



# La Cygne, Kansas

## Comprehensive Plan Update

*May 2023*



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## ACKNOWLEDGMENTS

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This plan would not have been made possible without the commitment, advice, and insights of the City of La Cygne staff, planning commission, and council members, who selflessly devoted their time to the development of this plan. We thank them for their dedication to this important project.

### **Mayor**

Debra Wilson

### **Planning & Zoning Commission**

Robert Burnett  
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Devona Herrin  
April Powell  
Ron Wier

### **City Council Members**

David Brenneman  
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### **City Staff**

Allison Fox – Zoning Administrator  
Connie Gore – City Treasurer  
Jennifer Vogt – Deputy City Clerk  
Jodi Wade – City Clerk

### **Linn County Staff**

Pamela Cannon - GIS Administrator



## FROM THE MAYOR

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I am proud to introduce to everyone our new Comprehensive Plan. We built this plan together with YOU the people of La Cygne! After months of discussions, surveys, meetings and workshops we are excited to share this roadmap into our future.

We hope this is an easily accessible document with ideas that will inspire conversations as we move forward. Each year we will review and make adjustments as needed but we feel we now have a plan we can really use to guide the direction of the projects for our future.

Thanks,  
Deb Wilson



## Introduction

The "La Cygne Tomorrow" process was launched in the winter of 2021 to update the city of La Cygne's comprehensive plan, with some initial delays due to the coronavirus pandemic. At the core of the planning work was a robust public engagement process that addressed community needs, values, and aspirations. This plan was updated from its 2010 version through a deliberately collaborative and open process. It was informed by technical expertise strategic in nature, focusing on the most critical issues for the City.

### What is a Comprehensive Plan?

A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future physical development. It considers the input of residents, workers, and other stakeholders. The plan helps the City respond to change and acts as a guidebook for decision-makers. It provides a framework for future decision-making that provides predictability, while maintaining flexibility.

What a comprehensive plan is:	What a comprehensive plan is NOT:
<ul style="list-style-type: none"> <li>✓ A vision for the future</li> <li>✓ Decision-making guide</li> <li>✓ Dynamic, flexible, adaptive</li> <li>✓ A basis for policy, zoning, and funding</li> </ul>	<ul style="list-style-type: none"> <li>X A zoning ordinance</li> <li>X Specific in scope</li> <li>X Rigid, unchanging policy</li> <li>X The only planning tool used by the City</li> </ul>

### Purpose of the Update

While many of the City's core values have not changed since the 2010 Plan, City leadership sought to update the plan to address current trends and planning issues and to proactively consider new opportunities to shape the City's future. The intention of the planning process was to identify qualities of the City that should be preserved, respond to current development trends, and bring people together to create a shared vision for the future. "La Cygne Tomorrow" is focused on maintaining the City's position as a desirable place in which to live, work, play and invest.



### Who Was Involved

Fundamentally, this is the community's plan! Throughout the process, hundreds of community members from La Cygne were engaged and offered countless ideas that helped guide and shape this comprehensive plan update.

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#### **PLANNING & ZONING COMMISSION Process and Outreach**

The City of La Cygne Planning and Zoning Commission helped to guide the public process and the plan's recommendations. The group was very thoughtful regarding the City's many diverse interests.

#### **COMMUNITY STAKEHOLDERS Input and Feedback**

Widespread public involvement was vital to La Cygne Tomorrow's success. A number of in-person workshops and online tools offered a variety of ways for the community to give input throughout the process.

#### **CITY OFFICIALS Guidance and Adoption**

The City of La Cygne Mayor and City Council members helped give overall direction for the plan. Once adopted, city officials will have a central role in the final plan's implementation.

#### **STAFF / CONSULTANTS Process Leadership and Expertise**

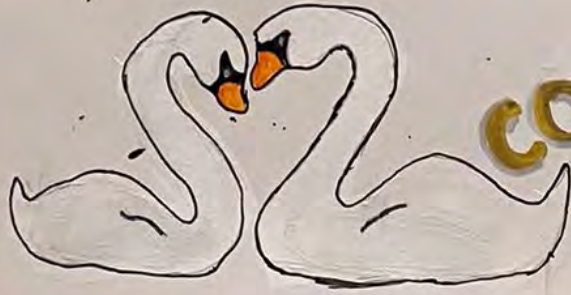
City staff and IBTS worked closely with the Planning and Zoning Commission to facilitate the process, provide local knowledge, and share experience from successful communities nationwide.



# IF I WAS MAYOR BY LACY C.



I think that a lazy River, a Dump Bucket, and a Frog Slide should replace the water slide. This will help citizens be active during the summer.



COOL



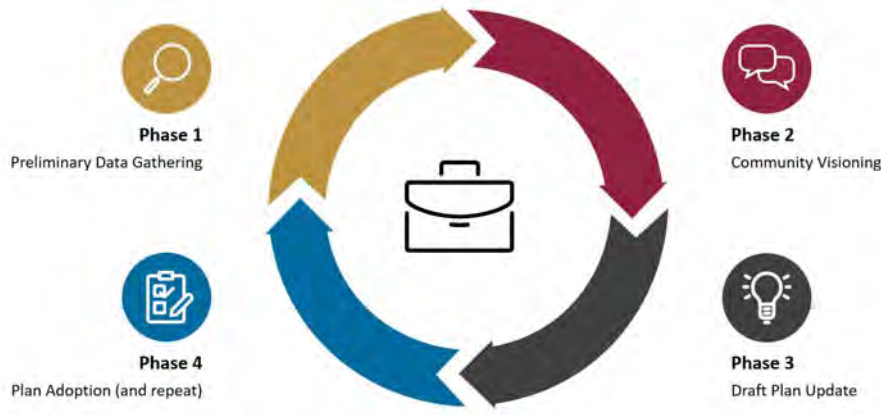
I moved to Lacyge three years ago. I love the homeschool library days. In the summer I love to go swimming at the pool. Last year for my birth day we went to the pool. I love living in Lacyge!



If I was Mayor I would have the down town cleaned up and have the paint on buildings touched up. This will help the residents want to be more local.



## Planning Process



### **PROJECT KICKOFF** **November 2021**

This task laid the foundation for the planning process by refining the specifics of the project, including the key topic areas, schedule and community engagement.

### **EXISTING CONDITIONS ASSESSMENT** **December 2021 - February 2022**

Data collection to support the development of the plan was conducted. A solid plan needs quantitative data like demographic, employment and housing patterns.

### **COMMUNITY SURVEY** **March 2022**

Both an online and paper survey was distributed to gather feedback about key topic areas, concerns, and ideas for improvements.

### **PUBLIC WORKSHOPS** **March - April 2022**

A community visioning workshop and scenario planning session with joint officials were held to gain specific feedback on values, vision, and goals.

### **DRAFT PLAN UPDATE** **May 2022 - May 2023**

This task established specific goals and objectives and required significant input from planning commissioners, council members, residents, and staff.

### **PUBLIC OPEN HOUSE** **April 2023**

Residents were invited to review, discuss, and vote on key elements of the plan to determine which vision and goals are important to address over the next twenty years.

### **PUBLIC REVIEW & PLAN ADOPTION** **May 2023**

This is the last step in the process, where the plan is presented to the Planning and Zoning Commission at a public hearing. Once adopted by the Commission, the plan is forwarded to City Council for final adoption.

Once the plan is adopted, the real work begins! Implementation requires commitment and accountability, to foster true change.

## Existing Conditions

Consultants utilized Environmental Services Research Institute (ESRI), a leader in Geographical Information Systems (GIS), to obtain demographic data to inform existing conditions and population projections in La Cygne. Please note that Linear Regression Models don't consider potential changes to policies, economic conditions, or any other unforeseen factors that could influence these numbers.

### Overview

La Cygne is a small, rural city located in Linn County, Kansas. Situated on Kansas Highway 152, just 3 1/2 miles West of Highway 69. La Cygne is comprised of approximately 1.53 square miles nestled in the valley of the Marais des Cygne River and surrounded by some rolling hills, grassland, wetlands, riverfront bottomland forests, and fertile crop ground. La Cygne got its start in 1869 when talk of the railroad (currently BNSF Railway) was going to be built through the area. La Cygne is a neighboring community to the City of Linn Valley and recreational areas such as the La Cygne State Fishing Lake. The city has a rich history dating back to the mid-1800's and continues to be an important center of culture and history in Linn County.

### Marsh of the Swans

Oral history of La Cygne, as told in 1881 by John Roubidoux, head chief of the Miami tribe, to W. A. Mitchell, author of "Linn County, Kansas—A History," describes an Osage legend of Coman and Osa, two star-crossed lovers of opposing tribes. One day, they disappeared into the river upon making their escape and in their place rose two great white swans. Destined to always return to the river, their story is the great epic poem of the Osages.

"C'est le marais des cygnes."  
(It is the marsh of the swans)

### Demographics

Assessing a community's needs is an essential component of developing a Comprehensive Plan. To gain a complete understanding of these needs, it is necessary to have a thorough comprehension of the community's residents and their lifestyles. By utilizing data from reliable sources such as the U.S. Census Bureau, American Community Survey, and ESRI, we can gain a much better understanding of the community's past and present conditions. This information enables us to forecast future conditions, thus allowing us to plan proactively for the future.

## Trends

### City Population Slightly Declining

Over the past two decades, La Cygne has experienced a relatively stable population with a slight decrease observed between 2010 and 2020. While projected population data suggests that La Cygne’s population will continue to decline gradually, Linn County and Kansas’ populations may grow. These projections indicate that the city's population growth rate is slowing down likely due to challenges of an aging population and decreased economic growth.

Population Trends 2000-2020						
Community	2000	2010	Growth Rate (2000-2010)	2020	Growth Rate (2010-2020)	Average Growth Rate (2000-2020)
La Cygne	1,090	1,149	5.41%	1,050	-8.62%	-1.60%
Linn County	9,570	9,656	0.90%	9,582	-0.77%	0.07%
Kansas	2,688,418	2,853,118	6.13%	2,935,880	2.90%	4.51%

*Source: U.S. Census Bureau*

Population Projections 2025-2040				
Community	2020 (Current)	2025	2030	2040
La Cygne	1,050	1,040	1,030	1,010
Linn County	9,582	9,583	9,595	9,602
Kansas	2,935,880	3,003,573	3,078,768	3,209,142

*\*Projections calculated using Linear Population*

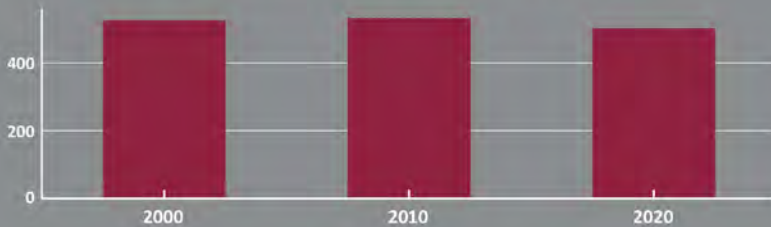
### Decrease in Number of Housing Units

The number of housing units has remained relatively stable over the past two decades with a slight decrease observed between 2010 and 2020. It is expected that the number of housing units will further decrease by 0.96% per year, translating roughly to 5 units per year. Overall, this means there is less available housing now and, given current trends, will continue to decline.

