle Creek is considered impaired with sulfates, chlorides, salinity, pathogens, and organic enrichment, which cause oxygen depletion. Peabody lies within the Harvey County Rural Water District, but the water lines do not have the capacity provide Peabody sufficient water, therefore, Peabody currently buys its water from Hillsboro.

***“From EPA’s 2004 Water Quality Assessment Database, Doyle Creek is considered impaired with sulfates, chlorides, salinity, pathogens and organic enrichment.”***



## Land Cover

A land cover map identifies Peabody's existing physical surface and biological cover. This includes forest, grassland, water, and urban development. The following map, **Figure 5.2**, displays the current land cover of Peabody. According to the map, a majority of the land at the center of the Peabody is used for residential, commercial and industrial development. Lands surrounding the developed area remain as cropland, grassland or woodland. This indicates the majority of the lands are developed centrally in its downtown corridor, and areas surrounding the town center are mostly undeveloped or agricultural land, which coincide with Peabody's land use plan.



**Figure 5.2**

## ***Existing Land Use***

Zoning helps a community to establish land use patterns that are logical and harmonious by creating districts of permitted land uses. Over time, zoning regulations can help communities become more attractive and to efficiently utilize public resources. In addition, zoning separates non-compatible land uses, and in most cases, communities are required to have zoning regulations to help protect the health, safety and welfare of the general public.

The map below, **Figure 5.3**, represents the most recent land use map of Peabody from 1994. The zoning map shows the type of development existing within Peabody and guides future development patterns. The zoning regulations and the map assist the local government in controlling the physical development of the community. Typically, zoning regulations specify the areas in which residential, commercial, industrial and recreation activities may take place.

According to **Figure 5.3**, the majority of land within city boundaries is developed, except for agricultural land at the city's southern edge, and a few small strips of land east and north of the city limits. The majority of Peabody is zoned R-2, Two-Family Dwelling district. The R-2 district is intended for one and two-family detached dwellings and is mostly located in central areas of communities.

"Peabody's zoning map outlines a clear strategy for the City's land use."

General and central business districts (B-2 and B-3) are scattered towards the outskirts of the R-2 district. The B-2 General Business District is primarily intended for general trades and highway commercial services. B-3 is the Central Business District that is mostly used for business and retail activities.

There are two small patches of land east and west of Peabody city limits designated as R-3, Multi-Family Dwelling District. According to the zoning regulations, R-3 is intended to accommodate non-elevator or walkup types of apartment buildings.

Peabody has two industrial districts, the I-1 (Light Industrial District) and the I-2 (Heavy Industrial District). The I-1 district is located on the western edge of the town and the I-2 is east of city boundaries, purposely away from the residential areas. This is a typical arrangement for cities and is favored for its ability to separate the industrial districts from residential areas, protecting residential uses from the harms associated with industrial uses.



should be carefully integrated with the community's environmental surroundings. These areas are assets to Peabody and should be preserved to maintain the community's quality of life.

**Create open areas and green space separations in between land use developments** – Open space is important for any community. Open spaces such as parks, scenic landscapes, streams and wildlife observation areas can provide recreational opportunities for Peabody's residents, as well as, protection of wildlife habitats. In addition, open space can contribute to the local economy and quality of life. These open separation areas can help the local economy create natural attraction spots that could potentially generate tourism. They also can help provide residents with a sense of pride and distinguish Peabody visually from other communities.

## ***Recommendations***

The City of Peabody has not updated its Zoning Regulations since 1979 and it has not updated its land use map since 1994. Since traditional zoning codes tend to lead to an increase in separation of uses and encourage sprawling development, Peabody should focus on updating its land use and zoning regulations to ensure a quality development that is compatible with its surrounding areas. The following are suggestions to include in the updated zoning regulations:

- Immediate update to Peabody's Zoning Regulations
- Increase R-3 (Multi-Family Dwelling District) and R-1 (Single-Family Dwelling District), to encourage a wider range of housing selections.
- Integrate the local natural resources inventory and assessment in Peabody's land use plan.
  - Complete a local natural resources inventory and assessment
  - Propose budget or plans for protection of natural resources.
- Promote the use of agricultural preserves in the appropriately zoned areas to maintain agriculture as the primary long term land use.

### ***Take Home Points***

- ***Protect rural character***
- ***Protect of natural resources***
- ***Create open areas and green space separations in between land use developments***

- Consider creating open/green space to separate each zoning district.

The preservation of existing natural resources is also a key element when planning for future development in Peabody. Generally, new development leads to a loss of vegetation cover, which in turn can create water quality issues. It is important to preserve open space and existing natural features, such as Doyle Creek. Maintaining these open spaces will also help to preserve the rural character of Peabody.

### ***References***

U.S. Environmental Protection Agency. Retrieved on April 8, 2008 from <[http://oaspub.epa.gov/tmdl/enviro.control?p\\_list\\_id=KS-NE-02-W030\\_%20%2021&p\\_cycle=1998](http://oaspub.epa.gov/tmdl/enviro.control?p_list_id=KS-NE-02-W030_%20%2021&p_cycle=1998)>