# LA CYGNE COMMUNITY PROFILE

1,019	-1.32%	2.46	44.6	\$59,277	\$112,500	59	19.9%	56.4%	23.9%
Population Total	Population Growth	Average HH Size	Median Age	Median HH Income	Median Home Value	Number of Businesses	Age <18	Age 18-64	Age 65+

Total Housing Units, Years 2000-2020

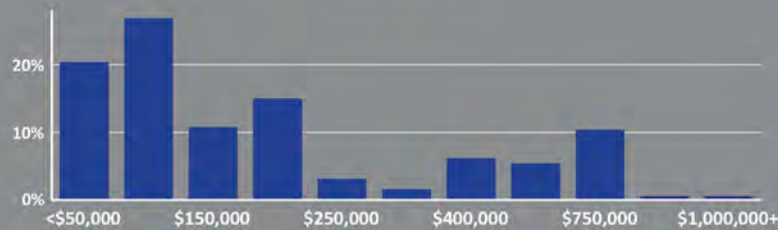


10.8%  
of Residents are Veterans



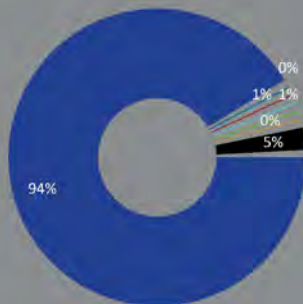
1 in 5 (20.6%)  
of Residents Identify as Disabled

Home Values



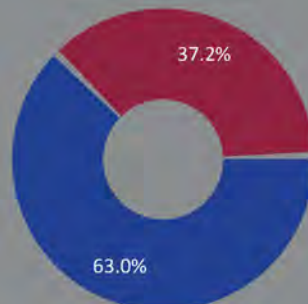
19.1%  
of Residents Live Below Poverty Level

Race



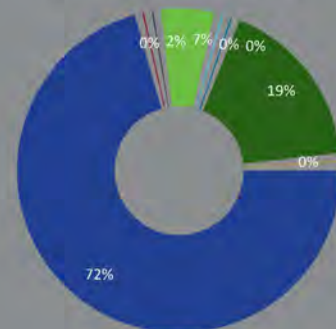
- White
- Black
- Native American
- Asian
- Pacific Islander
- Other Race
- 2+ Races

Home Ownership



- Owner Occupied
- Renter Occupied

Types of Housing Units



- Single-Family Detached
- Single-Family Attached
- 2 Units in Structure
- 3 or 4 Units in Structure
- 5 to 9 Units in Structure
- 10 to 19 Units in Structure
- Manufactured Homes
- Boat/RV/Van/etc.



Source: Esri, U.S. Census, Esri-Data Axle, ACS, Esri forecasts for 2000, 2010, 2020, 2022, 2027, 2017-2021.

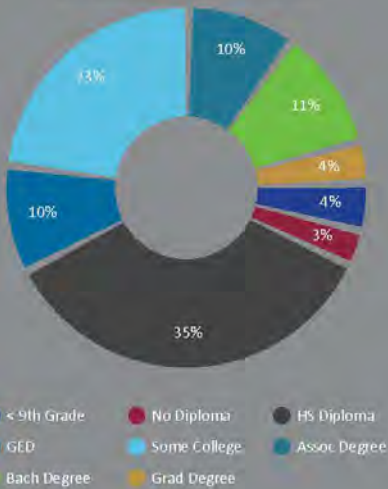


# LA CYGNE COMMUNITY PROFILE

## Age Pyramid



## Educational Attainment



**64.1%**  
of Households have an  
Internet Subscription



**86.6%**  
of Households have at  
Least One Type of  
Computing Device

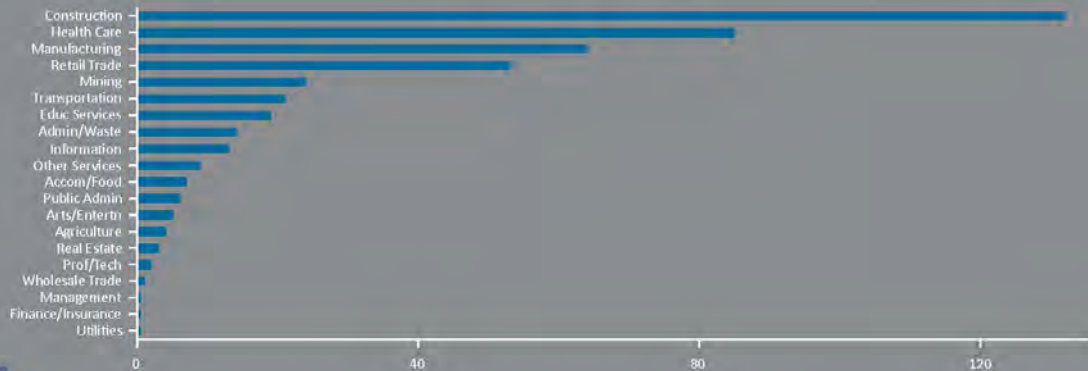


**35.3**  
Average Commute  
to Work in Minutes

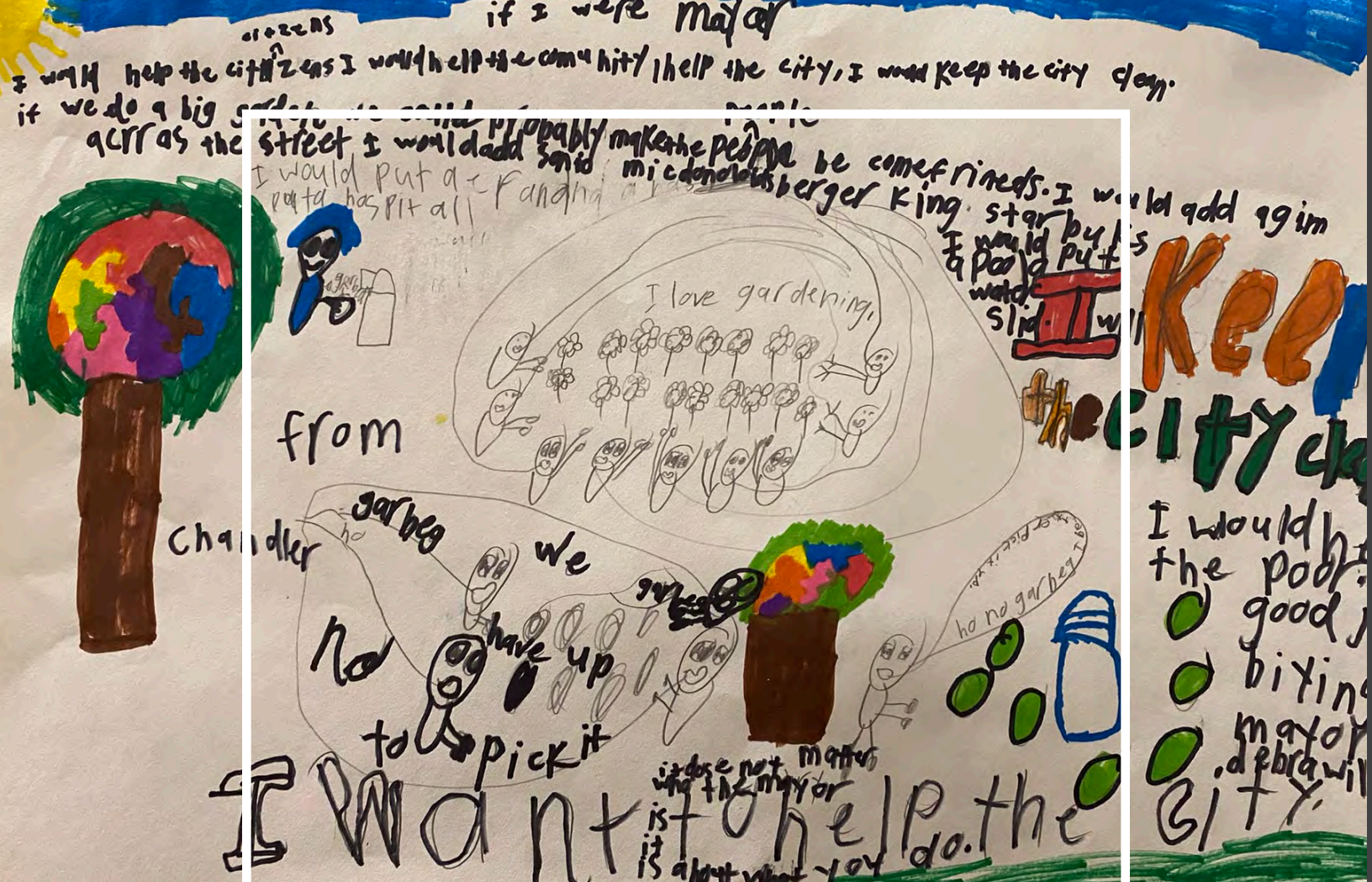


**48.3%**  
of Labor Force  
Currently Employed

## Labor Force by Industry



Source: Esri, U.S. Census, Esri Data Advantage, ACS, Esri forecasts for 2000, 2010, 2020, 2022, 2027, 2017-2021.



## Vision Statement

In the year 2043, La Cygne will be a unique and growing community that offers a welcoming atmosphere as a small town destination hub in Southeast Kansas. It will be widely known for:

- A thriving local economy;
- Efficient and complete public infrastructure;
- Exciting and inviting places for families to live, work, and play;
- Usable and well-organized land ordinances; and
- Equitably shared benefits and burdens of development.



## Community Vision and Goals

The desired end result of the La Cygne Tomorrow process was to create clear and compelling recommendations that align with community-supported ideas and values. Building off the vision, the plan's goals articulate desired outcomes for the plan at the highest level.

This plan includes five overarching goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions, or the specific projects, policies or programs that can be implemented by the City over the next twenty years.

.....



### **Growth & Land Use**

Strategically plan for and promote sustainable and well-designed growth and development while maintaining a vibrant, walkable, and mixed-use Downtown that serves as the City's image center and core of civic life.



### **Economic Development**

Maintain high quality public services and a low cost of living for residents by encouraging private investment that enhances the City's commercial and industrial tax base.



### **Housing**

Provide a variety of high-quality, affordable housing options that meets the needs for people of all ages, abilities, and socio-economic backgrounds.



### **Quality of Life**

Enhance the overall quality of life for La Cygne residents by increasing opportunities for physical activity, connection to nature, access to healthy food, and public health services.



### **Infrastructure**

Ensure the City's transportation network and utility systems are able to safely and efficiently maintain current service levels and provide adequate capacity to support projected future growth.

***"Small downtown community with a grocery store that has a farmer's market on the weekends along with being a tourist destination for day visitors."***

**Survey Respondent**

## **Priority Themes**

The following themes emerged through the planning process. They cut across the Plan's goals, objectives and actions and help to guide implementation by giving priority to actions that address them.

### **Downtown Revitalization**

Community members repeatedly voiced a desire to create a more defined downtown core to serve as a local and regional destination. The comprehensive plan update should maximize the potential to invest in key placemaking and revitalization strategies to stimulate development of vacant buildings and overall public enjoyment of the downtown core.

### **Affordable Housing & Building Conditions**

The availability of different, affordable housing types as well as improving the overall building conditions of existing housing stock were identified as key community priorities. Housing strategy should include both rental and for-purchase options, and include a variety of housing types.

### **Food Access**

Nearly every survey mentioned the need for a grocery store; whether it was identified as weakness, development priority, or was written on the survey elsewhere. A key community priority will be for La Cygne to improve access to healthy and affordable food.

### **Age-Inclusive Parks and Recreation**

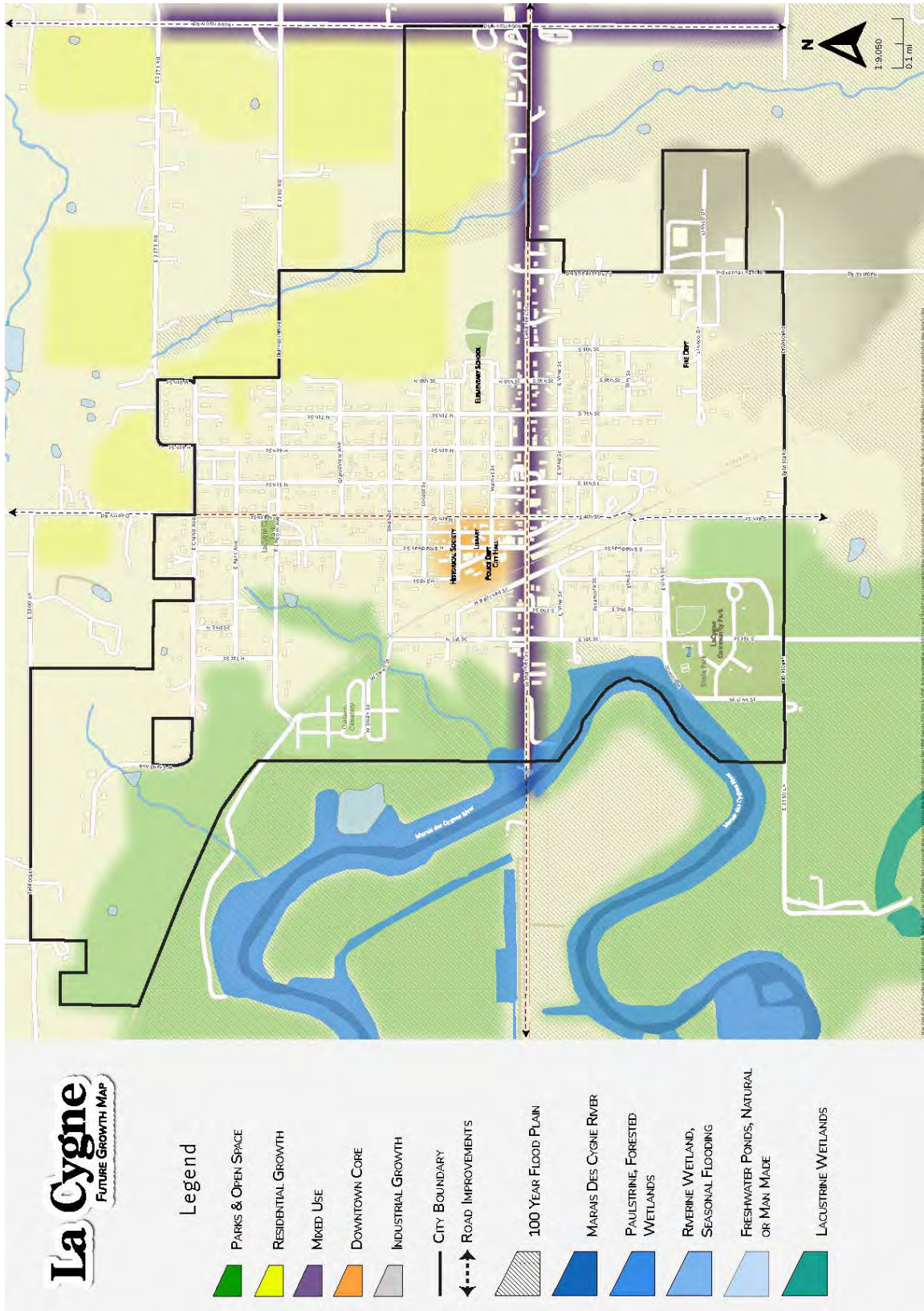
Outdoor recreation for people of all ages and abilities was a common survey response, with special emphasis on the youth. Existing parks are well utilized and valued by the community. The comprehensive plan update can focus on additional improvements and programming that build upon these natural assets.

## Priority Actions

Of the 65 actions proposed through the plan, the following 10 objectives have emerged as top priorities for the City within the next five years:

- Maintain La Cygne's **small town feel and rural character** while encouraging new housing development in well-designed neighborhoods.
- Preserve La Cygne's unique small town character in a **vibrant Downtown District** that attracts people, businesses, and commerce.
- Provide year-round **indoor and outdoor recreational opportunities** that promote active lifestyles and meet the needs of all ages and abilities.
- **Diversify the City's tax base** by focusing on industry sectors that attract high-paying jobs and increase municipal income tax revenues.
- Accommodate the increased demand for housing in La Cygne responsibly, prioritizing a **mixture of housing types and multiple paths to homeownership**.
- Proactively **budget for long-term infrastructure investments** necessary to facilitate desired development.
- **Support building renovation tools** and revitalizing underutilized, vacant, or dilapidated downtown properties to bring buildings into productive use.
- Balance growth with strategic opportunities to **integrate greenspace conservation** and recreational opportunities into future development.
- Implement new regulations and ordinances that **support small business**.
- Play a proactive partnership role with efforts to support small food stores endeavors to **increase the amount of healthy and fresh foods available**.

# PLANNING FRAMEWORK





## Planning Framework Overview

This chapter puts forth a planning framework that underpins the comprehensive plan's actions and Future Land Use Plan. It is presented through a future growth map that provides a conceptual development strategy for the City.

### Future Growth Map

The future growth map illustrates where and how the city should use its resources to guide future investment and change. It is intended to provide an overarching framework for development, not to direct or limit it relative to specific parcels.

The broad concepts illustrated on the map are described here:

#### **Parks & Open Space**

Predominately located within the 100-year floodplain. Preserve and enhance parks, open space or underdeveloped natural land for public use and enjoyment.

#### **Residential Growth**

Where infill development opportunities not available, identify logical areas for future annexation where public services can be provided.

#### **Mixed Use**

Support appropriate development on underutilized sites that may serve as catalysts for future improvement and growth.

#### **Downtown Core**

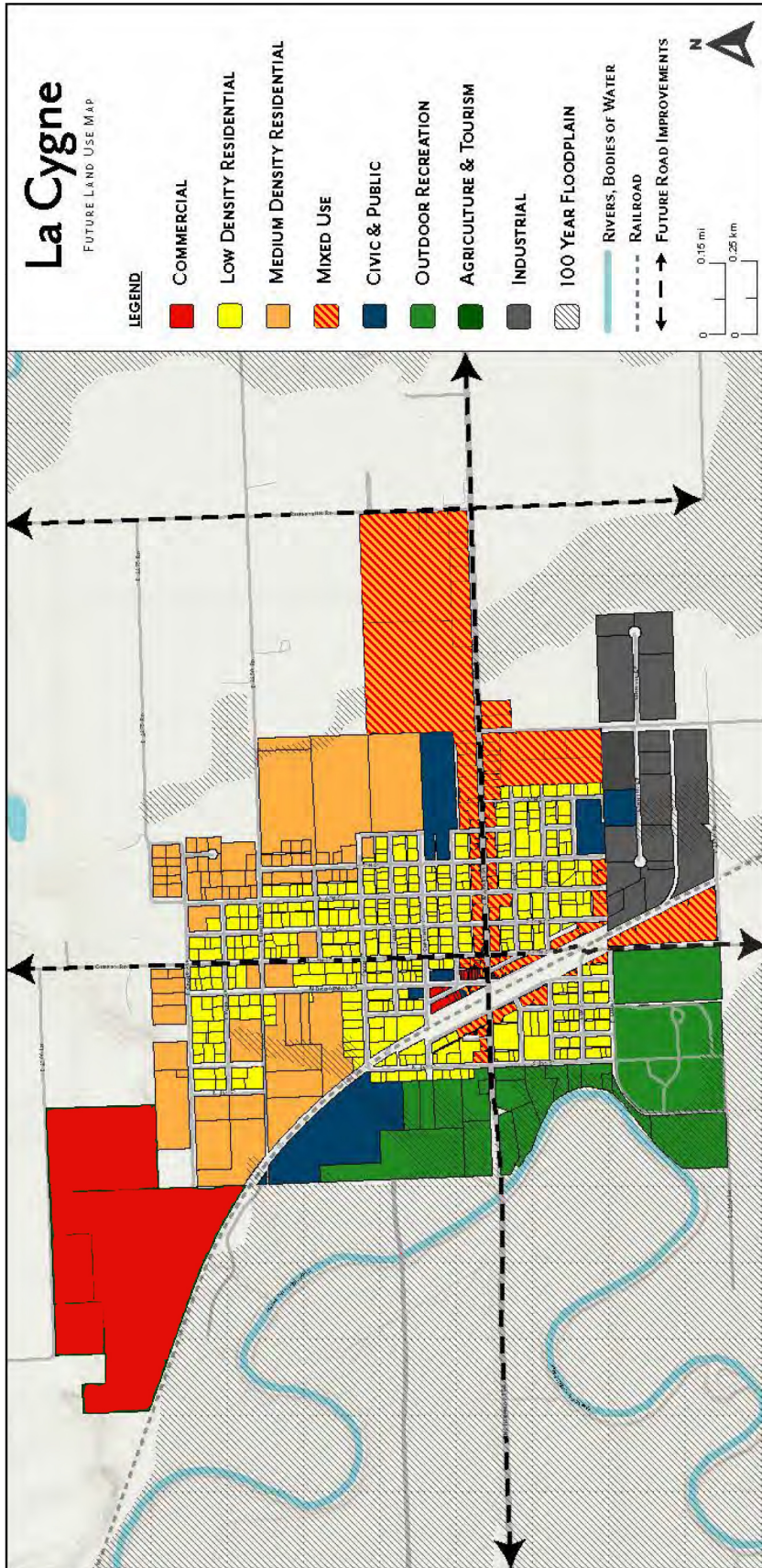
Build on the momentum to strengthen downtown as a vibrant, mixed-use area. Restore and repurpose existing buildings. Support local businesses. Attract more arts and entertainment amenities.

#### **Industrial Growth**

Maintain existing industrial character while promoting expansion of the industrial park outside the boundaries of the floodplain.

#### **Road Improvements**

Strengthen the appearance of public and private development along primary corridors to promote a positive impression of the City.





# Future Land Use Map

The Future Land Use Map is a tool through which decisions can be made throughout the City regarding where and how new development should take place. It has been developed in consideration of a range of factors including anticipated population trends, economic development objectives, environmental constraints, and existing and proposed infrastructure. It has been informed by community input and should be considered in combination with existing plans and studies for incorporated and unincorporated areas to ensure consistency.

## Categories

The land use categories illustrated on the map are described here:

### **Commercial**

(Retail, restaurants, offices, medical, service-oriented businesses)

### **Low Density Residential**

(Single Family Detached Homes, Public & Institutional Uses)

### **Medium Density Residential**

(Single Family Detached & Attached Homes, Townhomes, Cottage Courts, Apartments, Manufactured Homes, Public & Institutional Uses)

### **Mixed Use**

(Mix of Commercial & Residential Uses)

### **Civic & Public**

(Churches, Community Facilities, Parks, Libraries, Golf Courses, Schools, Police & Fire Stations, & other Government or Institutional Uses)

### **Outdoor Recreation**

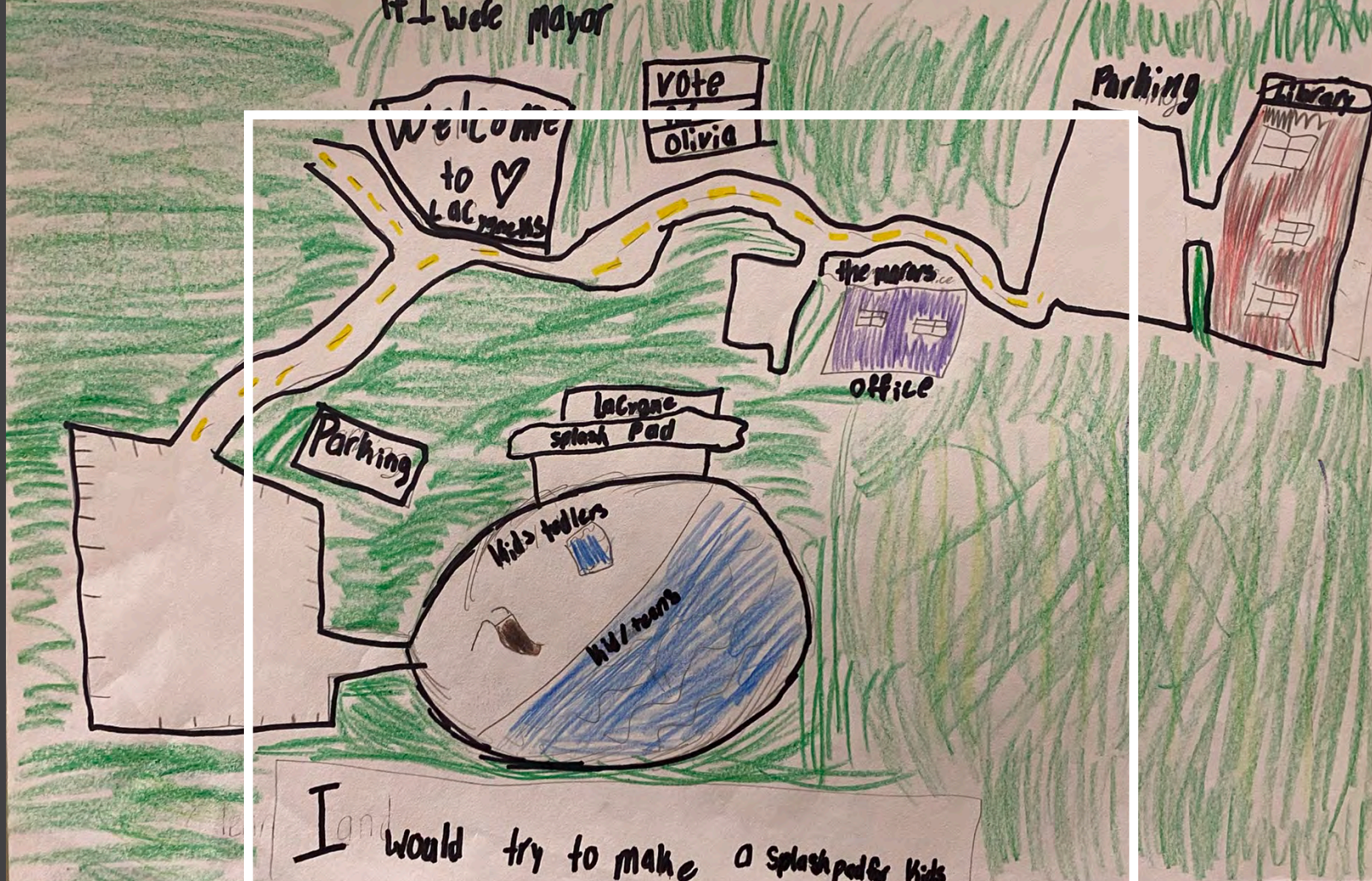
(Trails, Fishing, Bike Paths, Parks, Swimming Pools, Sports Fields/Courts, Natural Conservation Areas)

### **Agriculture & Tourism**

(Farms, Nurseries, Greenhouses, Single Family Detached Homes, Public & Institutional Uses, Agrotourism, Special Event Spaces)

### **Industrial**

(Manufacturing, Warehouse, Distribution Centers, Motor Vehicle Repair, & any use that produces excess traffic, dust, noise, odor, and/or glare)



I would try to make a splash pad for kids

*"I would like to see..."*

*In the next 10 years; revitalized housing, filled storefronts, new housing.*

*In the next 20 years; higher population, people moving farther from city."*

Survey Respondent

## Goals, Objectives and Actions

This chapter includes the plan's goals, objectives and actions. The five goals present the highest-level ideas about the future of the City and provide overarching structure. Objectives are identified under each goal and actions under each objective. Priority objectives are identified with an asterisk after the recommendation number.

.....



**Growth & Land Use**



**Economic Development**



**Housing**



**Quality of Life**



**Infrastructure**

### Structure of Recommendations

This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives that organize the plan's actions.

#### Goals

Intended results expressed in simple terms for the plan's five topic areas. These represent overarching desired outcomes for the plan.

#### Objectives

Sub-themes within the goals that serve to organize actions.

#### Actions

Projects, policies or programs that can be implemented.



*"Change the business culture to be open when people are in town. People that work in the city come home to a dark town. Few businesses are open on the weekends."*

**Workshop Participant**



## Growth & Land Use

Strategically plan for and promote sustainable and well-designed growth and development while maintaining a vibrant, walkable, and mixed-use Downtown that serves as the City's image center and core of civic life.

### Objectives

- 1** Explore opportunities for expanding the City limits, to capitalize on future local and regional connections.
- 2** Preserve La Cygne's unique small town character in a vibrant Downtown District that attracts people, businesses, and commerce.\*
- 3** Balance growth with strategic opportunities to integrate greenspace conservation and recreational opportunities into future development.\*



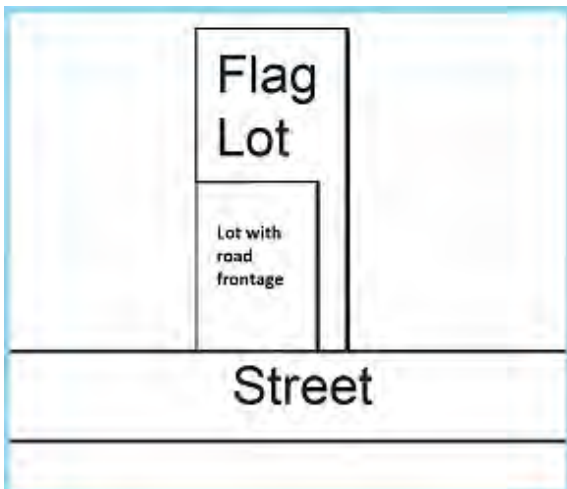
## Objective 1

Explore opportunities for expanding the City limits, to capitalize on future local and regional connections.

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### Actions

- 1.1** Promote development in the unincorporated areas in close partnership with Linn County according to the Future Land Use Map and Concept Areas Plan.
- 1.2** Execute a Future Growth Area” agreement in cooperation with Linn County that includes joint infrastructure standards (for water, sanitary sewer, stormwater, and streets).
- 1.3** Establish a minimum contiguity requirement for any proposed annexation area depending on the physical character of the site. Prohibit flagpole annexations.
- 1.4** Require that annexed parcels be zoned in accordance with the adopted comprehensive plan.



## Flagpole Annexation

Flagpole annexation (or "shoestring annexation") is a term used when a city acquires new territory that is contiguous to the existing territory but is only connected to it by a thin strip of land. This makes future development more difficult and costly, and is not recommended.

## Human Scale Design

Human scale design is creating something that is optimal for human use. In Land Use Planning, this means designing the places we live to accommodate humans and their needs. Building something at Human Scale promotes connectivity, health, and general wellbeing.



***Decorative board-ups of vacant buildings, enhanced pedestrian crossways, decorative signage, and additional street plantings are all strategies to enliven the downtown core!***



## Objective 2

**Preserve La Cygne's unique small town character in a vibrant Downtown District that attracts people, businesses, and commerce.\***

.....

### Actions

- 2.1** Prioritize human-scale design/development for mixed commercial and residential uses as appropriate along Market and Broadway streets.
- 2.2** Support placemaking projects to beautify or increase social interaction and connection to downtown.
- 2.3** Consider creating a one-block pedestrian plaza along Broadway between Market and Walnut that is sensitive to parking and accessibility needs.





# Pollinator Friendly Vegetation

Pollinator friendly plants provide bees, butterflies, and other pollinators with a food source and habitat. In addition to being helpful to local insects they are low maintenance and cost, prevent erosion, and stormwater run-off.



"PULSE DESIGN NATURE SERIES" Interpretive Trail Sign #030-2436-08A-14818, Size 24"x36", ©2018 Pulse Design, Inc. To Order: Call 708-385-1308 or Visit: www.pulsedesign.com

**Commemorative plaques can educate about pollinator friendly gardens as well as highlight local history! The City could spotlight notable locals such as Blind Johnny, Hayes Martin, John Roubidoux, Billie Mitchell, and the town founders; Dr. A.H. Davis and B.S. Heath.**





## Objective 3

**Balance growth with strategic opportunities to integrate greenspace conservation and recreational opportunities into future development.\***

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### Actions

- 3.1** Ensure that any adopted open space requirements create real benefits, requiring spaces that can be practically used, provide visual relief and/or protect sensitive features.
- 3.2** Inventory municipal land such as parks, rights of ways, municipal facility properties, and drainage ditches to identify existing pollinator-friendly landscapes. Assess their quality for pollinator habitat and identify opportunities for adding new areas of pollinator-friendly landscape. Establish demonstration projects with signage to educate the public.
- 3.3** Work with local land trusts to help secure conservation easements and enact purchase of development rights (PDR) or transfer of development rights (TDR) programs to protect sensitive natural areas and transfer density to designated growth areas.
- 3.4** Enact protective regulations such as development setbacks from rivers, streams, wetlands, etc.

*"If I was mayor I would have the downtown cleaned up and have the paint on buildings touched up. This will help the residents want to be more local."*

**Youth Contest Entry**



## Economic Development

Maintain high quality public services and a low cost of living for residents by encouraging private investment that enhances the City's commercial and industrial tax base.

### Objectives

- 1** Implement new regulations and ordinances that support small business activity.\*
- 2** Support building renovation tools and revitalizing under utilized, vacant, or dilapidated downtown properties to bring buildings back into productive use.\*
- 3** Diversify the City's tax base by focusing on industry sectors that attract high-paying jobs and increase municipal income tax revenues.\*
- 4** Collaborate with regional partners and neighboring communities to ensure La Cygne maximizes its competitive advantages in the Southeast Kansas marketplace.



## Objective 1

Implement new regulations and ordinances that support small business activity.\*

.....

### Actions

- 1.1**      **Revise zoning code to allow non-retail uses such as artisanal manufacturing as well as permit mixed-uses and temporary vendors in all commercial districts.**
  
- 1.2**      **Increase supply of small affordable retail spaces such as business incubators, co-working spaces, pop-up stores, food/fashion trucks, shared kitchens, and temporary vendor spaces.**
  
- 1.3**      **Update the Zoning Ordinance to allow parking flexibility, including shared parking and reserve parking.**



## Vacant Structures Program

Adopting a Vacant Structures Program is a proactive approach to reducing the number of vacant properties. It can assist with the reuse of buildings and establish responsibility for property owners.



Fees for monitoring vacant buildings range from \$271.85 to \$542.60 per month, depending on condition. If the City cleans up or closes your property for you, you will be billed for the costs.

The goal of the monitoring program is to help prevent the neighborhood blight commonly associated with vacant buildings.

Fires, illegal drug use, other criminal activities, and health and safety hazards for occupants, neighbors, and emergency services providers are increasingly seen at vacant buildings.

SDCI encourages owners to explore ways to keep buildings occupied while waiting for permits to be issued.

**MONITORING PROGRAM**

1. When you apply for a permit that includes a vacant building, your building will be enrolled in the vacant building monitoring program. SDCI will conduct monthly inspections to make sure the building is properly maintained and secured.

**COMMUNITY COMPLAINTS**

2. If we receive a complaint about your vacant building and it is not properly maintained or secured, your building will be enrolled in the monitoring program if you do not fix the violations before the compliance date in a Notice of Violation or if you have had another violation on the property within the past year. You may also be subject to civil penalties and inspection charges in addition to monitoring fees.

**PROGRAM UNENROLLMENT**

3. Once you have had three monthly inspections with no problems, or if your building is reoccupied or demolished, your building will be removed from the monitoring program.

***A people-centered approach of a Vacant Structures Program can address the root causes of building vacancy, increase public safety, and encourage economic development by spurring owners of vacant buildings to bring their properties back into productive use!***



## Objective 2

**Support building renovation tools and revitalizing under-utilized, vacant, or dilapidated downtown properties to bring buildings back into productive use.\***

.....

### Actions

- 2.1** Launch a "Vacant Structures Program" to identify, register and monitor vacant structures, and set forth the responsibility for all people owning vacant structures, to speed the rehabilitation and re-occupancy of said vacant structures.
- 2.2** Develop a "Speculative Building Program" that provides a tax abatement to developers who are willing to construct facilities on a speculative basis, without leases in place. The program provides an incentive to provide large industrial/warehouse, flex and office space.
- 2.3** Promote existing grant opportunities and financial incentives to encourage property owners to invest in capital improvements and improve commercial building exteriors, such as the Kansas Downtown Redevelopment Tax Rebate, CDBG Commercial Rehabilitation, and HEAL Program.
- 2.4** Explore the potential of creating a Community Improvement District (CID) to help fund storefront renovations, facade improvements, streetscape beautification, and marketing/promotion of the district.



## Objective 3

**Diversify the City's tax base by focusing on industry sectors that attract high-paying jobs and increase municipal income tax revenues.\***

---

### Actions

- 3.1** Prioritize the expansion of the Linn County Industrial Park and pursue emerging market trends such as light manufacturing and solar energy.
- 3.2** Establish a broad-based economic development committee with representation from existing city employers, residents and other interested parties to develop a comprehensive and proactive strategy for attracting and/or expanding desirable businesses in La Cygne.
- 3.3** Promote tech-based economic development and investment in local startups to support innovation, entrepreneurship, workforce development, and tech job creation in La Cygne.

## Rural Community Prosperity Development

The partnership between NetWork Kansas and e2 Entrepreneurial Ecosystems helps rural communities increase prosperity through a national network of entrepreneur-focused economic development and ecosystem building.





## Objective 4

**Collaborate with regional partners and neighboring communities to ensure La Cygne maximizes its competitive advantages in the Southeast Kansas marketplace.**

.....

### Actions

- 4.1** Utilize Linn County's E-Communities status to apply to the NetWork Kansas grant fund towards implementing programs in La Cygne such as Destination BootCamp, Growing Rural Businesses, Ice House Entrepreneurship Mindset, Economic Gardening Network, etc.
- 4.2** Engage with Southeast Kansas Regional Planning Commission and take advantage of existing programs such as CDBG grant application and administration assistance as well as revolving loan funds.
- 4.3** Market qualifying sites online in conjunction with regional and state agency partners. Promote the Rural Opportunity Zone to attract new residents.
- 4.4** Explore rural crowd-funding options such as The Local Crowd cooperative model to support community-led campaigns.

*"Hard to find decent homes \$125,000 and under that aren't tiny/manufactured/mobile homes in La Cygne/Linn Valley area. Good family rental homes hard to find."*

Survey Respondent



## Housing

Provide a variety of high-quality, affordable housing options that meets the needs for people of all ages, abilities, and socio-economic backgrounds.

### Objectives

- 1** Accommodate the increased demand for housing in La Cygne responsibly, prioritizing a mixture of housing types as well as multiple paths to homeownership.\*
- 2** Support residential building renovations through code enforcement and redevelopment.
- 3** Maintain La Cygne's small town feel and rural character while encouraging new housing development in well-designed neighborhoods.\*





## Objective 1

**Accommodate the increased demand for housing in La Cygne responsibly, prioritizing a mixture of housing types as well as multiple paths to homeownership.\***

.....

### Actions

- 1.1** Amend zoning regulations of residential districts (lot size, setbacks, parking requirements, etc.) to encourage the development of smaller homes and courtyard clusters.
- 1.2** Launch a pocket neighborhood pilot program to explore the feasibility of full-scale adoption of unconventional housing types.
- 1.3** Complete the Housing Assessment Tool (HAT) and develop housing development strategies in partnership with the Kansas Department of Commerce, Kansas Housing Resource Corporation, USDA-Rural Development and Federal Home Loan Bank.



## Pocket Neighborhood Pilot Program

Defining what a Pocket Neighborhood looks and feels like gives the city and residents the freedom to experiment with policy and ordinances that ensure smaller homes and their surrounding communities are safe, healthy, and inviting places to live.

## Healthy Housing Initiative

Rural LISC works with local partners and provides grants to ensure that homes are sited, designed, built, renovated and maintained in ways that support resident health.



- 1.4** Coordinate with Linn County to promote existing funding opportunities such as the Rural Housing Incentive District (RHID) and Rural LISC's Healthy Housing Initiative.
- 1.5** Create a "Short Term Rental" ordinance that requires the registration of properties and ensures the payment of applicable sales and lodging taxes.
- 1.6** Promote home buyer education and support La Cygne residents applying for the Kansas Homeowner Assistance Fund (KHAF) and First Time Home buyers programs.

## First Time Home Buyer Program

Kansas Housing's First Time Homebuyer Program helps income-eligible applicants with a down payment on a home purchase. The loan is forgiven if the buyer remains in the home for 10 years!





## Objective 2

**Support residential building renovations through code enforcement and redevelopment.**

.....

### Actions

- 2.1** Continue code enforcement efforts to prevent further housing deterioration.
  
- 2.2** Identify grants and other funding opportunities for home preservation and weatherization programs that assist homeowners in the upkeep and renovations of their homes.
  
- 2.3** Adopt a "Rental Ready" program to establish that all residential rental properties in the city be licensed and pass a basic health and safety inspection.



### Rental Ready Program

A Rental Ready Program could be adopted to protect renters' health and welfare while also maintaining attractive neighborhoods. The Rental Ready Program would require residential rental units to be registered and inspected on a regular basis to ensure basic health and safety requirements are met.

## Conservation Subdivision

With conservation subdivisions, a community can protect valued natural features and define priority areas such as floodplains, wetlands, farmland or even historic sites.



***Conservation subdivisions require less infrastructure, therefore saving the city and utilities money, and ultimately generate more tax revenue because of the smaller footprint of infrastructure by serving more residents. Conservation subdivisions also have less impervious surface which aids in stormwater collection and reduces flooding.***





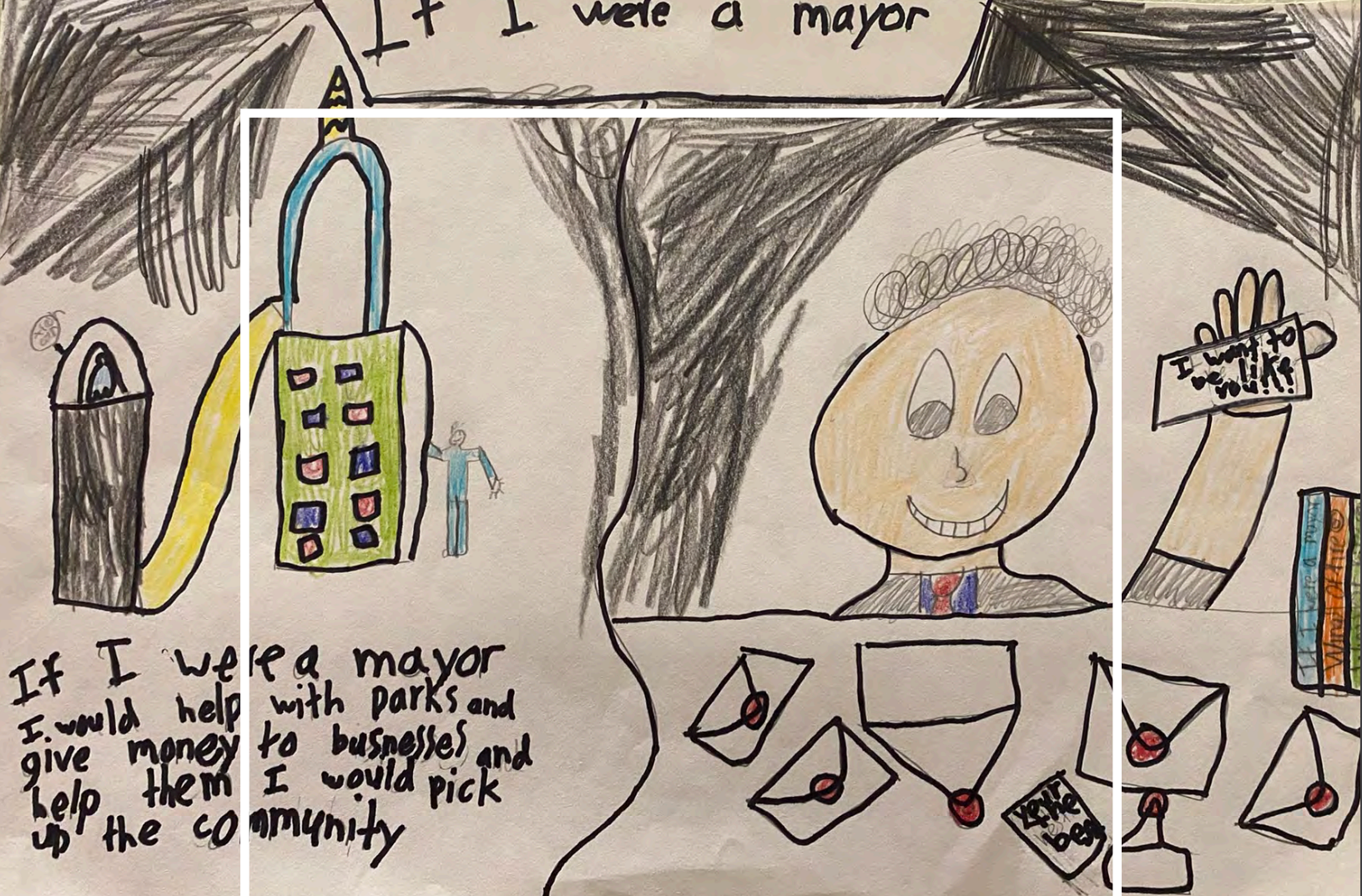
## Objective 3

**Maintain La Cygne's small town feel and rural character while encouraging new housing development in well-designed neighborhoods.\***

.....

### Actions

- 3.1** Update zoning and subdivision regulations to require or incentivize the development of cluster or conservation subdivisions that specify preferred locations for open space such as sensitive natural areas and prime agricultural land.
- 3.2** Develop design regulations that require street connectivity with adjacent neighborhoods (rather than isolated subdivisions and create land use district transitions to adjacent agricultural or undeveloped areas.
- 3.3** Recommend minimum densities in areas designated for growth and require that adequate infrastructure be in place when new development is constructed.



If I were a mayor  
I would help with parks and  
give money to busneses and  
help them I would pick  
up the community

*"One thing I think would be beneficial for the town would be a covered farmer's market. La Cygne is made up of a lot of farmers and quite a few of the citizens grow gardens or own livestock. This would be a quick and easy way for those people to make extra money...*

*It could also help and encourage residents to purchase healthy food options that may not be available at Dollar General. This would help citizens spend their money locally instead of leaving town."*

Youth Contest Entry

*"If I were mayor I would build places like a homeless shelter, a senior shelter, and a special needs shelter."*

Youth Contest Entry



## Quality of Life

Enhance the overall quality of life for La Cygne residents by increasing opportunities for physical activity, connection to nature, access to healthy food, and public health services.

### Objectives

- 1** Provide year-round recreational opportunities for both indoor and outdoor activities that promote active lifestyles and meet the needs of all ages and abilities.\*
- 2** Use land use guidance and regulations to improve local households' proximity to healthy food and support food-related businesses and activities.
- 3** Play a proactive partnership role with efforts to support small food stores endeavors to increase the amount of healthy and fresh foods available.\*
- 4** Enhance the overall health and well-being for all La Cygne residents.



## River Trails

River trails bridge existing natural assets and recreation. Access to river and nature for mountain biking, walking, or trail running encourage physical fitness and healthy lifestyles. They can also serve as a way to preserve environmental and historically valuable areas.



***River walks provide a great option for areas prone to flooding- with minimal infrastructure and upkeep, the public can enjoy the Marais des Cygnes River!***





## Objective 1

**Provide year-round recreational opportunities for both indoor and outdoor activities that promote active lifestyles and meet the needs of all ages and abilities.\***

.....

### Actions

- 1.1** Acquire additional conservation lands and develop them into accessible natural areas available for recreation such as hiking, and fishing.
- 1.2** Explore creating river walk easements and establish more park and recreation opportunities along the Marais des Cygnes River.
- 1.3** Identify opportunities to finance additional recreational amenities oriented towards youth and family such as swimming, picnicking, hiking, camping, playgrounds, etc.
- 1.4** Establish a small working group to make and prioritize specific recommendations on where new trails/paths should be located and how best to finance, develop and maintain these facilities.

## Food Policy Council

A food policy council (FPC) is a group of representatives and stakeholders in a local food system. They act as both a forum to discuss food issues and as a platform to take action. Ideally, the council will consist of residents, farmers, public officials, and other locals that take part in the food system.



Map of Kansas Food and Farm Councils



***Not only is a Food Policy Council a more holistic approach to addressing food access and security, it also provides opportunities for residents and community members to be involved in the process! Some communities may open a food bank, a meal delivery service, grocery delivery, develop a locally owned grocery store such as a Co-Op, or develop policy to protect agricultural land.***



## Objective 2

**Use land use guidance and regulations to improve local households' proximity to healthy food and support food-related businesses and activities.**

.....

### Actions

- 2.1** Establish a Food Policy Council, a voluntary committee, to serve as a forum to discuss food issues, coordinate with stakeholders, and implement programs that address food access needs.
- 2.2** Identify publicly-owned land for use as community gardens and/or demonstration farms. Encourage community gardens to take on outreach and education related to growing healthy food, and to partner with schools, nursing homes, food shelves, local restaurants, and nurseries as outlets for produce.
- 2.3** Review and update regulations governing backyard gardening, community gardens, and urban farming to foster an expansion of food production in the community.
- 2.4** Expand options for keeping animals such as bees, chickens, and goats, as appropriate for the size and location of the property, along with the accessory structures they require.



## Objective 3

Play a proactive partnership role with efforts to support small food stores endeavors to increase the amount of healthy and fresh foods available.\*

.....

### Actions

- 3.1** Support innovative practices such as mobile food markets and mobile food pantries/food shelves that can bring food closer to under-resourced customers.
- 3.2** Proactively engage with local farmers to launch a Community Supported Agriculture (CSA) program to increase the supply of locally produced food products.
- 3.3** Prioritize local efforts to create public markets that provide year-round venues for farmers' markets and additional market opportunities for Linn County farmers.







## Objective 4

Enhance the overall health and well-being for all La Cygne residents.

### Actions

- 4.1** Improve access to physical, mental, and behavioral health services, including expanding telehealth technology, home healthcare, and shared transportation to rural health facilities.
- 4.2** Pursue funding opportunities, in partnership with Linn County, to establish and implement Certified Community Behavioral Health Clinic (CCBHC) programs and Rural Opioid Technical Assistance (ROTA) Grants to expand access to substance use disorder prevention, treatment, and recovery services.
- 4.3** Encourage partnerships for a cooperative care model that meet the unique needs of rural childcare and senior care.



## Whole Person Care Model

Successful care coordination programs focus on meeting the needs of each individual, beyond healthcare services, including transportation, home safety, nutrition, and literacy.

***"Improve the sidewalks in the downtown district and make it more of a walkable area."***

**Workshop Participant**



## Infrastructure

Ensure the City's transportation network and utility systems are able to safely and efficiently maintain current service levels and provide adequate capacity to support projected future growth.

### Objectives

- 1** Proactively budget for long-term infrastructure investments necessary to facilitate desired development.\*
- 2** Monitor the impacts of proposed regional transportation enhancements and plan for changes in traffic flow along local thoroughfares within the City limits and beyond.
- 3** Safely facilitate pedestrian crossings across busy streets at the locations where family usage is high.
- 4** Monitor technological developments in the field of renewable energy and explore partnership opportunities to deploy solar fields on underutilized properties in context sensitive locations.



## Objective 1

**Proactively budget for long-term infrastructure investments necessary to facilitate desired development.\***

.....

### Actions

- 1.1** Coordinate catalytic infrastructure projects through a "dig-once" policy that mandate installation of water, sewer, broadband, and power utilities.
- 1.2** Utilize impact fees and monitor / adjust (if necessary) to offset infrastructure costs of future development in the City.
- 1.3** Identify fiscal impact thresholds that a development must meet, such as the maximum increase in bonded indebtedness or amount of remaining water or sewer capacity the community is willing to allocate to one development.
- 1.4** Establish a 3-5 year Capital Improvement Plan that advances the goals of the comprehensive plan.



## Objective 2

**Monitor the impacts of proposed regional transportation enhancements and plan for changes in traffic flow along local thoroughfares within the City limits and beyond.**

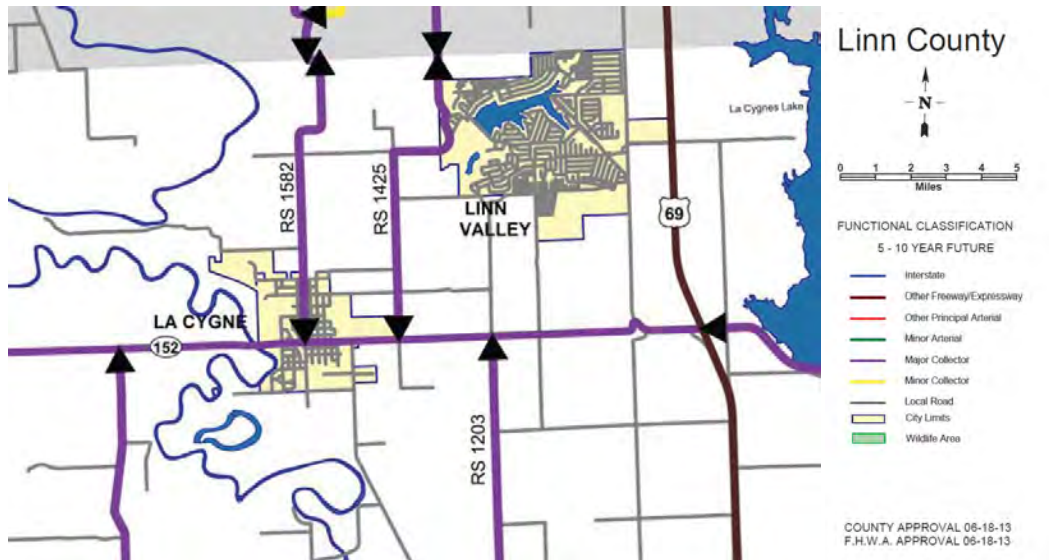
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### Actions

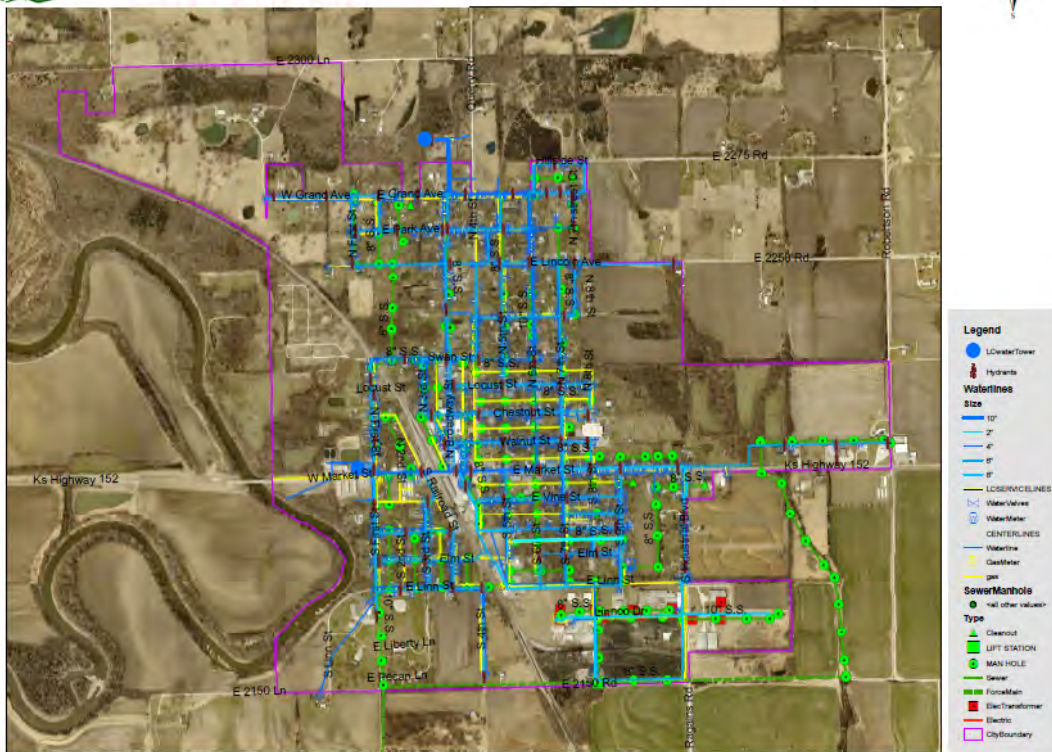
- 2.1** Pursue grant funding (e.g. KDOT Transportation Alternatives Program) for eligible multi-modal transportation enhancements such as curb extensions, decorative crosswalks, and pedestrian-scaled lighting.
- 2.2** Pair priority sidewalk connection projects with roadway rehabilitation projects and outside grant funding assistance to reduce City's out of pocket expenses.
- 2.3** Explore multi-modal connections along Market Street and 4th Street. Collaborate with Linn County on street improvements along Lincoln Avenue to Robertson Road.



# GOALS, OBJECTIVES AND ACTIONS



## Utilities



This map was provided by the Linn County GIS Mapping Dept.  
For taxing purposes only.  
It is not intended for conveyance, nor is it a legal survey.

Printed Date: 7/22/2022



## Objective 3

**Safely facilitate pedestrian crossings across busy streets at the locations where family usage is high.**

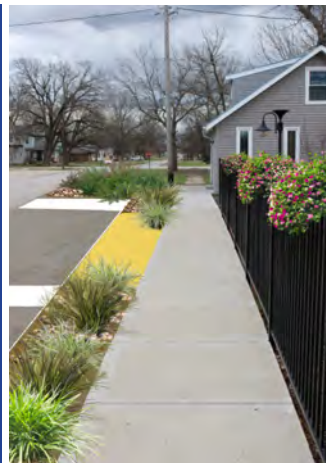
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### Actions

- 3.1** Enhance crosswalks through improved signage/pavement markings.
- 3.2** Avoid granting sidewalk requirement waivers, especially on the basis of expected low pedestrian activity. For sites where physical hardships would make sidewalk installation infeasible, allow applicants to provide equal or greater pedestrian circulation through amenities such as off-street trails.
- 3.3** Develop design guidelines to promote “Rural Streetscapes” along existing and new roadways, such as landscaping for stormwater management, wide shoulders or shared travel lanes for pedestrian and bicycle use, and consolidation of road signs.
- 3.4** Encourage and permit rain gardens to slow, filter, and absorb water while making the street greener.

## Rural Streetscapes

Rural streetscapes come in all varieties! The beautification of streets through the use of native plants or pollinator-friendly plants provides visual relief and assists with stormwater run-off and flooding. You may also consider adding trees as they provide shade from the sun and cooling of impervious surfaces.





## Objective 4

**Monitor technological developments in the field of renewable energy and explore partnership opportunities to deploy solar fields on underutilized properties in context sensitive locations.**

.....

### Actions

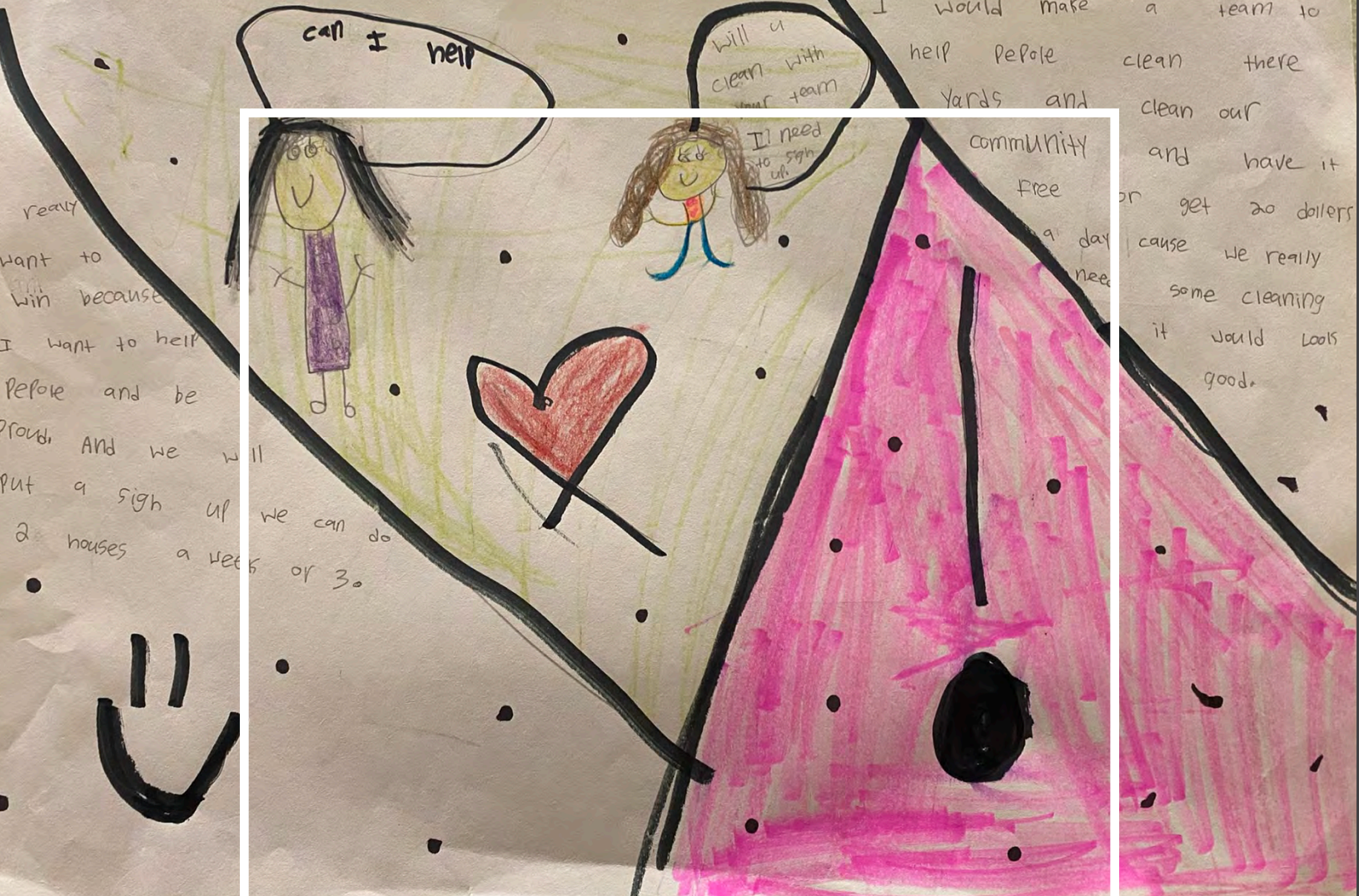
- 4.1** Explore and adopt formal standards and regulations in anticipation of future small-scale investments in solar energy.
- 4.2** Identify appropriate sites for the installation of commercial solar arrays and prioritize vacant and under-utilized land located within the floodplain.
- 4.3** Promote existing incentives for La Cygne residents interested in installing solar panels or other energy efficiency improvements in their homes.



## Agrivoltaics

Agrivoltaics (also known as agrisolar, dual use solar, or low impact solar) is the use of land for both agriculture and solar energy generation. Allowing small-scale solar could be a good, revenue-producing option for areas located in the floodplain!





***"Teen activities like an actual community center that has an indoor basketball court, maybe a room with pool tables or ping pongs, an area for bands to come set up and play, and a room to rent for parties with a small kitchen."***

**Survey Respondent**



## Strategies

This Comprehensive Plan is intended to be used on a day-to-day basis to guide the work of the city of La Cygne and a range of other organizations with an interest in seeing the plan's recommendations come to fruition. Following is a summary of how decisions and processes should align with the goals, objectives and actions of the plan. It is recommended that an implementation committee is formed to track and report on implementation.

### Capital Improvements

Capital Improvement Plans (CIPs) for the City should be consistent with the plan's actions. This includes decisions about the provision of utilities, as a key focus of this plan is to encourage development where utilities exist or are accessible.

### Economic Incentives

Economic incentives should be considered and prioritized relative to their consistency with the plan's actions and geographic areas of need identified.

### Development Approvals

Administrative and legislative approvals for development proposals may be pursued as a means of implementing the plan. Decisions by planning entities should reference relevant Comprehensive Plan actions and Future Land Use Map.

### Private Development Decisions

Property owners and developers should consider the goals, objectives and actions of the plan in their land planning and investment decisions. Public decision makers can use the plan as a guide whether private development is meeting the needs and aspirations of the City.

### Annual Work Programs

Individual departments, administrators, boards and commissions should be cognizant of the actions of the plan when preparing annual work programs and budgets. It is recommended that an annual report to the community regarding progress on the plan is conducted.

### Implementation Tools

Revisions to existing tools for implementation should be made in accordance with the Comprehensive Plan. Consideration of any potential new regulatory or non-regulatory tools should also reflect the plan's recommendations.

## Tracking Worksheet

The following table provides more information on each action including time frames for completion or initiation and identification of a lead coordinating body. It is intended to be used for tracking implementation over time. Priority objectives are identified with an asterisk after the recommendation number.

### Timeframe Key

O = Ongoing

S = Short term  
(0-3 years)

M = Medium term  
(4-7 years)

L = Long term  
(8-20 years)



## Growth & Land Use

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 1 - Explore opportunities for expanding the City limits, to capitalize on future local and regional connections.</b></p> <p>Action 1.1: Promote development in the unincorporated areas in close partnership with Linn County according to the Future Land Use Map and Concept Areas Plan.</p> <p>Action 1.2: Execute a "Future Growth Area" agreement in cooperation with Linn County that includes joint infrastructure standards.</p> <p>Action 1.3: Establish a minimum contiguity requirement for any proposed annexation area depending on the physical character of the site.</p> <p>Action 1.4: Require that annexed parcels be zoned in accordance with the adopted comprehensive plan.</p>	<p>M</p> <p>L</p> <p>M</p> <p>S</p>	<p>Planning Commission, City Council</p> <p>City Council</p> <p>Planning Commission</p> <p>Planning Commission</p>

IMPLEMENTATION

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 2 - Preserve La Cygne's unique small town character in a vibrant Downtown District that attracts people, businesses, and commerce.*</b></p> <p>Action 2.1: Prioritize human-scale design/development for mixed commercial and residential uses as appropriate along Market and Broadway streets.</p> <p>Action 2.2: Support placemaking projects to beautify or increase social interaction and connection to downtown.</p> <p>Action 2.3: Consider creating a one-block pedestrian plaza along Broadway between Market and Walnut that is sensitive to parking and accessibility needs.</p>	<p>O</p> <p>S</p> <p>M</p>	<p>Staff, Planning Commission</p> <p>Staff, Planning Commission</p> <p>Planning Commission</p>
<p><b>Objective 3 - Balance growth with strategic opportunities to integrate greenspace conservation and recreational opportunities into future development.*</b></p> <p>Action 3.1: Ensure that any adopted open space requirements create real benefits, requiring spaces that can be practically used, provide visual relief and/or protect sensitive features.</p> <p>Action 3.2: Inventory municipal land such as parks, rights of ways, municipal facility properties, and drainage ditches to identify pollinator-friendly landscapes.</p> <p>Action 3.3: Work with local land trusts to help secure conservation easements and enact purchase of development rights (PDR) programs to protect sensitive natural areas and transfer density to designated growth areas.</p> <p>Action 3.4: Enact protective regulations such as development setbacks from rivers, streams, wetlands, etc.</p>	<p>M</p> <p>L</p> <p>M</p> <p>L</p>	<p>Staff, Planning Commission</p> <p>Staff</p> <p>City Council</p> <p>City Council</p>



## Economic Development

DESCRIPTION	TIMEFRAME	LEAD
<b>Objective 1 - Implement new regulations and ordinances that support small business activity.*</b>		
Action 1.1: Revise zoning code to allow non-retail uses such as artisanal manufacturing as well as permit mixed-uses and temporary vendors in all commercial districts.	S	Planning Commission
Action 1.2: Increase supply of small affordable retail spaces.	M	City Council
Action 1.3: Update the Zoning Ordinance to allow parking flexibility, including shared parking and reserve parking.	S	Planning Commission
<b>Objective 2 -Support building renovation tools and revitalizing under utilized, vacant, or dilapidated downtown properties to bring buildings back into productive use.*</b>		
Action 2.1: Launch a “Vacant Structures Program” to identify, register and monitor vacant structures.	S	City Council
Action 2.2: Develop a “Speculative Building Program” that provides a tax abatement to developers willing to construct facilities without leases in place.	M	City Council
Action 2.3: Encourage property owners to invest in capital improvements and improve commercial building exteriors.	O	Staff, Planning Commission, City Council
Action 2.4: Explore the potential of creating a Community Improvement District (CID) to help fund storefront renovations, façade improvements, etc.	M	City Council



IMPLEMENTATION

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 3 - Diversify the City's tax base by focusing on industry sectors that attract high-paying jobs and increase municipal income tax revenues.*</b></p> <p>Action 3.1: Prioritize the expansion of the Linn County Industrial Park</p> <p>Action 3.2: Establish a broad-based economic development committee to develop a comprehensive and proactive strategy for attracting and/or expanding desirable businesses in La Cygne.</p> <p>Action 3.3: Promote tech-based economic development and investment in local startups to support innovation, entrepreneurship, workforce development, and tech job creation.</p>	<p>S</p> <p>M</p> <p>O</p>	<p>City Council</p> <p>City Council</p> <p>Staff, City Council</p>
<p><b>Objective 4 - Collaborate with regional partners and neighboring communities.</b></p> <p>Action 4.1: Utilize Linn County's E-Communities status to apply to the NetWork Kansas grant fund.</p> <p>Action 4.2: Engage with Southeast Kansas Regional Planning Commission and take advantage of existing programs such as CDBG grant application and administration assistance as well as revolving loan funds.</p> <p>Action 4.3: Market qualifying sites online in conjunction with regional and state agency partners. Promote the Rural Opportunity Zone to attract new residents.</p> <p>Action 4.4: Explore rural crowd-funding options such as The Local Crowd cooperative model to support community-led campaigns.</p>	<p>S</p> <p>S</p> <p>S</p> <p>S</p>	<p>Staff</p> <p>Staff</p> <p>Staff</p> <p>Staff</p>



# Housing

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 1 - Accommodate the increased demand for housing responsibly, prioritizing a mixture of housing types as well as multiple paths to homeownership.*</b></p> <p>Action 1.1: Amend zoning regulations of residential districts (lot size, setbacks, parking requirements, etc.) to encourage the development of smaller homes and courtyard clusters.</p> <p>Action 1.2: Launch a pocket neighborhood pilot program to explore the feasibility of adoption of unconventional housing types.</p> <p>Action 1.3: Complete the “Housing Assessment Tool (HAT)” and develop housing development strategies.</p> <p>Action 1.4: Coordinate with Linn County to promote existing funding opportunities such as the Rural Housing Incentive District (RHID) and Rural LISC’s Healthy Housing Initiative.</p> <p>Action 1.5: Create a “Short Term Rental” ordinance that requires the registration of properties and ensures the payment of applicable sales and lodging taxes.</p> <p>Action 1.6: Promote home buyer education and support residents applying for the Kansas Homeowner Assistance Fund (KHAF) and First Time Home buyers programs.</p>	<p>S</p> <p>M</p> <p>M</p> <p>O</p> <p>M</p> <p>O</p>	<p>Planning Commission</p> <p>City Council</p> <p>Staff</p> <p>Staff</p> <p>City Council</p> <p>Staff</p>

IMPLEMENTATION

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 2 - Support residential building renovations through code enforcement and redevelopment.</b></p> <p>Action 2.1: Continue code enforcement efforts to prevent further housing deterioration.</p> <p>Action 2.2: Identify grants and other funding opportunities for home preservation and weatherization programs that assist homeowners in the upkeep and renovations of their homes.</p> <p>Action 2.3: Adopt a “Rental Ready” program to establish that all residential rental properties in the city be licensed and pass a basic health/safety inspection.</p>	<p>O</p> <p>S</p> <p>M</p>	<p>Staff</p> <p>Staff</p> <p>City Council</p>
<p><b>Objective 3 - Maintain La Cygne’s small town feel and rural character while encouraging new housing development in well-designed neighborhoods.*</b></p> <p>Action 3.1: Update zoning and subdivision regulations to require or incentivize the development of cluster or conservation subdivisions that specify preferred locations for open space such as sensitive natural areas and prime agricultural land.</p> <p>Action 3.2: Develop design regulations that require street connectivity with adjacent neighborhoods (rather than isolated subdivisions) and create land use district transitions to adjacent agricultural or undeveloped areas.</p> <p>Action 3.3: Recommend minimum densities in areas designated for growth and require that adequate infrastructure be in place when new development is constructed.</p>	<p>M</p> <p>M</p> <p>S</p>	<p>Planning Commission</p> <p>Planning Commission</p> <p>City Council</p>



## Quality of Life

DESCRIPTION	TIMEFRAME	LEAD
<b>Objective 1 - Provide year-round recreational opportunities for both indoor and outdoor activities.*</b>		
Action 1.1: Acquire additional land and develop them into accessible natural areas available for recreation.	S	City Council
Action 1.2: Establish more park and recreation opportunities along the Marais des Cygnes River.	S	City Council
Action 1.3: Identify opportunities to finance additional recreation amenities oriented towards youth and family.	O	Staff
Action 1.4: Establish a small working group to make recommendations on where new trails should be located.	S	City Council
<b>Objective 2 - Improve local households' proximity to healthy food and support food-related businesses and activities.</b>		
Action 2.1: Establish a Food Policy Council, a voluntary committee, to address food access needs.	S	Staff
Action 2.2: Identify publicly-owned land for use as community gardens and/or demonstration farms.	M	Staff
Action 2.3: Review and update regulations governing backyard gardening, community gardens, and urban farming.	M	Planning Commission
Action 2.4: Expand options for keeping animals such as bees, chickens, and goats, as appropriate.	M	City Council



## IMPLEMENTATION

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 3 - Play a proactive partnership role to support small food stores endeavors to increase the amount of healthy and fresh foods available.*</b></p> <p>Action 3.1: Support innovative practices such as mobile food markets and mobile food pantries/food shelves that can bring food closer to under-resourced customers.</p> <p>Action 3.2: Proactively engage with local farmers to launch a Community Supported Agriculture (CSA) program to increase the supply of locally produced food products.</p> <p>Action 3.3: Prioritize local efforts to create public markets that provide year-round venues for farmers’ markets and additional opportunities for Linn County farmers.</p>	<p>S</p> <p>M</p> <p>S</p>	<p>City Council</p> <p>Staff, City Council</p> <p>City Council</p>
<p><b>Objective 4 - Enhance the overall health and well-being for all La Cygne residents.</b></p> <p>Action 4.1: Improve access to physical, mental, and behavioral health services, including expanding telehealth technology, home healthcare, and shared transportation to rural health facilities.</p> <p>Action 4.2: Pursue funding opportunities to establish Certified Community Behavioral Health Clinic (CCBHC) programs and Rural Opioid Technical Assistance (ROTA) Grants to expand access to substance use disorder prevention, treatment, and recovery.</p> <p>Action 4.3: Encourage partnerships for a cooperative care model for childcare services that meet the unique needs of rural childcare and senior care.</p>	<p>M</p> <p>M</p> <p>S</p>	<p>City Council</p> <p>City Council</p> <p>City Council</p>



## Infrastructure

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 1 - Proactively budget for long-term infrastructure investments necessary to facilitate desired development.*</b></p>		
<p>Action 1.1: Coordinate catalytic infrastructure through “dig-once” policy that mandate installation of water, sewer, broadband, and power utilities.</p>	S	Staff
<p>Action 1.2: Utilize impact fees and monitor / adjust (if necessary) to offset infrastructure costs of future development in the City.</p>	S	City Council
<p>Action 1.3: Identify fiscal impact thresholds a development must meet.</p>	S	City Council
<p>Action 1.4: Establish a 3-5 year Capital Improvement Plan that advances the goals of the comprehensive plan.</p>	O	Staff, City Council
<p><b>Objective 2 - Monitor the impacts of regional transportation enhancements and plan for changes in traffic flow along local thoroughfares.</b></p>		
<p>Action 2.1: Pursue funding for multi-modal transportation enhancements.</p>	O	Staff
<p>Action 2.2: Pair priority sidewalk connection projects with roadway rehabilitation projects.</p>	O	Staff
<p>Action 2.3: Explore multi-modal connections along Market Street and 4th Street. Collaborate with Linn County on street improvements along Lincoln Avenue to Robertson Road.</p>	M	City Council

## IMPLEMENTATION

DESCRIPTION	TIMEFRAME	LEAD
<p><b>Objective 3 - Safely facilitate pedestrian crossings across busy streets at the locations where family usage is high.</b></p> <p>Action 3.1: Enhance crosswalks through improved signage and pavement markings.</p> <p>Action 3.2: Avoid granting sidewalk requirement waivers, especially on the basis of expected low pedestrian activity.</p> <p>Action 3.3: Develop design guidelines to promote “Rural Streetscapes” along existing and new roadways.</p> <p>Action 3.4: Encourage and permit rain gardens to slow, filter, and absorb water while making the street greener.</p>	<p>S</p> <p>O</p> <p>M</p> <p>S</p>	<p>Staff</p> <p>Planning Commission</p> <p>Planning Commission</p> <p>Staff</p>
<p><b>Objective 4 - Monitor technological developments in the field of renewable energy and explore partnership opportunities to deploy solar fields</b></p> <p>Action 4.1: Explore and adopt standards and regulations in anticipation of future small-scale investments in solar energy.</p> <p>Action 4.2: Identify appropriate sites for the installation of commercial solar arrays and prioritize vacant and underutilized land located within the floodplain.</p> <p>Action 4.3: Promote existing incentives for La Cygne residents interested in installing solar panels or other energy efficiency improvements in their homes.</p>	<p>S</p> <p>M</p> <p>O</p>	<p>Planning Commission</p> <p>Staff</p> <p>Staff</p>

